



Inclusions/Exclusions Disclosure and/or Addendum
(Required for use with GCAAR Listing Agreement & Sales Contract)

PROPERTY ADDRESS: 240 M Street SW Washington, DC 20024

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

- ___ 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 10/22/20 between Seller Christopher J LeMon,
 and Buyer _____,
 for the Property referenced above is hereby amended by the incorporation of this Addendum.

 Seller *(signed only after Buyer)* Date Buyer Date

 Seller *(signed only after Buyer)* Date Buyer Date

