

STATE OF CONNECTICUT
DEPARTMENT OF CONSUMER PROTECTION
450 Columbus Blvd, Suite 901 ♦ Hartford, CT 06103



RESIDENTIAL PROPERTY CONDITION REPORT

The Uniform Property Condition Disclosure Act (Connecticut General Statutes Section 20-327b) requires the seller of residential property to provide this report to the prospective purchaser prior to the prospective purchaser's execution of any binder, contract to purchase, option, or lease containing a purchase option. These provisions apply to the transfer of residential real property of four dwelling units or less, including cooperatives and condominiums, made with or without the assistance of a licensed broker or salesperson. The seller will be required to credit the purchaser with the sum of \$500 at closing if the seller fails to furnish this report (Connecticut General Statutes Section 20-327c).

INSTRUCTIONS TO SELLERS:

1. You **must** answer **all** questions to the best of your knowledge.
2. You are required to identify and disclose any problems regarding the subject property.
3. **Your real estate licensee cannot complete this form on your behalf.**
4. "UNK" means Unknown, "N/A" means Not Applicable.
5. If you need additional space to complete any answer or explanation, attach additional page(s) to this form. Include subject property address, seller's name and the date.

Pursuant to the Uniform Property Condition Disclosure Act, the seller is obligated to answer the following questions and to disclose herein any knowledge of any problem regarding the following:

A. SUBJECT PROPERTY

- 1) Name of seller(s): Johane L. Tarrant
- 2) Street address, municipality, zip code: 78 Hendee Road, Andover, CT 06232

YES NO UNK N/A B. GENERAL INFORMATION

- | | | | | |
|--------------------------|-------------------------------------|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 3) What year was the structure built? <u>1985</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 4) How long have you occupied the property? <u>28 yrs</u> If not applicable, indicate with N/A. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 5) Does anyone else claim to own any part of your property, including, but not limited to, any encroachments? If yes, explain: _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 6) Does anyone other than you have or claim to have any right to use any part of your property, including, but not limited to, any easement or right of way? If yes, explain: _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 7) Is the property in a flood hazard area or an inland wetlands area? If yes, explain: _____ |

Seller Initials jt

Buyer Initials _____

Revised 10/2021

YES NO UNK N/A

B. GENERAL INFORMATION (Continued)

☐ ☒ ☐ ☐

- 8) Are you aware of the presence of a dam on the property that has been or is required to be registered with the Department of Energy and Environmental Protection? If yes, explain:

☐ ☒ ☐ ☐

- 9) Do you have any reason to believe that the municipality in which the subject property is located may impose any assessment for purposes such as sewer installation, sewer improvements, water main installation, water main improvements, sidewalks or other improvements? If yes, explain: _____

☐ ☒ ☐ ☐

- 10) Is the property located in a municipally designated village district, municipally designated historic district, or listed on the National Register of Historic Places? If yes, explain: _____

Note: Information concerning village districts and historic districts may be obtained from the municipality's village district commission, if applicable.

☐ ☒ ☐ ☐

- 11) Is the property located in a special tax district? If yes, explain: _____

☐ ☒ ☐ ☐

- 12) Is the property subject to any type of land use restrictions, other than those contained within the property's chain of title or that are necessary to comply with state laws or municipal zoning? If yes, explain: _____

☐ ☒ ☐ ☐

- 13) Is the property located in a common interest community? If yes, is it subject to any community or association dues or fees? Please explain: _____

☐ ☒ ☐ ☐

- 14) Do you have any knowledge of prior or pending litigation, government agency or administrative actions, orders or liens on the property related to the release of any hazardous substance? If yes, explain: _____

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Seller Initials *JS*

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YES NO UNK N/A

C. LEASED EQUIPMENT

☐ ☒ ☐ ☐

- 15) Does the property include any leased or rented equipment that would necessitate or oblige either of the following: the assignment or transfer of the lease or rental agreement(s) to the buyer or the replacement or substitution of the equipment by the buyer? If yes, indicate by checking all items that apply:

☐ Propane fuel tank☐ Water treatment system☐ Water heater☐ Solar devices☐ Security alarm system☐ Major appliances☐ Fire alarm system☐ Other _____☐ Satellite dish antenna

YES NO UNK N/A

D. MECHANICAL/ UTILITY SYSTEMS

☐ ☒ ☐ ☐

- 16) Fuel types? electric baseboard Are you aware of any heating system problems? If yes, explain: _____

☐ ☒ ☐ ☐

- 17) Hot water heater type? electric Age: 2020 Are you aware of any hot water problems? If yes, explain: _____

☐ ☒ ☐ ☐

- 18) Is there an underground storage tank? If yes, list the age of tank _____ and location: _____

☐ ☐ ☐ ☒

- 19) Are you aware of any problems with the underground storage tank? If yes, explain: _____

☐ ☒ ☐ ☐

- 20) During the time you have owned the property, has there ever been an underground storage tank located on the property? If yes, has it been removed? ☐ Yes ☒ No
If yes, what was the date of removal _____ and what was the name and address of the person or business who removed such underground storage tank? _____

Provide any and all written documentation of such removal within your control or possession by attaching a copy of such documentation to this form.

☐ ☒ ☐ ☐

- 21) Air conditioning type: ☐ Central; ☒ Window; Other Bedroom
Are you aware of any air conditioning problems? If yes, explain: _____

☐ ☒ ☐ ☐

- 22) Plumbing system problems? If yes, explain: _____

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☐ ☒ ☐ ☐

23) Electrical system problems? If yes, explain: _____

☐ ☐ ☐ ☒

24) Electronic security system problems? If yes, explain: _____

☒ ☐ ☐ ☐

25) Are there carbon monoxide or smoke detectors located in the dwelling on the property? If yes, state the number of detectors 3 and whether there have been problems with such detectors: No problems

☐ ☐ ☐ ☒

26) Fire sprinkler system problems? If yes, explain: _____

YES NO UNK N/A

E. WATER SYSTEM

☐ ☐ ☐ ☐

27) Domestic water system type: ☐ Public; ☒ Private well; Other _____

☐ ☐ ☐ ☒

28) If public water:

a) Is there a separate expense/fee for water usage? If yes, is the expense/fee for water usage flat or metered? _____ Provide the amount of the expense/fee _____ and explain: _____

☐ ☐ ☐ ☒

b) Are there unpaid water charges? If yes, state amount unpaid: _____

☐ ☒ ☐ ☐

29) If private well:

Has the well water been tested for contaminants/volatile organic compounds? If yes, attach a copy of the report. If no report is available, provide name of entity that performed testing and describe results of such testing: _____

☐ ☒ ☐ ☐

If public water or private well: Are you aware of any problems with the well or with the water quality, quantity, recovery, or pressure? If yes, explain: _____

YES NO UNK N/A

F. SEWAGE DISPOSAL SYSTEM

☐ ☐ ☐ ☐

30) Sewage disposal system type: ☐ Public; ☒ Septic; ☐ Cesspool; Other: _____

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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

31) If public sewer:

- a) Is there a separate charge made for sewer use? If yes, is it flat or metered? _____
- b) If it is a flat amount, state amount _____ and due dates: _____
- c) Are there any unpaid sewer charges? If yes, state the amount: _____

32) If private:

- a) Name of service company: _____
- b) Date last pumped: _____ Frequency of pumping during ownership: _____
- c) For any sewage system, are there problems? If yes, explain: _____

YES NO UNK N/A

G. ASBESTOS/ LEAD

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- 33) Are asbestos insulation or building materials present? If yes, location: _____
- 34) Is lead paint present? If yes, location: _____
- 35) Is lead plumbing present? If yes, location: _____

YES NO UNK N/A

H. BUILDING/ STRUCTURE/ IMPROVEMENTS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- 36) Is the foundation made of concrete? If no, explain: _____
- 37) Foundation/slab problems or settling? If yes, explain: _____
- 38) Basement water seepage/dampness? If yes, explain amount, frequency and location:
minor seepage during some heavy rains - not always
- 39) Sump pump problems? If yes, explain: _____

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☐ ☒ ☐ ☐

40) Do you have knowledge of any testing or inspection done by a licensed professional related to a foundation on the property? If yes, disclose the testing or inspection method, the areas or locations that were tested or inspected, the results of such testing or inspection and attach a copy of the report concerning such testing or inspection. If no report is available, provide name of entity that performed testing and describe results of such testing:

☐ ☐ ☐ ☒

41) Do you have knowledge of any repairs related to a foundation on the property? If yes, describe such repairs, disclose the areas repaired and attach a copy of the report concerning such repairs: _____

☐ ☒ ☐ ☒

42) Do you have any knowledge related to the presence of pyrrhotite in a foundation on the property?

If yes, explain: _____

☐ ☐ ☐ ☐

☐ ☒ ☐ ☐

43) Roof type: Tamko Heritage 25 Shingle ; Age: 25 yr

☒ ☐ ☐ ☐

44) Roof leaks? If yes, explain: _____

☐ ☒ ☐ ☐

45) Exterior siding problems? If yes, explain: _____

few woodpecker holes

☐ ☒ ☐ ☐

46) Chimney, fireplace, wood or coal stove problems? If yes, explain: _____

☐ ☒ ☐ ☐

47) Patio/deck problems? If yes, explain: _____

YES NO UNK N/A

H. BUILDING/ STRUCTURE/ IMPROVEMENTS (Continued)

☐ ☐ ☒ ☐

48) If patio/deck is constructed of wood, is the wood treated or untreated? _____

☐ ☒ ☐ ☐

49) Driveway problems? If yes, explain: _____

☐ ☒ ☐ ☐

50) Water drainage problems? If yes, explain: _____

☐ ☒ ☐ ☐

51) Interior floor, wall and/or ceiling problems? If yes, explain: _____

☐ ☒ ☐ ☐

52) Fire and/or smoke damage? If yes, explain: _____

☐ ☒ ☐ ☐

53) Termite, insect, rodent or pest infestation problems? If yes, explain: _____

the occasional chipmunk in cellar when garage door open.

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☒ ☐ ☐ ☐

☐ ☒ ☐ ☐

54) Rot or water damage problems? If yes, explain: _____

55) Is the structure(s) insulated? If yes, type: Fiberglass; location: walls, floors

56) Has a test for radon been performed? If yes, attach copy of the report. If no report is available, provide the name of entity that performed the testing and describe the results of such testing: _____

☐ ☒ ☐ ☐

57) Is there a radon control system in place? If yes, explain: _____

☐ ☒ ☐ ☐

58) Has a radon control system been in place in the previous 12 months? If yes, explain: _____

The seller should attach additional pages, if necessary, to further explain any item(s) above. Indicate here the number of additional pages attached: _____

Questions or Comments? Consumer Problems? Visit the Department of Consumer Protection website at:
www.ct.gov/dcp

IMPORTANT INFORMATION

(A) Responsibilities of Real Estate Brokers

This report in no way relieves a real estate broker of his or her obligation under the provisions of section 20-328-5a of the Regulations of Connecticut State Agencies to disclose any material facts. Failure to do so could result in punitive action taken against the broker, such as fines, suspension or revocation of license.

(B) Statements Not to Constitute a Warranty

Any representations made by the seller on the written residential property condition report shall not constitute a warranty to the buyer.

(C) Nature of Report

This Residential Property Condition Report is not a substitute for inspections, tests, and other methods of determining the physical condition of the property.

(D) Information on the Residence of Convicted Felons

Information concerning the residence address of a person convicted of a crime may be available from law enforcement agencies or the Department of Public Safety.

(E) Building Permits and Certificates of Occupancy

Prospective buyers should consult with the municipal building official in the municipality in which the property is located to confirm that building permits and certificates of occupancy have been issued for work on the property.

(F) Home Inspection

Buyers should have the property inspected by a licensed home inspector.

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(G) **Concrete Foundation**

Prospective buyers may have a concrete foundation inspected by a licensed professional engineer who is a structural engineer for deterioration of the foundation due to the presence of pyrrhotite.

(H) **Dam**

Information concerning the registration and categorization of a dam on the property may be obtained from the Department of Energy and Environmental Protection.

(I) **Buyer's Certification**

The buyer is urged to carefully inspect the property and, if desired, to have the property inspected by an expert. The buyer understands that there are areas of the property for which the seller has no knowledge and that this report does not encompass those areas. The buyer also acknowledges that the buyer has read and received a signed copy of this report from the seller or seller's agent.

Date _____	Buyer _____	Signature _____	Buyer _____	Print Name _____
Date _____	Buyer _____	Signature _____	Buyer _____	Print Name _____

(J) **Seller's Certification**

To the extent of the seller(s) knowledge as a property owner, the seller acknowledges that the information contained above is true and accurate for those areas of the property listed. In the event a real estate broker or salesperson is utilized, the seller authorizes the brokers or salespersons to provide the above information to prospective buyers, selling agents or buyer's agents.

Date _____	Seller <u>Johane L. Torrant</u>	Signature _____	Seller <u>Johane L. Torrant</u>	Print Name _____
Date _____	Seller _____	Signature _____	Seller _____	Print Name _____

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Property Address: **78 Hendee Road**

Town **Andover**

THIS IS NOT A WARRANTY BY THE SELLER OF THE CONDITION OF THE PERSONAL PROPERTY ON THIS STATEMENT.

*Inc = Includes; Ex = Excludes; NA = Not Applicable

Inc	Ex	NA	APPLIANCES
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Air conditioner <u>1</u> unit(s)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Clothes dryer <u>-new</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Clothes washer <u>-new</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dehumidifier
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dishwasher
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Garbage Compactor
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Garbage Disposal
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Hood for oven range
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Microwave
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Oven range
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Refrigerator
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Add'l refrigerators/freezers

Inc	Ex	NA	INTERIOR ITEMS
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Alarm/Security System
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Blinds & shades
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Curtains/drapes
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Curtain Rods
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Carbon monoxide detector(s)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Carpeting
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ceiling fans
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Heating Stove(s) <u>1 total</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fireplace items
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lighting fixtures incl. chandeliers
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Smoke detector(s)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bathroom Mirrors
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wall Mounted T.V. Brackets
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Smart Home Devices

Inc	Ex	NA	EXTERIOR ITEMS
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Garage door opener(s) & Remotes
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Gas grill
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Hot tub & equipment
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other outbuildings
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Play equipment
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pool & pool equipment
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Storage shed(s)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Storm door(s)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Storm windows
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fence(s)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Invisible Pet Fence, Equipment & Collars
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Satellite dish
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Solar Panels

Inc	Ex	NA	MISCELLANEOUS ITEMS
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Firewood
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Generator
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wall Mounted Shelving
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other Shelving
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Trees & shrubs
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water Softener
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Workbenches

Inc	Ex	NA	OTHER ITEMS
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

*If you have an solar panels this will be addressed on a separate rider.

If there are any known issues with any of the items above, please explain below (attach additional sheets if necessary):

water pipe froze on hot tub

Additional Seller Comments (include clarification on any items above):

Johane L. Torrant
 Date _____ Seller **Johane L. Torrant**

Date _____ Seller _____

Buyer hereby accepts the above information as presented by the Seller or if there are to be any changes to the above information those changes are to be noted here and would need to be agreed to by Seller(s) initialing below.

Date _____ Buyer _____

If Changes Made: Date _____ Seller _____ Date _____ Seller _____

Date _____ Buyer _____



CONNECTICUT
REALTORS®

CONCRETE ADVISORY and DISCLOSURE for SELLERS and BUYERS

THIS FORM IS ADVISORY. IT IS NOT A CONTRACT.

FOR PROPERTY LOCATED AT: 78 Hendee Road, Andover, CT 06232

Year Built: 1985 Do you have knowledge of any structural addition(s) or outbuildings? ☒ Yes ☐ No;
if YES, describe and indicate year(s) built: Detached 2 car garage 1994

FOUNDATION ADVISORY: Foundation cracks, problems or failures may be a result of many factors including but not limited to chemical compositions in foundation materials or natural occurrences at any time during the life of a property. Reports of issues with concrete foundations in some residential homes and condominium complexes in Connecticut prompted the State of Connecticut's Department of Consumer Protection (DCP) to develop information for consumers and to conduct an investigation to identify the extent and scope of the issue, as that is not fully identified. Professional Engineers can provide guidance and expert assistance into aspects of foundation problems and concerns.

The DCP information for consumers on concrete foundations may be viewed online and printed from the DCP website, <http://www.ct.gov/dcp>, search "concrete foundations". That official information continues to be updated by DCP as new information becomes available, and includes the latest update on the state investigation into the cause of the crumbling foundations, a brochure with pictures of visible foundation cracks, how to verify a Professional Engineer license, insurance information, and other information they have determined is important for consumers to know about and related to concrete foundations. Additional information can also be found at Connecticut's Department of Housing (DOH) website, <http://www.ct.gov/doh>, search for "concrete foundations". Consumers are strongly encouraged to check regularly for the latest updates at the DCP and DOH websites.

NOTICE TO BUYER: Seller(s) disclosures contained herein are specific to providing knowledge and results of any testing, inspection or repairs related to a foundation on the property. A visual inspection is just a statement of condition at the moment of time of inspection, not necessarily a prediction of the future of the foundation. Claims funds may be available through the Connecticut Foundations Solutions Indemnity Company, Inc. (CFSIC) for residential dwellings purchased on or after February 1, 2019 which meet certain eligibility and professional inspection requirements. For complete information, updates, and availability of funding go to <http://crumblingfoundations.org>

FOUNDATION DISCLOSURE: Does the SELLER have knowledge of any testing and/or inspection(s), done by a licensed professional, related to a foundation on the property? ☐ Yes ☒ No; if YES, please describe the testing method and include all results and reports of test(s) and/or inspections including location of area(s) tested and/or inspected:

Does the SELLER have knowledge of any repairs related to a foundation on the property? ☐ Yes ☒ No; if YES, please describe the repair(s) and include all results of test(s) and reports, including location of area(s) repaired:

FOUNDATION CLAIMS STATUS: If the Seller has a registered claim with CFSIC for foundation replacement assistance, the Buyer may be able to assume the Seller's position in line for assistance. CFSIC has a claim process that must be followed, and if it is not followed the Buyer could lose the option to assume the Seller's claim with CFSIC. Therefore, if the parties wish to transfer the claim from Seller to Buyer, the parties are put on Notice that Seller would need to assist/cooperate with the claim transfer, regardless of the type of claim. If Buyer wishes for Seller to assist/cooperate with the claim transfer, the parties are advised to consult with their attorneys to draft the

Seller(s) Initials JK

Buyer(s) Initials _____

terms and have it signed by both Buyer and Seller. Detailed information on how to transfer a claim is at the CFSIC website, <http://crumblingfoundations.org>. Does the SELLER have a registered claim with CFSIC?

☐ Yes ☒ No; If YES, please identify the type of claim CFSIC has categorized the Seller as having:
☐ Pending Claimant ☐ Inactive Claimant ☐ Active Claimant - see definitions below

Definitions of types of claimants: A *Pending Claimant* is a claimant for who no anticipated funding is available for at least the next four years, at a minimum, and even then may still be ineligible. An *Inactive Claimant* is a claimant who can be made Active subject to the meeting of additional CFSIC claim criteria. An *Active Claimant* is a claimant approved by CFSIC to obtain construction proposals and may be in line for funding within a reasonable time frame.

CONDOMINIUM / PLANNED UNIT DEVELOPMENT (PUD) NOTICE: BUYER(S) of condominiums or PUDs may have regular or special assessments, which could be inclusive of repairs needed to any structure in the complex due to failing or crumbling foundations. Among other inquiries, BUYER(S) should inquire about existing, pending assessments or any discussion of future assessments that may or may not be on the Resale Certificate and inquire of the property manager any known testing, repairs or evidence of failing foundations throughout the entire complex, not solely the unit you are interested in buying.

By signing below, SELLER(S) and BUYER(S) acknowledge receipt of this Advisory and Disclosure. SELLER(S) and BUYER(S) further acknowledge and agree real estate licensees are not experts in foundations and foundation materials and cannot undertake any independent investigations into the condition of foundations or representations that may be made by Sellers, home inspectors or others on any property.

STATEMENTS NOT TO CONSTITUTE A WARRANTY: Any representation made by the SELLER(S) on this form shall not constitute a warranty to the BUYER(S).

Johane L. Torrant

Seller Name Printed and Date

Seller Signature

Seller Name Printed and Date

Seller Signature

Buyer Name Printed and Date

Buyer Signature

Buyer Name Printed and Date

Buyer Signature