

### 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 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

(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**):

Name of Document(s)	Author	Date

(ii)  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 (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 Acknowledgment (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.

JACT II, LLC	Jean Rivers Bardwell	Ally Bardwell	10/16/24
Seller	Date	Seller	Date

Jean Rivers Bardwell	10/16/2024		
Purchaser	Date	Purchaser	Date
Jean Rivers Bardwell			
Agent	Date	Agent	Date

1191 North Colony Rd Wallingford, CT 06492  
Address of Property/Unit

Jean Rivers Bardwell

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



RESIDENTIAL FOUNDATION CONDITION REPORT

This report must be filled out for the transfer of residential property located in a town determined by the Capitol Region Council of Governments to be affected, or potentially affected, by crumbling foundations and that was acquired by: (1) a political subdivision of this state; (2) a judgment of strict foreclosure; (3) foreclosure by sale; or (4) a deed in lieu of foreclosure. The owner or political subdivision shall make the disclosures below to the prospective purchaser of such property prior to the prospective purchaser's execution of any binder, contract to purchase, option, or lease containing a purchase option. The seller is required to credit the purchaser with the sum of \$500 at closing if the seller fails to furnish this report (C.G.S. Section 20-327c).

A list of affected or potentially affected towns may be found at  
<http://croc.org/crumbling-foundations/realestatemap/>.

**INSTRUCTIONS TO SELLERS:**

1. You **must** answer **all** questions to the best of your knowledge.
2. You are not required to undertake investigations or inspections of the foundation to verify your answers.
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 the subject property address, seller's name and the date on all additional pages.

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

**A. SUBJECT PROPERTY**

- 1) Name of seller(s): JACT II, LLC Members Joan E. Rivers Bardwell + Allen C. Bardwell Jr
- 2) Street address, municipality, zip code: 1191 North Colony Rd Wallingford, CT 06492

YES NO UNK N/A **B. INFORMATION ABOUT THE FOUNDATION**

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- 3) Do you have any knowledge related to the presence of pyrrhotite in any concrete foundation on the subject property? If yes, explain: No
  - 4) Are you aware of any damage or deterioration in any concrete foundation on the subject property, including, but not limited to, any damage or deterioration caused by the presence of pyrrhotite in any concrete foundation on the property? If yes, explain \_\_\_\_\_

**B. INFORMATION ABOUT THE FOUNDATION (Continued)**

- 5) Are you aware of any repairs or remediation to any concrete foundation on the subject property? 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: 2

*Questions? Visit the Department of Consumer Protection website at: [www.ct.gov/dcp](http://www.ct.gov/dcp)*

**IMPORTANT INFORMATION**

**(A) Responsibilities of Real Estate Brokers**

This report in no way relieves a real estate broker of the broker's 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 this residential foundation condition report shall not constitute a warranty to the buyer.

**(C) Nature of Report**

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

**(D) Buyer's Certification**

The buyer is urged to carefully inspect the foundation and, if desired, to have the foundation inspected by an expert. The buyer understands that there are parts of the property, including the foundation, for which the seller has no knowledge and that this report does not encompass those parts. 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 \_\_\_\_\_

**(E) Seller's Certification**

To the extent of the seller(s) knowledge as an owner of a property acquired through foreclosure or deed in lieu of foreclosure, the seller acknowledges that the information contained above is true and accurate. In the event a real estate broker or salesperson is utilized, the seller authorizes the broker or salesperson to provide the above information to prospective buyers, selling agents or buyers' agents.

Date 10/16/24 Seller JACT II, LLC Members Seller Allen C. Bardwell Jr  
 Signature \_\_\_\_\_ Print Name \_\_\_\_\_

Date 10/16/24 Seller Joan Rivers Bardwell Seller Joan Rivers Bardwell  
 Signature \_\_\_\_\_ Print Name \_\_\_\_\_

Property Address: 1191 N. Colony Rd Seller Initials ABCB Buyer Initials \_\_\_\_\_  
Wallingford, CT 06492