

RE/MAX Premier, REALTORS PROPERTY INCLUSIONS/EXCLUSIONS Addendum A

The following items are included/excluded regarding the property known as:

55 Selden Hill Drive, West Hartford

	INCLUDED	EXCLUDED	COMMENTS
Air Conditioner	(X)	()	3 window units
Blinds/Shades	(X)	()	
Carpeting	(X)	()	NA
Ceiling Fan	(X)	()	NA - Breeze King
Chandelier	()	()	NA
Clothes Dryer	(X)	()	
Clothes Washer	(X)	()	
Coal/Wood Stove	()	()	NA
Curtains/Drapes/Rods	(X)	()	Roals included / curtains excluded
Dishwasher	(X)	()	
Exterior Fixtures	(X)	()	
Freezer(s)	()	()	NA
Fireplace Items	(X)	()	
Firewood	()	()	NA
Garage Opener/# Remotes	(X)	()	
Garbage Compactor	()	()	NA
Garbage Disposal	(X)	()	
Gas Grill	()	()	NA
Hood for Oven/Range	(X)	()	
Light Fixtures	(X)	()	
Microwave	(X)	()	
Play Equipment	()	(X)	
Range/Oven	(X)	()	
Refrigerator	(X)	()	
Shelving	()	()	NA
Smoke Detector(s)	(X)	()	
Storage Shed/Out Building	()	()	NA
Storm Door(s)	(X)	()	
Storm Windows	()	()	NA
Trees & Shrubs	(X)	()	
Workbench(s)	(X)	()	
Other Budget Attachment lid	()	(X)	
	()	()	
	()	()	

Seller [Signature]

Buyer _____

Seller [Signature]

Buyer _____

Date 3/1/10

Date _____

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CONNECTICUT DEPARTMENT OF CONSUMER PROTECTION



RESIDENTIAL PROPERTY CONDITION DISCLOSURE REPORT

SELLER'S NAME:

JOHN A YOUNG UHLMANN

Property Address:

55 SELDEN HILL DRIVE
WEST HARTFORD, CT

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 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 this act.

Please note that 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 lead.

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

YES NO UNKN I. GENERAL INFORMATION

- 1. How long have you occupied the property? 9 yrs Age of structure 58
- YES NO UNKN 2. Does anybody other than yourself have any right to use any part of your property or does anybody else claim to own any part of your property? If yes, explain _____
- YES NO UNKN 3. Is the property in a flood plain area or an area containing wetlands? _____
- YES NO UNKN 4. Do you have any reason to believe that the municipality may impose any assessment for purposes such as sewer installation, sewer improvements, water main installation, water main improvements, sidewalks or other improvements? _____
- YES NO UNKN 5. Is the property located in an historic village or special tax district? Explain _____

YES NO UNKN II. SYSTEM/UTILITIES

- YES NO UNKN 6. HEATING SYSTEM problems? Explain _____
a. Heating System and Fuel Type Gas
b. Is there an underground fuel tank? If yes, location and age _____
- YES NO UNKN 7. HOT WATER HEATER problems? Explain _____
Type of hot water heater _____ Age _____
- YES NO UNKN 8. PLUMBING SYSTEM problems? Explain _____
- YES NO UNKN 9. SEWAGE SYSTEM problems? Explain _____
a. Type of sewage disposal system _____
(central sewer, septic, cesspool, etc.)
b. If private: (a) Name of service company _____
(b) Date last pumped _____ Frequency _____
c. 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? _____
(3) If flat amount, please state amount and _____
(4) Are there any unpaid sewer charges, and if so state the amount _____

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- 10. AIR CONDITIONING problems? Explain _____
Air Conditioning type: Central _____ Window _____
Other _____
- 11. ELECTRICAL SYSTEM problems? Explain _____
- 12. DRINKING WATER problems? Quality or Quantity? Explain _____
If public drinking water:
a. Is there a separate charge made for water use? yes _____ no _____
b. If separate charge, is it a flat amount or metered? _____
c. If flat amount, please state amount and payment dates _____
d. Are there any unpaid water charges, and if so state the amount _____
- 13. ELECTRONIC SECURITY SYSTEM problems? Explain _____
- 14. CARBON MONOXIDE OR SMOKE DETECTOR problems? Explain _____
- 15. FIRE SPRINKLER SYSTEM problems? Explain _____

YES	NO	UNKN		III. BUILDING/STRUCTURE/IMPROVEMENTS
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- 16. FOUNDATION/SLAB problems/settling? Explain _____
- 17. BASEMENT Water/Seepage/Dampness? Explain amount, frequency and location. _____
- 18. SUMP PUMP problems? If yes, explain _____
- 19. ROOF leaks, problems? Explain _____
Roof type _____ Age _____
- 20. INTERIOR WALLS/CEILING problems? Explain _____
- 21. EXTERIOR SIDING problems? Explain New siding 2008 July
- 22. FLOOR problems? Explain _____
- 23. CHIMNEY/FIREPLACE/WOOD OR COAL STOVE problems? Explain: _____
- 24. Any knowledge of FIRE/SMOKE damage? Explain _____
- 25. PATIO/DECK problems? _____
If made of wood, is wood treated or untreated? _____
- 26. DRIVEWAY problems? Explain _____
- 27. TERMITES/INSECT/RODENT/PEST INFESTATION problems? Explain _____
- 28. IS HOUSE INSULATED? Type _____ Location _____
- 29. ROT AND WATER DAMAGE problems? Explain _____
- 30. WATER DRAINAGE problems? 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 _____
- 34. Has test for RADON been done? If yes, attach copy.
State whether a radon control system is in place _____

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The Seller should use this area to further explain any item above. Attach additional pages if necessary and indicate here _____ the number of additional pages attached.

New Windows July 2008

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 3/7/10 SELLER [Signature] SELLER John Uhlman
 (Signature) (Type or Print)

DATE 3/7/10 SELLER [Signature] SELLER YORIKO UHLMAN
 (Signature) (Type or Print)

II. 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.

III. Statements Not to Constitute a Warranty

Any representations made by the seller on this report shall not constitute a warranty to the buyer.

IV. Nature of Disclosure Report

This residential disclosure report is not a substitute for inspections, tests, and other methods of determining the physical condition of the property.

V. 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.

VI. 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 this disclosure statement does not encompass those areas. The buyer also acknowledges that the buyer has read and received a signed copy of this statement from the seller or seller's agent.

DATE _____ BUYER _____ BUYER _____
 (Signature) (Type or Print)

DATE _____ BUYER _____ BUYER _____
 (Signature) (Type or Print)

Questions or Comments? Consumer Problems? Call the Department of Consumer Protection at 1-800-842-2649



RE/MAX Premier, REALTORS

75 Brace Road

West Hartford, CT 06107

Phone: 860-561-6106, Fax: 860-561-6108



55 SELDEN HILL DRIVE, WEST HARTFORD

DISCLOSURE OF INFORMATION OF LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS (PURCHASE AND SALE)

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 interests in residential real property is required to provide the buyer with any information on lead-based 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)

[Signature] (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)

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

[Signature] (b) Records and reports available to the seller (check one below):
[] 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).

[X] 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 one below):

[] 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

[] 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)

[Signature] (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.

[Signature] Seller 3/1/10 Date

Buyer Date

[Signature] Seller 3/1/10 Date

Buyer Date

Brad C. Bell, CRS Agent 3/1/2010 Date

Agent Date

**Town of West Hartford
Residential Property Tax Estimator**

Address 55 SELDEN HILL DRIVE
Unit

This residential property tax estimator will allow owners of residential property to compare their tax bill to the taxes that would result from the Council's adopted budget for FY 2009-10 with the suspension of the phase-in of the property revaluation. This property tax estimator will compute the current property tax bill for your property and the tax bill that would result from the Council's adopted budget for next fiscal year without the phase-in of the property revaluation.

The estimated taxes do not take into consideration any exemptions, tax relief programs, recent changes to assessments by the Board of Assessment Appeals or recent building permit activity.

Current Assessment (2007 Grand List) \$139,769.00	Upcoming Assessment (2008 Grand List) \$139,769.00
Mill Rate 36.97	Mill Rate 37.54
2008-2009 Tax \$5,167.26	2009-2010 Tax \$5,246.93