



# LEAD-BASED PAINT DISCLOSURE AND ACKNOWLEDGEMENT FOR SALES



Property Address: 57 Landardale Dr.  
 Street Address Irwindell City CT State 06611 Zip

### 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 selling 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 one box 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 box 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) \_\_\_\_\_
  - 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 must initial all of the above. Purchaser has (check one box 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)

(M) Agent has informed the seller of the seller's obligation 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.

<u>Marianne Beard</u> Seller Signature	<u>11-04-2020</u> Date	_____ Purchaser Signature	_____ Date
<u>Arthur J. Mardo</u> Seller Signature	<u>11-05-2020</u> Date	_____ Purchaser Signature	_____ Date
<u>Mary Helen Jume</u> Agent Signature	<u>11/4/20</u> Date	_____ Agent Signature	_____ Date



# PROPERTY INCLUSION / EXCLUSION ADDENDUM



The following existing items are included / excluded with the sale of the property known as:

57 Lauderdale Dr. Trumbull CT 06644  
Property Address

	Included	Excluded	N/A	Comments
Awnings / Shutters	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Blinds / Shades	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Ceiling Fan(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Central Vacuum and Attachments	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Chandelier(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	exclude dining room chandelier
Clothes Dryer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Clothes Washer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Coal / Wood / Pellet Stove	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Curtains / Drapes / Rods	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Dishwasher	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Fireplace Tools	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Freezer(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	excluded
Gas Grill	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Gazebo	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Greenhouse	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Hot Tub / Sauna	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Invisible Fence	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Microwave Oven	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Pool & Pool Equipment	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Propane Tank	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Refrigerator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Shelving	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Stove	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Storage Shed	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Swing Set / Playscape	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Whole House Fan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Window / Wall Air Conditioner(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A
Workbench(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

All the above items are in "as is" condition at the time of transfer of title and are left for the convenience of the parties and add no value to the transaction.

[Signature] 11-04-2020  
Seller Signature Date

\_\_\_\_\_  
Buyer Signature Date

[Signature] 11-5-2020  
Seller Signature Date

\_\_\_\_\_  
Buyer Signature Date

\_\_\_\_\_  
Seller Signature Date

\_\_\_\_\_  
Buyer Signature Date



# MOLD AND MOLD-FORMING CONDITION DISCLOSURE



Date: 11-4-20

Seller(s): Marianna Beard

Property Address: 57 Ladderdale Dr. Trumbull CT

Seller(s) certifies that to the best of Seller's(s') knowledge and belief (check all that apply):

Seller(s) has no knowledge of the presence of conditions that could lead to the growth of mold (such as, but not limited to, excessive humidity, water leakage, drainage problems, flooding, etc).

Seller(s) has treated the Property Address above for mold growing on structural components such as beams, studs, posts, wall cavities or penetrating (growing below the surface) of walls, ceilings or floors ("penetrating" does not mean a small amount of mold or mildew growing on shower curtains, showers or bathtubs). Please provide details (attached additional sheets if necessary):

Seller(s) knows of the presence of conditions that could lead to the growth of mold (excessive humidity, water leakage, drainage problems, flooding, etc.). Please provide details (attached additional sheets if necessary):

The Seller(s) makes this disclosure knowing that the listing agent, the buyer agent, and potential buyer(s) will rely on the information contained on this disclosure.

Marianna Beard 11-04-2020  
Seller Signature Date

Salvatore J Morlando 11-05-2020  
Seller Signature Date

MARIANNA BEARD  
Seller Name Printed

Salvatore J Morlando  
Seller Name Printed

Seller Signature Date

Seller Name Printed

I/We have received and read this form. Completion of this form does not mean that the Seller(s) has performed any investigation of the Property or that the Seller(s) warrants that the Property is without mold.

Note: Mold is present in all homes, and there are currently no standards for the presence of mold or mold remediation. For further information, see the Connecticut Department of Public Health's Fact Sheet "Mold in the Home: Health Concerns" at <http://www.ct.gov/dph>.

Buyer Signature Date

Buyer Name Printed

Buyer Signature Date

Buyer Name Printed

Buyer Signature Date

Buyer Name Printed