

# Sellers Exclusion List

Unless otherwise specified, everything permanently attached to the property is included in the sale of the property. Please circle any of the following items that will be exclusions from the sale of your property. It is important that you be as specific as possible, so add any qualifying information.

- Curtains and Rods, Draperies and Rods, Valances, Blinds, Towel Racks, Window Shades:

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Shower curtains not included  
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- Window Screens, Shutters, Awnings, Mailbox:

- Area Rugs:

- Mirros Fixed in Place, Decorative Mirros, Decorative Hardware:  
No area rugs are included  
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- Ceiling Fans, Attic Fans:  
Mirror in entry way not included  
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- TV Antennae, Satellite Dish, Built-In Speakers:

- Window Air Conditioner, Other Heating or Air Conditioning Equipments:

- Light Fixtures, Plumbing Fixtures, Water Softeners:

- Built-In Kitchen Equipment including Coffee Pot, Espresso Machine, Toaster Oven, Microwave, Dishwasher, Pot Racks:

- Garage Door Openers and Controls:  
1 garage and 1 gate opener included  
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# Sellers Exclusion List

- Any smart devices including cameras, doorbells, or alarm systems:

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Ring camera at front door and back door included  
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- All Swimming Pool Equipment, Portable Spa:

- Shrubbery and Plants:

Potted plants not included  
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- Permanently Installed Outdoor Cooking Equipment:

- Fireplace Screens or Doors, Gas Logs or Rocks, Andirons:

- Swing Sets, Playground Equipment, Basketball Goals:

Pool basketball goal not included  
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- Fountains, Bird Baths, Statues, Lights in Yard:

Bird bath by driveway not included  
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- Bookshelves Attached or Appearing to be Attached:

- Workbench, Shelves in Garage or Storage Areas:

# Sellers Exclusion List

- Other Items:

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Refrigerator, bar refrigerator outside, washer and dryer not included  
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Seller:  Date: 6/9/2022  
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Seller: \_\_\_\_\_ Date: \_\_\_\_\_

Buyer: \_\_\_\_\_ Date: \_\_\_\_\_

Buyer: \_\_\_\_\_ Date: \_\_\_\_\_

# From the sellers:

## Recent Upgrades & Updates:

- Outdoor LED track lighting system for security & holiday lighting 2021
- 2 new 5 ton air condensers 2021
- 2nd floor Ac and heater with high efficiency ducts 2015
- extra breaker panel and house surge protector 2015
- Roof 2015
- Pool resurfaced, new pool lighting, spa blower replaced 2017
- Polaris pool cleaner 2018
- Bosch dishwasher 2018
- Warming drawer, microwave, oven 2018
- Garbage disposal 2018
- Both side fences 2019
- Gate opener control 2020
- Upstairs carpet 2020
- Kitchen faucet 2021
- Dinning room carpet 2021
- hood vent 2022
- Wrought iron fence along driveway 2022
- Pool Booster pump 2022
- Waterfall pump 2022
- Door hardware 2022
- Lighting throughout 2022