

Seller's Updates and Upgrades

Address: 36 Lake Frankston

Item	Description and Date/Year
A/C Outside Condenser	2 new window units 2024
Coil/Furnace	
Curtains/Blinds	
Ceiling Fans/Light Fixtures	New ceiling fans in rooms + boathouse
Countertops	Granite installed in 2018
Cabinets	New cabinets w/ granite 2018
Deck	
Doors	New doors installed 2018
Electrical	was external (not in walls); redone 2018
Faucets	New kitchen + bathroom
Fence	side fence installed 2020
Fireplace	N/A
Flooring	Flooring in middle room + kitchen 2018
Garage Door/Opener	N/A
Water Heater	New 100 gallon (?) installed 2018
Landscaping	
Paint	Paneling removed + cedar walls repainted 2018 (underneath)
Plumbing	Flex pipe PVC installed 2015-2016
Roof	Front room addition + side addition 2019, 2020
Sinks	
Septic System	updated around 2020? (2 additional tanks + pump)
Sprinkler System	N/A
Wallpaper	N/A
Windows	New windows in front addition + side addition.
Other	
	→ Boat house built 2019
	front "cottage" added 2020

UTILITY BILL TRACKER

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Persons living in Home: Adults 1 Children 2 (teenagers)

Summer Thermostat Reading: window units (usually 70°)

Winter Thermostat Reading: Floor heaters

House & Boat house

Month	Year	Electric	Gas	Water	Trash	Other
January	2024	\$238	/	\$92.43 \$88.76	/	
February	2024	\$326		\$113.64		
March	2024	\$336		\$86.61		
April	2024	\$231		\$91.26		
May	2024	\$144		\$91.26		
June	2024	\$186		\$85.69		
July	2024	\$255		\$81.07		
August	2024	\$346		\$86.04		
September	2024	\$259		\$89.31		
October	2024	\$302		Not billed 4d - min \$1.00		
November						
December						
Total				\$813.68		
Average		\$262		\$90.40		

Seller's Exclusions

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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	○ Artificial fireplace logs
○ Television antenna(s)	○ Fireplace screens
○ Mounted speakers	○ Playground/swingset/playhouse equipment
✓ Mounted TV	○ Basketball goal
✓ Mounted TV brackets	○ Storage shed, shelves in storage shed
○ Window air conditioning units	○ Shelves/workbench in garage
○ Water softener system	○ Birdbaths, Birdhouses and/or Birdfeeders
○ Entry gate openers	○ Statues, fountains, yard art
○ Pool equipment & maintenance accessories	○ Other _____
○ Above ground pool / hot tub	
○ Outdoor cooking equipment	

SELLER: _____
Date: _____

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BUYER: _____
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