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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): Grant Cambridge and MARGARET C TRUSTEES

2) Street address, municipality, zip code: 15 Academy Lane, Old Lyme, CT 06371

B. GENERAL INFORMATION

YES	NO	UNK	N/A		
				3)	What year was the structure built? 2021
☑	☐	☐	☐	4)	How long have you occupied the property? 4 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:
☐	☑	☐	☐	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:
☐	☑	☐	☐	7)	Is the property in a flood hazard area or an inland wetlands area? If yes, explain:

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YES	NO	UNK	N/A	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:
☐	☑	☐	☐	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:
☐	☑	☐	☐	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:
				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:
☐	☐	☑	☐	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:
☐	☐	☑	☐	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:
☐	☑	☐	☐	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:

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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: _____

YES	NO	UNK	N/A	D. MECHANICAL/ UTILITY SYSTEMS
☐	☑	☐	☐	16) Fuel types? _____ Are you aware of any heating system problems? If yes, explain: _____
☐	☐	☑	☐	17) Hot water heater type? 2022 Age: 4 Are you aware of any hot water problems? If yes, explain: none
☐	☐	☑	☐	18) Is there an underground storage tank? If yes, list the age of tank _____ and location: _____
☐	☑	☑	☐	19) Are you aware of any problems with the underground storage tank? If yes, explain: _____
☐	☑	☐	☐	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? _____ 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: _____ Are you aware of any air conditioning problems? If yes, explain: None
☐	☑	☐	☐	22) Plumbing system problems? If yes, explain: None

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YES	NO	UNK	N/A	D. MECHANICAL/ UTILITY SYSTEMS (Continued)

☐ ☑ ☐ ☐ 23) Electrical system problems? If yes, explain: _____

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

☑ ☐ ☐ ☐ 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: _____

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? _____ 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: _____

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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? _____

☐ ☐ ☑ ☐ 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: _____
Unlikely, house is new

☐ ☐ ☑ ☐ 35) Is lead paint present? If yes, location: _____
unlikely, house is new

☐ ☐ ☑ ☐ 36) Is lead plumbing present? If yes, location: _____
unlikely, house is new

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: _____

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

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YES	NO	UNK	N/A	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: _____

☐ ☑ ☐ ☐ 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:
Parts of the foundation were new, some are original. Pool structure and garage are all new foundations.

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

☑ ☐ ☐ ☐ 44) Roof type: Cedar wood shake; Age: 4 years old

☐ ☑ ☐ ☐ 45) Roof leaks? If yes, explain: _____

☐ ☑ ☐ ☐ 46) Exterior siding problems? If yes, explain: _____

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

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

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

☐ ☑ ☐ ☐ 50) Driveway problems? If yes, explain: _____

☐ ☑ ☐ ☐ 51) Water drainage problems? If yes, explain: _____

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

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

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

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YES	NO	UNK	N/A	H. BUILDING/ STRUCTURE/ IMPROVEMENTS (Continued)

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

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

☐ ☐ ☑ ☐ 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:

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

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

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: _____

☐ ☑ ☐ ☐ 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? _____

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

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

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

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YES	NO	UNK	N/A	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?

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.

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(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 11/20/2026 **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 _____ **Seller** Grant Cambridge dotloop verified 11/20/26 5:56 PM EST C5GO-Y9KE-RY0N-Q3A8 **Seller** Grant Cambridge
Signature **Print Name**

Date _____ **Seller** MARGARET C TRUSTEES dotloop verified 11/20/26 5:58 PM EST BERH-T3OI-LANF-IHJP **Seller** MARGARET C TRUSTEES
Signature **Print Name**