



PROPERTY INCLUSIONS / EXCLUSIONS RIDER

Greater Hartford Association of REALTORS®, Inc.



Property Address: 53 Peck Ln CT 06415 Town Colchester

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) _____				
☐	☐	☒	Fireplace items				
☒	☐	☐	Lighting fixtures incl. chandeliers	☒	☐	☐	OTHER ITEMS
☒	☐	☐	Smoke detector(s)	☒	☐	☐	Basement workbench w/vise, attached tool shelf with contents, fire extinguisher, extra floor tiles and wooden boards
☒	☐	☐	Bathroom Mirrors	☐	☒	☐	<u>Wooden topper on washer and dryer</u>
☐	☐	☒	Wall Mounted T.V. Brackets	☐	☒	☐	Chickens
☐	☐	☒	Smart Home Devices	☒	☐	☐	<u>Wheelbarrow and one shovel and 2 rakes.</u>

*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):

All curtain rods are included except the curtain rods in playroom and Master bedroom.

Ladder & asphalt shingles in garage, spare building materials (trim, LVP flooring, doors, screens & insulation) are all included.

09/03/2026 Shane Thomson
Date Seller

09/03/2026 Kristen Thomson
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				