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:

<table>
<thead>
<tr>
<th>A. SUBJECT PROPERTY</th>
</tr>
</thead>
<tbody>
<tr>
<td>1) Name of seller(s):</td>
</tr>
<tr>
<td>2) Street address, municipality, zip code:</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>YES NO UNK N/A</th>
<th>B. GENERAL INFORMATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>□ □ □ □</td>
<td>3) What year was the structure built?</td>
</tr>
<tr>
<td>□ □ □ □</td>
<td>4) How long have you occupied the property? If not applicable, indicate with N/A.</td>
</tr>
<tr>
<td>□ □ □ □</td>
<td>5) Does anyone else claim to own any part of your property, including, but not limited to, any encroachments? If yes, explain:</td>
</tr>
<tr>
<td>□ □ □ □</td>
<td>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:</td>
</tr>
<tr>
<td>□ □ □ □</td>
<td>7) Is the property in a flood hazard area or an inland wetlands area? If yes, explain:</td>
</tr>
</tbody>
</table>

Seller Initials____  Buyer Initials_____  Revised 08/2019
### B. GENERAL INFORMATION (Continued)

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:

______________________________________________________________________________

______________________________________________________________________________

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:

______________________________________________________________________________

Note: Information concerning village districts and historic districts may be obtained from the municipality’s village district commission, if applicable.

10) Is the property located in a special tax district? If yes, explain:

______________________________________________________________________________

______________________________________________________________________________

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:

______________________________________________________________________________

______________________________________________________________________________

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:

______________________________________________________________________________

______________________________________________________________________________

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:

______________________________________________________________________________

______________________________________________________________________________

### C. LEASED EQUIPMENT

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:

- [ ] Propane fuel tank
- [ ] Water heater
- [ ] Security alarm system
- [ ] Fire alarm system
- [ ] Satellite dish antenna
- [ ] Water treatment system
- [ ] Solar devices
- [ ] Major appliances
- [ ] Other ________________________________
YES     NO     UNK     N/A

15) Fuel types? _____________________ Are you aware of any heating system problems? If yes, explain:
_______________________________________________________________________________

16) Hot water heater type? _____________________ Age: ______ Are you aware of any hot water
problems? If yes, explain:
_______________________________________________________________________________

17) Is there an underground storage tank? If yes, list the age of tank________ and location:
_______________________________________________________________________________

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 ______ and what was the name and address of the person
or business who removed such underground storage tank? _____________________________________________________________
Provide any and all written documentation of such removal within your control or possession by
attaching a copy of such documentation to this form.

20) Air conditioning type: □ Central; □ Window; Other______________________________
Are you aware of any air conditioning problems? If yes, explain:
_______________________________________________________________________________

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_____ and whether there have been problems with such
detectors:
_______________________________________________________________________________

25) Fire sprinkler system problems? If yes, explain:
_______________________________________________________________________________
### E. WATER SYSTEM

26) Domestic water system type:  
- [ ] Public;  
- [ ] Private well;  
- [ ] Other: __________________________

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:

   __________________________________________________________

- [ ]  

   b) Are there unpaid water charges? If yes, state amount unpaid: __________________________

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:

   __________________________________________________________

- [ ]

   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:

   __________________________________________________________

### F. SEWAGE DISPOSAL SYSTEM

29) Sewage disposal system type:  
- [ ] Public;  
- [ ] Septic;  
- [ ] Cesspool;  
- [ ] Other: __________________________

30) If public sewer:

- [ ]  

   a) Is there a separate charge made for sewer use? If yes, is it flat or metered? ______

   __________________________________________________________

- [ ]  

   b) If it is a flat amount, state amount__________ and due dates:__________

   __________________________________________________________

- [ ]

   c) Are there any unpaid sewer charges? If yes, state the amount:______________________

31) If private:

- [ ]  

   a) Name of service company:________________________

- [ ]  

   b) Date last pumped:________________________ Frequency of pumping during ownership:

   __________________________________________________________

- [ ]

   c) For any sewage system, are there problems? If yes, explain:________________________

   __________________________________________________________
G. ASBESTOS/ LEAD

☐ ☐ ☐ ☐ 32) Are asbestos insulation or building materials present? If yes, location:____________________
________________________________________________________________________________

☐ ☐ ☐ ☐ 33) Is lead paint present? If yes, location:____________________
________________________________________________________________________________

☐ ☐ ☐ ☐ 34) Is lead plumbing present? If yes, location:____________________
________________________________________________________________________________

H. BUILDING/ STRUCTURE/ IMPROVEMENTS

☐ ☐ ☐ ☐ 35) Is the foundation made of concrete? If no, explain:____________________
________________________________________________________________________________

☐ ☐ ☐ ☐ 36) Foundation/slab problems or settling? If yes, explain:____________________
________________________________________________________________________________

☐ ☐ ☐ ☐ 37) Basement water seepage/dampness? If yes, explain amount, frequency and
location:____________________
________________________________________________________________________________

☐ ☐ ☐ ☐ 38) Sump pump problems? If yes, explain:____________________
________________________________________________________________________________

☐ ☐ ☐ ☐ 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: ________________________________
________________________________________________________________________________

☐ ☐ ☐ ☐ 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:____________________
________________________________________________________________________________

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

☐ ☐ ☐ ☐ 42) Roof type:____________________; Age:____________________

☐ ☐ ☐ ☐ 43) Roof leaks? If yes, explain:____________________
________________________________________________________________________________

Property Address: ___________________________  Seller Initials _____  Buyer Initials _____  Page 5 of 7
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:______________________________________________

47) If patio/deck is constructed of wood, is the wood treated or untreated? __________________

48) Driveway problems? If yes, explain:________________________________________________

49) Water drainage problems? If yes, explain:__________________________________________

50) Interior floor, wall and/or ceiling problems? If yes, explain:__________________________

51) Fire and/or smoke damage? If yes, explain:________________________________________

52) Termite, insect, rodent or pest infestation problems? If yes, explain:__________________

53) Rot or water damage problems? If yes, explain:____________________________________

54) Is the structure(s) insulated? If yes, type: ___________________; location:____________

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:_____________________________________________________________________

56) Is there a radon control system in place? If yes, explain:______________________________

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: ______

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____________________________________Buyer __________________________
Signature         Print  Name

Date__________________Buyer____________________________________Buyer __________________________
Signature  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__________________Seller____________________________________Seller __________________________
Signature        Print Name

Date__________________Seller____________________________________Seller __________________________
Signature  Print Name
RESIDENTIAL FOUNDATION CONDITION REPORT

This report must be filled out for the transfer of residential property located in a town determined by the Capitol Region Council of Governments to be affected, or potentially affected, by crumbling foundations and that was acquired by: (1) a political subdivision of this state; (2) a judgment of strict foreclosure; (3) foreclosure by sale; or (4) a deed in lieu of foreclosure. The owner or political subdivision shall make the disclosures below to the prospective purchaser of such property prior to the prospective purchaser’s execution of any binder, contract to purchase, option, or lease containing a purchase option. The seller is required to credit the purchaser with the sum of $500 at closing if the seller fails to furnish this report (C.G.S. Section 20-327c).

A list of affected or potentially affected towns may be found at http://crcog.org/crumbling-foundations/realestatemap/.

INSTRUCTIONS TO SELLERS:

1. You must answer all questions to the best of your knowledge.
2. You are not required to undertake investigations or inspections of the foundation to verify your answers.
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 the subject property address, seller’s name and the date on all additional pages.

Pursuant to the Uniform Property Condition Disclosure Act, the seller is obligated to answer the following questions and to disclose any knowledge of any problem regarding the following:

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<tr>
<th>YES</th>
<th>NO</th>
<th>UNK</th>
<th>N/A</th>
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<td></td>
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<tr>
<th>B. INFORMATION ABOUT THE FOUNDATION</th>
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</thead>
<tbody>
<tr>
<td>3) Do you have any knowledge related to the presence of pyrrhotite in any concrete foundation on the subject property? If yes, explain:</td>
</tr>
<tr>
<td>4) Are you aware of any damage or deterioration in any concrete foundation on the subject property, including, but not limited to, any damage or deterioration caused by the presence of pyrrhotite in any concrete foundation on the property? If yes, explain</td>
</tr>
</tbody>
</table>
5) Are you aware of any repairs or remediation to any concrete foundation on the subject property? 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? Visit the Department of Consumer Protection website at: www.ct.gov/dcp

IMPORTANT INFORMATION

(A) Responsibilities of Real Estate Brokers

This report in no way relieves a real estate broker of the broker’s 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 this residential foundation condition report shall not constitute a warranty to the buyer.

(C) Nature of Report

This report is not a substitute for inspections, tests, and other methods of determining the physical condition of the 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.

(D) Buyer’s Certification

The buyer is urged to carefully inspect the foundation and, if desired, to have the foundation inspected by an expert. The buyer understands that there are parts of the property, including the foundation, for which the seller has no knowledge and that this report does not encompass those parts. 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__________________________ Buyer__________________________
Signature ____________________ Print Name ____________________

Date__________________ Buyer__________________________ Buyer__________________________
Signature ____________________ Print Name ____________________

(E) Seller’s Certification

To the extent of the seller(s) knowledge as an owner of a property acquired through foreclosure or deed in lieu of foreclosure, the seller acknowledges that the information contained above is true and accurate. In the event a real estate broker or salesperson is utilized, the seller authorizes the broker or salesperson to provide the above information to prospective buyers, selling agents or buyers’ agents.

Date__________________ Seller__________________________ Seller__________________________
Signature ____________________ Print Name ____________________

Date__________________ Seller__________________________ Seller__________________________
Signature ____________________ Print Name ____________________