

Property Inclusion/Exclusion Addendum

Property Address: 28 High Valley Way, Stamford, CT 06903

ITEM	INCL	EXCL	ITEM	INCL	EXCL
Air Conditioner(s) Wall/Window # <u>5</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Washing Machine	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Blinds/Shades	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Dryer	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Curtains/Drapes/Rods	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fireplace Items (Tools/Andirons/Screen)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Storm Windows	<input type="checkbox"/>	<input type="checkbox"/>	Firewood	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Storm Doors	<input type="checkbox"/>	<input type="checkbox"/>	Wood Stove	<input type="checkbox"/>	<input type="checkbox"/>
Chandelier (Foyer)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Smoke Detectors	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Chandelier (Dining Room)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Security System	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Light Fixtures (all others except as noted)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sound System	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ceiling Fans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Satellite Dish/Equipment	<input type="checkbox"/>	<input type="checkbox"/>
Range/Oven(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Garage Door Opener(s)/Remote(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Hood for Oven/Range	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Outdoor Playgym/Swingset	<input type="checkbox"/>	<input type="checkbox"/>
Microwave Oven	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Shelving (Location <u>garage and ba</u>)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Refrigerator(s) # <u>2</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Storage Shed(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Freezer(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Work Bench	<input type="checkbox"/>	<input type="checkbox"/>
Dishwasher	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Exterior Plantings	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Garbage Disposal	<input type="checkbox"/>	<input type="checkbox"/>	Pool & Pool Equipment	<input type="checkbox"/>	<input type="checkbox"/>
Trash Compactor	<input type="checkbox"/>	<input type="checkbox"/>	Hot Tub/Spa	<input type="checkbox"/>	<input type="checkbox"/>
Gas Grill	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sump Pump	<input type="checkbox"/>	<input type="checkbox"/>
Area Rug(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Gazebo	<input type="checkbox"/>	<input type="checkbox"/>
Awnings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sauna	<input type="checkbox"/>	<input type="checkbox"/>
Water Heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water Softener	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fire Alarm	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Intercom	<input type="checkbox"/>	<input type="checkbox"/>
Wine/Beverage Cooler	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other <u>dock</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Other: GE monogram wine fridge in dining room included. Not 3 section furniture wine

Storage bin at lake included. Front benches and Outdoor video cameras and inside computer monitor included.

Are there any of the above included items that are not in operating condition as of the date signed? Yes No

If Yes, then describe (Attach addition sheets if necessary):

Sellers Initials WB

OVER FOR ADDITIONAL SIGNATURES

Light Fixtures specifically EXCLUDED from sale: none

Window Treatments specifically EXCLUDED from sale: none

General Items specifically EXCLUDED from sale:

paddle board, outdoor furniture, trex Adirondack chairs, rectangle stone planter in back. Gray planters in front, herb planter on deck. Metal racks in basement and garage.

PLEASE NOTE: REPRESENTATIONS MADE ARE THOSE OF THE SELLER(S) AND ARE NOT THE REPRESENTATIONS OF KELLER WILLIAMS REALTY.

[Signature Box]

Seller

[Signature Box]

Buyer

Warren Bromberg dotloop verified
01/29/23 8:11 PM MST
ZE9M-GESK-XL6Z-TCUJ

Seller

[Signature Box]

Buyer

01/29/2023
Date

01/29/2023
Date

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):
Beth Bromberg and Warren Bromberg
- 2) Street address, municipality, zip code:
28 High Valley Way, Stamford, CT 06903

YES NO UNK N/A

B. GENERAL INFORMATION

3) What year was the structure built? 1978

4) How long have you occupied the property? 9.5 years If not applicable, indicate with N/A.

5) Does anyone else claim to own any part of your property, including, but not limited to, any encroachments? If yes, explain:

[Empty text box for explanation]

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:

[Empty text box for explanation]

7) Is the property in a flood hazard area or an inland wetlands area? If yes, explain:

[Empty text box for explanation]

Seller Initials

Buyer Initials

YES NO UNK N/A **B. GENERAL INFORMATION (Continued)**

8) 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:

[Empty text box for explanation]

9) 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:

[Empty text box for explanation]

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

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

[Empty text box for explanation]

11) 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:

[Empty text box for explanation]

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

[Empty text box for explanation]

13) 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:

[Empty text box for explanation]

YES NO UNK N/A **C. LEASED EQUIPMENT**

14) 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 heater
- Security alarm system
- Fire alarm system
- Satellite dish antenna
- Water treatment system
- Solar devices
- Major appliances
- Other _____



[Empty box for Buyer Initials]

YES NO UNK N/A	D. MECHANICAL/ UTILITY SYSTEMS
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- | | | | | |
|--------------------------|-------------------------------------|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 15) Fuel types? <u>oil</u> Are you aware of any heating system problems? If yes, explain:
<div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;"></div> |
|--------------------------|-------------------------------------|--------------------------|--------------------------|---|
- | | | | | |
|--------------------------|-------------------------------------|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 16) Hot water heater type? <u>recirculating</u> Age: <u>3</u> Are you aware of any hot water problems? If yes, explain:
<div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;"></div> |
|--------------------------|-------------------------------------|--------------------------|--------------------------|---|
- | | | | | |
|--------------------------|--------------------------|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 17) Is there an underground storage tank? If yes, list the age of tank _____ and location:
<div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;"></div> |
|--------------------------|--------------------------|--------------------------|--------------------------|--|
- | | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 18) Are you aware of any problems with the underground storage tank? If yes, explain:
<div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;"></div> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|---|
- | | | | | |
|--------------------------|--------------------------|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 19) 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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If yes, what was the date of removal <u>July 2013</u> and what was the name and address of the person or business who removed such underground storage tank? <u>Kerrigan</u>
<div style="border: 1px solid black; padding: 2px; margin-top: 5px;">There was a properly abandoned underground oil tank performed and secured by Kerrigan in July 2013 prior to our purchasing the house. Document is available</div>
Provide any and all written documentation of such removal within your control or possession by attaching a copy of such documentation to this form. |
|--------------------------|--------------------------|--------------------------|--------------------------|---|
- | | | | | |
|--------------------------|-------------------------------------|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 20) Air conditioning type: <input checked="" type="checkbox"/> Central; <input type="checkbox"/> Window; Other _____
Are you aware of any air conditioning problems? If yes, explain:
<div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;"></div> |
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|--------------------------|-------------------------------------|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 21) Plumbing system problems? If yes, explain:
<div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;"></div> |
|--------------------------|-------------------------------------|--------------------------|--------------------------|--|
- | | | | | |
|--------------------------|-------------------------------------|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 22) Electrical system problems? If yes, explain:
<div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;"></div> |
|--------------------------|-------------------------------------|--------------------------|--------------------------|--|
- | | | | | |
|--------------------------|-------------------------------------|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 23) Electronic security system problems? If yes, explain:
<div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;"></div> |
|--------------------------|-------------------------------------|--------------------------|--------------------------|---|
- | | | | | |
|-------------------------------------|--------------------------|--------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 24) Are there carbon monoxide or smoke detectors located in the dwelling on the property? If yes, state the number of detectors <u>10</u> and whether there have been problems with such detectors: <u>none</u>
<div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;"></div> |
|-------------------------------------|--------------------------|--------------------------|--------------------------|---|
- | | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 25) Fire sprinkler system problems? If yes, explain:
<div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;"></div> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|--|

YES	NO	UNK	N/A		
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E. WATER SYSTEM

26) Domestic water system type: Public; Private well; Other _____

27) 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: _____

28) 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: _____

Connecticut Basement Systems placed UV filter in 2017 and Aqua Environmental Lab has report from water 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		
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F. SEWAGE DISPOSAL SYSTEM

29) Sewage disposal system type: Public; Septic; Cesspool; Other: _____

30) 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: _____

31) If private:

a) Name of service company: A and A Systems Control

b) Date last pumped: 07/21/2021 Frequency of pumping during ownership: _____

every 2 years

c) For any sewage system, are there problems? If yes, explain: _____

YES NO UNK N/A **G. ASBESTOS/ LEAD**

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-
-

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

YES NO UNK N/A **H. BUILDING/ STRUCTURE/ IMPROVEMENTS**

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-
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-
-
-
-
-

- 35) Is the foundation made of concrete? If no, explain:
- 36) Foundation/slab problems or settling? If yes, explain:
- 37) Basement water seepage/dampness? If yes, explain amount, frequency and location:
- 38) Sump pump problems? If yes, explain:
- 39) 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:
- 40) 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:
- 41) Do you have any knowledge related to the presence of pyrrhotite in a foundation on the property? If yes, explain:
- 42) Roof type:Asphalt _____ ; Age:9 years
- 43) Roof leaks? If yes, explain: _____

- 44) Exterior siding problems? If yes, explain:
- 45) Chimney, fireplace, wood or coal stove problems? If yes, explain:
- 46) Patio/deck problems? If yes, explain:

YES NO UNK N/A	H. BUILDING/ STRUCTURE/ IMPROVEMENTS (Continued)
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- 47) If patio/deck is constructed of wood, is the wood treated or untreated?
- 48) Driveway problems? If yes, explain:
- 49) Water drainage problems? If yes, explain:
- 50) Interior floor, wall and/or ceiling problems? If yes, explain:
- 51) Fire and/or smoke damage? If yes, explain:
- 52) Termite, insect, rodent or pest infestation problems? If yes, explain:
- 53) Rot or water damage problems? If yes, explain:
- 54) Is the structure(s) insulated? If yes, type: fiberglass _____; location: _____
- 55) 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:
- 56) Is there a radon control system in place? If yes, explain:
- 57) 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.

(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) 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 01/29/2023 Buyer Buyer _____
Signature Print Name

Date _____ Buyer Buyer _____
Signature Print Name

(I) 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 01/29/2023 Seller *Beth Bromberg* Seller Beth Bromberg
Signature Print Name

dotloop verified
01/29/23 9:44 PM EST
A1J9-YPWP-LAZH-ENQP

Date _____ Seller *Warren Bromberg* Seller Warren Bromberg
Signature Print Name

dotloop verified
01/29/23 10:13 PM EST
GSYP-JWJF-1TLE-AE7W

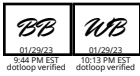
SALE TRANSACTIONS

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.

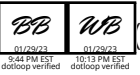
Seller's Disclosure (initial)



(a) Presence of lead-based paint and/or lead-based paint hazards (check one below)

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

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 one below):

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):

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

Purchaser's Acknowledgment (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 one below):

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 (initial)



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

Seller Beth Bromberg dotloop verified 01/29/23 9:44 PM EST HTRE-XU0P-Q3BW-O2TC

Seller Warren Bromberg dotloop verified 01/29/23 10:13 PM EST LQIC-FNM6-OWDR-JEN2

Purchaser _____

Purchaser _____

Agent Lisa Gomberg dotloop verified 02/02/23 9:34 PM EST 3FFD-GOSC-IYHZ-UFCH

Agent _____