

Seller's Updates and Upgrades

Address: 839 ACR 320 FRANKSTON, TX 75763

Item	Description and Date/Year
A/C Outside Condenser	ENTIRE SYSTEM 7/2006
Coil/Furnace	OUTSIDE + IN ATTIC - EAST TEXAS REFRIG
Curtains/Blinds	—
Ceiling Fans/Light Fixtures	3/2016 - KITCHEN LIGHTS + UTILITY ROOM OUTSIDE 9/2001 3 FIBERGLASS PORCH FANS
Countertops	—
Cabinets	RE-CARPET 2/2023
Deck	10/2017 RE-SURFACED + STAINED PORCHES CARPORT
Doors	2/2007 REPLACED 5-BLACK, PORCELAIN KNOBS
Electrical	12/2023 MASTER BATH HEATER, LIGHT, EXHAUST KITCHEN 3/2009
Faucets	GUEST BATH 10/2012
Fence	1987 MAINTAIN + REPAIR 1987-2025
Fireplace	REPAIRED BACK WALL 3/2009
Flooring	INSTALLED CERAMIC FLOORS 2/2016
Garage Door/Opener	—
Water Heater	REPLACED 12/2018
Landscaping	ON-GOING LAWN MAINTENANCE 1987-PRESENT
Paint	4/12 RESTAINED ALL OUTSIDE
Plumbing	4/2018 HOT + COLD REDOTED W/ PEX TUBING
Roof/GUTTERS	6/2023
Sinks	6/1995 KITCHEN, TRIPLE, SS
Septic System	3/2025
Sprinkler System	NEW - 4/2019
Wallpaper	THRU OUT 38 YRS. - CHANGED
Windows	4/2012 + 10/2013 LIFETIME TRANSFERABLE
Other	6/2001 4-PHANTOM SCREEN DOORS <u>SEE ATTACHED SHEET !!</u>

UPGRADES

6/1995	TRIPLE, SS, KITCHEN SINK	1,000
8/1997	ANTI-TARNISH FRONT DOOR HANDLE	330
6/2001	4-OUTSIDE PHANTOM SCREEN DOORS	1,020
9/2001	3-FIBER GLASS, OUTSIDE PORCH FANS	577
10/2004	GLASS COOKTOP	853
7/2006	ENTIRE AC/HEAT SYSTEM REPLACED 5T.	
2/2007	5-BLACK/WHITE PORCELAIN DOOR KNOBS	250
2/2007	DISHWASHER	928
8/2007	FLAGSTONE FRONT WALKWAY/ ^{STONE} FLOWERBEDS	6,563
3/2009	BACK WALL OF FIREPLACE	550
3/2009	KITCHEN FAUCET + LABOR	269
11/2010	UTILITY ROOM H ₂ O HEATER + LABOR	497
9/2011	BACK FLAGSTONE PATIO	1,500
5/2011	DOUBLE OVEN, SELF CLEANING	1,859
6/2011	GUEST BATHROOM H ₂ O HEATER	277
4/2012	REPLACEMENT WINDOWS, LIFETIME WARRANTY,	5,224
10/2013	TRANSFERABLE TO NEW OWNER	1,194
4/2012	RE-STAINED ENTIRE, OUTSIDE HOUSE	
5/2012	2-ATTIC POWER ROOF FANS	280
8/2012	1/2" ASPHALT TOP W/ SEAL COAT ON DRIVE	1,400
10/2012	2-GUEST BATH, FAUCETS + LABOR	358
8/2013	H ₂ O TANK FOR HDME	450
2/2016	CERAMIC WOOD FLOORS	12,025
3/2016	3-KITCHEN + UTILITY ROOM LIGHTS	574
10/2017	PORCHES + CARPORT RESURFACED + STAIN	4,370
10/2017	1-BACK PORCH FAN	174
10/2017	MASTER BATH EXHAUST FAN	81

10/2017	MOTOR FOR ATTIC POWER VENT MASTER BATH FAN BACK PORCH FANS (3)	350
4/2018	REPLACED HOT + COLD H ₂ O SYSTEM W/ PEX	13,850
12/2018	UTILITY ROOM H ₂ O HEATER + LABOR	900
4/2019	SPRINKLER SYSTEM	7,150
6/2020	3-DOUBLE SECURITY LIGHTS + LABOR	500
2/2023	CARPET	3,747
6/2023	NEW ROOF/GUTTERS	25,921
12/2023	MASTER BATH HEATER, LIGHT, EXHAUST	500
7/2024	PUMPED OUT - 2 SEPTIC 1 GREASE TRAP	450
3/2025	REPAIRED MASTER BATH SEPTIC / NEW AEROBIC SYSTEM	9,817