

Seller's Updates and Upgrades

Address: 22453 Pine St.

Item	Description and Date/Year
A/C Outside Condenser	Replaced 2022
Coil/Furnace	Replaced 2022
Curtains/Blinds	2023
Ceiling Fans/Light Fixtures	Some replaced in 2022 & 2025
Countertops	2022
Cabinets	ORIGINAL
Deck	—
Doors	—
Electrical	—
Faucets	2022 & 2024
Fence	—
Fireplace	—
Flooring	2022
Garage Door/Opener	2017
Water Heater	2022 & 2025
Landscaping	—
Paint	2022
Plumbing	—
Roof	2017
Sinks	2022 & 2024
Septic System	original
Sprinkler System	2014
Wallpaper	—
Windows	2014 & 2017
Other	,

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 <u>STAR link</u>
☐ Above ground pool / hot tub	
☐ Outdoor cooking equipment	

SELLER: Samuel J Husner
Date: 07/02/25

SELLER: Susan Husson
Date: 7-2-25

BUYER: _____
Date: _____

BUYER: _____
Date: _____

UTILITY BILL TRACKER

Address: 22453 PINE ST., FRANKSTON, TX

Persons living in Home: Adults 2 Children -

Summer Thermostat Reading: 72°

Winter Thermostat Reading: 68°

Month	Year	Electric	Gas	Water	Trash	Other
January	25	292-		109.08	31/2 cans	
February	25	329-		98.25	31	
March	25	311-		76.72	31	
April	25	182-		76.72	31	
May	25	206-		98.25	31	
June	25	276-		99.79	31	
July	24	336-		122.85	31	
August	24	320-		136.61	31	
September	24	287-		150.38	31	
October	24	246-		95.31	31	
November	24	173-		122.85	31	
December	24	211-		95.31	31	
Total		3166-		1177.82	372	
Average		263.83		98.15	31	