

INCLUSIONS AND EXCLUSIONS

A **"Fixture"** is an item of property which is physically attached to or so closely associated with land, buildings or improvements so as to be treated as part of the real estate, including, without limitation, physically attached items not easily removable without damage to the premises, items specifically adapted to the premises, and items customarily treated as fixtures, including, but not limited to, all: garden bulbs; plants; shrubs and trees; screen and storm doors and windows; electric lighting fixtures; window shades; curtain and traverse rods; blinds and shutters; central heating and cooling units and attached equipment; water heaters, water softeners and treatment systems; sump pumps; attached or fitted floor coverings; awnings; attached antennas and satellite dishes, audio/visual wall mounting brackets (but not the audio/visual equipment), garage door openers and remote controls; installed security systems; central vacuum systems and accessories; in-ground sprinkler systems and component parts; built-in appliances; ceiling fans; fences; in-ground pet containment systems (but not the collars); storage buildings on permanent foundations and docks/piers on permanent foundations.

CAUTION: Exclude any Fixtures to be retained by Seller or which are rented (e.g., water softener or other water treatment systems, home entertainment and satellite dish components, L.P. tanks, etc.)

Inclusions by Room:

KITCHEN

- | | | | |
|---|--|--|--|
| <input checked="" type="checkbox"/> Oven | <input type="checkbox"/> Cooktop | <input checked="" type="checkbox"/> Refrigerator | <input checked="" type="checkbox"/> Dishwasher |
| <input checked="" type="checkbox"/> Microwave | <input checked="" type="checkbox"/> Disposal | <input type="checkbox"/> _____ | |
| <input type="checkbox"/> Wine cooler | <input type="checkbox"/> Barstools | <input type="checkbox"/> _____ | |

LIVING AREA(S)/REC ROOM

- | | | |
|---|---|--------------------------------|
| <input type="checkbox"/> TV Wall Mounts | <input type="checkbox"/> Speaker System | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Bar | <input type="checkbox"/> Barstools | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Refrigerator | <input type="checkbox"/> Pool Table | <input type="checkbox"/> _____ |

BEDROOMS

- | | | |
|---|---|--------------------------------|
| <input type="checkbox"/> TV Wall Mounts | <input type="checkbox"/> Closet Systems | <input type="checkbox"/> _____ |
|---|---|--------------------------------|

INCLUSIONS AND EXCLUSIONS

(Cont.)

BATHROOMS

Vanity Mirrors Towel Bars _____

LAUNDRY ROOM

Washer Dryer _____

WINDOW TREATMENTS (blinds/curtains/curtain rods)

ALL Included NONE Included
 Some Included (specify) _____

UNFINISHED AREAS/MECHANICALS

Refrigerator Freezer Water Softener RO System
 Iron Curtain Shelving Security System (# of Cameras: _____)
 WIFI Thermostat Video Doorbell _____

GARAGE/OUTDOORS

Patio Furniture Grill Fire Pit Hot Tub
 Pool Pool Equipment Storage shed Basketball Hoop
 Refrigerator Freezer Garage Door Opener(s) #: 2
 Garage Heater Garage Shelving Garage Door Keypad
 LP Tank (fuel is prorated according to closing date)

Exclusions (list):
