



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

Connecticut REALTORS®, Inc.



Property Address: **401 Westport Turnpike**

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
☒	☐	☒	Air conditioner <u>Central</u> unit(s)
☒	☐	☐	Clothes dryer
☒	☐	☐	Clothes washer
☐	☐	☒	Dehumidifier
☒	☐	☐	Dishwasher
☐	☐	☒	Garbage Compactor
☐	☐	☒	Garbage Disposal
☒	☐	☐	Hood for oven range
☒	☐	☐	Microwave
☒	☐	☐	Oven range
☒	☐	☐	Refrigerator
☐	☐	☒	Add'l refrigerators/freezers
Inc	Ex	NA	INTERIOR ITEMS
☒	☐	☐	Alarm/Security System
☐	☐	☒	Blinds & shades
☐	☐	☒	Curtains/drapes
☐	☐	☒	Curtain Rods
☒	☐	☐	Carbon monoxide detector(s)
☐	☐	☒	Carpeting
☐	☐	☒	Ceiling fans
☐	☐	☒	Heating Stove(s) _____
☐	☐	☒	Fireplace items
☒	☐	☐	Lighting fixtures incl. chandeliers
☒	☐	☐	Smoke detector(s)
☒	☐	☐	Bathroom Mirrors
☒	☐	☐	Wall Mounted T.V. Brackets
☐	☐	☒	Smart Home Devices

Inc	Ex	NA	EXTERIOR ITEMS
☒	☐	☐	Garage door opener(s) & Remotes
☐	☐	☒	Gas grill
☐	☐	☒	Hot tub & equipment
☒	☐	☐	Other outbuildings
☐	☐	☒	Play equipment
☒	☐	☐	Pool & pool equipment
☐	☐	☒	Storage shed(s)
☒	☐	☐	Storm door(s)
☐	☐	☒	Storm windows
☒	☐	☐	Fence(s)
☐	☐	☒	Invisible Pet Fence, Equipment & Collars
☐	☐	☒	Satellite dish

Inc	Ex	NA	MISCELLANEOUS ITEMS
☒	☐	☐	Firewood
☒	☐	☐	Generator
☐	☐	☒	Wall Mounted Shelving
☐	☐	☒	Other Shelving
☒	☐	☐	Trees & shrubs
☐	☐	☒	Water Softener
☒	☐	☐	Workbenches
Inc	Ex	NA	OTHER ITEMS
☐	☒	☐	All statues, urns, planters and patio/yard furniture
☒	☐	☐	Wall mounted TV in primary & living room
☒	☐	☐	Roof
☐	☐	☐	_____

*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):

Garage door openers will need to be located is possible. The garage openers are / have been programmed into my car to years.

the generator is a portable one and is included because it has a hook up into the house and runs about 85% of the house in an outage

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

All yard urns and statues are excluded. Patio furniture is negotiable

09/24/2025

Donald A. Beach III

Date Seller **Donald A. Beach III**

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 Seller Date Seller

Date Buyer



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