



Janice Thigpen Real Estate Group

Seller Exclusion List

Attached Items:	Y/N if Yes say what room
Built in kitchen Equipment(pot racks, microwaves):	Y/N _____ N _____
Ceiling Fans, Light Fixtures	Y/N _____ N _____
Plumbing Fixtures, Water Softeners, Central Vac	Y/N _____ N _____
TV wall Mounts	Y/N _____ N _____
Satellite Dish, Speakers, Projectors	Y/N _____ N _____
Security, Fire Equip. Carbon Monoxide Det.	Y/N _____ N _____
Media Room Equipment	Y/N _____ N/A _____
Curtains, Rods, Draperies, Valences, Window Trot.	Y/N _____ N _____
Mirrors	Y/N _____ N _____
Wired Wall Scones	Y/N _____ N _____
Built in Furniture	Y secondary bedroom treehouse
Fireplace Screens, gas logs or rocks	Y/N _____ N _____
Garage Door Openers and Controls	Y/N _____ N _____
Workbench, shelves,	Y/N _____ N _____
Permanently installed outdoor Cooking Equip	Y/N _____ N _____
Shrubbery, plants	Y/N _____ N _____
Playground Equipment, Fountains, Yard Art	Y/N _____ Frisbee Golf Basket _____
Other	Y frisbee golf basket-taxidermy and license plates on secondary bedroom treehouse



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Additional Home Information

Property Address: 12010 Live Oak Dr Yr Built 2000

HOA Information

Is your home in an HOA? Y HOA Management Co: TRISTAR COMMUNITY MGMT

HOA Dues: \$1400. Additional Sub. Fees: _____

Does your Community have a pool: yes How many? 1. Splash Pad: 0

Golf Course: 0 Golf Course Name: na

Is your home located on the golf course? no If so, which hole? _____

Is there a recreation Center? yes Are you in a 55+ Community? no

Additional Amenities: playground, ,ski lake, wakeboard lake, fishing ponds, tennis court

Interior

Floors in Home: **Tile** / Wood / **Carpet / LV / Laminate / Vinyl** Other: _____

Kitchen Countertops and Backsplash granite, tile

Primary Bath Countertops: granite Secondary Bath Countertops quartz

Age of Interior Paint: _____ 0-6 yrs _____ Fireplace: **Gas** / Wood / Electric



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Exterior

Circle all that Applies: Siding / **Stucco** / Stone/ **Hardi Board** / Wood Siding

Roof Type: __shingles_____ Age: __7 yrs_____

Age of Exterior Paint: _____8 yrs__ What direction does your Front Door Face; __south__

Home Components

Water Heater: Tank/ **Tankless** _____ **Gas** / Electric Age : __3_yrs__ Number of Units: _1__

HVAC: **Natural Gas** / **Electric** / Propane Age: _____Down 2016 Up 2021_____

Heater: **Natural Gas** / Electric / Propane Age: _____2021_____

Dryer: Natural Gas / **Electric** / Propane /Both Oven: Natural Gas / **Electric** / Propane _____

Stove: **Natural Gas** / Electric / Propane Age: _unknown__ Microwave Age: n/a_____

City Sewer: Sewer / **Septic** _____ Water: City / **Well**/ MUD Foundation: **Slab** / Pier & Beam

Pool

Pool: **Yes** / No Type: **Chlorine** / Salt Age: __26yrs__ How many gallons: unknown

Spa: **Yes** / No Heated: **Yes** / No Pool Depth: __9ft__ Equipment replaced in 2021



Utility Cost

Last 3 months

Month	Electric	Gas	Water	Internet
March 2026	322.35	283.63	68.80	99
Feb 2026	270.22	148.66	68.80	99
January 2026	360.67	157.82	68.80	99