

JoniHomes

All the Right Moves. All the Right Places.

SPORT HILL MANOR

EASTON, CONNECTICUT



COLDWELL
BANKER



Welcome to Sp
505 Sport Hill R

Grand, Gated Estate on 19.23
Breathtaking Acres with Magnificent
Gardens

5-BR Vintage Home with Attached
Professional Studio

3-BR Guest Cottage

Pool/Spa, Lighted Tennis Court

8-Bay Car Collectors' Garage

Fort Hill Manor

Road, Easton, CT





European Style

A one of a kind, privately-set estate with breathtaking, panoramic views, clear to the Long Island Sound and the Manhattan skyline. Located in picturesque, lower Easton, this cool, classic retreat of architectural significance is perched on its magnificent hilltop, and surrounded by pastoral New England scenery.



Style in New England







From Above



GRAND SPACES



*Charm &
Stunning
Views from
Every
Window*









*"My eyes are
tired*

*of watching
the horizon.*

*For a sight as
beautiful as you
to appear out of
nowhere. . ."*







*Banquet-Sized
Dining Hall &
Grand,
Masterfully
Paneled Rooms*



Cozy Up By The Fire





Gourmet Kitchen with Granite and Stainless Countertops, and Professional Appliances









**Breakfast
Room
with
sweeping
VIEWS**

Breathtaking Vistas

"...The only moment that comes to you; the brilliant hues of pinks and blues in the dusky New England sky, just as the sun disappears just before the night." - KLR

A scenic landscape featuring a large, leafless tree in the foreground on the right, casting a shadow on a green lawn. In the middle ground, a small wooden cabin is visible, surrounded by various trees, including evergreens and some with autumn foliage. The sky is a clear, pale blue.

mpares

nks

ngland

for





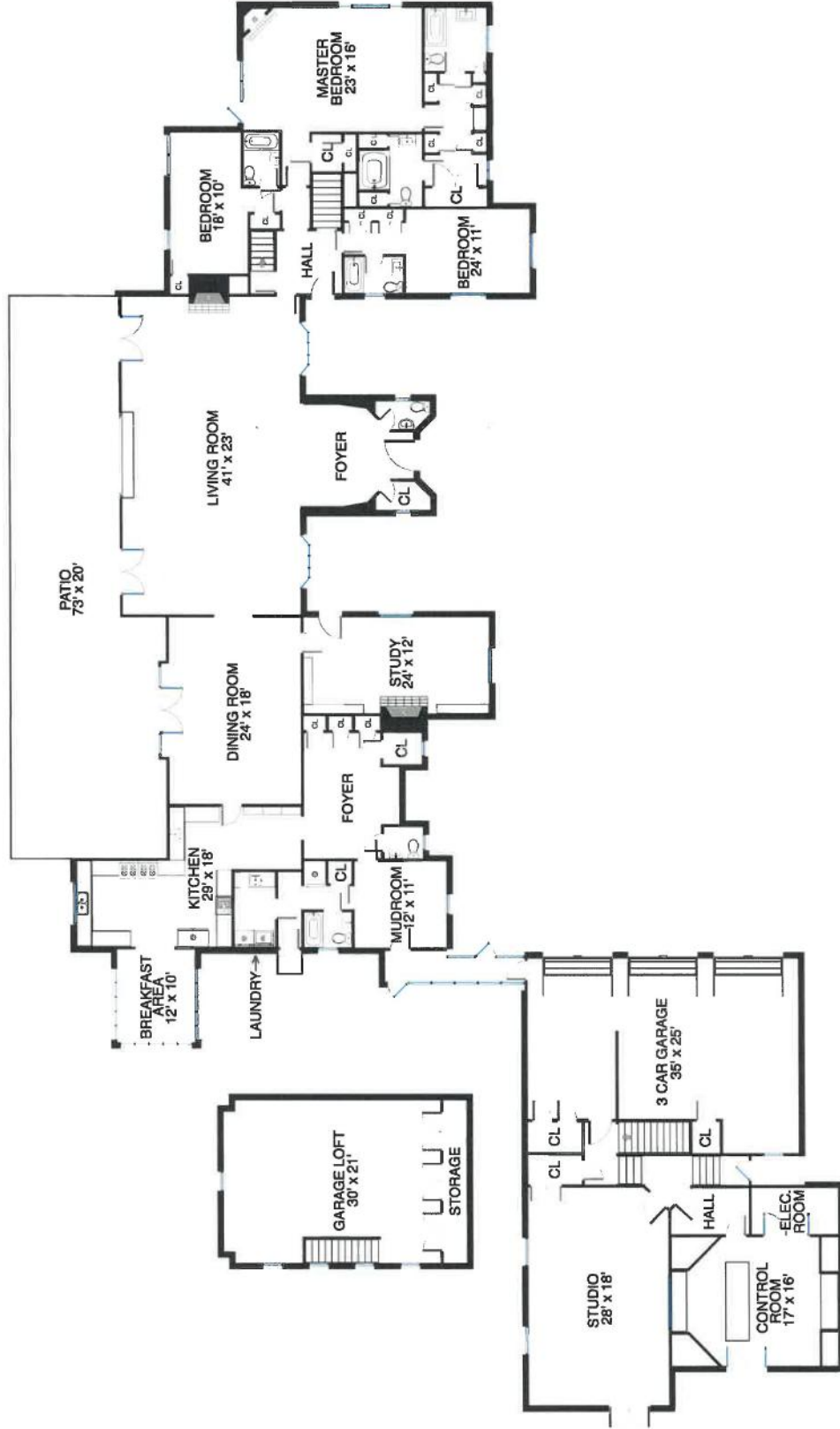
*Pool & Spa, Lighted
Tennis Court, Guest
Cottage with
Collector's Garage*



A paved asphalt driveway leads towards a closed black metal gate. The gate is ornate with a curved top and a diagonal crossbar. The driveway is flanked by trees, including bare deciduous trees and evergreens. The sky is clear and blue. The text "DOCUMENTS AND FLOOR PLANS" is overlaid in white, sans-serif font on the lower half of the image.

DOCUMENTS
AND
FLOOR PLANS

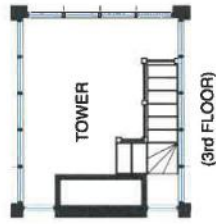
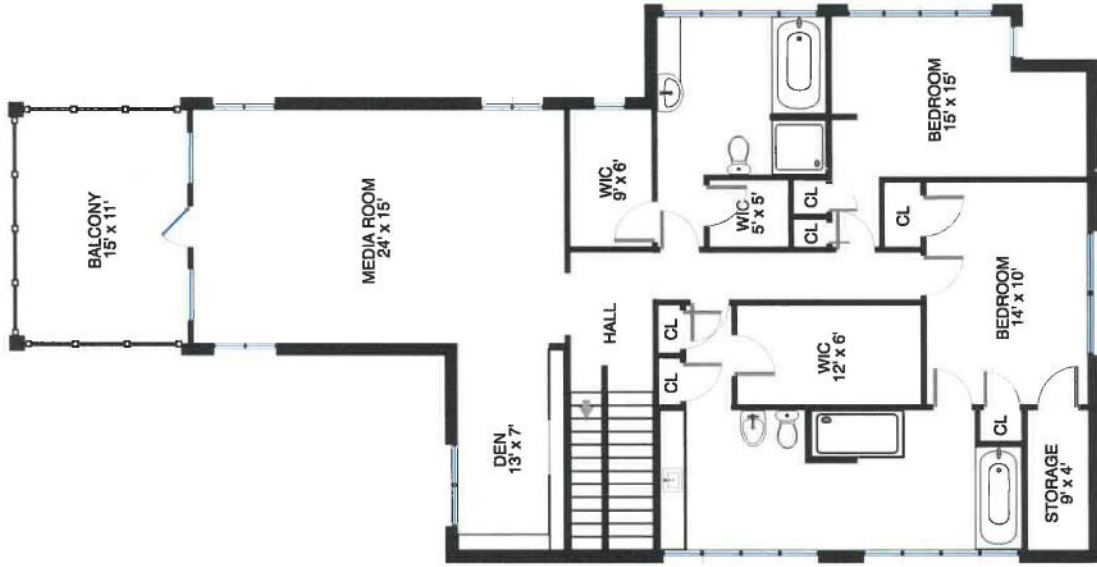
1ST FLOOR



FAIRFIELD COUNTY FLOOR PLANS
(203) 449-5743

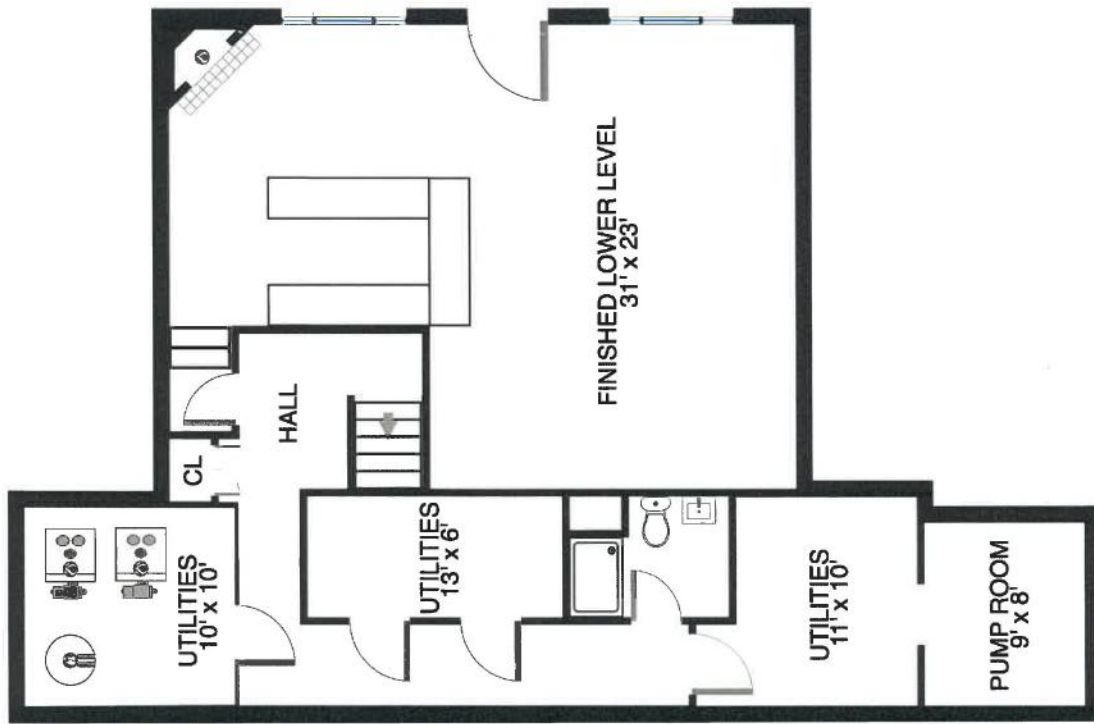
ALL DIMENSIONS ARE ESTIMATES.

2ND FLOOR



ALL DIMENSIONS ARE ESTIMATES.

▼ LOWER LEVEL



ALL DIMENSIONS ARE ESTIMATES.

Listing



505 Sport Hill Road, Easton, CT 06612

MLS#: **170347240** DOM: **1** Status: **Active**
 Single Family For Sale Neighborhood: **Lower Easton**

List Price: **\$1,995,000**
 Orig. List Price: **\$1,995,000**
 Tax Parcel#: **112786**

School Information

Elem: **Samuel Staples** Interm: Middle: **Helen Keller** High: **Joel Barlow**

Year Built: **1948** New Construction: **No/Resale** Acres: **19.23**
 Estimated HEATED Sq.Ft. above grade is **7,666** and HEATED below grade is **525**; total **8,191**
 Property Tax: **\$50,003** Assessed Value: **\$1,613,010** Mil Rate: **31**

Style: **Chateau, European** Rooms: **14** Bedrms: **5** Bathrms: **9 Full & 2 Half** Fireplaces: **4**

Potential Short Sale: **No**

Room Descriptions

Room	Level	Apx. Size	Features
Eat-In Kitchen	Main		Bay/Bow Window, Breakfast Nook, Built-Ins, Dining Area
Dining Room	Main		French Doors, Hardwood Floor
Study	Main		Built-Ins, Fireplace
Living Room	Main		Bay/Bow Window, Fireplace, French Doors, Hardwood Floor
Bedroom	Main		Full Bath, Hardwood Floor
Bedroom	Main		Full Bath, Hardwood Floor
MBR Suite	Main		Bay/Bow Window, Cedar Closet, Fireplace, French Doors, Full Bath
Great Room	Lower		Bay/Bow Window, Fireplace, Full Bath
Master Bedroom	Upper		Balcony/Deck, Built-Ins, French Doors, Full Bath
Rec/Play Room	Upper		Hardwood Floor
Media Room	Other		Hardwood Floor
Office	Other		Hardwood Floor
Other	Upper		Hardwood Floor
Additional Rooms:	Foyer, Laundry Room, Mud Room, Staff Quarters		
Laundry Location:	main		
			Has In-Law Apart: Yes/Detached

Features

Appliances Incl.: **Gas Range, Oven/Range, Microwave, Range Hood, Refrigerator, Freezer, Dishwasher, Washer, Dryer**
 Interior Features: **Auto Garage Door Opener, Cable - Pre-wired, Security System**
 Attic: **Has Attic - Pull-Down Stairs, Storage Space** Basement Desc.: **Full With Walk-Out, Partially Finished, Interior Access, Liveable Space**
 Exterior Features: **Balcony, French Doors, Guest House, Gutters, Lighting, Patio, Porch, Stone Wall, Tennis Court**
 Garage & Parking: **8 Car, Attached Garage, Detached Garage, Paved** Driveway Type: **Circular, Paved, Asphalt**
 Lot Description: **May be Subdividable, City Views, Water View, Fence - Stone, Fence - Wood, Professionally Landscaped** In Flood Zone: **No**
 Waterfront Feat.: **Not Direct Waterfront - Not Applicable** Swimming Pool: **Has Pool**

Home Owners Association Information

Home Owner's Association: **No** Association Fee: Fee Payable:
 Association Fee Provides:
 Special Assoc. Assessments: **No**

Utility Information

Hot Water System: **Domestic** Est. Annual Heating Cost:
 Heat Type: **Radiator, Zoned, Fueled By: Oil** Fuel Tank Location: **In Ground**
 Cooling: **Central Air** Radon Mitigation: Air **No**, Water **No**
 Water & Sewer Service: **Private Well, Sewage System: Septic**

Public Remarks

One of a kind privately-set estate with breathtaking panoramic views, clear to the Long Island Sound and the Manhattan skyline. Located in picturesque lower Easton, this cool, classic retreat of architectural significance, is perched on its magnificent hilltop, and surrounded by pastoral New England scenery. The gracious stone terraces and the large scale gathering spaces enjoy magnificent sunsets. The gourmet kitchen has glass walls overlooking the dramatic scenery. A tranquil garden with fountain leads to the gorgeous pool area. Attached but separate professional recording studio has hosted many celebrated musical artists of our generation, and the rolling lawns beside it have served as the backdrop for a multitude of notables concert performances as well as music and art festivals. The separate Cottage, 1909 SF/3-BR/2-Bth guest house, lighted tennis court, and 8-car collectors garage complete the picture.

Confidential Agent to Agent Remarks

Note: Cottage not a legal rental. Pool "As Is"

Listing Contract, Showing & Compensation Information

Listing Date: **04/06/21** Closed Date: Expiration Date: **10/16/21** Date Available: **Negotiable**
 Listing Contract Type: **Exclusive Right to Sell/Lease** Buyer's Agent Comp.: **2% of sale price**
 Showing Inst: **Text/call listing agents. Notice appreciated. 203.856-9949 or 203.216-7654**
 Directions: **Sport Hill Road between Sport Hill Farm and Silverman's Farm.** Lockbox: **No**

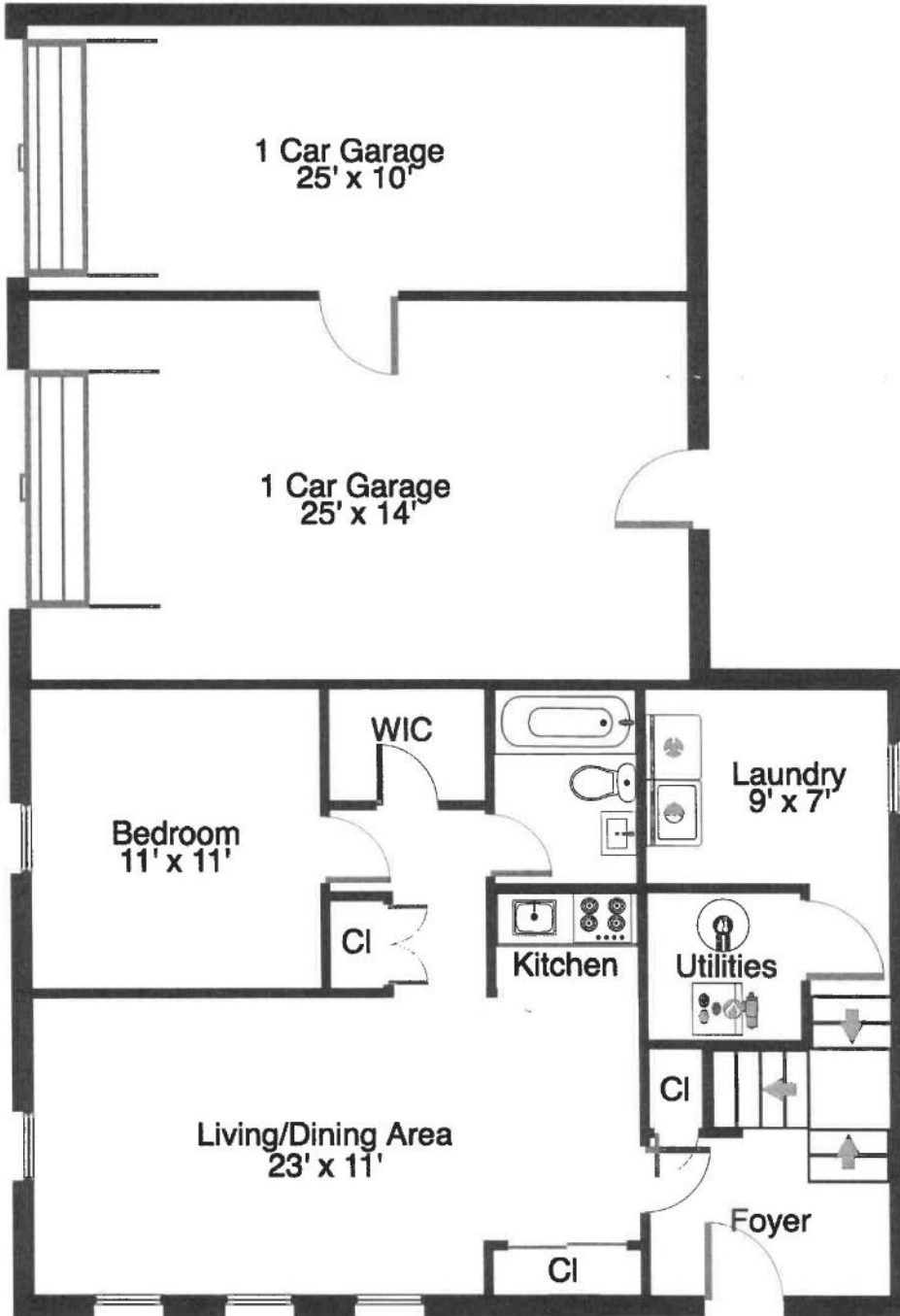
Listing & Selling Agent/Broker Information

List Agent: **Joni Usdan (N6579JU)** Lic.#: **RES.0694710** (203) 216-7654 joni@jonihomes.com
 List Office: **Coldwell Banker Realty (CBRB102)** (203) 227-8424
 Co List Agent: **Gail Lilley Zawacki (N2785GZ)** Lic.#: **RES.0744600** (203) 856-9949 gail@jonihomes.com
 Co List Office: **Coldwell Banker Realty (CBRB102)** (203) 227-8424

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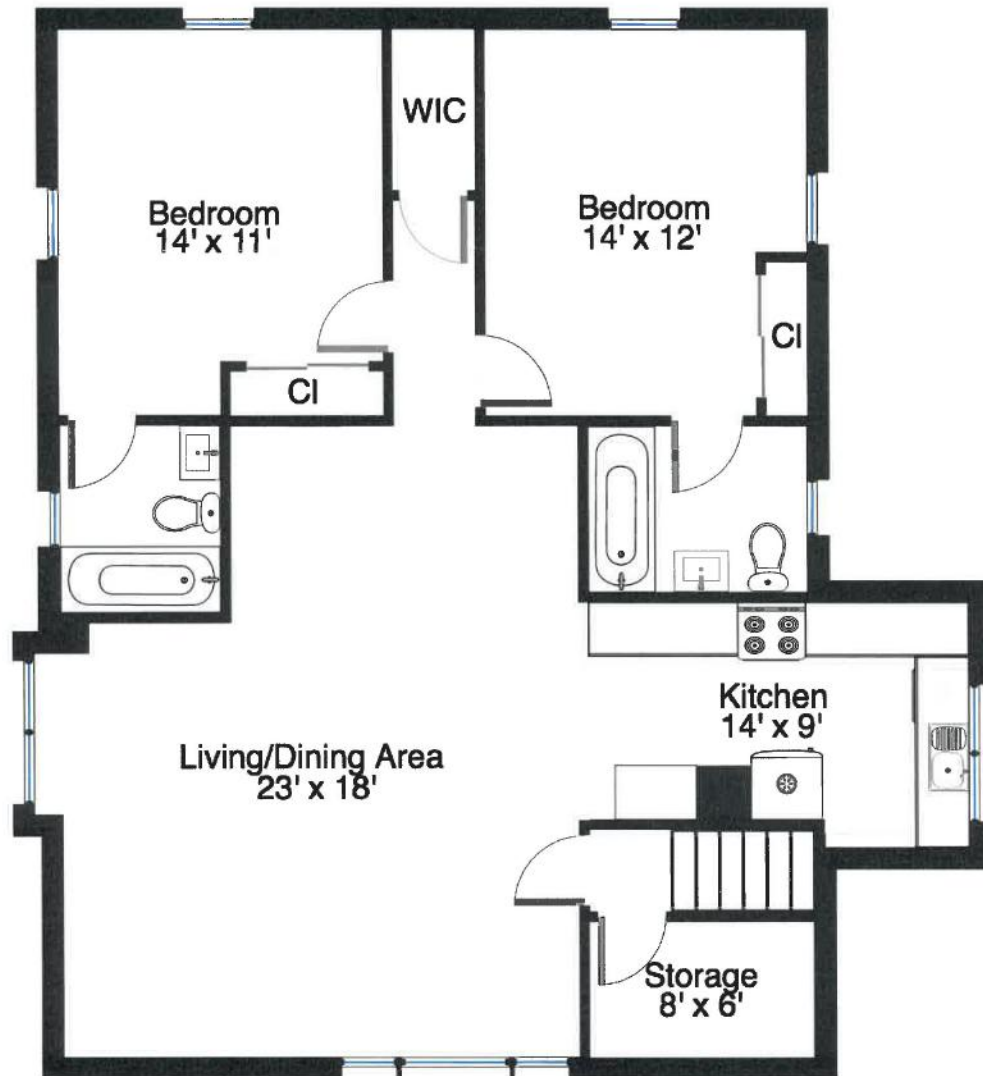
COTTAGE FLOOR

Guest House (1st Floor)



FLOOR PLANS

GUEST HOUSE (2nd Floor)



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): Chapman Family Trust
- 2) Street address, municipality, zip code: 505 Sport Hill Rd, Easton, CT 06612-1715

B. GENERAL INFORMATION

YES NO UNK N/A

- 3) What year was the structure built? 1940's - REBUILT 1989-91
- 4) How long have you occupied the property? 32 YRS 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: _____

Seller Initials [Signature]

Buyer Initials _____

Revised 08/2019

YES	NO	UNK	N/A	B. GENERAL INFORMATION (Continued)
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<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8) 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: _____
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<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9) 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: _____
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Note: Information concerning village districts and historic districts may be obtained from the municipality's village district commission, if applicable.

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10) Is the property located in a special tax district? If yes, explain: _____
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<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11) 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: _____
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<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	12) Is the property located in a common interest community? If yes, is it subject to any community or association dues or fees? Please explain: _____
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<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	13) 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
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<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	14) 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:
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- | | |
|---|---|
| <input type="checkbox"/> Propane fuel tank | <input type="checkbox"/> Water treatment system |
| <input type="checkbox"/> Water heater | <input type="checkbox"/> Solar devices |
| <input type="checkbox"/> Security alarm system | <input type="checkbox"/> Major appliances |
| <input type="checkbox"/> Fire alarm system | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Satellite dish antenna | |

505 Sport Hill Rd
Property Address: Easton, CT 06612-1715
Seller Initials  Buyer Initials _____ Page 2 of 7

YES	NO	UNK	N/A	D. MECHANICAL/ UTILITY SYSTEMS
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- 15) Fuel types? OIL / GAS Are you aware of any heating system problems? If yes, explain: NO
- 16) Hot water heater type? OIL Age: 10 YRS Are you aware of any hot water problems? If yes, explain: NONE
- 17) Is there an underground storage tank? If yes, list the age of tank 30 YRS and location: 1 OILTANK AT HOUSE, 1 OIL TANK AT COTTAGE, 1 GAS TANK AT POOL, 1 GAS TANK AT HOUSE.
- 18) Are you aware of any problems with the underground storage tank? If yes, explain: _____
- 19) 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 2000 and what was the name and address of the person or business who removed such underground storage tank? SEE ATTACHED DOCS.

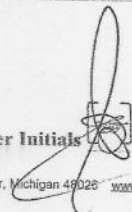
 Provide any and all written documentation of such removal within your control or possession by attaching a copy of such documentation to this form.
- 20) Air conditioning type: Central; Window; Other _____
 Are you aware of any air conditioning problems? If yes, explain: NONE
- 21) Plumbing system problems? If yes, explain: _____
- 22) Electrical system problems? If yes, explain: _____
- 23) Electronic security system problems? If yes, explain: _____
- 24) Are there carbon monoxide or smoke detectors located in the dwelling on the property? If yes, state the number of detectors 6 and whether there have been problems with such detectors: NO
- 25) Fire sprinkler system problems? If yes, explain: _____

Property Address: 505 Sport Hill Rd Easton, CT 06612-1715 Seller Initials [Signature] Buyer Initials _____ Page 3 of 7

YES	NO	UNK	N/A	E. WATER SYSTEM
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	26) Domestic water system type: <input type="checkbox"/> Public; <input checked="" type="checkbox"/> Private well; Other _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	27) 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: _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	b) Are there unpaid water charges? If yes, state amount unpaid: _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	28) 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: <u>PRECO & HAWES HAVE SERVICED THE WATER SYSTEM FOR 32 YEARS. THEY HAVE A COMPLETE RECORD OF THE SYSTEM & SERVICING.</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	29) Sewage disposal system type: <input type="checkbox"/> Public; <input checked="" type="checkbox"/> Septic; <input type="checkbox"/> Cesspool; Other: _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	30) If public sewer: a) Is there a separate charge made for sewer use? If yes, is it flat or metered? _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	b) If it is a flat amount, state amount _____ and due dates: _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	c) Are there any unpaid sewer charges? If yes, state the amount: _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	31) If private: a) Name of service company: <u>BARCELLO & SON SEPTIC.</u> 203 452 5560
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	b) Date last pumped: <u>2008 3.8.21</u> Frequency of pumping during ownership: <u>ONCE A YEAR</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	c) For any sewage system, are there problems? If yes, explain: <u>NO. THEY ARE FUNCTIONING PERFECTLY</u>

505 Sport Hill Rd
Property Address: Easton, CT 06612-1715

Seller Initials 

Buyer Initials _____

YES	NO	UNK	N/A	G. ASBESTOS/ LEAD
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	32) Are asbestos insulation or building materials present? If yes, location: _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	33) Is lead paint present? If yes, location: _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	34) Is lead plumbing present? If yes, location: _____

YES	NO	UNK	N/A	H. BUILDING/ STRUCTURE/ IMPROVEMENTS
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	35) Is the foundation made of concrete? If no, explain: _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	36) Foundation/slab problems or settling? If yes, explain: _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	37) Basement water seepage/dampness? If yes, explain amount, frequency and location: _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	38) Sump pump problems? If yes, explain: _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	39) 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: _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	40) 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: _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	41) Do you have any knowledge related to the presence of pyrrhotite in a foundation on the property? If yes, explain: _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	42) Roof type: <u>SLATE</u> , Age: <u>15-30 YEARS</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	43) Roof leaks? If yes, explain: _____

- 44) Exterior siding problems? If yes, explain: _____
- 45) Chimney, fireplace, wood or coal stove problems? If yes, explain: _____
- 46) Patio/deck problems? If yes, explain: _____

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

- | | | | | |
|-------------------------------------|-------------------------------------|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 47) If patio/deck is constructed of wood, is the wood treated or untreated? _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 48) Driveway problems? If yes, explain:
<u>NORMAL WINTER CRACKS.</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 49) Water drainage problems? If yes, explain: _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 50) Interior floor, wall and/or ceiling problems? If yes, explain: _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 51) Fire and/or smoke damage? If yes, explain: _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 52) Termite, insect, rodent or pest infestation problems? If yes, explain: _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 53) Rot or water damage problems? If yes, explain: _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 54) Is the structure(s) insulated? If yes, type: <u>HIGH EFFICIENCY</u> location: <u>ALL WALLS & CEILINGS.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 55) 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:
<u>HOME TESTED REGULARLY OVER THE YEARS.</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 56) Is there a radon control system in place? If yes, explain: _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 57) Has a radon control system been in place in the previous 12 months? 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: _____

Questions or Comments? Consumer Problems? Visit the Department of Consumer Protection website at: www.ct.gov/dcp

505 Sport Hill Rd
Property Address: Easton, CT 06612-1715

Seller Initials [Signature] Buyer Initials _____ Page 6 of 7

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.

(H) 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 _____	Signature _____	Buyer _____	Print Name _____
Date _____	Buyer _____	Signature _____	Buyer _____	Print Name _____

(I) 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 buyer's agents.

Date 01/09/2021	Seller _____	Signature _____	Seller Chapman Family Trust	Print Name _____
Date 1/9/2021 5:45:18 PM	Seller _____	Signature _____	Seller _____	Print Name _____

505 Sport Hill Rd
Property Address: Easton, CT 06612-1715



Property Inclusions/Exclusions Rider page ___ of ___
PROPERTY INCLUSIONS / EXCLUSIONS RIDER
Connecticut REALTORS®, Inc.



Property Address: **505 Sport Hill Rd**

Town **Easton**

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

Inc	Ex	NA	APPLIANCES
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Air conditioner <u>9</u> unit(s)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Clothes dryer
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Clothes washer
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dehumidifier
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dishwasher
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Garbage Compactor
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Garbage Disposal
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Hood for oven range
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Microwave
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Oven range
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Refrigerator
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Add'l refrigerators/freezers

Inc	Ex	NA	EXTERIOR ITEMS
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Garage door opener(s) & Remotes
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Gas grill
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Hot tub & equipment
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other outbuildings
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Play equipment
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pool & pool equipment
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Storage shed(s)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Storm door(s)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Storm windows
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fence(s)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Invisible Pet Fence, Equipment & Collars
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Satellite dish

Inc	Ex	NA	INTERIOR ITEMS
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Alarm/Security System
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Blinds & shades
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Curtains/drapes
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Curtain Rods
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Carbon monoxide detector(s)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Carpeting
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Ceiling fans
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Coal/Wood Stoves
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fireplace items
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lighting fixtures incl. chandeliers
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Smoke detector(s)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bathroom Mirrors
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wall Mounted T.V. Brackets
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Smart Home Devices

Inc	Ex	NA	MISCELLANEOUS ITEMS
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Firewood
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Generator
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wall Mounted Shelving
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other Shelving
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Trees & shrubs
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water Softener
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Workbenches

Inc	Ex	NA	OTHER ITEMS
<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"/>	

*If you have an 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):

THE ALARM/SECURITY SYSTEM NEEDS UPDATING. THERE ARE ASSORTED FLY SCREENS FOR MANY OF THE WINDOWS. STORED IN ONE OF THE GARAGE

Additional Seller Comments:

Authentisign
 01/09/2021
 Date 01/09/2021 Seller Chapman Family Trust Date Seller

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.

Date Buyer _____ If Changes Made: Date Seller Date Seller
 Date Buyer _____

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