



Inclusions/Exclusions Disclosure and/or Addendum

(Required for use with GCAAR Listing Agreement & Sales Contract)

PROPERTY ADDRESS: _____

PERSONAL PROPERTY AND FIXTURES: The Property includes the following personal property and fixtures, if existing: built-in heating and central air conditioning equipment; plumbing and lighting fixtures; sump pump; attic and exhaust fans; storm windows; storm doors; screens; installed wall-to-wall carpeting; central vacuum system (with all hoses and attachments); shutters; window shades; blinds; window treatment hardware; mounting brackets for electronics components; smoke, carbon monoxide, and heat detectors; TV antennas; exterior trees and shrubs; and awnings. Unless otherwise agreed to herein, all surface or wall mounted electronic components/devices **DO NOT CONVEY**. The items checked below convey. If more than one of an item conveys, the number of items shall be noted in the blank.

KITCHEN APPLIANCES

- ☐ ___ Stove/Range
- ☐ ___ Cooktop
- ☐ ___ Wall Oven
- ☐ ___ Microwave
- ☐ ___ Refrigerator
- ☐ ___ w/ Ice Maker
- ☐ ___ Wine Refrigerator
- ☐ ___ Dishwasher
- ☐ ___ Disposer
- ☐ ___ Separate Ice Maker
- ☐ ___ Separate Freezer
- ☐ ___ Trash Compactor

LAUNDRY

- ☐ ___ Washer
- ☐ ___ Dryer

ELECTRONICS

- ☐ ___ Security Cameras
- ☐ ___ Alarm System
- ☐ ___ Intercom
- ☐ ___ Satellite Dishes
- ☐ ___ Video Doorbell

LIVING AREAS

- ☐ ___ Fireplace Screen/Doors
- ☐ ___ Gas Logs
- ☐ ___ Ceiling Fans
- ☐ ___ Window Fans
- ☐ ___ Window Treatments

WATER/HVAC

- ☐ ___ Water Softener/Conditioner
- ☐ ___ Electronic Air Filter
- ☐ ___ Furnace Humidifier
- ☐ ___ Window AC Units

RECREATION

- ☐ ___ Hot Tub/Spa, Equipment & Cover
- ☐ ___ Pool Equipment & Cover
- ☐ ___ Sauna
- ☐ ___ Playground Equipment

OTHER

- ☐ ___ Storage Shed
- ☐ ___ Garage Door Opener
- ☐ ___ Garage Door Remote/Fob
- ☐ ___ Back-up Generator
- ☐ ___ Radon Remediation System
- ☐ ___ Solar Panels (must include Solar Panel Seller Disclosure/Resale Addendum)
- ☐ _____
- ☐ _____

THE FOLLOWING ITEMS WILL BE REMOVED AND NOT REPLACED: _____

LEASED ITEMS, LEASED SYSTEMS & SERVICE CONTRACTS: Leased items/systems or service contracts, including but not limited to: appliances, fuel tanks, water treatment systems, lawn contracts, pest control contracts, security system and/or monitoring, and satellite contracts **DO NOT CONVEY** unless disclosed here: _____

CERTIFICATION: Seller certifies that Seller has completed this checklist disclosing what conveys with the Property.

 Seller Date Seller Date

ACKNOWLEDGEMENT AND INCORPORATION INTO CONTRACT: (Completed only after presentation to the Buyer)

The Contract of Sale dated _____ between Seller _____ and Buyer _____ for the Property referenced above is hereby amended by the incorporation of this Addendum.

 Seller (sign only after Buyer) Date Buyer Date

 Seller (sign only after Buyer) Date Buyer Date