

Inventory – Levi Deal Mansion B&B

A. All Curtains & Window Treatments on premises are Included

B. Items That Are Included in Each Individual Guest Bedroom:

Bed & Mattress Set
4-6 Bed Pillows
Throw Pillows
Bed Spreads and coverlets
Shower Curtains
2 Bath Robes/room (4 reserve)
Luggage Racks
TVs
Wastepaper Baskets
Hair Dryers
Ceiling or Wall Mounted Light Fixtures
Amenities Baskets under sinks in each room

C. Items That Are Excluded Unless Specifically Included

Personal Art Work or Photographs, Personal Items in Storage Spaces,
Owner's Living Spaces, Kitchen, Garage, Garden Shed, Personal tools in Basement, Mantle Decorations

D. Inventory By Room

FIRST FLOOR

Kitchen/Guest Kitchen/Kitchen Office

Included

Amana Refrigerator
Whirlpool Refrigerator
4 Stools
Microwave
Book Case
GE Profile Stove Top
Kitchen Aid Dishwasher
Pot Rack
Toaster
Trash Can
Recycling Container
Flatware – Place Settings for 20
China, Cups, Glasses – Service for 20
2 Coffee Makers
Electric hot water kettle
Original Refurbished Glass Front Kitchen Cabinet
Contents of the Guest Kitchen Cabinets (Coffee Urns, Teapots, Glassware, etc.)
Flatware – Place Settings for 28
2 Sets China, Cups, Glasses – Complete Service for 28
All Pertinent Files for operation of B&B

Excluded

Personal Computer
Family China and Glass
Family baking equipment

Printer
Wall Clock

Breakfast Dining Area

Included

Green Hutch
Brandy Cabinet
4 Tables with glass tops
Chairs – 15
Lamp
Side Table
Artwork: Meyersdale Memorabilia, 3 pieces

Excluded

Personal Art Work

Formal Dining Area

Included

Dining Table & 8 Chairs
Tall China Hutch
Oak Library Table
Oak Server on wheels
1 Lamp
CD Player

Excluded

Milk Glass Lamp
Side Board

Living Room and Entry

Included

2 Gray Upholstered Chairs
2 Side Chairs
End table
2 Occasional Side Tables
3 Lamps
Table Cloths and Napkins
Books in the large bookshelf
Glass shelf in Entry, with brochures
Mantle Decorations

Excluded

White Marble Topped Table
2 Upholstered Chairs
Floor Lamp
Blue French Styled Cabinet
Chinese Prayer Table and Stools
Lamp on Chinese Prayer table
Samurai statue
Vase
Umbrella Stand and contents

Turret/Game Room

Included

4 Chairs
Curved Bench
Round Table
Bookcase
Games
2 Floor Lamps
Mirrored Stand

Excluded

Plant Stands, plants

Laundry

Included

Whirlpool Washer
Whirlpool Dryer
Laundry Tub
Linen Shelving

Excluded

Upstairs Hall

Included

Levi Deal Historic Photos

Excluded

Red China Cabinet and Statuary

Guest Room – Caleb

Included

2 Upholstered Chairs
Armoire
2 Bed Side Tables
Foot Stool
1 Floor Lamp
3 Lamps
Love Seat
Wicker Chair
Coffee Table
Round Side Table
Round Mirror in Turret

Excluded

Bird's Eye Maple Table Lamp
Personal Art Work
Plants

Guest Room - Gabrielle

Included

1 Bed Side Table
Armoire
Antique Sewing Machine Table
2 Antique Rocking Chairs
3 Lamps
1 Occasional Table
1 Small Dresser

Excluded

Guest Room - Angela

Included

1 Upholstered Chair
2 Bed Side Tables
1 Chest of Drawers
Armoire
3 Lamps

Excluded

1 Round Pedestal Table

Guest Room - Josephine

Included

Armoire
2 Bed Side Tables
1 Three Drawer Chest
Armoire
2 Upholstered Chairs
Table
2 Lamps
Vacuum Cleaner

Excluded

Personal Art Work
Wall Mirror

Guest Room – Carriage House

Included

3 Drawer Chest
2 Chairs
Wicker Stool
2 Lamps
Washer
Dryer

Excluded

Small side table w/ marble top

Porch/Patio

Included

3 Wooden Rocking chairs
2 Wooden Tables
1 Wicker Rocking Chair
Chinese Garden Stool
1 Round Table with 2 matching chairs
Metal Patio Table
4 Patio Chairs

Excluded

1 Wicker Rocker
1 Wicker Chair
2 Wicker Tables
Wicker Plant Stand

In Storage (Basement or other)

Included

Bed Linen Sets in storage
(3 sets sheets, pillowcases, mattress cover)
Bed blankets, coverlets/spreads
Bath Towel Sets
(includes 3 bath, 3 hand, 3 wash, make-up cloths/room)
4 Air Mattresses
4 Drawer File Cabinet
Card Table
6 Folding Chairs
Spare Breakfast Room Chairs

Excluded

Personal Bike
Bike Tools

Spare Breakfast Room Table
Refrigerator
Freezer
Shelving for supplies
Christmas Decorations
Miscellaneous Paint
Light Bulbs and Batteries
Work Table in Basement
Catering Supplies
Bike Pump
2 Trash Cans

Consumable supplies

Included

Mugs for resale
Soap
Shampoo
Lotion
Levi Deal brochures
Levi Deal Stationary
Levi Deal business Cards

Items on premises belonging to other companies or individuals

The assumption is that Deborah will negotiate terms of a new agreement with these parties or return the goods in good shape.

Bicycles for rental, property of Confluence Cyclery
Laundry inventory – sheets and pillowcases belonging to NuWay Laundry