INCLUSIONS LIST

Professionals

PROPERTY ADDRESS: 1270 DON Rd DON VALLEY.

DISHWASHER: (YES) NO N/A MAKE: BOSCH	**SPLIT SYSTEM:** (YES) NO N/A MAKE: MITSUBISHI	**LPG BOTTLES:** (YES) NO N/A TWO
MICROWAVE: (YES) NO N/A MAKE:	**AIRCONDITIONER:** YES NO (N/A) MAKE:	**AUTO GARAGE DOORS:** # OF REMOTES: TWO REMOTES. DETAILS: For SHED
RANGEHOOD: (YES) NO N/A MAKE: WESTINGHOUSE	**OTHER COOLING:** YES NO (N/A) DETAILS:	**HOT WATER:** GAS (ELEC.) OTHER DETAILS: RHEEM 2024
BAR FRIDGE: YES NO (N/A) MAKE:	**WOOD HEATING:** (YES) NO N/A MAKE: LOPI	**WATER TANKS:** (YES) NO N/A NOT CONNECTED #: SIZE: LTRS:
UPRIGHT STOVE: YES NO (N/A) DETAILS:	**DUCTED HEATING:** YES NO (N/A) DETAILS:	**PUMPS:** YES NO (N/A) #:
WALL OVEN (YES) NO N/A DETAILS: NEFF	**OTHER HEATING:** (YES) NO N/A DETAILS: RINNAI GAS	**CEILING FANS:** YES NO (N/A) DETAILS
HOTPLATES: (YES) NO N/A DETAILS: WESTINGHOUSE	**FREESTANDING ROBES:** YES NO (N/A) DETAILS:	**PHONE HANDSET:** YES NO (N/A) DETAILS:
FLOOR COVERINGS (FIXED):	**~~POOL &/~~OR SPA EQUIPMENT:**	**CHILDRENS PLAY EQUIPMENT:**
(YES) NO N/A	(YES) NO N/A	YES NO (N/A)
FLOOR COVERINGS (LOOSE):	**DRAPES / BLINDS / CURTAINS:**	**CHILDRENS CUBBY HOUSE:**
YES (NO) N/A	(YES) NO N/A	YES NO (N/A)
POND/FOUNTAIN: YES NO (N/A)	**GARDEN STATUES:** YES NO (N/A)	**BBQ:** YES NO (N/A)
LIGHT FITTINGS: (YES) NO N/A	**SPRINKLER SYSTEM:** YES NO (N/A)	**BBQ GAS:** YES NO (N/A)

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SECURITY SYSTEM: YES NO N/A	**CLOTHES LINE:** YES NO N/A	**COUNCIL BINS:** YES NO N/A
INTERCOM SET: YES NO N/A	**TV ANTENNA/BOOSTER:** YES NO N/A	**TV BRACKETS**:** YES NO N/A
OPEN FIRE GRATE: YES NO N/A	**NBN CONNECTED:** YES NO N/A	**OUTBUILDINGS:** YES NO N/A
SOLAR: YES NO N/A BATTERIES: KW:		

Please CLEARLY state items to remain at settlement. Please complete each item OR state if not applicable
*** If TV wall brackets being removed, damage must be patched prior to settlement*
Any plants that are NOT staying MUST be CLEARLY tagged with a BRIGHT COLOURED ribbon.

Is the building insulated? CEILING WALLS FLOORS UNKNOWN

Is there a pool or spa? YES NO

If YES, the purchaser hereby acknowledges that upon settlement it is their responsibility to ensure that the ool &/or spa complies with current fencing & safety regulations.

What type of stumps do you have? TIMBER CONCRETE OTHER UNKNOWN

Are smoke detectors fitted? YES NO Are smoke in working order? YES NO

The vendor warrants that all appliances included in the sale will be in good working order at the time of settlement except the following:

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Are any items included in the sale under a chattel mortgage or hire purchaser agreeement? List below if applicable:

NO

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Exclusions: Other items are not included with the sale (if rented include any items that belong to the renter that are not staying):

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Disclaimer. The vendor & the agent make no representation that any appliance, fitting, system or smoke detector contained in this list of inclusions, whether it is in working order not, has been installed recently or serviced in compliance with regulations as they apply to specific appliance, fitting, system or smoke detector.

The vendor acknowledges that a copy of this form will be given to the purchaser & will be attached to the contract of sale for the property.

IMPORTANT: Both vendor & purchaser hereby acknowledge that the agents have advised them they each have a separate & insurable interest in the building & chattels hereby sold & they should take out their own insurance policy to cover their respective interest.

SIGNED BY VENDORS: .....

DATE: 22 Aug 2025

The purchaser hereby acknowledges the above & confirm that they have read all of this form (2 pages)

SIGNED BY PURCHASER: .....

DATE: .....