



**PROPERTY INCLUSIONS / EXCLUSIONS RIDER**

Connecticut REALTORS®, Inc.



Property Address: 88 Overhill Rd. Fairfield, CT 06824 Town \_\_\_\_\_ of \_\_\_\_\_

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 type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Air conditioner _____ 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                    |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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  |

*basement fridge included but freezer excluded*

**Inc Ex NA INTERIOR ITEMS**

|                                     |                                     |                                     |                                     |
|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| <input 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 checked="" type="checkbox"/> | <input type="checkbox"/>            | Curtains/drapes                     |
| <input type="checkbox"/>            | <input checked="" 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 type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Ceiling fans                        |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Heating Stove(s) _____              |
| <input type="checkbox"/>            | <input checked="" 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                  |

*\*see notes*

**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 type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Hot tub & equipment                      |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Other outbuildings                       |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Play equipment                           |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Pool & pool equipment                    |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Storage shed(s)                          |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Storm door(s)                            |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Generator             |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Wall Mounted Shelving |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Workbenches           |

**Inc Ex NA OTHER ITEMS**

|                                     |                          |                          |                       |
|-------------------------------------|--------------------------|--------------------------|-----------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <u>Breco Fire Pit</u> |
| <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 you have an solar panels this will be addressed on a separate rider.

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

we would like to keep the hallway chandelier and the white paper over in the two bedrooms. Will replace with lights you want to provide before closing or ones of our choosing.

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

Date \_\_\_\_\_ Seller LLC Date \_\_\_\_\_ Seller \_\_\_\_\_

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) initialing below.

Date \_\_\_\_\_ Buyer \_\_\_\_\_ If Changes Made: Date 9/25/25 Seller muf Date 9-25-25 Seller CT

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



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