

INCLUSIONS | EXCLUSIONS

#	Description	What (Where)	Detail
5	Included Excluded Items		
A	Included	Structural & Built-In Items	The house itself, walls, ceilings, floors; Roof, gutters, downspouts; Windows, screens; Doors (interior & exterior), door hardware; Built-in shelving, bookcases; Closets and closet systems (fixed); Fireplaces; Area rug; Rolling window shades
A	Included	Electrical & Lighting	Hard-wired light fixtures (chandeliers, sconces, recessed lights); Ceiling fans (even if decorative); Switches, outlets, hard-wired smart switches; Exterior lighting fixtures
A	Included	Plumbing & HVAC	Toilets, sinks, tubs, showers; Built-in and hanging bathroom mirrors; Water heater; HVAC systems, vents, thermostats; Toilet paper holders (attached and free-standing)
A	Included	Kitchen/Bar	Built-in appliances: Double ovens, cooktop, warming drawer, built-in microwave, dishwasher; Garbage disposal; Range hood; Built-in refrigerator (kitchen); Bar Refrigerator; Cabinets and built-in pantry systems
A	Included	Garage & Exterior	Garage doors and openers; Built-in shelving; Sprinkler/irrigation systems; Fencing and gates; Mailbox; Mounted TVs (garage and backyard); All wicker outdoor furniture; Gas grille and tank; Flower pots and planters; Pool deck box and pool toys; Entry rug; Fire pit (wood burning); Heat lamp & tank; Trash can (backyard); String lights (backyard)
A	Excluded	Appliances & Electronics	Wine refrigerator; Washer and dryer; Extension cords and outlet extenders; Plug-in nightlights
A	Excluded	Decor & Personal Items	Artwork, mirrors (unless bolted or built-in or bathroom); Curtains and rods; Furniture; Interior TVs and their mounts; Telescope; Piano
A	Excluded	Garage & Exterior	Patio aluminum table, chairs and bench; Fire pit (gas) and gas tank; Refrigerator (garage); Deep freezer (garage); All tools (garage); Free standing benches and shelving (garage); Tesla charger; wind chimes; sporting equipment
C	Excluded	Smart/Home Tech	Smart speakers (Alexa, Google Home); Computers and printers; Interior security cameras; Alarm monitoring service (equipment may stay, service doesn't); WiFi service and equipment; Smart plugs