

# Fixtures vs Personal Property

- free -standing range/oven
- ceiling fans and remotes
- attached floor coverings
- window and door screens, sunscreens
- garage door openers and controls
- outdoor landscaping, fountains, and lighting
- wood burning or gas-log stoves
- storage sheds
- light fixtures
- towel, curtain and drapery rods
- draperies and other window coverings
- Mounted speakers
- storm windows and doors
- shutters and awnings
- attached media antennas/satellite dishes
- timers
- attached fireplace equipment
- water-misting systems
- solar systems
- Mailbox
- central vacuum, hose and attachments
- pool and spa equipment
- electronic keyless entry and pads
- security and/or fire systems and/or alarms
- water softeners
- water purification systems

All items that are attached to the property by a permanent or semi permanent fixture i.e. screw, nail, or are now immobile, are considered a fixture and is now part of the property. Items listed above are an example of what would be considered a fixture and will transfer with the property at the time of the sale.

To prevent any confusion with potential buyers, it is important to either a) itemize any items that would be considered a fixture that you as the seller are planning on removing from the property on or before closing, or b) remove those items if possible prior to listing the property.