



PROPERTY INCLUSIONS / EXCLUSIONS RIDER

Greater Hartford Association of REALTORS®, Inc.



Property Address: 124 Nooks Hill Rd CT 06416 Town Cromwell

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 ____ 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) _____				
☒	☐	☐	Fireplace items				
☒	☐	☐	Lighting fixtures incl. chandeliers	☐	☐	☒	OTHER ITEMS
☒	☐	☐	Smoke detector(s)	☐	☐	☒	_____
☒	☐	☐	Bathroom Mirrors	☐	☐	☒	_____
☐	☐	☒	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):

08/18/2026 Dudley Rascoe
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