



PROPERTY INCLUSIONS / EXCLUSIONS RIDER
 Greater Hartford Association of REALTORS®, Inc.



Property Address: 110 Main St CT 06118 Town East Hartford

THIS IS NOT A WARRANTY BY THE SELLER OF THE CONDITION OF THE PERSONAL PROPERTY ON THIS STATEMENT.

*Inc = Includes; Ex = Excludes; NA = Not Applicable

Inc	Ex	NA	APPLIANCES	Inc	Ex	NA	EXTERIOR ITEMS
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Air conditioner ___unit(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Garage door opener(s) & Remotes
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Clothes dryer	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Gas grill
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Clothes washer	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Hot tub & equipment
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Dehumidifier	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other outbuildings
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Dishwasher	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Play equipment
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Garbage Compactor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pool & pool equipment
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Garbage Disposal	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Storage shed(s)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Hood for oven range	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Storm door(s)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Microwave	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Storm windows
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Oven range	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fence(s)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Refrigerator	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Invisible Pet Fence, Equipment & Collars
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Add'l refrigerators/freezers	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Satellite dish
				<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Solar Panels*

Inc	Ex	NA	INTERIOR ITEMS	Inc	Ex	NA	MISCELLANEOUS ITEMS
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Alarm/Security System	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Firewood
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Blinds & shades	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Generator
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Curtains/drapes	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wall Mounted Shelving
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Curtain Rods	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other Shelving
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Carbon monoxide detector(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Trees & shrubs
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Carpeting	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Water Softener
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Ceiling fans	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Workbenches
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Heating Stove(s) _____				
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fireplace items				
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Lighting fixtures incl. chandeliers	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	OTHER ITEMS
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Smoke detector(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Bathroom Mirrors	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wall Mounted T.V. Brackets	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Smart Home Devices	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____

*If you have solar panels this will be addressed on a separate rider.

If there are any known issues with any of the items above, please explain below (attach additional sheets if necessary):

 Additional Seller Comments (include clarification on any items above):

Buyer hereby accepts the above information as presented by the Seller or if there are to be any changes to the above information those changes are to be noted here and would need to be agreed to by Seller(s) initialing below.



IMPORTANT INFORMATION ABOUT FEDERAL LEAD LAWS
FOR YOU AS A SELLER OR LANDLORD



Greater Hartford Association of REALTORS®, Inc.

Federal regulations governing lead paint apply to "target housing", which with some exceptions means housing built before 1978. Unless an exception applies, if the LISTED PROPERTY was built before 1978, as a seller or landlord, you must (i) give lessees and/or buyers the EPA brochure entitled "Protect Your Family From Lead In Your Home", and (ii) give us (REALTOR®) and lessees and/or buyers all information you know concerning the presence of lead-based paint and lead-based paint hazards in the LISTED PROPERTY and copies of all records and reports available to you pertaining to this. To meet the timing requirement of the federal law, you must give these documents and information to the lessee or buyer before the lessee or buyer is obligated under a lease or purchase contract, (that is, before both the lessee or buyer and you have executed a lease or purchase contract). Failure to do so may result in substantial damages and penalties under the federal law.

FOR SALES, if the LISTED PROPERTY is "target housing" and no exception applies, federal law requires that you permit a buyer a 10-day period to conduct a risk assessment or inspection for the presence of lead-based paint or lead-based paint hazards in the LISTED PROPERTY before the buyer is obligated under the contract. You can mutually agree with the buyer in writing to a different time period. The buyer can also waive this right completely in writing.

You also are required to complete the lessor's portion of the Disclosure of Information on Lead-Based Paint and Hazards pertaining to leases and/or the seller's portion of the Disclosure pertaining to sales. You will receive a fully executed copy of each Disclosure and must keep it for 3 years after the closing.

You may be liable for substantial damages and penalties for failing to meet the duties of a lessor or seller under the laws governing lead-based paint.

You read and understand this notice: All Sellers/Landlords Initial: BL 03/18/2026
Date

Date

Date

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 (initial)

- a) Presence of lead-based paint and/or lead-based paint hazards (initial (i) or (ii) below):
 - i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing. Describe what is known:

 - ii) BL 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 (initial (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) BL 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 (initial (i) or (ii) below):
 - i) _____ received copies of all records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing listed above.
 - ii) _____ not received any records or reports regarding lead-based paint and/or lead-based paint hazards in the housing.
- d) _____ Purchaser has received the pamphlet "Protect Your Family from Lead in Your Home" (initial).
- e) Purchaser has (initial (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 Acknowledgement (initial one below)

- f) MT Seller's Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852(d) and is aware of their responsibility to ensure compliance.
- g) _____ The seller is not represented by an agent and Purchaser's Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852(d) and is aware of their 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.

Bao Lam _____
 Seller Date 03/18/2026

 Purchaser Date

 Seller Date

 Purchaser Date

Michael Truong _____
 Seller's Agent Date 03/18/2026

 Purchaser's Agent¹ Date

¹ Only required if the purchaser's agent receives any compensation from the seller. In Connecticut where direct contact with a represented seller is prohibited, the purchaser's agent or broker may inform the seller's agent, rather than the seller directly, of the seller's responsibilities under the lead disclosure rule and may sign the disclosure form to that effect. © Forms Revised: 2/26

4852d. Disclosure of information concerning lead upon transfer of residential property.

(a) Lead disclosure in purchase and sale or lease of target housing

(1) Lead-based paint hazards

Not later than 2 years after October 28, 1992, the Secretary and the Administrator of the Environmental Protection Agency shall promulgate regulations under this section for the disclosure of lead-based paint hazards in target housing which is offered for sale or lease. The regulations shall require that, before the purchaser or lessee is obligated under any contract to purchase or lease the housing, the seller or lessor shall—

- (A) provide the purchaser or lessee with a lead hazard information pamphlet, as prescribed by the Administrator of the Environmental Protection Agency under section 406 of the Toxic Substances Control Act {15 U.S.C.A. § 2686};
- (B) disclose to the purchaser or lessee the presence of any known lead-based paint, or any known lead-based paint hazards, in such housing and provide to the purchaser or lessee any lead hazard evaluation report available to the seller or lessor; and
- (C) permit the purchaser a 10-day period (unless the parties mutually agree upon a different period of time) to conduct a risk assessment or inspection for the presence of lead-based paint hazards.

(2) Contract for purchase and sale

Regulations promulgated under this section shall provide that every contract for the purchase and sale of any interest in target housing shall contain a Lead Warning Statement and a statement signed by the purchaser that the purchaser has—

- (A) read the Lead Warning Statement and understands its contents;
- (B) received a lead hazard information pamphlet; and
- (C) had a 10-day opportunity (unless the parties mutually agreed upon a different period of time) before becoming obligated under the contract to purchase the housing to conduct a risk assessment or inspection for the presence of lead-based paint hazards.

(3) Contents of Lead Warning Statement

The Lead Warning Statement shall contain the following text printed in large type on a separate sheet of paper attached to the contract:

“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”.

(4) Compliance assurance

Whenever a seller or lessor has entered into a contract with an agent for the purpose of selling or leasing a unit of target housing, the regulations promulgated under this section shall require the agent, on behalf of the seller or lessor, to ensure compliance with the requirements of this section.

(5) Promulgation

A suit may be brought against the Secretary of Housing and Urban Development and the Administrator of the Environmental Protection Agency under section 20 of the Toxic Substances Control Act [15 U.S.C.A. § 2619] to compel promulgation of the regulations required under this section and the Federal district court shall have jurisdiction to order such promulgation.



**"AS IS" RIDER
REAL ESTATE PURCHASE CONTRACT
Greater Hartford Association of REALTORS®, Inc.**



1. Seller is selling the Property and the improvements and personal property included in this Contract "as is," in the condition they were in on the date of this Contract, subject to ordinary wear and use. Seller hereby declares to Buyer that Seller does not intend to correct or pay for the correction of (whether directly or by way of a credit to Buyer) any conditions described in any tests or reports which may be obtained by Buyer in accordance with this Contract.

2. Notwithstanding the foregoing, Buyer retains Buyer's rights to inspections or tests under paragraphs 17 and 18 of this Contract, if any. Buyer retains Buyer's rights to terminate this Contract on account of the results of such inspections or tests and to have all deposits returned to Buyer in the event of such termination.

BUYER

Date: _____

SELLER

Bao Lam _____

Date: 03/18/2026 _____



CONCRETE ADVISORY and DISCLOSURE for SELLERS and BUYERS

THIS FORM IS ADVISORY. IT IS NOT A CONTRACT.

FOR PROPERTY LOCATED AT: 110 Main St, East Hartford, CT 06118

Year Built: 1875 Do you have knowledge of any structural addition(s) or outbuildings? Yes [] No; if YES, describe and indicate year(s) built: Detached garage year unknown

FOUNDATION ADVISORY: Foundation cracks, problems or failures may be a result of many factors including but not limited to chemical compositions in foundation materials or natural occurrences at any time during the life of a property. Reports of issues with concrete foundations in some residential homes and condominium complexes in Connecticut prompted the State of Connecticut’s Department of Consumer Protection (DCP) to develop information for consumers and to conduct an investigation to identify the extent and scope of the issue, as that is not fully identified. Professional Engineers can provide guidance and expert assistance into aspects of foundation problems and concerns.

The DCP information for consumers on concrete foundations may be viewed online and printed from the DCP website, <http://www.ct.gov/dcp>, search “concrete foundations”. **That official information continues to be updated by DCP as new information becomes available**, and includes the latest update on the state investigation into the cause of the crumbling foundations, a brochure with pictures of visible foundation cracks, how to verify a Professional Engineer license, insurance information, and other information they have determined is important for consumers to know about and related to concrete foundations. Additional information can also be found at Connecticut’s Department of Housing (DOH) website, <http://www.ct.gov/doh>, search for “concrete foundations.” **Consumers are strongly encouraged to check regularly for the latest updates at the DCP and DOH websites.**

NOTICE TO BUYER: Seller(s) disclosures contained herein are specific to providing knowledge and results of any testing, inspection or repairs related to a foundation on the property. A visual inspection is just a statement of condition at the moment of time of inspection, not necessarily a prediction of the future of the foundation. Claims funds may be available through the Connecticut Foundations Solutions Indemnity Company, Inc. (CFSIC) for residential dwellings purchased on or after February 1, 2019 which meet certain eligibility and professional inspection requirements. Funding through the CFSIC may no longer be available as of June 30, 2030, or sooner if allocated funds are depleted. For complete information, updates, and availability of funding go to <http://crumblingfoundations.org>.

FOUNDATION DISCLOSURE: Does the SELLER have knowledge of any testing and/or inspection(s), done by a licensed professional, related to a foundation on the property? [] Yes No; if YES, please describe the testing method and include all results and reports of test(s) and/or inspections including location of area(s) tested and/or inspected: _____

Does the SELLER have knowledge of any repairs related to a foundation on the property? [] Yes No; if YES, please describe the repair(s) and include all results of test(s) and reports, including location of area(s) repaired: _____

FOUNDATION CLAIMS STATUS: If the Seller has a registered claim with CFSIC for foundation replacement assistance, the Buyer may be able to assume the Seller’s position in line for assistance. CFSIC has a claim process that must be followed, and if it is not followed the Buyer could lose the option to assume the Seller’s claim with CFSIC. Therefore, if the parties wish to transfer the claim from Seller to Buyer, the parties are put on Notice that Seller would need to assist/cooperate with the claim transfer, regardless of the type of claim. If Buyer wishes for Seller to assist/cooperate with the claim transfer, the parties are advised to consult with their attorneys to draft the

Seller(s) Initials BL

Buyer(s) Initials _____

