

**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): ST PATRICKS CHURCH CORP
- 2) Street address, municipality, zip code: 32 East Main Street, Stonington, CT 06355

B. GENERAL INFORMATION

YES NO UNK N/A

- | | | | | |
|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 3) What year was the structure built? <u>1920</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 4) How long have you occupied the property? <u>14 years</u> If not applicable, indicate with N/A. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 5) Does anyone else claim to own any part of your property, including, but not limited to, any encroachments? If yes, explain:
<div style="border: 1px solid black; height: 40px; width: 100%;"></div> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 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:
<div style="border: 1px solid black; height: 40px; width: 100%;"></div> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 7) Is the property in a flood hazard area or an inland wetlands area? If yes, explain:
<div style="border: 1px solid black; height: 40px; width: 100%;"></div> |

B. GENERAL INFORMATION (Continued)

8) Are you aware of the presence of a dam on the property that has been or is required to be registered with the Department of Energy and Environmental Protection? If yes, explain:

[Empty text box for question 8]

9) 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 question 9]

10) 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 question 10]

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

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

[Empty text box for question 11]

12) 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 question 12]

13) 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 question 13]

14) 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 question 14]

YES NO UNK N/A

C. LEASED EQUIPMENT

15) 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 other equipment]

YES NO UNK N/A

D. MECHANICAL/ UTILITY SYSTEMS

16) Fuel types? Oil Are you aware of any heating system problems? If yes, explain: Above ground exterior tank approx 5 zone

[Empty box for explanation]

17) Hot water heater type? Oil Age: ? Are you aware of any hot water problems? If yes, explain:

[Empty box for explanation]

18) Is there an underground storage tank? If yes, list the age of tank and location:

underground abandoned oil tank filled w/ sand and capped.

19) Are you aware of any problems with the underground storage tank? If yes, explain:

[Empty box for explanation]

20) 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? Yes No

If yes, what was the date of removal and what was the name and address of the person or business who removed such underground storage tank?

[Empty box for removal details]

Provide any and all written documentation of such removal within your control or possession by attaching a copy of such documentation to this form.

21) Air conditioning type: Central; Window; Other: window unit + mitsubishi mini split
Are you aware of any air conditioning problems? If yes, explain: in meter site

[Empty box for explanation]

22) Plumbing system problems? If yes, explain:

[Empty box for explanation]

Property Address: 32 East Main Street, Mystic, CT 06355

Seller Initials

PEAR

Buyer Initials

[Empty box for buyer initials]

YES NO UNK N/A

D. MECHANICAL/ UTILITY SYSTEMS (Continued)

23) Electrical system problems? If yes, explain:

2 panels in stairwell to basement

24) Electronic security system problems? If yes, explain:

old system not currently active (ASP)

25) Are there carbon monoxide or smoke detectors located in the dwelling on the property? If yes, state the number of detectors _____ and whether there have been problems with such detectors: _____

26) Fire sprinkler system problems? If yes, explain:

No

YES NO UNK N/A

E. WATER SYSTEM

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

28) 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? Metered Provide the amount of the expense/fee _____ and explain:

b) Are there unpaid water charges? If yes, state amount unpaid: _____

29) 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: _____

30) 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

F. SEWAGE DISPOSAL SYSTEM

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

Property Address: 32 East Main Street, Mystic, CT 06355

Seller Initials

NMR

Buyer Initials

YES NO UNK N/A

F. SEWAGE DISPOSAL SYSTEM (Continued)

32) If public sewer:

a) Is there a separate charge made for sewer use? If yes, is it flat or metered?

Municipal

b) If it is a flat amount, state amount _____ and due dates: _____

c) Are there any unpaid sewer charges? If yes, state the amount: _____

33) If private:

a) Name of service company: _____

b) Date last pumped: _____ Frequency of pumping during ownership: _____

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

YES NO UNK N/A

G. ASBESTOS/ LEAD

34) Are asbestos insulation or building materials present? If yes, location: _____

35) Is lead paint present? If yes, location: _____

36) Is lead plumbing present? If yes, location: _____

YES NO UNK N/A

H. BUILDING/ STRUCTURE/ IMPROVEMENTS

37) Is the foundation made of concrete? If no, explain: _____

38) Foundation/slab problems or settling? If yes, explain: _____

39) Basement water seepage/dampness? If yes, explain amount, frequency and location: _____

only in Major storms

40) Sump pump problems? If yes, explain: _____

sump pump is functional , Dehumidifier feeds into sump pump.

Property Address: 32 East Main Street, Mystic, CT 06355

Seller Initials

MMR

Buyer Initials

H. BUILDING/ STRUCTURE/ IMPROVEMENTS (Continued)

41) 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:

[Empty text box for question 41]

42) 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:

[Empty text box for question 42]

43) Do you have any knowledge related to the presence of pyrrhotite in a foundation on the property? If yes, explain:

[Empty text box for question 43]

44) Roof type: asphalt shingle ; Age: 6 yr

45) Roof leaks? If yes, explain:

1

46) Exterior siding problems? If yes, explain:

aluminum siding

47) Chimney, fireplace, wood or coal stove problems? If yes, explain:

for heating system

48) Patio/deck problems? If yes, explain:

[Empty text box for question 48]

49) If patio/deck is constructed of wood, is the wood treated or untreated?

[Empty text box for question 49]

50) Driveway problems? If yes, explain:

[Empty text box for question 50]

51) Water drainage problems? If yes, explain:

Nothing current

52) Interior floor, wall and/or ceiling problems? If yes, explain:

[Empty text box for question 52]

53) Fire and/or smoke damage? If yes, explain:

[Empty text box for question 53]

54) Termite, insect, rodent or pest infestation problems? If yes, explain:

[Empty text box for question 54]

YES NO UNK N/A

H. BUILDING/ STRUCTURE/ IMPROVEMENTS (Continued)

55) Rot or water damage problems? If yes, explain:

[Empty text box for explanation of rot or water damage]

56) Is(Are) the structure(s) insulated? If yes, type: _____ ; location: _____

[Empty text box for insulation details]

57) 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:

[Empty text box for radon test details]

58) Is there a radon control system in place? If yes, explain: _____

[Empty text box for radon control system explanation]

59) Has a radon control system been in place in the previous 12 months? If yes, explain: _____

[Empty text box for radon control system history]

YES NO UNK N/A

I. FLOOD RISK AWARENESS

60) Is the property located in a Federal Emergency Management Agency designated floodplain? If yes, which zone: AE Zone

61) During the time that the seller has owned the property, has the seller received assistance or is the seller aware of any previous owners receiving assistance from the Federal Emergency Management Agency, the United States Small Business Administration or any other federal or state disaster assistance program for flood damage to the property?

[Empty text box for flood assistance details]

62) Is there a current flood insurance policy in effect on the property?

[Empty text box for flood insurance status]

63) Is a Federal Emergency Management Agency elevation certificate available?

[Empty text box for elevation certificate availability]

64) Has the seller ever filed a claim for flood damage to the property?

After SuperStorm Sandy, basement flooding 1 ft. of water

Property Address: 32 East Main Street, Mystic, CT 06355

Seller Initials

[Seller Initials box containing handwritten initials]

Buyer Initials

[Buyer Initials box]

I. FLOOD RISK AWARENESS (Continued)

65) If there is a structure on the property, has the structure experienced any water penetration or damage due to seepage or a natural flood event?

Only once during Superstorm Sandy

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.

Property Address: 32 East Main Street, Mystic, CT 06355

Seller Initials [] Buyer Initials []

(H) Dam

Information concerning the registration and categorization of a dam on the property may be obtained from the Department of Energy and Environmental Protection.

(I) Flood Insurance, Flood Maps and Flood Risk

Federal law requires owners to obtain and maintain flood insurance for properties financed with a federally regulated or insured mortgage in a Special Flood Hazard Area, also known as a high-risk zone on FEMA's flood insurance rate maps. In addition, for properties that have previously received federal disaster assistance, owners are required to obtain and maintain flood insurance as a condition to be eligible for future assistance. This requirement affixes to the property and applies to all future owners. FEMA flood maps are not designed, nor intended to be, a reliable tool for buyers to assess a property's flood risk. A property does not have to be near water or in a flood zone to flood. For additional information on obtaining important flood insurance, contact an insurance professional.

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 _____ Buyer Buyer _____
Signature Print Name

Date _____ Buyer Buyer _____
Signature Print Name

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 buyers' agents.

Date 8/1/25 Seller Seller ST PATRICKS CHURCH CORP
Signature Print Name

Date _____ Seller Seller _____
Signature Print Name

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 <https://crcog.org/municipal-services/crumbling-foundations/>.

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 herein any knowledge of any problem regarding the following:

A. SUBJECT PROPERTY

1) Name of seller(s): ST PATRICKS CHURCH CORP

2) Street address, municipality, zip code: 32 East Main Street, Stonington, CT 06355

YES NO UNK N/A

B. INFORMATION ABOUT THE FOUNDATION

3) Do you have any knowledge related to the presence of pyrrhotite in any concrete foundation on the subject property? If yes, explain:

Property Address: 32 East Main Street, Mystic, CT 06355

Seller Initials

Buyer Initials

Revised 07/2025

B. INFORMATION ABOUT THE FOUNDATION (Continued)

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:

[Empty text box for explanation of damage]

5) Are you aware of any repairs or remediation to any concrete foundation on the subject property? If yes, explain:

[Empty text box for explanation of repairs]

The seller should attach additional pages, if necessary, to further explain any item(s) above. Indicate here the number of additional pages attached: _____

Questions? 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 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.

Property Address: 32 East Main Street, Mystic, CT 06355

Seller Initials [Signature] Buyer Initials [Signature]

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 parts of the property 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 Buyer _____
Signature Print Name

Date _____ Buyer Buyer _____
Signature Print Name

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 8/1/25 Seller Seller ST PATRICKS CHURCH CORP
Signature Print Name

Date _____ Seller Seller _____
Signature Print Name

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).

(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

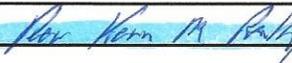
(ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

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.

			
Seller	Date	Seller	Date
Purchaser	Date	Purchaser	Date
			
Agent	Date	Agent	Date

PROPERTY INCLUSIONS / EXCLUSIONS

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



William
Pitt

Sotheby's
INTERNATIONAL REALTY

32 MAIN, MYSTIC, CT 06355

APPLIANCES	YES	NO	N/A	COMMENTS
Clothes Dryer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Clothes Washer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Dishwasher	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Garbage Compactor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Garbage Disposal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Microwave	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Window/Wall Air Conditioner(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Oven/Range	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Range Hood	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Refrigerator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Additional Refrigerators/Freezers	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

INTERIOR ITEMS	YES	NO	N/A	COMMENTS
Blinds & Shades	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Carbon Monoxide Detector(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Carpeting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>can discuss</i>
Ceiling Fans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Coal/Wood/Pellet Stove(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Curtains/Drapes/Rods	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Fireplace Items	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Gas or Electric Fireplace Logs	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Lighting Fixtures Including Chandeliers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Smoke Detectors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Security/Alarm System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Mounted Television(s) and Brackets Room(s): _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Mounted Sound Systems Room(s): _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

EXTERIOR ITEMS	YES	NO	N/A	COMMENTS
Awnings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Garage Door Opener(s) and Remote(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Gas Grill	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Playscape	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Pool and Pool Equipment	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Storage Shed(s) and Other Building(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Storm Doors	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Storm Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Buyer Initials:

Seller Initials:

PROPERTY INCLUSIONS / EXCLUSIONS

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



William
Pitt

Sotheby's
INTERNATIONAL REALTY

32 MAIN, MYSTIC, CT 06355

MISCELLANEOUS ITEMS	YES	NO	N/A	COMMENTS
All Trees and Shrubs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Generator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	propane GENAC Guardian 14kw
Satellite Dish	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Workbenches	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

OTHER ITEMS	YES	NO	N/A	COMMENTS
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

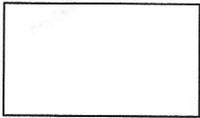
All of the above are in operating condition as of 8/1/25 (Date) Yes No

Buyer Date

Ann Kern M Realty 8/1/25
Seller Date

Buyer Date

Seller Date



Property Address: 32 EAST MAIN STREET, MYSTIC, CT 06355 Usage Year: 2024

Please help us market your home by providing the following information regarding your usage for the past 12 months.

Utility	Vendor Name	Vendor Phone	Seller Improvements Made to Property			Date
ELECTRIC	<u>EverSource</u>	_____	_____			_____
OIL PROPANE	<u>Gingers</u>	_____	_____			_____
WATER	<u>MUNICIPAL</u>	_____	_____			_____
INTERNET/ TV	<u>COMCAST</u>	_____	_____			_____
INSURANCE	<u>CATHOLIC MUTUAL INSURANCE</u>					_____
Month	Electric Cost	Oil Cost	Propane Cost	Water Cost	Internet/TV Cost	Insurance Cost
Jan.	_____	_____	_____	_____	_____	_____
Feb.	_____	_____	_____	_____	_____	_____
Mar.	_____	_____	_____	_____	_____	_____
Apr.	_____	_____	_____	_____	_____	_____
May	_____	_____	_____	_____	_____	_____
Jun.	_____	_____	_____	_____	_____	_____
Jul.	_____	_____	_____	_____	_____	_____
Aug.	_____	_____	_____	_____	_____	_____
Sept.	_____	_____	_____	_____	_____	_____
Oct.	_____	_____	_____	_____	_____	_____
Nov.	_____	_____	_____	_____	_____	_____
Dec.	_____	_____	_____	_____	_____	_____
Total	_____	_____	_____	_____	_____	_____

Indicate location of:

Septic _____ N/A

Well _____ N/A

Oil tank _____ OUTSIDE - SIDE OF HOUSE ABOVE GROUND

Propane tank _____ OUTSIDE - ON CONCRETE FOUNDATION AND ANCHORED

CO2 Detectors _____

Smoke Detectors _____

PLEASE NOTE THAT UTILITIES MUST BE ADJUSTED PRIOR TO CLOSING. PLEASE CONTACT YOUR SERVICE PROVIDERS ONE WEEK PRIOR TO CLOSING TO TRANSFER SERVICE.

**** Attorney Representing you:**

Name: JOHN CASEY.

Office Number: _____

Email: _____

**BUYER & SELLER
UTILITY VENDOR TRANSFER LIST
PRIOR TO CLOSING**

PROPERTY ADDRESS: 32 EAST MAIN STREET, MYSTIC, CT 06355

<u>UTILITY/SERVICE:</u>	<u>PROVIDER:</u>	<u>CONTACT INFORMATION</u>	<u>INITIALS</u>	
ELECTRIC	EVERSOURCE			
OIL	GINGER			
PROPANE/GAS				
CABLE TV	COMCAST			
INTERNET/TELEPHONE	COMCAST			
INSURANCE	CATHOLIC MUTUAL			
SECURITY	FORMERLY ASP	NOT IN USE		
TRASH PICK UP	MUNICIPAL			
LANDSCAPING/LAWN	DSG			
SNOW PLOWING	BORNSTEIN			
PLUMBER	—			
POOL CARE CO.	N/A			
SEPTIC COMPANY	N/A			
HOUSE CLEANER	—			
CARETAKER/HANDYMAN	—			
PEST CONTROL	—			
SOLAR	N/A			

BUYER SIGNATURE

DATE

SELLER SIGNATURE

DATE



Town of Stonington, CT

Property Listing Report

Map Block Lot

182-5-19

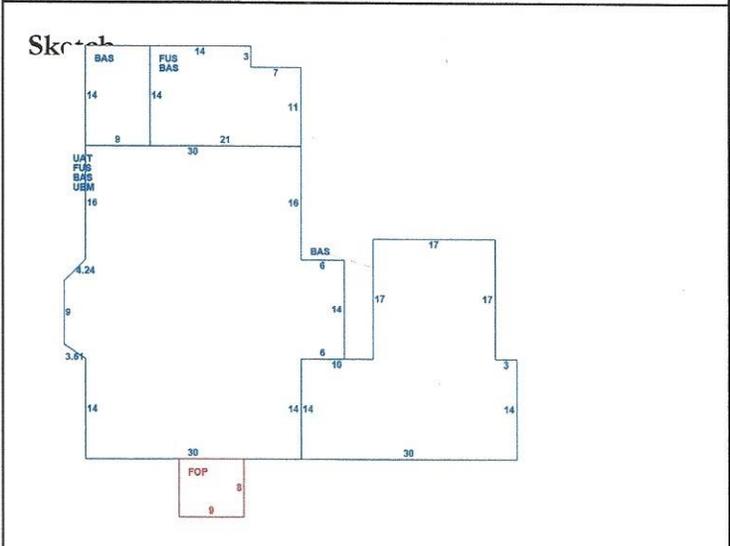
Building # 1

PID 9618

Account

00783200

Property Information



Property Location	32 E MAIN ST
Owner	ST PATRICKS CHURCH CORP
Co-Owner	
Mailing Address	32 EAST MAIN ST MYSTIC CT 06355-2827
Land Use	906R CHURCH M-01
Land Class	E
Zoning Code	LS-5
Census Tract	7053

Neighborhood	0700
Acreage	0.25
Utilities	NA
Lot Setting/Desc	Suburban Level
Book / Page	NA
Additional Info	

Primary Construction Details

Year Built	1920
Building Desc.	CHURCH M-01
Building Style	Colonial
Building Grade	Very Good
Stories	2
Occupancy	1
Exterior Walls	Aluminum Sidng
Exterior Walls 2	NA
Roof Style	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Walls	Plastered
Interior Walls 2	Plywood Panel
Interior Floors 1	Hardwood
Interior Floors 2	Vinyl/Asphalt

Heating Fuel	Oil
Heating Type	Steam
AC Type	None
Bedrooms	04
Full Bathrooms	3
Half Bathrooms	0
Extra Fixtures	
Total Rooms	0
Bath Style	Average
Kitchen Style	Average
Fin Bsmt Area	
Fin Bsmt Quality	
Bsmt Gar	
Fireplaces	

(*Industrial / Commercial Details)	
Building Use	Residential
Building Condition	AV
Sprinkler %	
Heat / AC	
Frame Type	
Baths / Plumbing	
Ceiling / Wall	
Rooms / Prtns	
Wall Height	
First Floor Use	
Foundation	

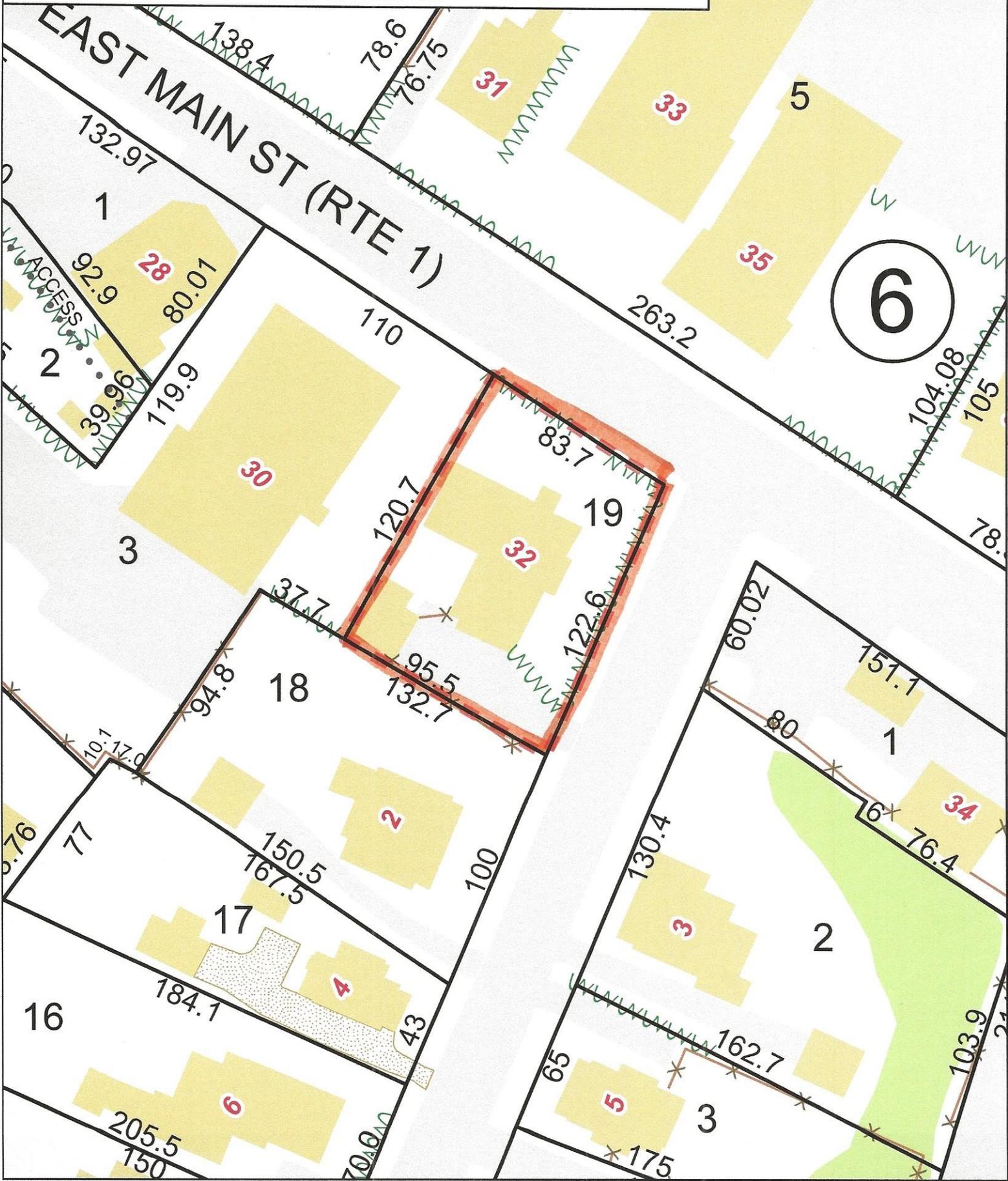
Report Created On

11/15/2024

Town of Stonington, Connecticut - Assessment Parcel Map

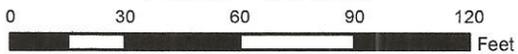
Parcel: 182-5-19

Address: 32 E MAIN ST



Approximate Scale:

1 inch = 50 feet



Revised To Grand List: October 2023

Map Produced: May 2024

Disclaimer: This map is for informational purposes only All information is subject to verification by any user. The Town of Stonington and its mapping contractors assume no legal responsibility for the information contained herein.



Town of Stonington

Geographic Information System (GIS)



Date Printed: 11/15/2024



MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Stonington and its mapping contractors assume no legal responsibility for the information contained herein.

Approximate Scale: 1 inch = 47 feet

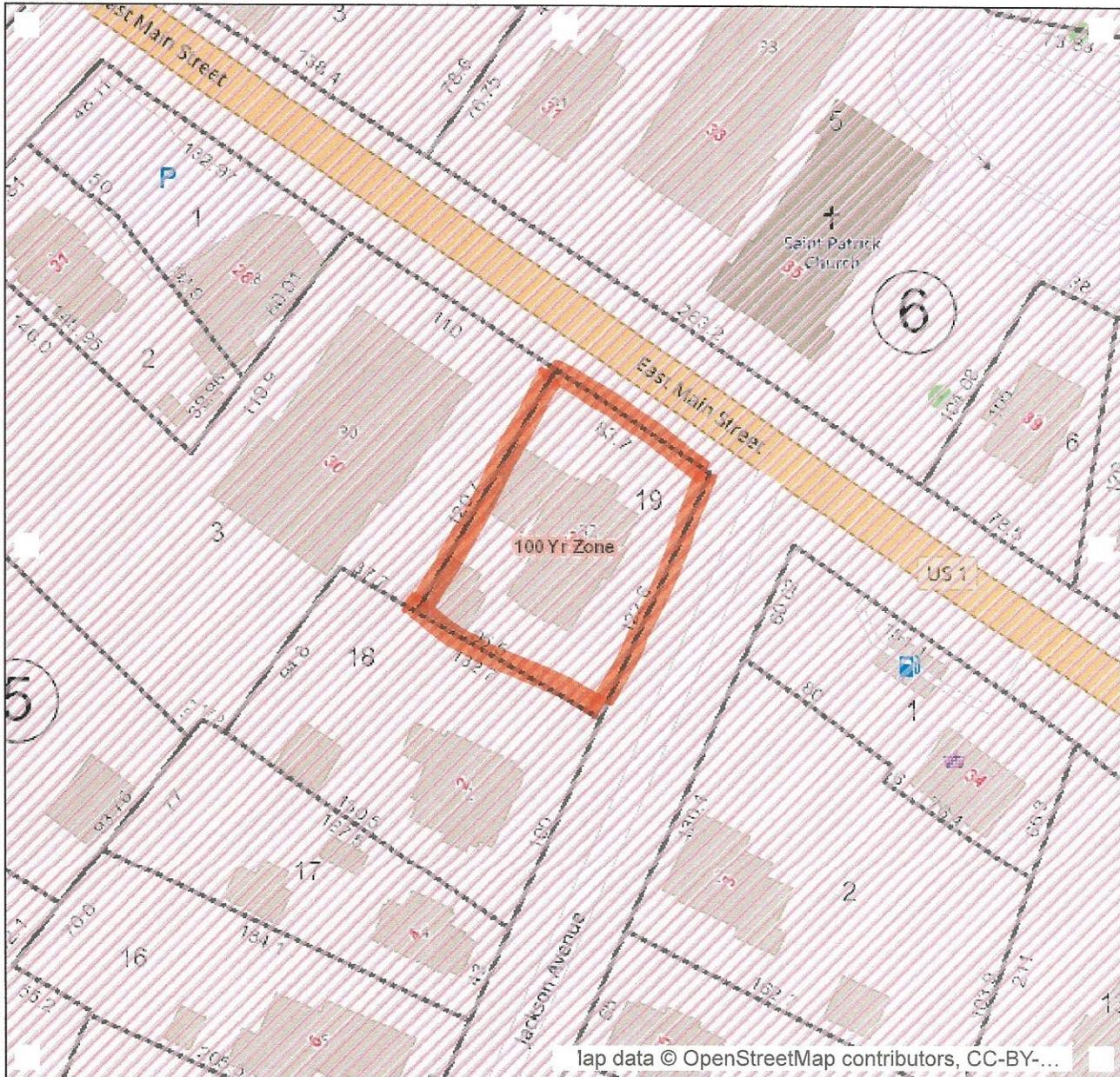


Town of Stonington

Geographic Information System (GIS)



Date Printed: 11/15/2024



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Approximate Scale: 1 inch = 94 feet





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TAX BILLS

TAXPAYER INFORMATION

Bill #	2023-1-0009899 (REAL ESTATE)	Gross Assessment	474,800
Unique ID	00783200	Exemptions	474,800
District	District: 4	Net Assessment	0
Name	ST PATRICKS CHURCH CORP	Town Mill Rate	17.45
Care Of			
Address		District Mill Rate	1.647
Property Location	32 E MAIN ST		
MBL	182 5 19	Town Benefit	0.00
Volume & Page		Elderly Benefit (C)	0.00

BILL INFORMATION AS OF 11/15/2024

<u>Installment</u>	<u>Due Date</u>	<u>Town</u>	<u>District</u>	<u>Other</u>	<u>Total Due</u>
#1	07/01/2024		\$0.00		Tax/Princ/Bint Due \$0.00
#2	01/01/2025				Interest Due \$0.00
#3					Lien Due \$0.00
#4					Fee Due \$0.00
Adjustment		\$0.00	\$0.00	\$0.00	Total Due Now \$0.00
Total		\$0.00	\$0.00	\$0.00	
Total payments as of 11/15/2024		\$0.00			

Total Payments made to taxes in 2023: **\$0.00**

This is not a tax form, contact your financial advisor for information regarding tax reporting.

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To all People to Whom these Presents shall Come Greeting:

Know Ye, That We, FRANKLIN G. POST and ALICE F. POST, husband and wife, both of Mystic, in the Town of Stonington, County of New London and State of Connecticut,

for the consideration of Ten (\$10.00) Dollars and other valuable

consideration,

received to our full satisfaction of ST. PATRICK'S CHURCH CORPORATION, a body corporate and politic duly created under the laws of the State of Connecticut, located at Mystic, in said Town of Stonington,

do give, grant, bargain, sell and confirm unto the said St. Patrick's Church Corporation, a certain lot or parcel of land with a dwelling house, garage and other improvements thereon standing, located on the southerly side of East Main Street and the westerly side of Jackson Avenue, in the Village of Mystic, Town of Stonington, County of New London and State of Connecticut, bounded and described as follows:

Beginning at the northeasterly corner of the parcel of land herein conveyed at the intersection of the southerly highway line of East Main Street with the westerly line of Jackson Avenue at a Connecticut Highway Bound; thence northwesterly along the southerly State highway line of said East Main Street, a distance of 83.73 feet to an iron pin at land of Southern New England Telephone Company; thence southwesterly, turning an interior angle to the right of 84 degrees and 55 minutes, and bounded northwesterly by land of said Telephone Company, a distance of 120.70 feet to an iron pin; thence southeasterly, turning an interior angle to the right of 95 degrees, 16 minutes and 30 seconds and bounded southwesterly by land of Bessie P. Lougherty, a/k/a Betty P. Lougherty, a distance of 95.50 feet to an iron pin at the southeasterly corner of the within conveyed premises; thence northeasterly, turning an interior angle to the right of 79 degrees, 14 minutes and 30 seconds and bounded southeasterly by said Jackson Avenue, a distance of 122.60 feet to the point and place of beginning, said last mentioned course forming an interior angle of 100 degrees and 34 minutes with the first herein mentioned course.

Being the same and all the same premises described in a deed to the Grantors from Theresa G. O'Neil dated August 15, 1952 and recorded in the Stonington Land Records in Vol. 96, page 101.

To Have and to Hold the above granted and bargained premises, with the appurtenances thereof, unto the said grantee, his heirs, successors and assigns forever, to it and their own proper use and behoof.

And also, the said grantors do for ourselves and our heirs, executors, administrators, successors and assigns, covenant with the said grantee its successors, heirs and assigns, that at and until the ensembling of these presents,

we are well seized of the premises, as a good indefeasible estate in FEE SIMPLE; and have good right to bargain and sell the same in manner and form as is above written; and that the same is free from all incumbrances whatsoever, except as hereinbefore mentioned.

And Furthermore, we the said grantors do by these presents bind ourselves and our heirs, successors and assigns forever to WARRANT AND DEFEND the above granted and bargained premises to it the said grantee its successors, heirs and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.



In Witness Whereof, we have hereunto set our hands and seals this 3rd day of December in the year of our Lord nineteen hundred and fifty-six.

Signed, Sealed and Delivered in presence of
John F. Gallagher *Franklin G. Post*
Mrs. Mary Conant *Alice F. Post*

State of Connecticut, }
County of New London, 88. Stonington,
December 3, A. D. 1956

Personally Appeared Franklin G. Post and Alice F. Post, husband and wife,

Signers and Sealer of the foregoing Instrument, and acknowledged the same to be their free act and deed before me.

John F. Gallagher Notary Public
Justice of the Peace
Commissioner of the Superior Court

Rec'd for record
1/6 1956, at 9 30 AM.
John L. Donahue
Town Clerk