

Address: 10638 Circle Point Dr., Frankston

Seller's Updates and Upgrades

* Everything checked is new as of when we remodeled in May, 2018, unless otherwise noted.

Address: _____

Item	Description and Date/Year
A/C Outside Condenser	✓
Coil/Furnace	✓
Curtains/Blinds	✓ Plantation shutters and wooden blinds were added to guest rooms 21 year ago.
Ceiling Fans/Light Fixtures	✓ "Big ---" fan added to back porch in 2025.
Countertops	✓
Cabinets	✓
Deck	✓
Doors	✓
Electrical	✓ Electricity & water was added recently at the RV cover site
Faucets	✓
Fence	✓
Fireplace	✓
Flooring	✓
Garage Door/Opener	✓
Water Heater	✓
Landscaping	✓ In 2025 we cleared the back property to the fence & Added White Rock ~~bedrock~~ , and grass seed.
Paint	✓
Plumbing	✓ Added water at the RV (site) cover recently.
Roof	✓
Sinks	✓
Septic System	✓
Sprinkler System	✓
Wallpaper	—
Windows	✓
Other	

Staples

Sotheby's

INTERNATIONAL REALTY

Seller's Exclusions

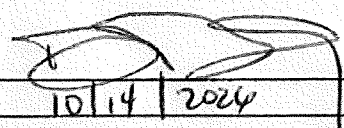
Address: 10638 Circle Point Dr., Frankston TX.

Please check any of the following items being excluded from the sale of the property:

- ☐ Smart Home devices (Ring doorbell, cameras, Smart thermostat, Smart lightbulbs, keyless entries, anything "Smart" attached): _____
- ☐ Refrigerator/Stove/other kitchen equipment _____
- ☐ Curtains/Drapes/Valances/Rods in the following rooms: _____
- ☐ Screens/Shutters/Awnings on the following windows: _____
- ☐ Window blinds or shades in the following rooms: _____
- ☐ Mirrors fixed in place in the following rooms: _____
- ☐ Ceiling Fans/Light Fixtures/Chandeliers in the following rooms: _____

- ☐ Satellite Equipment & controls
- ☐ Television antenna(s)
- ☒ Mounted speakers
- ☒ Mounted TV
- ☐ Mounted TV brackets
- ☒ Window air conditioning units
- ☐ Water softener system
- ☐ Entry gate openers
- ☐ Pool equipment & maintenance accessories
- ☐ Above ground pool / hot tub
- ☒ Outdoor cooking equipment

- ☐ Artificial fireplace logs
- ☐ Fireplace screens
- ☐ Playground/swingset/playhouse equipment
- ☐ Basketball goal
- ☒ Storage shed, shelves in storage shed *Wooden Storage Shed will be moved.*
- ☐ Shelves/workbench in garage
- ☒ Birdbaths, Birdhouses and/or Birdfeeders
- ☒ Statues, fountains, yard art
- ☐ Other _____
- * Birdhouse on tall pole in back yard will stay.*

SELLER: 
Date: 10/14/2024

SELLER: Lisa A Bailey
Date: 10-14-24

BUYER: _____
Date: _____

BUYER: _____
Date: _____

UTILITY BILL TRACKER

Address: 10638 Circle Point Dr., Frankston, TX

Persons living in Home: Adults 2 Children 0

Summer Thermostat Reading: 67° - 72°

Winter Thermostat Reading: 65° - 68°

* Increase is due to the AC being used in the shop/man cave every day & evening, and would be substantially less for just the house.

Month	Year	Electric	Gas	Water	Trash	Other
January	2026	235	N/A	\$65-\$75	\$25.50	
February		260				
March		265				
April		169				
May		230				
June		250				
July		333 *				
August		404 *				
September		400 *				
October		400 *				
November						
December						
Total						
Average						

* Please note: We are allowed to pump water from the lake to water our yard via Neches River Authority. The annual water permit is less than \$100/year.