

Putting Chattels and Fixtures onto Paper



When you line up a buyer for your home, you will need to create an agreement that details everything that is to be sold with the house, and everything that is leaving with you. These items are referred to as chattels and fixtures. A chattel is a moveable item, like some appliances, furniture or area rugs. A fixture is a non-moveable item, such as built-in

appliances and lights.

Chattels and fixtures can often be a source of friction between the seller and the buyer, since sellers don't usually know that they can't remove the fixtures, and buyers tend to assume that the sale includes items that they think of as chattels. So, when you are listing your home for sale, you need to make sure that you detail anything on property that you will be taking with you, and anything that will be included in the sale.

When ironing out the details of your agreement with your potential agreement, you will find that some chattels and fixtures may be disputed. Here are some examples of commonly disputed items:

- **Light bulbs.** If your home has specialty lighting, the potential home buyers may want to ask for any light bulbs that you have. Specialised light bulbs can be a significant expense; one that potential buyers will want to avoid, if possible.
- **Bathroom mirrors.** Some bathroom mirrors are fixed to the wall, and some simply hang on a hook. Those that hang on a hook can be considered chattel, and may leave with you or stay with the house if you choose.
- **Garage door openers.** A buyer will want to ask for the garage door opener, especially if the doors are an older model. Keeping the opener will save them the hassle of having to find a replacement.

- **Central vacuum accessories.** The tank part of a central vacuuming system could be considered a fixture, but the hose and accessories are chattel. A buyer may want to ask for these, since replacing them can be quite expensive.
- **Appliances.** Built-in appliances are fixtures, but moveable appliances are chattel, unless you want to leave them behind. When adding these to your agreement, make sure you detail the make and model to reduce the chances of a swap happening.

When it comes to drafting up the sales agreement, noting and being very clear about all the chattels and fixtures in your home will go a long way toward preventing a dispute between you and the buyer. This way, you take away one of the pitfalls that can come with selling your home.