

JJ Manning

— AUCTIONEERS

PROPERTY INFORMATION PACKAGE #24-2051

REAL ESTATE AUCTION

1,438+/- SF, 3BR, 1.5BA HOME ON 1.2+/- AC.

955 HALE ST., SUFFIELD, CT

Wednesday, April 3 at 11am On-site

Open House: Wednesday, March 27 (11am-1pm)

CT Lic. #REB.0790057



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JJ Manning
AUCTIONEERS
AUCTIONEER'S DISCLAIMER

The following information is provided to you as a matter of convenience only, and no representation or warranty, expressed or implied, is made as to its accuracy or completeness.

Prospective purchasers of the auction property are responsible for conducting such due diligence of their own as they consider appropriate, prior to bidding at the auction sale.

All information contained within this Property Information Packet was derived from reliable sources and is believed to be correct, but is not guaranteed. Buyers shall rely entirely on their own judgment and inspection.

Announcements from the Auction Block will take precedence over any previously printed material or any other oral statements made.



March 11, 2024

Dear Prospective Bidder:

JJManning Auctioneers is pleased to offer this 1,438+/- sf, 3-bedroom home on 1.22+/- acres located at 955 Hale St., Suffield, CT. Features include a detached 2-car garage built in 2003, 3-season room with pellet stove and roof-mounted solar panels. The property is in a North Central CT location convenient to Routes 20, 75, 187, I-91 & Bradley International Airport; 15+/- miles to Hartford, CT and 20+/- miles to Springfield, MA.

The owners have chosen auction, the accelerated method of marketing, for the sale of this fabulous property. Their decision allows you to set the market price for this wonderful home with your bid. You will buy the property at the lowest possible price by bidding one increment higher than the competition. What an opportunity!

As you know, the property is being sold "as is, with all faults", be sure to attend the scheduled Open House. There is a large amount of information in this Property Information Package (PIP), please review it carefully. The auction will be held on Wednesday, April 3, 2024 at 11:00am on-site. Don't miss it! If you can't attend but wish to make an Absentee Bid, give us a call.

The sale is not contingent upon your ability to acquire mortgage financing. You are encouraged to pre-qualify yourself with a lender before the auction. This will help you to bid with confidence. Read the Sample Purchase & Sale Agreement in this package. You should consult your attorney with any questions regarding the Agreement. There can be no changes to the Agreement.

Don't forget to have the \$20,000 certified deposit check made out to yourself and bring it with you to the auction. You must show the check at registration in order to receive a Bidder Number. You must have a Bidder Number in order to bid at this open, outcry auction.

If you are interested in making a pre-auction offer for this property, it must be tendered on a signed JJManning approved Purchase & Sale Agreement and accompanied by a 10% certified deposit in certified or bank check or by confirmed wire transfer. Please contact us at auctions@jjmanning.com or the phone number below for details.

Our experienced auction staff is available to answer your questions at 800-521-0111, at the open house and one hour before the auction. We welcome your calls. See you at the auction. Good luck with your bids!

Sincerely,

Justin J. Manning, CAI, AARE
President

JJ Manning

— AUCTIONEERS —

TERMS & CONDITIONS

REAL ESTATE AUCTION

1,438+/- SF, 3BR, 1.5BA HOME ON 1.2+/- AC.

955 HALE ST., SUFFIELD, CT

Wednesday, April 3 at 11am On-site

Open House: Wednesday, March 27 (11am-1pm)

CT Lic. #REB.0790057

Terms of Sale: 10% deposit of which Twenty Thousand Dollars (\$20,000.00) must be presented in certified or bank check. Remainder of the 10% deposit in wire transfer, certified or bank check by 4:00 p.m. ET on Friday, April 5, 2024. Balance in 30 days.

A. Make the certified deposit check payable to yourself. If you are the successful bidder, you will endorse the check to JJManning Auctioneers, Escrow Agent.

B. Closing will take place on or before Friday, May 3, 2024 (30 days from the auction) unless otherwise agreed upon by Seller, in writing.

C. A Buyer's Premium of TEN PERCENT (10%) will be added to the high bid. Their sum will constitute the Total Purchase Price. See Buyer's Premium explanation elsewhere in this Bidder Information Package.

D. The property is being sold "as is, with all faults". We encourage you to attend the Open House and thoroughly inspect the property. You must rely on your own inspection and judgment when bidding on this property.

E. Auctioneer reserves the right to enter protective bids on behalf of Seller.

F. Auctioneer reserves the right to disqualify any bidders at auctioneer's sole discretion. Should a dispute arise amongst any bidders, auctioneer's decision shall be final and binding.

G. The property is NOT being sold with a financing contingency, so we recommend that you pre-qualify yourself with your lending institution before bidding at the auction sale. This will allow you to bid with confidence!

H. Other terms, if any, to be announced at the auction sale.



BUYER'S PREMIUM EXPLANATION

There will be a Buyer's Premium of 10% added to the high bid. The total of the high bid plus the 10% Buyer's Premium shall constitute the Contract Sales Price.

EXAMPLE:

	Bid Price:	\$100,000.00
	Add 10% Buyer's Premium:	\$ 10,000.00

	Contract sales price:	\$110,000.00

The contract sales price represents the total due from the buyer and will be the amount entered on the *Purchase & Sale Agreement*.

PURCHASE AND SALE AGREEMENT

This 3rd day of April 2024

1. PARTIES AND MAILING ADDRESSES

Patricia A. Overson hereinafter called the SELLER, agrees to SELL and

hereinafter called the BUYER or PURCHASER, agrees to BUY, upon the terms hereinafter set forth, the following described premises:

2. DESCRIPTION

The land with the buildings thereon known as 955 Hale Street, Suffield, Connecticut.

3. BUILDINGS, STRUCTURES, IMPROVEMENTS, FIXTURES

Included in the sale as a part of said premises are the buildings, structures, and improvements now thereon, and the fixtures belonging to the SELLER and used in connection therewith including, if any, all wall-to-wall carpeting, drapery rods, automatic garage door openers, venetian blinds, window shades, screens, screen doors, storm windows and doors, awnings, shutters, furnaces, heaters, heating equipment, stoves, ranges, oil and gas burners and fixtures appurtenant thereto, hot water heaters, plumbing and bathroom fixtures, garbage disposals, electric and other lighting fixtures, mantels, outside television antennas, fences, gates, trees, shrubs, plants, and ONLY IF BUILT IN, refrigerators, air conditioning equipment, ventilators, dishwashers, washing machines and dryers; and none. Any non-titled personal property left at the premises as of closing is considered abandoned and shall become the responsibility of the buyer.

4. TITLE DEED

Said premises are to be conveyed by a good and sufficient Deed running to the BUYER, or to the nominee designated by the BUYER by written notice to the SELLER at least seven days before the deed is to be delivered as herein provided and said deed shall convey a good and clear record, marketable or insurable title thereto, free from encumbrances, except

- (a) Existing rights and obligations in party walls which are not the subject of written agreement;
- (b) Such taxes for the then current year as are not due and payable on the date of the delivery of such deed;
- (c) Any liens for municipal betterments assessed after the date of this agreement;
- (d) Easements, restrictions and reservations of record;

5. PLANS

If said deed refers to a plan necessary to be recorded therewith the SELLER shall deliver such plan with the deed in form adequate for recording or registration.

6. PURCHASE PRICE

The agreed purchase price for said premises is _____ dollars, of which

\$_____ have been paid as a deposit this day and

\$_____ are to be paid in wire transfer, certified, cashier's, treasurer's or bank check(s) by 4:00 pm ET on Friday, April 5, 2024 as the additional deposit

\$_____ are to be paid at the time of delivery of the deed by certified, cashier's, treasurer's or bank check(s)

\$_____ TOTAL

7. TIME FOR PERFORMANCE DELIVERY DEED

Such deed is to be delivered on or before Friday, May 3, 2024 (30 days of the date of this agreement) at the office of SELLER'S attorney, unless otherwise agreed upon in writing. It is agreed that time is of the essence of this agreement.

8. POSSESSION AND CONDITION OF PREMISES

Full possession of said premises, except as herein provided, is to be delivered at the time of the delivery of the deed, said premises to be then (a) in the same condition as they now are, reasonable use and wear thereof excepted and (b) in compliance with provisions of any instrument referred to in clause 4 hereof.

9. EXTENSION TO PERFECT TITLE OR MAKE PREMISES CONFORM

If the SELLER shall be unable to give title or to make conveyance, or to deliver possession of the premises all as herein stipulated, or if at the time of the delivery of the deed the premises do not conform with the provisions hereof, then any payments made under this

Buyer's Initials: _____

agreement shall be forthwith refunded and all other obligations of the parties hereto shall cease and this agreement shall be void without recourse to the parties hereto, unless the SELLER elects to use reasonable efforts to remove any defects in title, or to deliver possession as provided herein, or to make the said premises conform to the provisions hereof, as the case may be, in which event the SELLER shall give written notice thereof to the BUYER at or before the time for performance hereunder, and thereupon the time for performance hereof shall be extended for a period of up to ninety days.

10. FAILURE TO PERFECT TITLE OR MAKE PREMISES CONFORM, etc.

If at the expiration of the extended time the SELLER shall have failed so to remove any defects in title, deliver possession, or make the premises conform, as the case may be, all as herein agreed, or if at any time during the period of this agreement or any extension thereof, the holder of a mortgage on said premises shall refuse to permit the insurance proceeds, if any, to be used for such purposes, then any payments made under this agreement shall be forthwith refunded and all other obligations of the parties hereto shall cease and this agreement shall be void without recourse to the parties hereto.

11. BUYER'S ELECTION TO ACCEPT TITLE

The BUYER shall have the election, at either the original or any extended time for performance, to accept such title as the SELLER can deliver to the said premises in their then condition and to pay therefore the purchase price without deduction. In which case the SELLER shall convey such title, except that in the event of such conveyance in accord with the provisions of this clause, if the said premises shall have been damaged by fire or casualty insured against, then the SELLER shall, unless the SELLER has previously restored the premises to their former condition, either (a) pay over or assign to the BUYER, on delivery of the deed, all amounts recovered or recoverable on account of such insurance, less any amounts reasonably expended by the SELLER for any partial restoration; or (b) if a holder of a mortgage on said premises shall not permit the insurance proceeds or a part thereof to be used to restore the said premises to their former condition or to be so paid over or assigned, give to the BUYER a credit against the purchase price, on delivery of the deed, equal to said amounts so recovered or recoverable and retained by the holder of the said mortgage less any amounts reasonably expended by the SELLER for any partial restoration.

12. ACCEPTANCE OF DEED

The acceptance of a deed by the BUYER, or his nominee as the case may be, shall be deemed to be a full performance and discharge of every agreement and obligation herein contained or expressed, except such as are, by the terms hereof, to be performed after the delivery of said deed.

13. USE OF SELLER MONEY TO CLEAR TITLE

To enable the SELLER to make conveyance as herein provided, the SELLER may, at the time of delivery of the deed, use the purchase money or any portion thereof to clear the title of any or all encumbrances or interests, provided that all instruments so procured are recorded simultaneously with the delivery of said deed.

14. INSURANCE

Until the delivery of the deed, the SELLER shall maintain the insurance on said premises as currently insured.

15. ADJUSTMENTS

Collected rents, mortgage interest, water and sewer use charges, operating expenses (if any) according to the schedule attached hereto or set forth below, condominium or home owner's association fees if applicable, and taxes for the then current fiscal year, shall be apportioned and fuel value shall be adjusted, as of the day of performance of this agreement and the net amount thereof shall be added to or deducted from, as the case may be, the purchase price payable by the BUYER at the time of delivery of the deed. Uncollected rents for the current rental period shall be apportioned if and when collected by either party.

16. ADJUSTMENT OF UNASSESSED TAXES

If the amount of said taxes is not known at the time of the delivery of the deed, they shall be apportioned on the basis of the taxes assessed for the preceding fiscal year, with a reapportionment as soon as the new tax rate and valuation can be ascertained.

17. BROKER

BUYER acknowledges that he has engaged no real estate broker, and no real estate broker has in any way been involved in this transaction except any broker previously registered with and acknowledged by AUCTIONEER in writing. BUYER agrees to indemnify and hold harmless the SELLER and AUCTIONEER, including SELLER'S and AUCTIONEER'S reasonable attorney's fees, for any claim made by any real estate broker not registered with and acknowledged by Auctioneer in writing in connection with this transaction.

18. DEPOSIT

All deposits made hereunder shall be held in escrow by JEROME J. MANNING & CO., INC as escrow agent subject to the terms of this agreement and shall be duly accounted for at the time for performance of this agreement. In the event of any disagreement between the parties, the escrow agent may retain all deposits made under this agreement pending instructions mutually given by the SELLER and the BUYER.

19. BUYER'S DEFAULT

If the BUYER shall fail to fulfill the BUYER'S agreements herein, all deposits made or required to be made hereunder by the BUYER shall be retained by the SELLER as liquidated damages even if BUYER fails to make the deposit or additional deposit.

20. CONTINGENCIES

BUYER acknowledges that this Agreement contains no contingencies affecting the BUYER'S obligation to perform. If the sale as contemplated herein is not consummated for any reason, except SELLER'S inability to deliver marketable or insurable title (subject only to the matters set forth in paragraph 4), then the deposit(s) paid by the BUYER upon the execution of this Agreement and/or any additional deposit required to be made shall inure to and become the property of the SELLER, all as provided in Paragraph (19) hereof.

21. WARRANTIES AND REPRESENTATIONS

The BUYER acknowledges that the BUYER has not been influenced to enter into this transaction nor has he relied upon any warranties or representations not set forth or incorporated in this agreement. The BUYER further acknowledges that he is buying the Property as is, with all faults and without warranty of any kind, whatsoever. Buyer acknowledges that buyer has reviewed or been given the opportunity to review the Property Information Packages (PIPS) for this property along with any updates provided up and through the day of the auction.

22. CONSTRUCTION OF AGREEMENT

This instrument, executed in multiple counterparts, is to be construed as a Connecticut contract, is to take effect as a sealed instrument, sets forth the entire contract between the parties, is binding upon and inures to the benefit of the parties hereto and their respective heirs, devisee, executors, administrators, successors and assigns, and may be canceled, modified or amended only by a written instrument executed by both the SELLER and the BUYER. If two or more persons are named herein as BUYER their obligations hereunder shall be joint and several. The captions and marginal notes are used only as a matter of convenience and are not to be considered a part of this agreement or to be used in determining the intent of the parties to it.

23. LEAD PAINT LAW

The BUYER acknowledges that whenever a child or children under six years of age resides in any residential premises in which any paint, plaster or other accessible material contains dangerous levels of lead, the owner of said premises must remove or cover said paint, plaster or other material so as to make it inaccessible to children under six years of age. BUYER further acknowledges that he has been notified of said lead paint law by SELLER and AUCTIONEER.

24. SMOKE DETECTORS/SEPTIC/WATER

The BUYER will be responsible for the installation and inspection of smoke detectors and CO2 detectors after closing. If necessary, the buyer shall be responsible for any repair, upgrade or installation of a septic system and/or a well and/or municipal water and/or sewer connections which, if needed, meet the requirements of the board of health. The closing shall not be contingent upon any certificates of compliance as the property is being conveyed strictly as is.

25. SOLAR PANELS

Post closing, the Buyer will be responsible to notify the existing solar leasing company whether or not they wish to transfer the existing solar lease to themselves. The terms, conditions and warranty information concerning the solar lease agreement are contained in the Property Information Package.

26. SOPHISTICATED BUYER

The BUYER acknowledges that by registering, participating, and competing to purchase this subject real estate via a PUBLIC AUCTION SALE wherein all contingencies, warranties, and representations have been specifically disclaimed as in paragraphs 20 and 21 of this agreement establishes that the BUYER is knowledgeable and aware of the risks of doing so and possesses a level of sophistication commensurate with the complexity of the sale terms both expressed by this Agreement and the potential of the property being acquired.

Buyer's Initials: _____

NOTICE: This is a legal document that creates binding obligations. If not understood, consult an attorney.

Patricia A. Overson, Seller

BUYER

By: _____

BUYER

By: _____

Buyer's Mailing Address (Street or P.O. Box)

Buyer's Attorney (Name)

Buyer's Mailing Address (City, State & Zip Code)

Buyer's Attorney (Firm)

Buyer's Daytime Phone

Buyer's Attorney's Address (Street or P.O. Box)

Buyer's Evening Phone

Buyer's Attorney's Address (City, State & Zip Code)

Buyer's Attorney's Phone

Jerome J. Manning & Co., Inc., AUCTIONEER/ESCROW AGENT

1,438± sf 3 BR Home with 3-Season Room Detached 2-Car Garage 1.2± Acres with Pastoral Views 955 Hale St, Suffield, CT



Open House: Wednesday, March 27 (11am-1pm)



Auction: Wednesday, April 3 at 11am On-site

North Central CT location convenient to Routes 20, 75, 187, I-91 & Bradley International Airport.
15± miles to Hartford, CT & 20± miles to Springfield, MA.

Site: 1.22± acres with paved drive & shed

Garage: 480± sf detached 2-car built 2003

Ranch: 1,438± sf built 1954 with many updates including kitchen & baths, vinyl siding

2021 Renovations: Pellet stove in 3-season room, roof-mounted solar panels

Features: Hardwood & tile floors, custom cabinets, sump pump, 255± sf 3-season room, 56± sf open porch with hot tub, 98± sf patio

Bedrooms: 3

Baths: 1.5 (1 full, 1 half)

Basement: Full - 800± sf finished, 638± sf unfinished

Heat: Oil-fired hot water, fireplaces, pellet stove

Water & Sewer: Private

FEMA: Flood Zone Panels 09003C0208E & 09003C0208F

Zoning: Primary R45, PDIP at back

Deed Ref: 532/586

Parcel ID: 24 25 39

Terms of Sale: 10% certified deposit of which \$20,000 in certified or bank check & remainder by 4pm ET on Friday, April 5, 2024. Balance in 30 days. 10% Buyer's Premium will be added to the high bid & result will be the total purchase price. Other terms, if any, announced at the sale. All information derived from reliable sources believed correct, but not guaranteed. Buyers shall rely entirely on their own judgment and inspection. Announcements from the Auction Block take precedence over any previously printed material or any other oral statements made. JJManning Auctioneers is acting exclusively on behalf of Seller in this transaction.

Pre-auction Offers: Must be tendered on a signed JJManning approved P&S Agreement & accompanied by a 10% certified deposit in certified or bank check or by confirmed wire transfer in order to be considered.

Buyer's Broker Terms: Up to 2% Broker Commission offered. Visit www.JJManning.com for mandatory broker pre-registration requirements.

JJManning

— AUCTIONEERS —

Property Info., Photos, Broker Reg. & Full Terms at:

www.JJManning.com

800.521.0111

179 Old King's Hwy, Yarmouth Port, MA 02675



CT LIC REB.0790057
Brochure 1791 • Ref 24-2051

PROPERTY INFORMATION
955 HALE ST, SUFFIELD, CT

REAL ESTATE AUCTION

**1,438+/- sf, 3-Bedroom Home w/ 3-Season Room &
Detached 2-Car Garage on 1.2+/- Acres w/ Pastoral Views**

Wednesday, April 3 at 11am am On-site

Open House: Wednesday, March 27 (11am-1pm)

North Central CT location

**Convenient to Routes 20, 75, 187, I-91 & Bradley International Airport
15+/- miles to Hartford, CT & 20+/- miles to Springfield, MA**

PARCEL ID: 24 25 39

SITE: 1.22+/- acres with paved drive & shed

FRONTAGE: 125+/- ft

LANDSCAPING: Primarily Lawn with mature plantings

DRIVEWAY: Paved

GARAGE: 480+/- sf detached 2-car built in 2003

GROSS LIVING AREA: 1,438+/- sf

STYLE: Ranch built in 1954 with many updates including kitchen & baths, vinyl siding

2021 RENOVATIONS: Pellet stove with 3" vent kit installed through wall in 3-season room, structural roof upgrades & install of roof-mounted solar panels (PV system 14.4 kW 36 panels)

FEATURES: Hardwood & tile floors, custom cabinets, sump pump, 255+/- sf 3-season room, 56+/- sf open porch with hot tub, 98+/- sf patio

BEDROOMS: 3

BATHS: 1.5 (1 full, 1 half)

BASEMENT: Full - 800+/- sf finished, 638+/- sf unfinished, interior access

FOUNDATION: Poured concrete

EXTERIOR WALLS: Vinyl siding

ROOF: Asphalt

GUTTERS: Yes

WINDOWS: Double-hung

HEAT: Oil-fired hot water, fireplaces, pellet stove

WATER: Private, artesian well

SEWER: Private septic installed 11+/- years ago

FEMA: Flood Zone Panels 09003C0208E & 09003C0208F (9/26/08), shown as predominantly Zone X with portions as Zone A

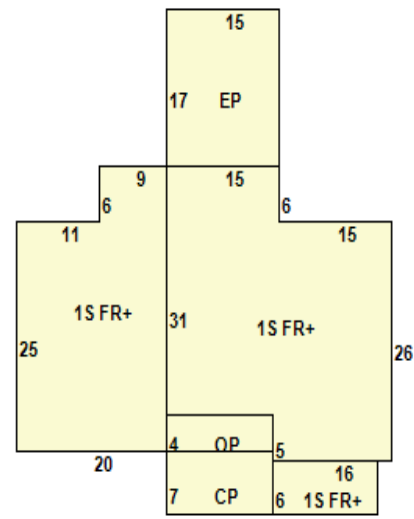
ZONING: Primary R45, PDIP – Planned Development Industrial Park near the back

COUNTY: Hartford

DEED REF: 532/586

Location:		955 HALE ST		Map Id:	24 25 39		Zone:	R45		Date Printed:	1/22/2024
				Neighborhood:	R5				Last Update:	1/22/2024	
Owner Of Record					Volume/Page	Date	Sales Type		Valid	Sale Price	
OVERSON PATRICIA A					0532/0586	10/3/2018	Quit Claim		No	0	
955 HALE ST, SUFFIELD, CT 06078-2511							Exempt				
Prior Owner History											
OVERSON DONALD A & PATRICIA A & SURV					0480/0003	3/27/2013	Warranty Deed		No	210,000	
SMITH ANGELINE A					0469/0396	5/16/2012	Quit Claim		No	0	
SMITH WILLIAM P					000V/000S	1/25/2008	Warranty Deed		No	0	
SMITH WILLIAM P & ANGELINE A & SURV					0115/0497	1/23/1967			No	0	
Permit Information											
Permit Number	Date	Permit Description									
HAC-21-304	11/8/2021	Install new pellet stove in 3 season room with 3" vent kit installed through the wall									
E-21-329	9/28/2021	Roof mounted solar PV system 14.4 kW 36 panels Structural upgrades required									
R-21-227	9/28/2021	Structural upgrades for installation of 36 panel 14.4 kw roof mounted solar PV system									
Supplemental Data											
Census/Tract	4771.01	VisionPID		1901		Total Land Value		91,500			
Dev Map ID	5/367	Listing				Total Building Value		216,500			
GIS ID		I+E				Total Outbldg Value		8,300			
Route	D4					Total Market Value		316,300			
District											
Utilities	Well, Septic										
Acres					State Item Codes						
Land Type	Acres	490	Total Value		Code	Quantity	Value				
House Lot	1.00	0.00			13-Residential Dwelling	1.00	151,550				
Excess	0.22	0.00			11-Residential Land	1.00	63,000				
					14-Residential Outbuilding	1.00	5,810				
					12-Residential Excess Land	0.22	1,050				
Total			91,500								
Assessment History (Prior Years as of Oct 1)						490 Appraised Totals					
	2023	2022	2021	2020	2019	Type	Acres	Value	Type	Acres	Value
Land	64,050	64,050	64,050	64,050	64,050						
Building	151,550	96,810	96,810	96,810	96,810						
Outbuilding	5,810	4,200	4,200	4,200	4,200						
Total	221,410	165,060	165,060	165,060	165,060				Totals	0.00	0
						Application Date:	Expiration Date:				
Comments											

Location:	955 HALE ST			
Map Id:	24 25 39			
General Description		Description	Area/Qty	
Building Use	Single Family			
Units		Base Rate		1438
Overall Condition	Good	Basement		1438
Class	C	Full Baths		1
Stories	1.00	Good Qualityv Basement Finish		800
Design (Style)	Ranch	Half Baths		1
Construction	Wood Frame	Masonrv Fireplace		1
Year Built	1954			
Percent Complete	100			
Finished Area	1438			
Foundation				
Basement Area	1438			
Finished Basement	800			
Garage Bays	0			
Outside Entry	Interior			
Sump Pump	No			
Attached Components				
HVAC		Type	Year	Area
Heating Type	Hot Water	Enclosed Porch	1954	255
Fuel	Oil	Open Porch	1954	56
Cooling Type	None	Concrete Patio	1954	98
Interior				
Floors	Hardwood/Carpet			
Attic Access	No			
Walls	Plaster			
Bath Cond				
Kitchen Cond				
Exterior				
Exterior	Wood Shingles/Vinyl Siding			
Roof Cover	Asphalt			
Roof Type	Gable			
Special Features				
Type	Count/Area			
Masonrv Fireplace	1			
Solar Panels	36			
Total Building Value: 216,500				
Room Summary				
Total	Bedroom	Kitchens	Full Baths	Half Baths
6	3	1	1	1



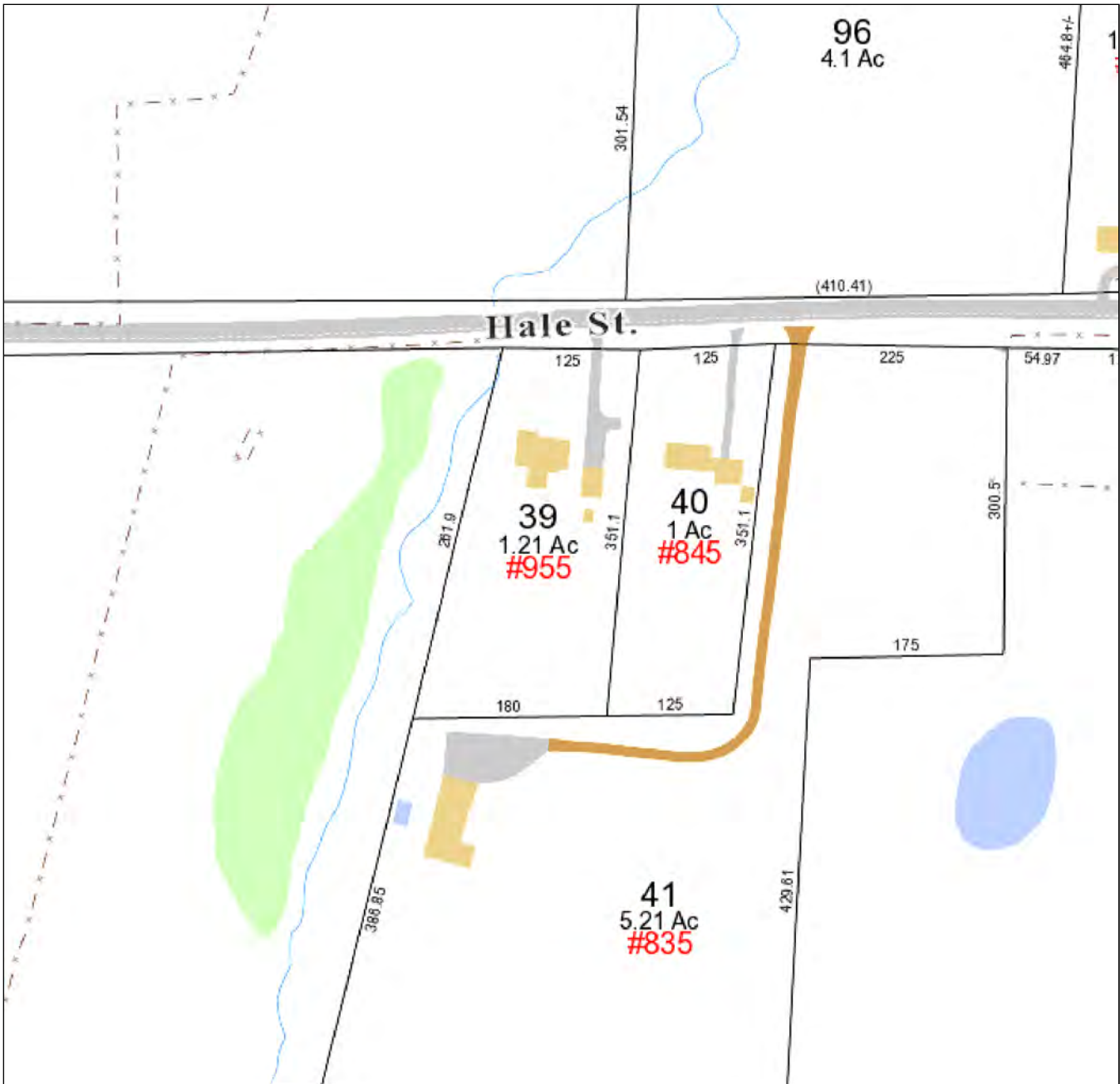
Detached Component Computations							
Type	Year	Condition	Area/Qty	Type	Year	Condition	Area/Qty
Detached Garage	2003	Average	480				

Town of Suffield

Geographic Information System (GIS)



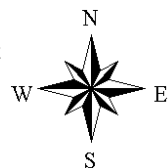
Date Printed: 1/22/2024

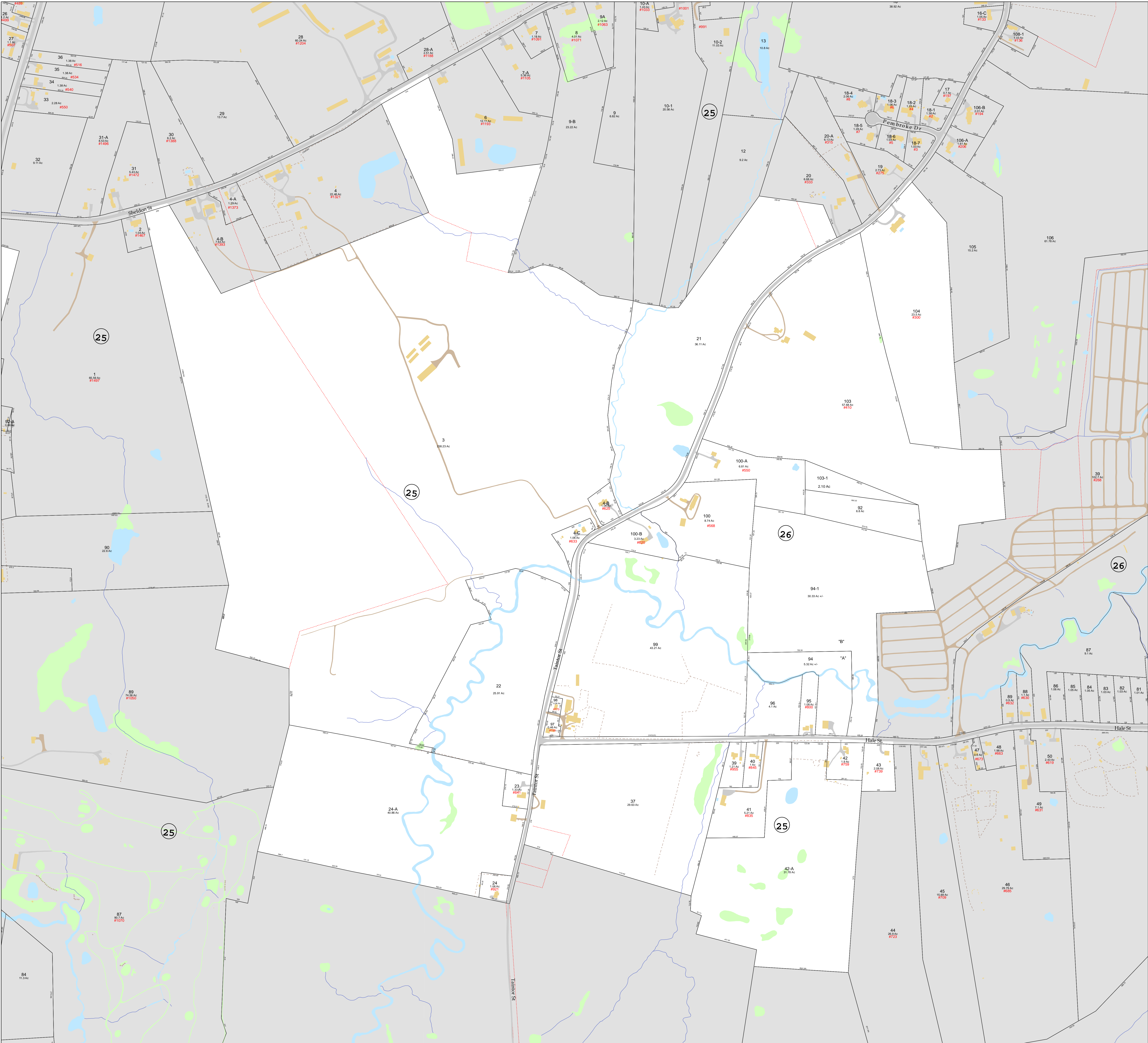


MAP DISCLAIMER - NOTICE OF LIABILITY

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 Suffield and its mapping contractors assume no legal responsibility for the information contained herein.

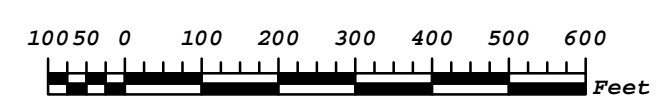
Approximate Scale: 1 inch = 150 feet





Map: 24

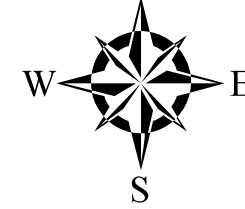
1:3,000



Disclaimer:
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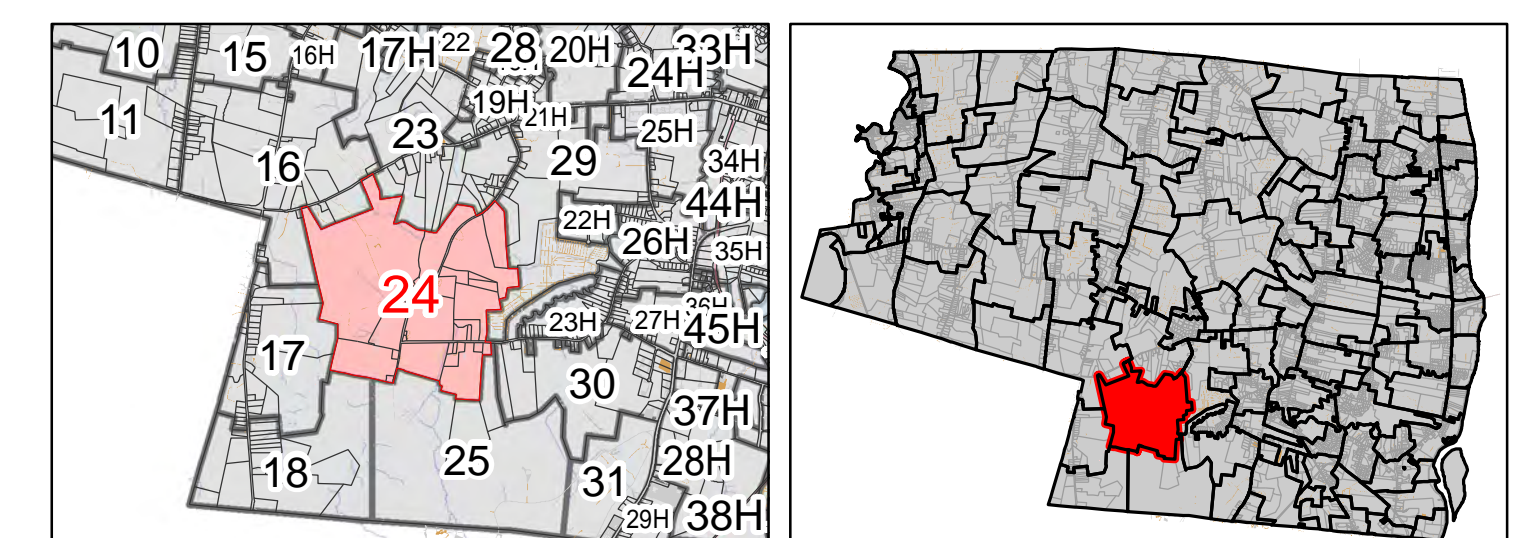
**Town of Suffield, Connecticut
Assessor Parcel Map
Map Produced March 2023
Grand List October 2022**



- Historic Property Line
- Property Line
- Fence
- Stone Wall
- Retaining Wall
- Railroad
- Trails
- Hydro Features
- Swamps
- Buildings and Structures
- Bridge
- Unpaved Road and Driveway
- Paved Sidewalk, Road and Driveway

- # 44** Address
- 77** Lot Number
- Block: 8**
- 2.35Ac** Assessor Acreage
- 1.37Ac** G.I.S. Calculated Acreage
- 123.45** Assessor Parcel Dimension
- (123.45)** G.I.S. Calculated Dimension

Map Coordinates based on NAD 83 Connecticut State Plane Feet. Planimetric features updated using aerial photography dated 2016.



Map: 24



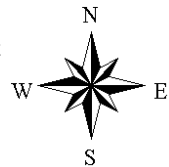
Date Printed: 1/22/2024



MAP DISCLAIMER - NOTICE OF LIABILITY

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Approximate Scale: 1 inch = 100 feet



Town of Suffield

Geographic Information System (GIS)



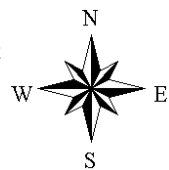
Date Printed: 1/22/2024



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Approximate Scale: 1 inch = 400 feet

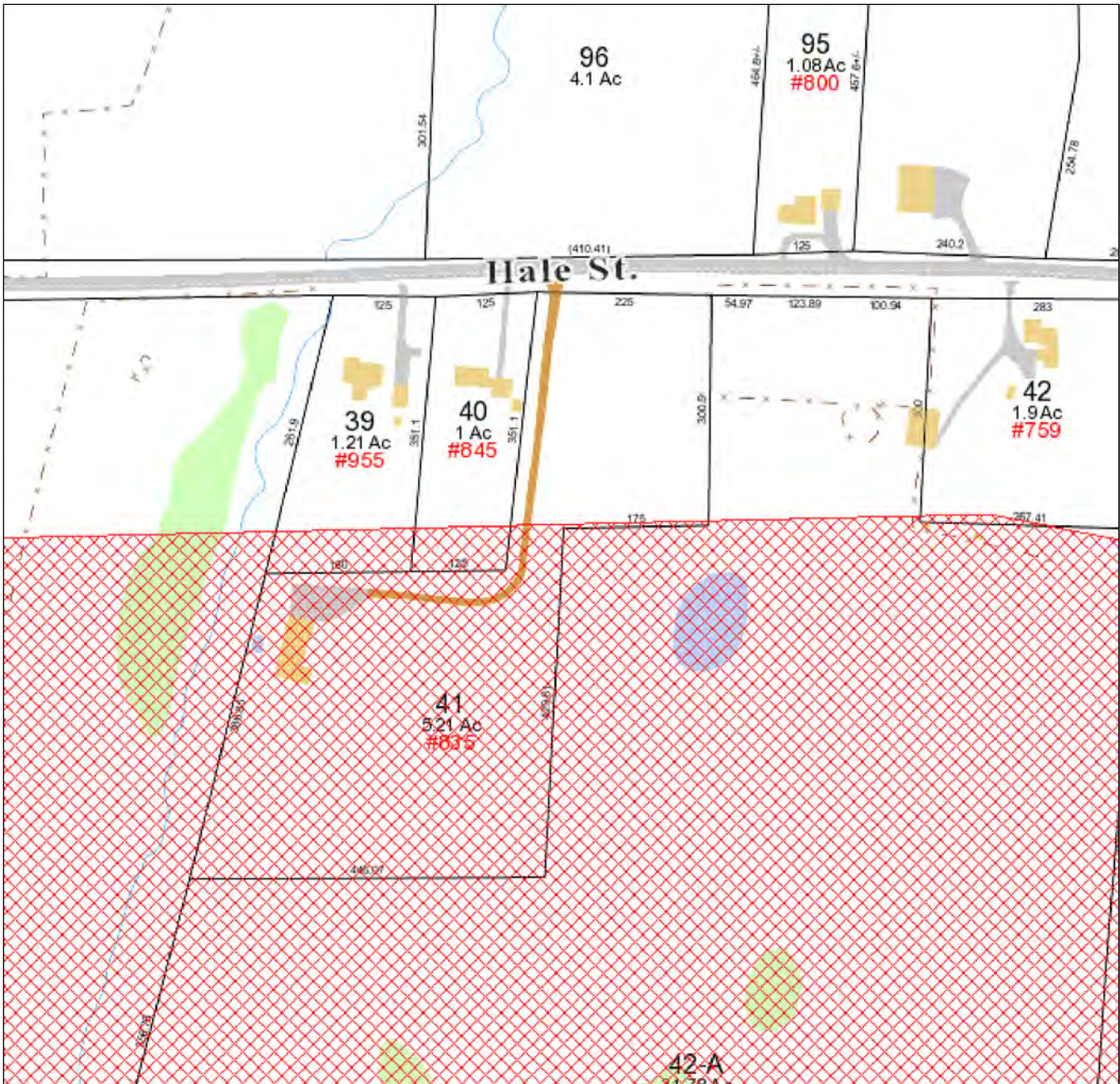


Town of Suffield

Geographic Information System (GIS)



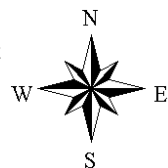
Date Printed: 1/22/2024



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Approximate Scale: 1 inch = 200 feet

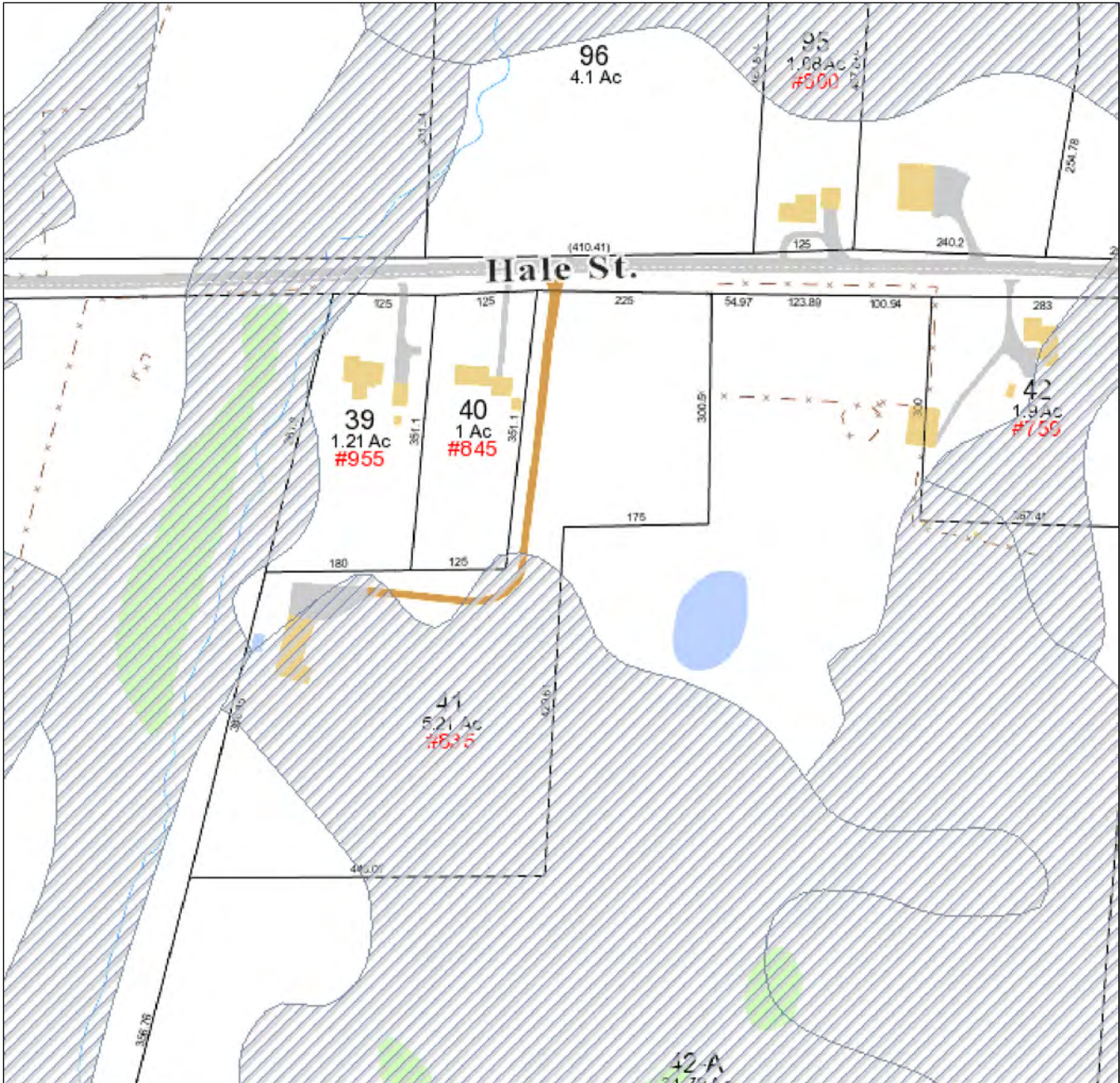


Town of Suffield

Geographic Information System (GIS)



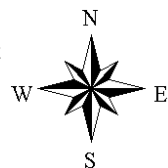
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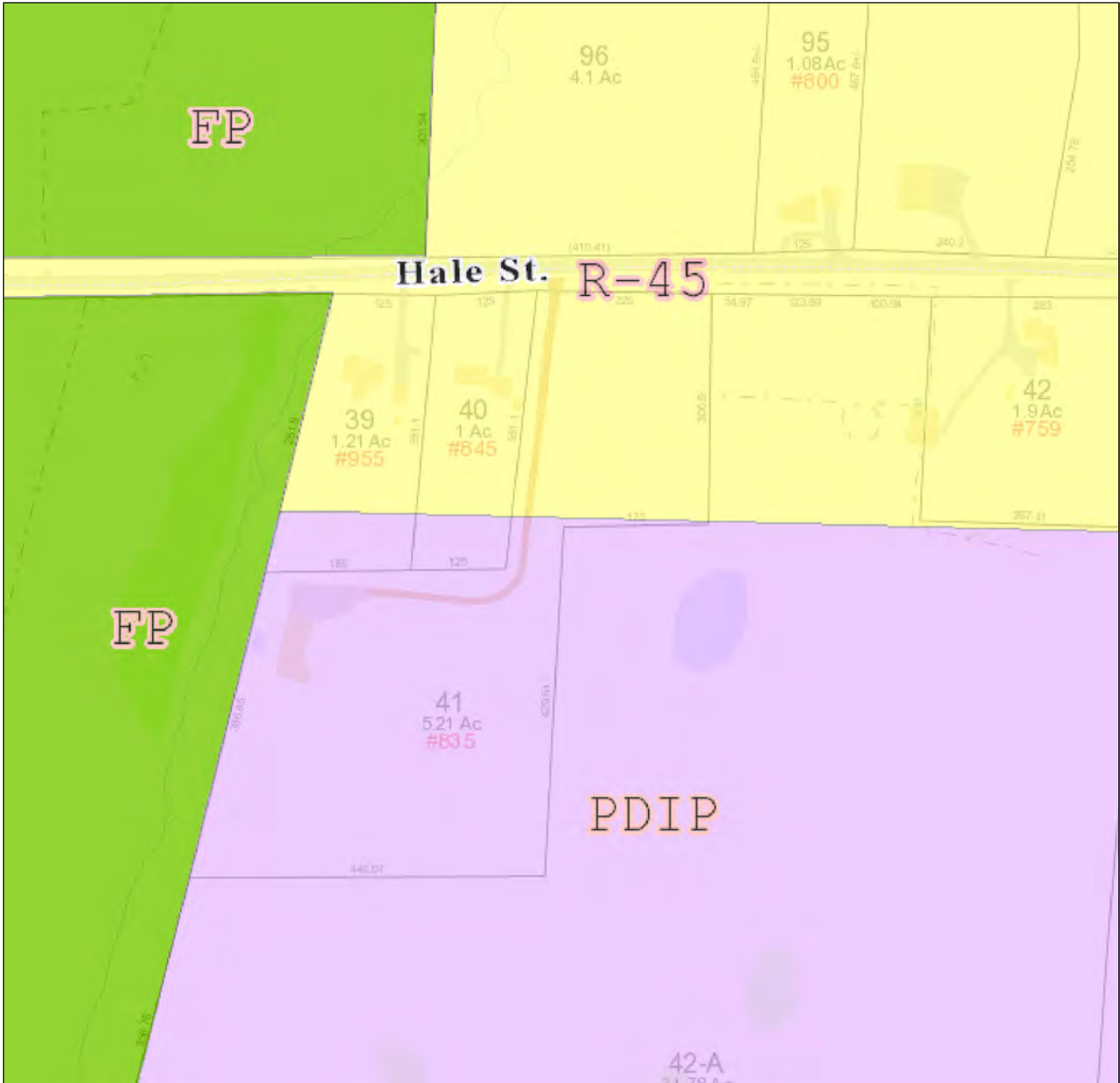


Town of Suffield

Geographic Information System (GIS)



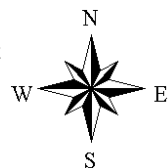
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Approximate Scale: 1 inch = 200 feet



Town of Suffield, CT: GIS Legend



Map Symbols

	Swamp		Sidewalk		Retaining Wall		Stream
	Water		Bridges		Stone Wall		Trail
	Pools		Paved Road		Fences		Parcel Lines
	Unpaved Driveway		Sports Fields		Unpaved Road Line		Historic Parcel Lines
	Unpaved Road		Small Structures		Unpaved Driveway Line		
	Driveways		Buildings		Railroad		

Zoning and Natural Features

	Bradley Industrial Commercial Zone		Neighborhood Commercial (NC)
	Wetlands		Residential 11,000 SF (R-11)
	Industrial (I)		Residential 15,000 SF (R-15)
	West Suffield Center Village District (WSCV)		Residential 20,000 SF (R-20)
	TCVD; Town Center Village District (TCV)		Residential 25,000 SF (R-25)
	Farmland Protection (FP)		Residential 45,000 SF (R-45)
	Planned Development Industrial Park (PDIP)		Residential 90,000 SF (R-90)
	Planned Development Apartments (PDA)		Housing Opportunity District (HOD)

2013 FEMA Flood Zones

100 Year Flood Zone		A - 1% Annual, 26% 30yr Mortgage (High Risk Area)
		AE - Base Floodplain (High Risk Area)
		AE - Floodway
500 Year Flood Zone		X - Minimal Flood Hazard (Low Risk Area)
		Base Flood Elevation



Esri, USDA Farm Service Agency, Microsoft

Powered by Esri

- PIN**
 - Approximate location based on user input and does not represent an authoritative property location
- MAP PANELS**
 - Selected FloodMap Boundary
 - Digital Data Available
 - No Digital Data Available
 - Unmapped
- OTHER AREAS**
 - Area of Minimal Flood Hazard Zone X
 - Effective LOMRs
 - Area of Undetermined Flood Hazard Zone D
 - Otherwise Protected Area
 - Coastal Barrier Resource System Area

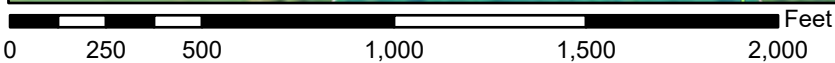
- SPECIAL FLOOD HAZARD AREAS**
 - Without Base Flood Elevation (BFE) Zone A, V, ADP
 - With BFE or Depth
 - Regulatory Floodway Zone AE, AO, AH, VE, AR
- OTHER AREAS OF FLOOD HAZARD**
 - 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
 - Future Conditions 1% Annual Chance Flood Hazard Zone X
 - Area with Reduced Flood Risk due to Levee. See Notes, Zone X
 - Area with Flood Risk due to Levee Zone D

- OTHER FEATURES**
 - Cross Sections with 1% Annual Chance Water Surface Elevation
 - Coastal Transect
 - Base Flood Elevation Line (BFE)
 - Limit of Study
 - Jurisdiction Boundary
 - Coastal Transect Baseline
 - Profile Baseline
 - Hydrographic Feature
- GENERAL STRUCTURES**
 - Channel, Culvert, or Storm Sewer
 - Levee, Dike, or Floodwall

National Flood Hazard Layer FIRMette



72°41'34"W 41°58'N



1:6,000

72°40'56"W 41°57'34"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

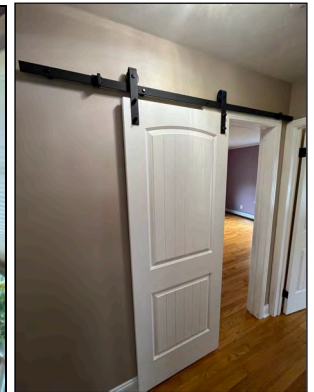
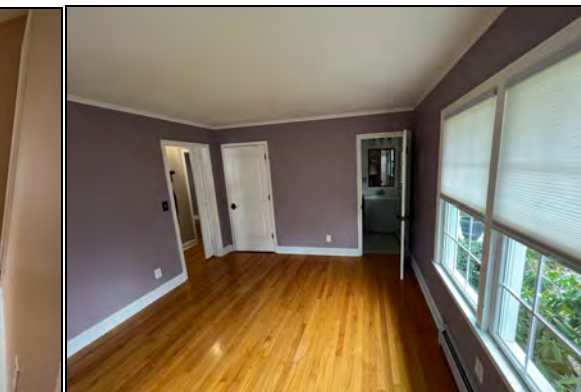
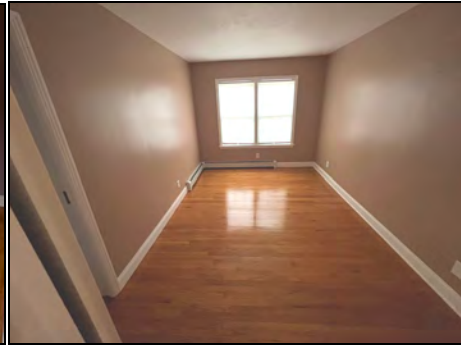
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **3/8/2024 at 11:25 AM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

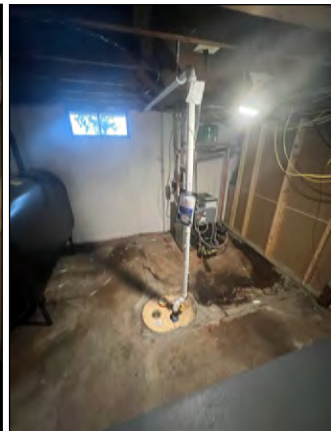
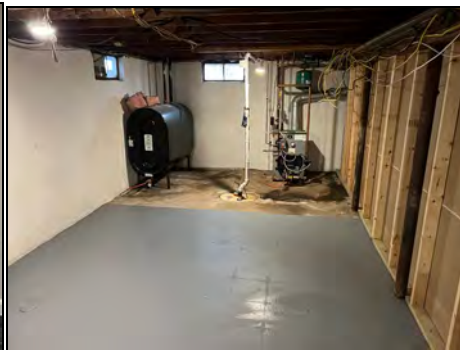
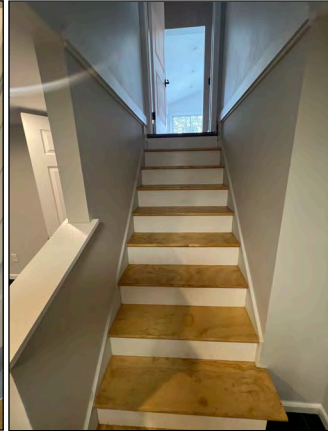
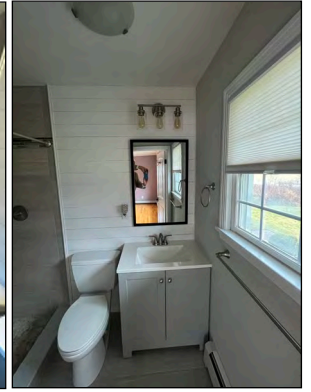
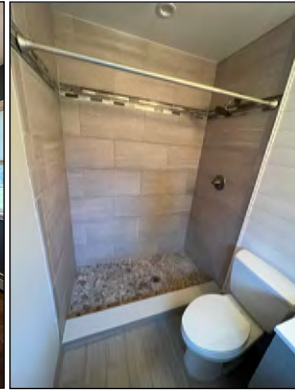
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

PHOTO GALLERY
955 HALE ST., SUFFIELD, CT









CT VALLEY

860-668-5740

SEPTIC SERVICES

P.O. Box 744
Suffield, CT 06078

Bill to:	Service Location
DON OVERSON	955 HALE ST.
	SUFFIELD CT 06078

DESCRIPTION / ESTIMATE	AMOUNT
PUMP TANK (1000 GAL)	350.00
DIG COVER X 2	80.00

PAID
THANKS!

Payment:	Materials
<input type="checkbox"/> CASH _____	Tax _____ %
<input type="checkbox"/> CHECK # _____	Labor _____
<input type="checkbox"/> OTHER: _____	Sub-Total _____
Thank you for your business.	Deposit / Payment <u>430.00</u>
	TOTAL DUE <u>0</u>

Service is licensed and bonded and all sales are final

Serviced by: TRAVIS Invoice Date: 3/19/24

Please complete form and return to:
PO Box 1222
Enfield CT 06083

Septic System and Grease Trap Cleaner's Report

Company: CT Valley Septic Services License No.: 5285
Property Information

Property Location: 955 HALE ST. SUFFIELD CT.
Owner's Name & Address DON OVERSON 955 HALE ST. SUFFIELD
Date serviced: 3-19-24

Please check _____ or clearly specify the following:

Residential: X Commercial _____

Number of Bedrooms: (1) _____ (2) _____ (3) X (4) _____

Tank Material: Concrete X Metal _____ Plastic _____

Tank Capacity: 500 _____ 750 _____ 1000 X 1250 _____
1500 _____ Other _____

Depth of tank: 4"

Condition of Tank: Good X Fair _____ Poor _____

Baffles: Inlet Condition GOOD
Outlet Condition FILTER

Water level in tank Normal X Above Normal _____
Other (specify) _____

Are repairs necessary (specify): NONE

Date repairs completed: N/A

Were fields accepting water: Yes X No _____

EVERSOURCE

Account Number:
 Customer name key: OVER
 Statement Date: 02/21/24
 Service Provided To:
 DONALD OVERSON

Svc Addr: 955 HALE ST
 SUFFIELD CT 06078
 Serv Ref: 292172005 Bill Cycle: 15
 Service from 01/22/24 - 02/21/24 30 Days
 Next read date on or about: Mar 21, 2024

Meter Number	Current Read	Previous Read	Current Usage	Reading Type
036222582	12234	12083	151	kWh from Eversource
036222582	23319	22681	638	kWh to Eversource
Previous Carry Forward	Plus kWh to Eversource	Minus kWh from Eversource	Current Net Billed Usage	New Carry Forward
5297	638	151	0	5784

Contact Information

Emergency: 800-286-2000
 www.eversource.com
 Pay by Phone: 888-783-6618
 Customer Service: 800-286-2000

No Pa

Electric Account Summary

Amount Due On 02/19/24
 Last Payment Received
 Balance Forward
 Current Charges/Credits
 Electric Supply Services
 Delivery Services
 Total Current Charges

Total Amount Due

Total Charges for Electricity

Delivery

(DISTRIBUTION RATE: 001)
 Service Reference: 292172005
 Fixed Monthly Charge
 CTA 151.00kWh X
 Systems Benefit Chrg 151.00kWh

Subtotal Delivery Services

Total Cost of Electricity

Total Current Charges

BEFORE YOU PROCEED...

A payment of 0 is pending on your Account.
 Are you sure you want to make another payment?

YES

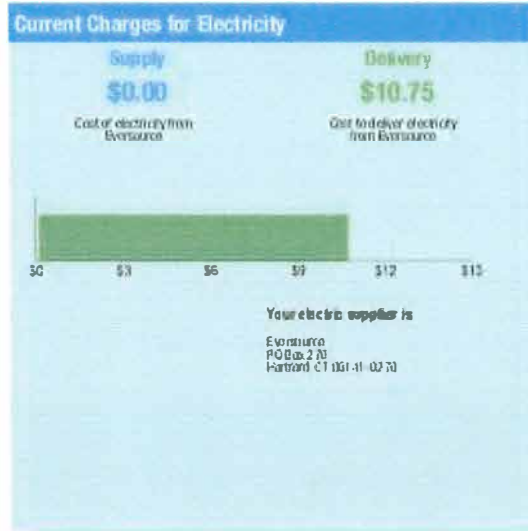
EVERSOURCE

Account Number:
Statement Date: 02/21/24
Service Provided to:
DONALD OVERSON

At Eversource, we appreciate your commitment to renewable energy and welcome you to our new options about billing. Each month, the electricity you purchase and the amount of any excess electricity you generate will be displayed on your statement.

Please remember the amount of energy you generate will differ from your sales amount, which refers to the amount of generated energy that is unused and sent back to the electric grid.

No Payment Due	
Amount Due On 02/19/24	-177.34
Last Payment Received	\$0.00
Balance Forward	-177.34
Total Current Charges	\$10.75



News For You

We know you count on us every day for the energy you need, especially as you use energy to keep warm. We can help you manage your energy use and bill this winter and beyond. Visit [Eversource.com/winterbill](#).

Remit Payment To: Eversource, PO Box 50002, Boston, MA 02205-0002

0102200091

EVERSOURCE

Account Number: 5139 404 6007
Non-residential and residential non-landlord customers may be subject to a 1.02% late payment charge if the Total Amount Due is not received by 03/20/24.

No Payment Due

Amount Enclosed

DONALD OVERSON
PO BOX 804
SUFFIELD CT 06078 0804

Eversource
PO Box 50002
Boston, MA 02205 0002

5 1 3 9 4 0 4 6 0 0 7 3 9 0 0 0 0 1 6 6 5 9 7 0 0 0 0 0 1 0 7 5 7

BEFORE YOU PROCEED...

A **payment of 0** is pending on your Account.
Are you sure you want to make another payment?

YES



My System:

E0004002089

955 Hale Street
Suffield CT 06078 United States

Current Weather:

34°F

Welcome to Sunnova

My Power

Last Updated: 03/19/2024, 8:20 AM EDT

Solar

Producing ⓘ

0.93 kW

[Details](#)



Account Hub

Billing & Payments

Next Payment Due

\$223.76



Payment Method: Checking Ending In 7228

Billing Details

Service Appointments

Effortlessly schedule or reschedule, confirm, or cancel service appointments as needed through the Sunnova customer portal.

Call customer care at 866.SUNNOVA (866.768.6682) to first create a work order.

[View More](#)



Featured Offers

Meet Your Energy Needs

With our Sunnova Adaptive Home™, we are creating solutions that integrate the use of solar, battery storage, energy control and management technologies to make clean energy even more affordable, reliable and resilient.

[See All Services](#)





Earn up to \$500 for you and up to \$500 for your friend after their system is placed in service.

[Start Here](#)



Powering Energy Independence™

[USA](#)

[Puerto Rico](#)

[New Home Solar Standard Communities
\(Former SunStreet Customers\)](#)

[Hours of Operation](#)

[Customer Service](#)

[Legal](#)

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System **ECO1002024** Production

Current Weather: 34°F

Performance /
Summary ▾

My System Performance

My Solar Production >

31,850 kWh

Expected Production: 24,670 - 33,377 kWh

Last 7 Days

Last 30 Days

All Time

Carbon Offset

22.52 Metric Tons CO₂

Reduction in Carbon Emissions

Last 7 Days

Last 30 Days

All Time

Estimated savings calculation is based average rates from your local utility and compares your approximate annual energy costs prior to going solar versus your estimated annual energy costs from Sunnova and your local utility after your solar system was placed in service. Your electricity needs will vary based on your usage, the energy efficiency of your home and other factors. Your solar system's production will vary based on weather and other factors. Sunnova makes no guarantees regarding credit for net energy exported to the electric grid, and any credit provided (now or in the future) is subject to change or termination by executive, legislative or regulatory action.

Sources: <https://www.energy.gov/energysaver/maps/appliance-energy-calculator> (<https://www.energy.gov/energysaver/maps/appliance-energy-calculator>), <http://energyusecalculator.com> (<http://energyusecalculator.com>) and <https://www.donrowe.com/usage-chart-a/259.htm> (<https://www.donrowe.com/usage-chart-a/259.htm>)

Disclaimer: The amount of power available from the battery during a power outage is limited, depending on the loads connected, customer usage and battery configuration (i.e. batteries in certain areas may be set up to provide you with the best economic benefit, which may affect the amount of back-up power available). Solar systems and/or batteries may require repairs after weather events and such repairs may be delayed due to forces outside of our control. No assurances can be given that the solar system or the battery will always work. You should never rely upon either of these to power life support or other medical devices.



USA



SUNNOVA
Service
Guide

Sunnova Solar



Table of Contents

- 03** Welcome to Sunnova!

- 04** Sunnova Protect® Warranty

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- 08** Staying on Track: Caring for Your Sunnova System

- 09** How Your Sunnova System Energy Guarantee Works

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- 14** MySunnova Customer Portal



Welcome to Sunnova!








Congratulations on going solar and getting a better energy service at a better price with Sunnova home solar service.

When it comes to your future energy generation, the outlook is sunny. By producing your own clean, renewable solar energy, you are increasing your energy independence while also protecting yourself from unpredictable rates and taking control of your home energy costs.

We are excited for you and created this handy guide to walk you through the ins and outs of your new home solar system.

Sunnova Protect[®]

We help ensure your home solar system performs to its maximum potential with our 25-year Sunnova Protect[®] Platinum plan!

Sunnova Protect [®] Features <small>for Sunnova Home Solar & Sunnova SunSafe[®] Solar + Battery Storage</small>		Sunnova Protect [®] Platinum <small>Monitor + Repair + Replace + Guarantee</small>
	System Monitoring PV performance monitoring, access to production data, and easy account management.	25-Year Coverage
	System Diagnosis Hassle-free PV remote assessments, total management of your system's performance, and production simulation to determine expected system performance.	25-Year Coverage
	Hassle-free Management of Repairs & Replacements Complete management of repairs and replacements even if outside the manufacturer's limited warranty.	25-Year Coverage
	Zero Out-of-pocket Costs¹ Our extensive system coverage ensures repairs, replacements, and labor for ALL system components are covered at no cost to you, even if outside the manufacturer's limited warranty.	25-Year Coverage
	Sunnova Insured² (Easy Plan [™] Equipment Lease and Easy Plan [™] Power Purchase Agreement) Sunnova obtains insurance for your solar system to protect against theft or damage. You don't have to worry about additional costs for this coverage.	25-Year Coverage
	Energy Guarantee We commit your system will produce of energy outlined in your agreement or we will refund or credit you the difference. ³	25-Year Coverage
	Roof Penetration Warranty⁴ Sunnova will cover repairs of any leaks or damages to your roof caused by the installation of your solar system.	10-Year Coverage

Sunnova Protect[®] covers your solar system only. If you purchased any optional services, such as a new roof or EV Charger, consult your specific manufacturer limited warranty for those products.

¹ Refer to the Limited Warranty agreement for complete warranty terms and limitations.

² Insurance coverage may vary. Restrictions and limitations apply.

³ Energy guarantee is not available in Arkansas, Florida, Guam, Hawaii, Puerto Rico and Saipan.

⁴ Your roof is warrantied against leaks from the solar system installation for 10 years. This is separate from any additional warranties you may receive if you also have a new roof installed with your home solar system, including roof installation workmanship and materials warranties.

Roof Installation Warranty

If you also installed a new roof with your solar service, you can gain peace of mind knowing your newly installed roof is covered by a top-of-the-line warranty!



Manufacturer's Warranty

Your roofing materials are built to last. You will receive a 25-year manufacturer's warranty to protect you against any material defects.¹



Workmanship Warranty

Our roof installers stand behind their work! If there are any errors or defects from installing the roof, your roof will be repaired—at no additional cost you!¹

¹ Refer to the manufacturer's warranty provided by your installer for terms and limitations. For all markets except Hawaii, you receive a 10-year workmanship warranty for the roof and in Hawaii you receive a 7-year workmanship warranty.

Your Electric Vehicle (EV) Charger with Sunnova

If an EV charger was also installed, your home and vehicle will now be powered by the sun.



MORE MILES, FASTER

Charge your EV at home up to 9X faster than with the standard 110-volt wall outlet using a 50-amp charger.¹



APP CONNECTIVITY

Your level 2 EV charger comes with a mobile app that automatically updates as new features are available and lets you schedule charging, find public chargers, and stay notified about your charging status.



MANUFACTURER LIMITED WARRANTY

Your EV charger comes with a manufacturer's limited warranty. Sunnova will coordinate all maintenance and repairs under your manufacturer's limited warranty², as well as cover any labor costs for the repair or replacement of covered parts.

¹ The 9x faster claim is comparing a 110V 16 A level 1 charger (4 miles of range per hour of charging) with a 240V 50A level 2 charger (37 miles of range per hour of charging). All level 2 chargers require a 240-volt electrical connection. Charging speeds are based on a charger's amperage, which can range from 16-50 amps. You will need to choose a charger with an amperage (or current) level that works with your car and your home's available electrical capacity. The National Electrical Code requires an electrical circuit to be rated for 25% greater amperage than your charger's output.

² Refer to your Limited Warranty agreement for your complete warranty terms and limitations.

Up and Running: How Your Sunnova Home Solar System Works

Your home solar system will automatically manage the energy flow between your solar system, home and the electric grid.



During the day:

Solar energy powers your home while excess energy is sent to the grid.¹



At night:

Your home is powered by the grid.



Net Metering:

When your system produces more energy than what your home uses, your utility company may provide you a credit for excess energy sent to the grid.²

Note: In the event of a utility power outage, your solar system won't work without a battery.

¹ Your home remains connected to the utility's electric grid and this will provide electricity when your solar system does not produce enough to meet your needs such as at night or on cloudy days. In the event of a utility power outage, your solar system won't work.

² Sunnova makes no guarantees regarding credit for net energy exported to the electric grid and states' policies regarding net metering may change over time. Connecticut Customers Only: net metering credits will continue until December 31, 2041, for electricity generated by residential solar photovoltaic systems installed before December 31, 2021. For residential solar photovoltaic systems installed in Connecticut on or after January 1, 2022, electricity generated by such systems will be purchased by electric distribution companies at a \$/kWh rate set by the Connecticut Public Utility Regulatory Authority. After December 31, 2041, electricity generated by all residential solar photovoltaic systems in Connecticut will be purchased by electric distribution companies at a \$/kWh rate set by the Connecticut Public Utility Regulatory Authority. Arizona Customers (Outside Salt River Project District) Only: The Arizona Corporation Commission has determined that the export rate that is in effect at the time of interconnection will remain in place for ten years from the time of interconnection. Sunnova agrees to reevaluate your contract, at the expiration of the ten-year period, under the then-prevailing export rate structure to determine if a reasonable adjustment should be made for the remainder of the Term. All adjustments must be agreed to in writing by both Parties and absent such agreement the original Agreement will remain effective.

Staying on Track: Caring for Your System

While your Sunnova Protect® Platinum Plan covers the system for 25 years, you will need to be proactive to keep your system operating at an optimal level.

Your responsibilities include¹:

Shading

Regularly trim any trees around your solar system so they don't block sunlight from reaching your solar panels. The analysis performed at your home during the pre-installation site visit established a benchmark for tree shading, which you are expected to maintain for the lifetime of your solar energy plan.

Soiling/dirt

Panels will become dirty over time. Typically, rainfall will wash the panels. However, in drier climates, it may be necessary to periodically rinse your solar panels. Be sure to avoid harsh chemicals that could damage the panels—a garden hose should be sufficient.²

Environment

Generally, maintenance issues are related to the solar system's wires rather than faulty panels and/or equipment. To prevent problems with your home solar system, check that there is no accumulation of leaves, debris, snow, or critters (like squirrels or rodents) under the solar panels.²

Contact Sunnova to request service on your system. We recommend Sunnova or one of our dealers perform any maintenance or repairs on your system.

Call 866.SUNNOVA or email
customerservice@sunnova.com

¹ Refer to your agreement for your additional responsibilities.

² Sunnova does not assume responsibility for any injuries to the homeowner that may result from solar system maintenance.

How Your Energy Guarantee Works

Most Sunnova energy plans include an energy guarantee where we commit that your system will produce the guaranteed amount of energy outlined in your agreement, or we will credit or refund you the difference. Sunnova's energy guarantee is designed to make up for variances in your system's production as outlined in the warranty agreement.

The following plans come with an energy guarantee:

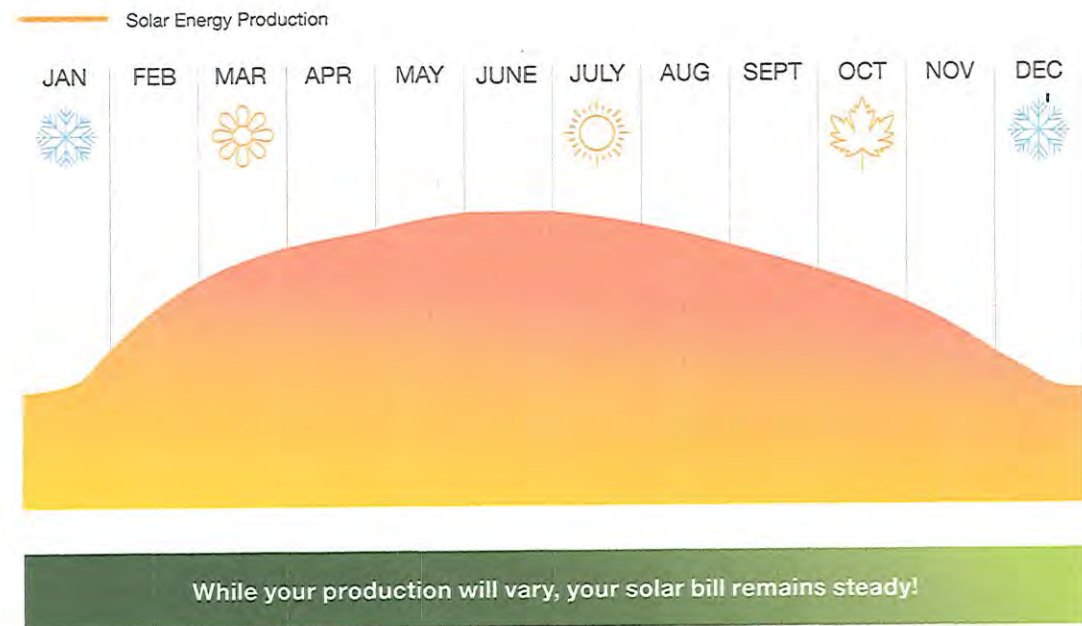
- Easy Plan™ Power Purchase Agreement (balanced billing only)
- Easy Plan™ Equipment Lease
- Easy Own Plan™ Equipment Purchase

If you chose our Easy Plan™ Power Purchase Agreement with the variable billing option, it does not come with an energy guarantee. There is no need to make up for any production variances since you only pay for the amount of solar energy the system produced.

During sunny summer months, your system will produce more energy. In the winter and on cloudy days, your system will produce less. At night, your system won't generate energy at all.

Factors affecting solar production:

- Weather
- Time of day
- Shading around your home
- Season of the year



For customers in Arkansas, Guam, Hawaii, Puerto Rico, Saipan, and Florida: While Sunnova does provide production estimates, there is no energy guarantee in these markets.

HOW ENERGY GUARANTEE WORKS FOR

Easy Plan™ Power Purchase Agreement (balanced billing only)

While your system is continuously monitored to ensure it is producing as expected, your energy guarantee will be evaluated starting at the end of year 1.

$$\text{HOW TO CALCULATE ENERGY GUARANTEE:} \\ \text{(Guaranteed Production - Actual Production) x Price/kWh}$$

Paid in Full Upfront – If you paid for your home solar system in full upfront, the difference between what your solar system produced and what it should have produced will be calculated at the end of your 25-year agreement. If your system:

- Produced more than the estimated amount – Don't worry, you won't owe us any extra money, but if you choose to renew your agreement, we will "bank" the extra production for future years.
- Produced less than the estimated amount – If the system did not produce the amount estimated in your agreement and you renew your agreement with Sunnova, we will credit your account. If the system did not produce the amount estimated in your agreement and you do not renew your agreement with Sunnova, we will refund you the difference.

Did Not Pay in Full Upfront – If you did not pay for home solar system in full upfront, we'll evaluate your system's production at the end of each 12-month period. During the review, we'll compare the estimated annual production against the actual annual production. If your system:

- Produced more than the estimated amount – Don't worry, you won't owe us any extra money. We'll simply "bank" the extra production for future years in which your system may produce less than we estimated.
- Produced less than the estimated amount - We'll credit you the difference.

If the system overproduction/underproduction has a considerable difference with the estimated production detailed in the solar service agreement, Sunnova may adjust the estimated production and the monthly payments for the current year and all years thereafter. However, your estimated annual production will never exceed 110% of the year one estimate provided.

ENERGY GUARANTEE CALCULATION EXAMPLE

Easy Plan™ Power Purchase Agreement (balanced billing only)

In the below example, we are only showing the first four years; however, your energy guarantee will be assessed every year starting on your 1-year anniversary. You can find your estimated production and price/kWh in your agreement; if you made a partial upfront payment, this is referred to as the “Reduced Annual kWh Rate” in your contract. Your actual production is available in your MySunnova portal.

Year	Estimated Production	Actual Production	System Performance	Annual Assessment	Credit (kWh)	Cumulative YoY Solar Bank	Price / kWh	Energy Guarantee Explanation
1	29,400	29,500	Overperformed	100 kWh	None	100 kWh	\$0.15	Since the system overperformed , Sunnova would “bank” the surplus of 100 kWh and apply the amount to any future years.
2	9,600	9,400	Underperformed	-200 kWh	-100 kWh	0 kWh	\$0.15	Since this system underperformed , the customer would receive a credit for \$15 (100 kWh x \$0.15) by January 30th of the following year. Since you received a credit for your system underperforming, your solar bank is set back to zero. apply the amount to any future years.
3	9,500	9,700	Overperformed	200 kWh	None	200 kWh	\$0.15	Since this system overperformed , Sunnova would “bank” the surplus of 200 kWh and apply the amount to any future years.
4	9,400	9,300	Underperformed	-100 kWh	100 kWh	100 kWh	\$0.15	Since this system underperformed by less than the solar bank, the customer would not receive a credit. However, the underproduction amount of 100 kWh would be deducted from the solar bank of 200 kWh, leaving the customer with 100 kWh in banked solar credits.

If your Easy Plan™ Power Purchase Agreement (PPA) with balanced billing includes an escalator, the rate per kWh will never increase by more than the escalator defined in your solar service agreement, each 12-month period.

HOW ENERGY GUARANTEE WORKS

Easy Plan™ Equipment Lease & Easy Own Plan™

While your system is continuously monitored to ensure it is producing as expected, your energy guarantee will be evaluated starting at the end of year 3.

HOW TO CALCULATE ENERGY GUARANTEE
(Guaranteed Production - Actual Production) x Price/kWh

Energy guarantee is assessed annually starting on your 36-month anniversary. If your system:

Produced more than the guaranteed amount – Don't worry, you won't owe us any extra money—we'll simply "bank" the extra production for future years in which your system may produce less than we guaranteed.

Produced less than the guaranteed amount – The difference between what your system produced and what it should have produced, less any banked production from previous years, will be calculated. If this calculation nets a negative solar production, you will receive a credit or refund.

ENERGY GUARANTEE CALCULATION EXAMPLE

Easy Plan™ Equipment Lease & Easy Own Plan™

In the below example, we are only showing the first six years; however, your energy guarantee will be assessed every year starting on your 36-month anniversary. You can find your guaranteed production and price/kWh in your agreement. Your actual production is available in your MySunnova portal.

Year	Guaranteed Production	Actual Production	System Performance	Annual Assessment	Credit (kWh)	Cumulative YoY Solar Bank	Price / kWh	Energy Guarantee Explanation
1-3	29,400	29,500	Overperformed	100 kWh	None	100 kWh	\$0.15	Since the system overperformed , Sunnova would "bank" the surplus of 100 kWh and apply the amount to any future years.
4	9,600	9,400	Underperformed	-200 kWh	-100 kWh	0 kWh	\$0.15	Since this system underperformed , the customer would receive a credit for \$15 (100 kWh x \$0.15) by January 30th of the following year. Since you received a credit for your system underperforming, your solar bank is set back to zero. apply the amount to any future years.
5	9,500	9,700	Overperformed	200 kWh	None	200 kWh	\$0.15	Since this system overperformed , Sunnova would "bank" the surplus of 200 kWh and apply the amount to any future years.
6	9,400	9,300	Underperformed	-100 kWh	100 kWh	100 kWh	\$0.15	Since this system underperformed by less than the solar bank, the customer would not receive a credit. However, the underproduction amount of 100 kWh would be deducted from the solar bank of 200 kWh , leaving the customer with 100 kWh in banked solar credits.

MySunnova Customer Portal

Knowledge is power.

For a full list of FAQs, please log in to MySunnova, your Sunnova account management system where you can:

- **Manage your account**
- **View and edit your billing and payment information**
- **Review your production**
- **Find answers to frequently asked questions**

Simply visit **www.MySunnova.com** and enter your username and password. If you haven't created a MySunnova account, click on the "Sign Up Now" button and provide your SystemID (listed in your agreement). If you run into any issues, contact our customer service team at **866.SUNNOVA** or **customerservice@sunnova.com**.

Get the Scoop: Frequently Asked Questions

For Assistance or More Information

Who should I contact if I need more information or assistance with my solar system?

Contact the Sunnova Customer Service team via email or telephone. Please refer to Sunnova.com for the most current hours of operation.

Sunnova Customer Service
866.SUNNOVA
customerservice@sunnova.com

About Sunnova

Sunnova is a leader in residential solar, battery storage and system protection services, with customers across the U.S. and its territories. We are your source for clean, affordable, and reliable energy, with a simple mission: to power energy independence so our customers have the freedom to live life uninterrupted™.

866.SUNNOVA

www.sunnova.com

customerservice@sunnova.com

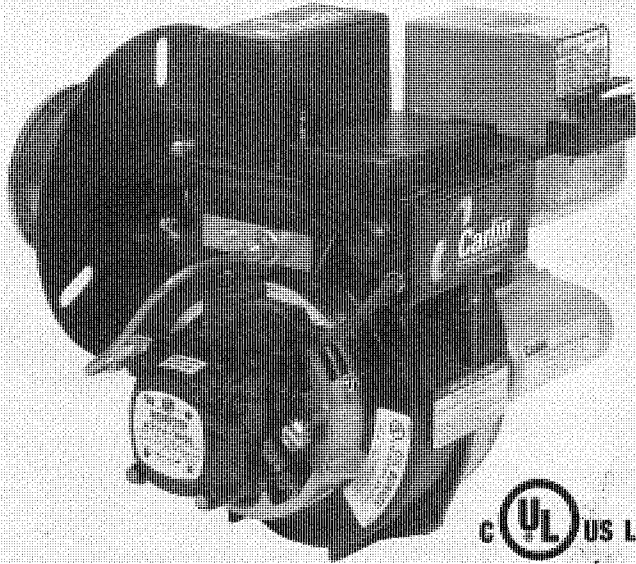
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sunnovaTM



MODEL **EZ-1/2/3**
Oil burners



Ratings

Input	EZ-1, EZ-1-HP	0.50 to 1.65 GPH
	EZ-2, EZ-2-HP	1.50 to 2.25 GPH
	EZ-3, EZ-3-HP	2.00 to 2.60 GPH
Fuels:	No. 1 or No. 2 heating oil (ASTM D396)	
Fuel unit	Suntec	
	EZ-1, -2 or -3	100 PSIG NOZZLE PRESSURE
	EZ-1, -2 or -3-HP	Over 100 PSIG NOZZLE PRESSURE
Electrical:	Power	120V/60 HZ/1-PHASE
	Motor	Carlin PSC, 1/6 HP, 3450 RPM
	Current	Approx. 2.5 AMPS
Ignition:	Carlin Model 41000 electronic — 14,000 volts	
Control:	U.L. Group I or II primary safety control	
Agencies	UL Listed (US and Canada)	



Installer/servicer — Except where specifically stated otherwise, this manual must be used only by a qualified service technician. Failure to comply with this or other requirements in this manual could result in severe personal injury, death or substantial property damage.



User — The burner Instruction Manual is intended only for your service technician. The burner and heat exchanger must be inspected and started at least annually by your service technician.

Instruction manual

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Carlin Combustion Technology, Inc.

70 Maple Street
Ph 413-525-7700

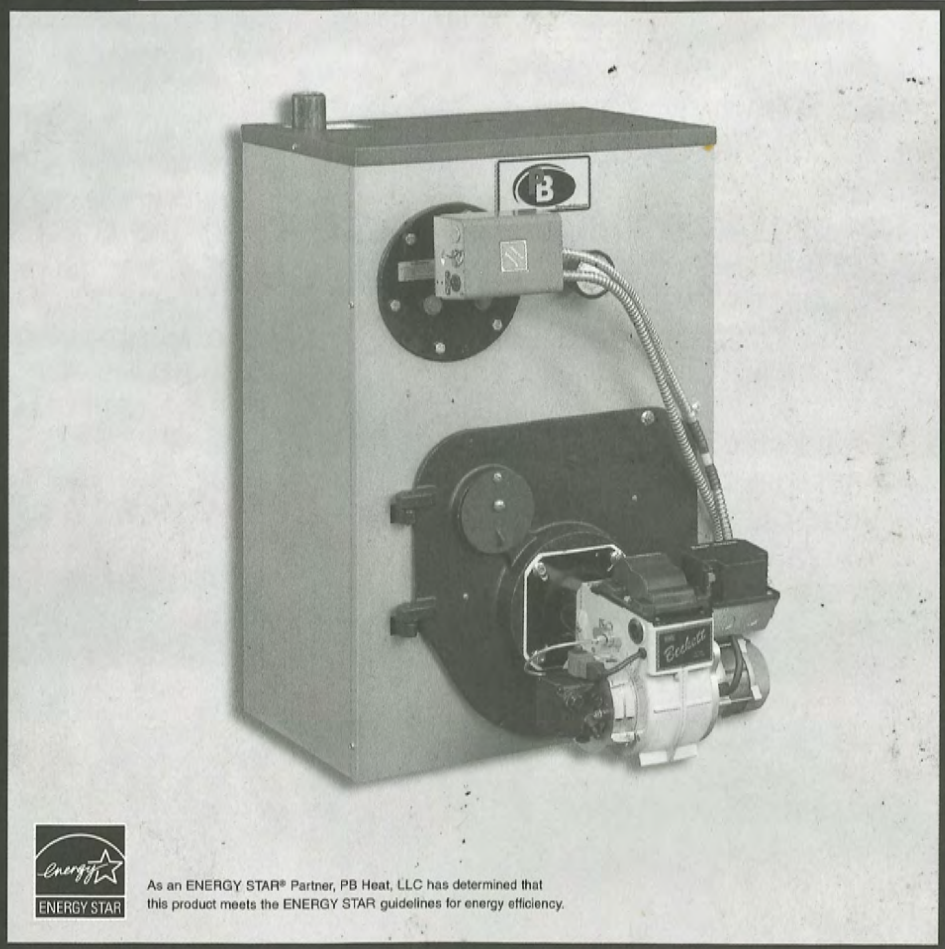
East Longmeadow, MA 01028
Fx 413-525-8306

TECH SUPPORT 800-989-2275

carlincombustion.com

Series **WBV/WW**TM

Oil Boilers



As an ENERGY STAR® Partner, PB Heat, LLC has determined that this product meets the ENERGY STAR guidelines for energy efficiency.

Installation, Operation & Maintenance Manual



PeerlessBoilers.com

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

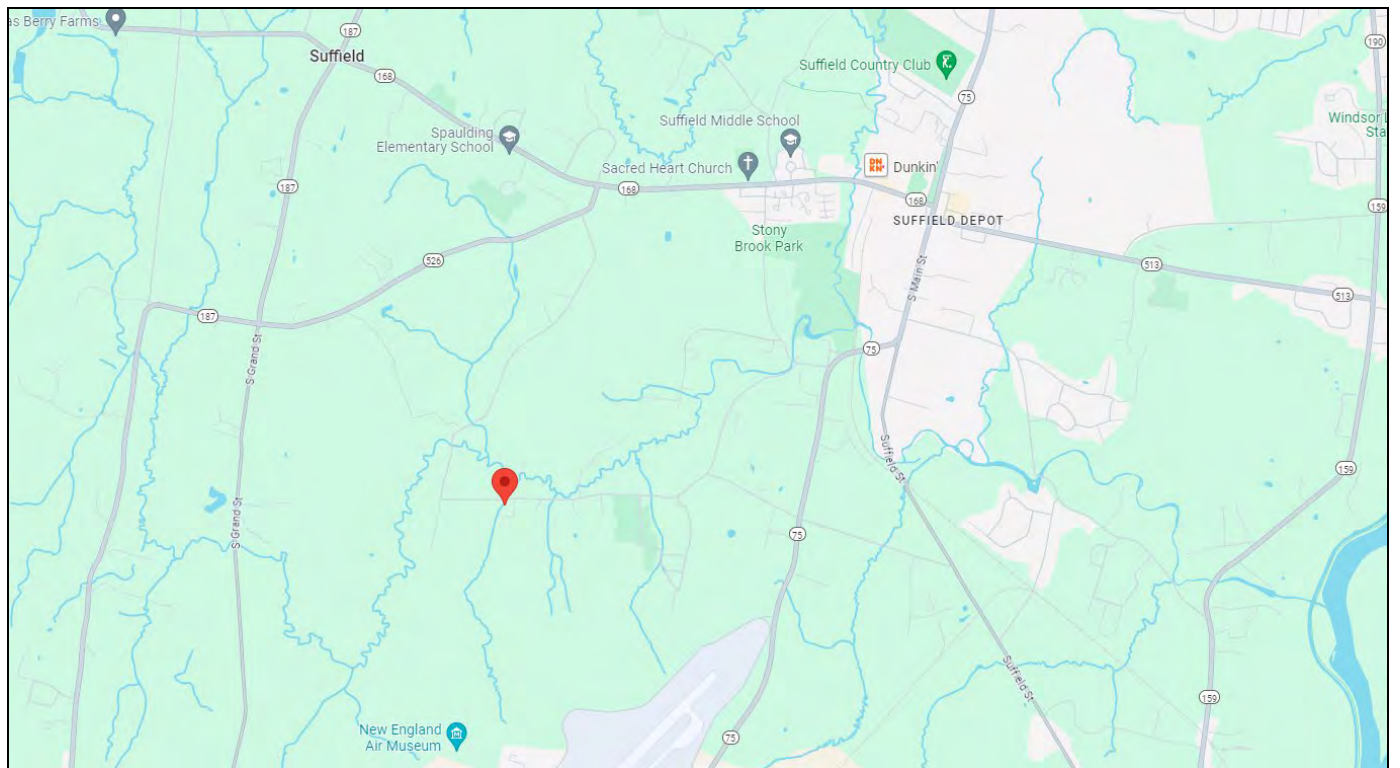
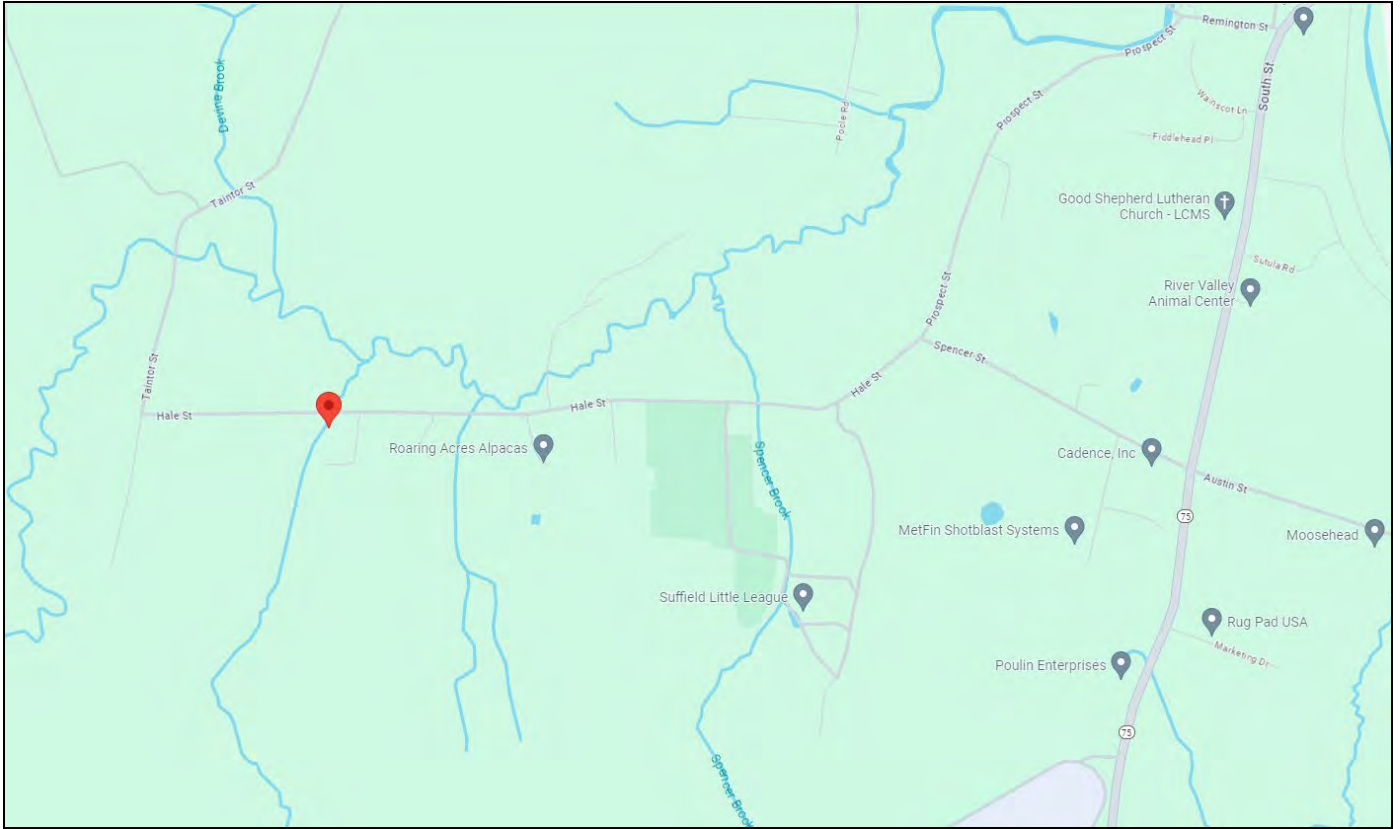
Lead Warning Statement

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.

A LEAD PAINT DISCLOSURE FORM WILL BE PROVIDED TO THE BUYER

MAP

955 HALE ST., SUFFIELD, CT





**THANK YOU FOR REVIEWING THE ENTIRE
PROPERTY INFORMATION PACKAGE. WE
LOOK FORWARD TO SEEING YOU AT THE
AUCTION. IF YOU HAVE ANY QUESTIONS
PLEASE DON'T HESITATE TO CONTACT US.**



**Justin Manning, CAI, AARE
President**

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Fax: 508-362-1073

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