



## Inclusions/Exclusions Disclosure and Addendum

(Required for use with GCAAR Listing Agreement & Sales Contract)

**PROPERTY ADDRESS: 11804 Centurion Way, Potomac, MD 20854**

**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 is noted in the blank.

**KITCHEN APPLIANCES**

- 1 Stove/Range
- \_\_\_\_\_ Cooktop
- \_\_\_\_\_ Wall Oven
- 1 Microwave
- 3 Refrigerator
- \_\_\_\_\_ w/ Ice Maker
- 1 Wine Refrigerator
- 3 Dishwasher
- 1 Disposer
- \_\_\_\_\_ Separate Ice Maker
- 1 Separate Freezer
- \_\_\_\_\_ Trash Compactor

**ELECTRONICS**

- \_\_\_\_\_ Security Cameras
- \_\_\_\_\_ Alarm System
- \_\_\_\_\_ Intercom
- \_\_\_\_\_ Satellite Dishes
- \_\_\_\_\_ Video Doorbell

**RECREATION**

- \_\_\_\_\_ Hot Tub/Spa, Equipment, & Cover
- \_\_\_\_\_ Pool Equipment & Cover
- \_\_\_\_\_ Sauna
- \_\_\_\_\_ Playground Equipment

**LIVING AREAS**

- \_\_\_\_\_ Fireplace Screen/Door
- \_\_\_\_\_ Gas Log
- \_\_\_\_\_ Ceiling Fans
- \_\_\_\_\_ Window Fans
- NO** Window Treatments

**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)*

**LAUNDRY**

- 1 Washer
- 1 Dryer

**WATER/HVAC**

- \_\_\_\_\_ Water Softener/Conditioner
- \_\_\_\_\_ Electronic Air Filter
- \_\_\_\_\_ Furnace Humidifier
- \_\_\_\_\_ Window A/C Units

**THE FOLLOWING ITEMS WILL BE REMOVED AND NOT REPLACED:** \_\_\_\_\_  
 Home will be sold as is, nothing will be 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.



12/13/2021 | 7:21 PM PST

Seller Serge Mombouli Date \_\_\_\_\_ Seller \_\_\_\_\_ Date \_\_\_\_\_

**ACKNOWLEDGEMENT AND INCORPORATION INTO CONTRACT:** *(Completed only after presentation to the Buyer)*

The Contract of Sale dated \_\_\_\_\_ between Seller Serge Mombouli and Buyer \_\_\_\_\_ for the Property referenced above is hereby amended by the incorporation of this Addendum.

Seller *(sign only after Buyer)* \_\_\_\_\_ Date \_\_\_\_\_ Buyer \_\_\_\_\_ Date \_\_\_\_\_

Seller *(sign only after Buyer)* \_\_\_\_\_ Date \_\_\_\_\_ Buyer \_\_\_\_\_ Date \_\_\_\_\_