



PROPERTY INCLUSIONS / EXCLUSIONS RIDER

Greater Hartford Association of REALTORS®, Inc.



Property Address: 15 Country Club Dr CT 06254 Town Franklin

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	Inc	Ex	NA	EXTERIOR ITEMS
☒	☐	☐	Air conditioner <u>1</u> unit(s)	☐	☐	☒	Garage door opener(s) & Remotes
☒	☐	☐	Clothes dryer	☒	☐	☐	Gas grill
☒	☐	☐	Clothes washer	☒	☐	☐	Hot tub & equipment
☐	☐	☒	Dehumidifier	☒	☐	☐	Other outbuildings
☒	☐	☐	Dishwasher	☐	☒	☐	Play equipment
☐	☐	☒	Garbage Compactor	☒	☐	☐	Pool & pool equipment
☐	☐	☒	Garbage Disposal	☒	☐	☐	Storage shed(s)
☐	☐	☒	Hood for oven range	☒	☐	☐	Storm door(s)
☒	☐	☐	Microwave	☒	☐	☐	Storm windows
☒	☐	☐	Oven range	☒	☐	☐	Fence(s)
☒	☐	☐	Refrigerator	☐	☒	☐	Invisible Pet Fence, Equipment & Collars
☐	☒	☐	Add'l refrigerators/freezers	☒	☐	☐	Satellite dish
				☐	☐	☒	Solar Panels*

Inc	Ex	NA	INTERIOR ITEMS	Inc	Ex	NA	MISCELLANEOUS ITEMS
☐	☒	☐	Alarm/Security System	☒	☐	☐	Firewood
☐	☒	☐	Blinds & shades	☒	☐	☐	Generator
☐	☒	☐	Curtains/drapes	☐	☒	☐	Wall Mounted Shelving
☐	☒	☐	Curtain Rods	☐	☐	☒	Other Shelving
☒	☐	☐	Carbon monoxide detector(s)	☒	☐	☐	Trees & shrubs
☒	☐	☐	Carpeting	☐	☐	☒	Water Softener
☒	☐	☐	Ceiling fans	☐	☐	☒	Workbenches
☒	☐	☐	Heating Stove(s) <u>1 insert</u>				OTHER ITEMS
☐	☒	☐	Fireplace items	☒	☐	☐	<u>Pool/Billiards Table</u>
☒	☐	☐	Lighting fixtures incl. chandeliers	☒	☐	☐	<u>Bar</u>
☒	☐	☐	Smoke detector(s)	☒	☐	☐	<u>Pool Patio Furniture</u>
☒	☐	☐	Bathroom Mirrors	☒	☐	☐	<u>Hot tub</u>
☐	☒	☐	Wall Mounted T.V. Brackets	☐	☐	☐	
☐	☒	☐	Smart Home Devices				

*If you have 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):

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

Simplisafe smoke and carbon monoxide detectors not included. Nest included.
Two grills in pool area are included.

10/24/2025 Nathaniel Lavallee
 Date Seller

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				