

**STATE OF CONNECTICUT
DEPARTMENT OF CONSUMER PROTECTION
165 Capitol Avenue ♦ Hartford, CT 06106**



RESIDENTIAL PROPERTY CONDITION DISCLOSURE REPORT

Name of Seller(s): Catherine Cunningham
 Property Street Address: 10 Dorset Farms Rd.
 Property Municipality: Stamford, CT Zip Code: 06902

The Uniform Property Condition Disclosure Act (Connecticut General Statutes Section 20-327b) requires the seller of residential property to provide this disclosure 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 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 \$300.00 at closing if the seller fails to furnish this report as required by said act.

Connecticut law requires the owner of any dwelling in which children under the age of 6 reside to abate or manage materials containing toxic levels of lead.

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:

YES	NO	UNKN		I. GENERAL INFORMATION	
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- | | | | | | |
|--------------------------|-------------------------------------|--------------------------|--|---|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | 1. How long have you occupied the property? <u>8 yrs</u> Age of Structure: <u>28 yrs</u> | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | 2. Does anyone other than yourself have any right to use any part of your property, or does anyone else claim to own any part of your property? If yes, explain: _____
_____ | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | 3. Is the property in a flood hazard area or an inland wetlands area? If yes, explain: _____
_____ | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | 4. 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: _____
_____ | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | 5. Is the property located in a municipally designated village district, municipally designated historic district, or special tax district, or listed on the National Register of Historic Places? If yes, explain: _____
_____ | |

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

YES NO UNKN

II. SYSTEM/UTILITIES

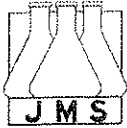
6. Heating system problems? If yes, explain and list fuel types. _____

- a. Is there an underground fuel tank? If yes, give age of tank if known, and location. _____
Do not know
- b. Are you aware of any problems with the fuel tank? If yes, explain: No
7. Hot water problems? If yes, explain: _____
Type of hot water heater Oil fired Age 1 Mo
8. Plumbing system problems? If yes, explain: _____
9. Sewage system problems? If yes, explain: _____
Type of sewage disposal system (central sewer, septic, cesspool, etc.) _____
- a. If private: (a) Name of service company _____
(b) Date last pumped _____ Frequency _____
- b. If public:
(1) Is there a separate charge made for sewer use? Yes No _____
(2) If separate charge, is it a flat amount or metered? Metered
(3) If flat amount, please state amount and due dates: _____
(4) Are there any unpaid sewer charges? Yes _____ No
If yes, state the amount: _____
10. Air conditioning problems? If yes, explain: _____
Air Conditioning type: Central Window _____ Other _____
11. Electrical System problems? If yes, explain: _____
12. Are you aware of any problem with the well or domestic water quality, quantity, recovery, and/or pressure? If yes, explain: city water
- a. Was well water tested for contaminants/volatile organic compounds? If yes, attach a copy of the report.
- b. Are there any unpaid water charges? If yes, state the amount: _____
- c. Is there a separate expense for water usage? If yes, state if flat or metered, give the amount and explain:
city water - metered
13. Electronic security problems? If yes, explain: _____
14. Carbon monoxide or smoke detector problems? If yes, explain: _____
15. Fire sprinkler system problems? If yes, explain: _____

YES NO UNKN

III. BUILDING/STRUCTURE/IMPROVEMENTS

- 16. Foundation/slab problems/settling? If yes, explain: _____
- 17. Basement Water/Seepage/Dampness? If yes, explain amount, frequency and location. _____
- 18. Sump pump problems? If yes, explain: _____
- 19. Roof leaks, problems? If yes, explain: _____
Roof type: Asphalt Age: 8 Yrs
- 20. Interior walls/ceiling problems? If yes, explain: _____
- 21. Exterior siding problems? If yes, explain: _____
- 22. Floor problems? If yes, explain: _____
- 23. Chimney/fireplace/wood or coal stove problems? If yes, explain: _____
- 24. Fire/smoke damage? If yes, explain: _____
- 25. Patio/deck problems? If yes, explain: _____
If made of wood, is wood treated or untreated? Treated
- 26. Driveway problems? If yes, explain: _____
- 27. Termite/insect/rodent/pest infestation problems? If yes, explain: _____
- 28. Is house insulated? If yes, type Fiberglas Location walls & ceiling
- 29. Rot and water damage problems? If yes, explain: _____
- 30. Water drainage problems? If yes, explain: _____
- 31. Are asbestos containing insulation or building materials present? If yes, location _____
- 32. Is lead paint present? If yes, location _____
- 33. Is lead plumbing present? If yes, location _____



JMS ENVIRONMENTAL SERVICES, INC.
 1500 SUMMER STREET
 STAMFORD, CONNECTICUT 06905

NELAC, CT and NY State Certified Environmental Laboratory

Mailing Information:

Name: Catherine Cunningham
Address: 23 North Hills, Unit 6-C
City: Stamford
State: CT
Telephone:

Zip: 06907
Fax:

Collector's Information:

Name: Wm Hirsch
Address of site: 10 Doral Farms Rd
City: Stamford
State: CT
Telephone:

Zip:

Sample's Information:

Site: 1st Floor

Start Date: 11/21/03
Start Time: 9:00 AM

Stop Date: 12/2/03
Stop Time: 9:15 AM
Lab No.: J038958

Date Analyzed	Test Name	Result	MCL
12/3/03	Radon (Chamber #591)	0.5 pCi/L	
12/3/03	Radon (Chamber #483)	0.3 pCi/L	
	Average Radon Concentration	0.4 pCi/L	4.0 pCi/L

EPA recommends fixing your home if the results of one side by side short term radon test taken in the lowest lived in level of the home shows radon levels of 4.0 pCi/L or higher.

Comments: Results indicate the radon in air level was below the EPA limit of 4.0 pCi/L

*** JMS is not responsible for the environment, placement, or handling of radon canisters once they are out of our possession

pCi/L-picocuries per Liter
 MCL- Max. Contaminant Level

Signature: Michael Lapman
 Michael Lapman
 President

SALE TRANSACTIONS

DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS

Lead Warning Statement

Every purchase 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.

Seller's Disclosure

CC (a) Presence of lead-based paint and/or lead-based paint hazards (check one below)
(Initial) [] Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

[X] Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

CC (b) Records and Reports available to the seller (check one below):
(Initial) [] Seller has provided the buyer with all available records and reports pertaining to lead-based paint and/or lead-based hazards in the housing (list documents below):

[X] Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment

[] (c) Purchaser has received copies of all information listed above.
(Initial)

[] (d) Purchaser has received the pamphlet "Protect Your Family From Lead in Your Home."
(Initial)

[] (e) Purchaser has (check one below):
(Initial) [] Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection of the presence of lead-based paint hazards; or
[] 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 Acknowledgment

WJ (f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4582 (d) and is aware of
(Initial) 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 provided by the signatory is true and accurate.

Signature lines for Purchaser, Seller, and Agent with handwritten signatures and dates: Catherine Cunningham 1-31-12, William P. Fleming 2/1/2012.

Property: 10 Doral Farms, Stamford