

Address:

61-63 J. Max H. Marlborough

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards**Lead Warning Statement**

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interested residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

i) ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

☐

ii) ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

b) Records and reports available to the seller (check (i) or (ii) below):

i) ☐ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

☐

ii) ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgement (initial)

c) ☐ Purchaser has received copies of all information listed above.

d) ☐ Purchaser has received the pamphlet "Protect Your Family From Lead in Your Home".

e) ☐ Purchaser has (check (i) or (ii) below):

i) ☐ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

ii) ☒ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgement (initial)

f) ☒ Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

[Signature] 11/9/2021
Seller Date

[Signature]
Purchaser Date

[Signature] 11/9/2021
Agent Date

[Signature]
Seller Date

[Signature]
Purchaser Date

[Signature]
Agent Date

4852d. Disclosure of information concerning lead upon transfer of residential property.

(a) Lead disclosure in purchase and sale or lease of target housing

(1) Lead-based paint hazards

Not later than 2 years after October 28, 1992, the Secretary and the Administrator of the Environmental Protection Agency shall promulgate regulations under this section for the disclosure of lead-based paint hazards in target housing which is offered for sale or lease. The regulations shall require that, before the purchaser or lessee is obligated under any contract to purchase or lease the housing, the seller or lessor shall—

- (A) provide the purchaser or lessee with a lead hazard information pamphlet, as prescribed by the Administrator of the Environmental Protection Agency under section 406 of the Toxic Substances Control Act [15 U.S.C.A. § 2686];
- (B) disclose to the purchaser or lessee the presence of any known lead-based paint, or any known lead-based paint hazards, in such housing and provide to the purchaser or lessee any lead hazard evaluation report available to the seller or lessor; and
- (C) permit the purchaser a 10-day period (unless the parties mutually agree upon a different period of time) to conduct a risk assessment or inspection for the presence of lead-based paint hazards.

(2) Contract for purchase and sale

Regulations promulgated under this section shall provide that every contract for the purchase and sale of any interest in target housing shall contain a Lead Warning Statement and a statement signed by the purchaser that the purchaser has—

- (A) read the Lead Warning Statement and understands its contents;
- (B) received a lead hazard information pamphlet; and
- (C) had a 10-day opportunity (unless the parties mutually agreed upon a different period of time) before becoming obligated under the contract to purchase the housing to conduct a risk assessment or inspection for the presence of lead-based paint hazards.

(3) Contents of Lead Warning Statement

The Lead Warning Statement shall contain the following text printed in large type on a separate sheet of paper attached to the contract:

"Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase".

(4) Compliance assurance

Whenever a seller or lessor has entered into a contract with an agent for the purpose of selling or leasing a unit of target housing, the regulations promulgated under this section shall require the agent, on behalf of the seller or lessor, to ensure compliance with the requirements of this section.

(5) Promulgation

A suit may be brought against the Secretary of Housing and Urban Development and the Administrator of the Environmental Protection Agency under section 20 of the Toxic Substances Control Act [15 U.S.C.A. § 2619] to compel promulgation of the regulations required under this section and the Federal district court shall have jurisdiction to order such promulgation.



CONNECTICUT
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CONCRETE ADVISORY and DISCLOSURE for SELLERS and BUYERS

THIS FORM IS ADVISORY. IT IS NOT A CONTRACT.

FOR PROPERTY LOCATED AT:

61-03 S. Main St. Meriden, CT

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

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

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).

Seller Name Printed and Date

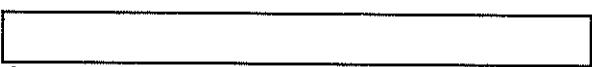
11/19/2021

Seller Signature


Buyer Name Printed and Date


Buyer Signature

Seller Name Printed and Date


Seller Signature

Buyer Name Printed and Date


Buyer Signature