

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 type="checkbox"/> Dishwasher |
| <input type="checkbox"/> Microwave | <input type="checkbox"/> Disposal | <input checked="" type="checkbox"/> Range Hood | _____ |
| <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 checked="" type="checkbox"/> T.V. ANTENNA ANTENNA |
| <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"/> _____ |
|---|---|--------------------------------|

Upstairs owner apartment

INCLUSIONS AND EXCLUSIONS

(Cont.)

BATHROOMS

- Vanity Mirrors
- Towel Bars
- close + (wooden)

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
- WATER TREATMENT SYSTEM

GARAGE/OUTDOORS

- Patio Furniture
- Grill
- Fire Pit
- Hot Tub
- Pool
- Pool Equipment
- Storage shed
- Basketball Hoop
- Refrigerator
- Freezer
- Garage Door Opener(s) #: 4
- Garage Heater
- Garage Shelving
- _____
- LP Tank (fuel is prorated according to closing date)

Exclusions (list):
