



Property Inclusions/Exclusions Rider page        of         
**PROPERTY INCLUSIONS / EXCLUSIONS RIDER**

Connecticut REALTORS®, Inc.



Property Address: **2281 Redding Road**

Town **Fairfield**

**THIS IS NOT A WARRANTY BY THE SELLER OF THE CONDITION OF THE PERSONAL PROPERTY ON THIS STATEMENT.**

\*Inc = Includes; Ex = Excludes; NA = Not Applicable

**Inc Ex NA      APPLIANCES**

|                                     |                          |                                     |                              |          |         |
|-------------------------------------|--------------------------|-------------------------------------|------------------------------|----------|---------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Air conditioner              | <u>5</u> | unit(s) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Clothes dryer                |          |         |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Clothes washer               |          |         |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Dehumidifier                 |          |         |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Dishwasher                   | <u>2</u> |         |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Garbage Compactor            |          |         |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Garbage Disposal             |          |         |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Hood for oven range          |          |         |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Microwave                    |          |         |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Oven range                   |          |         |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Refrigerator                 |          |         |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Add'l refrigerators/freezers | <u>2</u> |         |

**Inc Ex NA      INTERIOR ITEMS**

|                                     |                          |                                     |                                     |  |  |
|-------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Alarm/Security System               |  |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Blinds & shades                     |  |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Curtains/drapes                     |  |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Curtain Rods                        |  |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Carbon monoxide detector(s)         |  |  |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Carpeting                           |  |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Ceiling fans                        |  |  |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Heating Stove(s)                    |  |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Fireplace items                     |  |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Lighting fixtures incl. chandeliers |  |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Smoke detector(s)                   |  |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Bathroom Mirrors                    |  |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Wall Mounted T.V. Brackets          |  |  |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | Smart Home Devices                  |  |  |

\*If you have an solar panels this will be addressed on a separate rider.

**Inc Ex NA      EXTERIOR ITEMS**

|                                     |                          |                                     |                                          |  |  |
|-------------------------------------|--------------------------|-------------------------------------|------------------------------------------|--|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Garage door opener(s) & Remotes          |  |  |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Gas grill                                |  |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Hot tub & equipment                      |  |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Other outbuildings                       |  |  |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Play equipment                           |  |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Pool & pool equipment                    |  |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Storage shed(s)                          |  |  |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Storm door(s)                            |  |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Storm windows                            |  |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Fence(s)                                 |  |  |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Invisible Pet Fence, Equipment & Collars |  |  |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Satellite dish                           |  |  |

**Inc Ex NA      MISCELLANEOUS ITEMS**

|                                     |                          |                                     |                       |  |  |
|-------------------------------------|--------------------------|-------------------------------------|-----------------------|--|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Firewood              |  |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Generator             |  |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Wall Mounted Shelving |  |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Other Shelving        |  |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Trees & shrubs        |  |  |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Water Softener        |  |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Workbenches           |  |  |

**Inc Ex NA      OTHER ITEMS**

|                          |                          |                          |       |  |  |
|--------------------------|--------------------------|--------------------------|-------|--|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | _____ |  |  |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | _____ |  |  |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | _____ |  |  |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | _____ |  |  |

If there are any known issues with any of the items above, please explain below (attach additional sheets if necessary):

Additional Seller Comments (include clarification on any items above):

8/11/25      [Signature]  
 Date      Seller **Walter Lee**

8/11/25      [Signature]  
 Date      Seller **Kaya Chwah**

Buyer hereby accepts the above information as presented by the Seller or if there are to be any changes to the above information those changes are to be noted here and would need to be agreed to by Seller(s) initiaing below.

Date      Buyer

If Changes Made: Date      Seller      Date      Seller

Date      Buyer



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