RESIDENTIAL PROPERTY CONDITION DISCLOSURE REPORT

Name of Seller(s):
Property Street Address:
Property Municipality: Zip Code:

The Uniform Property Condition Disclosure Act (Connecticut General Statutes Section 20-327b) requires the seller of residential property to provide this disclosure 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 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 or the amount set forth in section 20-327c of the Connecticut General Statutes if said section prescribes a different amount, at closing if the seller fails to furnish this report as required by said act.

Connecticut law requires the owner of any dwelling in which children under the age of 6 reside to abate or manage materials containing toxic levels of lead.

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:

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<th>YES</th>
<th>NO</th>
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<th>I. GENERAL INFORMATION</th>
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<td>1.</td>
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<td>How long have you occupied the property? ________________ Age of Structure: ___________</td>
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<td>2.</td>
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<td>Does anyone other than yourself have any right to use any part of your property, or does anyone else claim to own any part of your property? If yes, explain: ________________________________</td>
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<td>Is the property in a flood hazard area or an inland wetlands area? If yes, explain: ________________</td>
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<td>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: __________</td>
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<td>5.</td>
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<td>Is the property located in a municipally designated village district, municipally designated historic district, or special tax district, or listed on the National Register of Historic Places? If yes, explain: ________________________________</td>
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Special statement: Information concerning village districts and historic districts may be obtained from the municipality’s village or historic district commission, if applicable.
II. SYSTEM/UTILITIES

6. Heating system problems? If yes, explain and list fuel types.
   ________________________________________________________________

   a. Is there an underground fuel tank? If yes, give age of tank and location.
   ________________________________________________________________

   b. Are you aware of any problems with the fuel tank? If yes explain:
   ________________________________________________________________

   c. (1) During the time you have owned the property, has there ever been an underground storage located
   on the property? (2) If yes, has it been removed? Yes ___ No ___ (3) If yes, what was the date of such
   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. ________________________________________________________________

7. Hot water problems? If yes, explain:
   ________________________________________________________________

   Type of hot water heater ___________ Age ___________

8. Plumbing system problems? If yes, explain:
   ________________________________________________________________

9. Sewage system problems? If yes, explain:
   ________________________________________________________________

   Type of sewage disposal system (central sewer, septic, cesspool, etc.) ___________

   a. If private: (a) Name of service company ___________
      (b) Date last pumped ___________ Frequency ___________

   b. If public:
      (1) Is there a separate charge made for sewer use? Yes _____ No _____
      (2) If separate charge, is it a flat amount or metered? ___________
      (3) If flat amount, please state amount and due dates:
      (4) Are there any unpaid sewer charges? Yes _____ No _____
      If yes, state the amount: ___________

10. Air conditioning problems? If yes, explain:
    ________________________________________________________________

    Air Conditioning type: Central ________ Window ________ Other ________

11. Electrical System problems? If yes, explain:
    ________________________________________________________________

12. Are you aware of any problem with the well or domestic water quality, quantity, recovery,
    and/or pressure? If yes, explain:
    ________________________________________________________________

    a. Was well water tested for contaminants/volatile organic compounds? If yes, attach a copy of the report.

    b. Are there any unpaid water charges? If yes, state the amount:

    c. Is there a separate expense for water usage? If yes, state if flat or metered, give the amount and explain:

13. Electronic security problems? If yes, explain: ________________________________________________________________
14. Are there carbon monoxide or smoke detectors located in a dwelling on the property? If yes, state the number of such detectors and whether there have been any problems with such detectors.

__________________________________________________________________________________

15. Fire sprinkler system problems? If yes, explain: ____________________________________

__________________________________________________________________________________

III. BUILDING/STRUCTURE/IMPROVEMENTS

16. Foundation/slab problems/settling? If yes, explain: _________________________________

__________________________________________________________________________________

17. Basement Water/Seepage/Dampness? If yes, explain amount, frequency and location.

__________________________________________________________________________________

18. Sump pump problems? If yes, explain: ____________________________________________

__________________________________________________________________________________

19. Roof leaks? If yes, explain: ______________________________________________________

  Roof type: ___________________________ Age: ______________________

20. Interior walls/ceiling problems? If yes, explain: __________________________________

__________________________________________________________________________________


__________________________________________________________________________________

22. Floor problems? If yes, explain: __________________________________________________

__________________________________________________________________________________

23. Chimney/fireplace/wood or coal stove problems? If yes, explain: ______________________

__________________________________________________________________________________

24. Fire/smoke damage? If yes, explain: ______________________________________________

__________________________________________________________________________________

25. Patio/deck problems? If yes, explain: _____________________________________________

  If made of wood, is wood treated or untreated? ________________________________

__________________________________________________________________________________

26. Driveway problems? If yes, explain: ______________________________________________

__________________________________________________________________________________

27. Termite/insect/rodent/pest infestation problems? If yes, explain: ____________________

__________________________________________________________________________________

28. Is house insulated? If yes, type __________________________ Location __________________

__________________________________________________________________________________

29. Rot and water damage problems? If yes, explain: _________________________________

__________________________________________________________________________________
30. Water drainage problems? If yes, explain: _______________________________________

31. Are asbestos containing insulation or building materials present? If yes, location __________________________

32. Is lead paint present? If yes, location __________________________________________

33. Is lead plumbing present? If yes, location __________________________________________

34. Has test for radon been done? If yes, attach copy of report.
   State whether a radon control system is in place, or whether a radon control system has been in place in the previous twelve months. If yes, explain. __________________________________________

35. Does the property include any leased items? If yes, explain.
   (Items to be listed include, but are not limited to: propane fuel tanks, water heaters, major appliances, alarm systems and solar devices.) __________________________________________

36. Is the property subject to any types 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. __________________________________________

37. Is the property located in a common interest community? If yes, is it subject to any community or association dues or fees? __________________________

38. 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, please explain. __________________________________________

The Seller should use this area to further explain any item above. Attach additional pages if necessary and indicate here _______ the number of additional pages attached.

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 broker or salesperson to provide the above information to prospective buyers, selling agents or buyer’s agents.

Date _____________ Seller ___________________________________ Seller __________________________
   {Signature} {Type or Print}

Date _____________ Seller ___________________________________ Seller __________________________
   {Signature} {Type or Print}
II. 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.

III. Statements Not to Constitute a Warranty

Any representations made by the seller on this report shall not constitute a warranty to the buyer.

IV. Nature of Disclosure Report

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

V. 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.

VI. 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.

VII. Home Inspection

Purchasers should have the property inspected by a licensed home inspector.

VIII. 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 this disclosure statement does not encompass those areas. The buyer also acknowledges that the buyer has read and received a signed copy of this statement from the seller or seller’s agent.

Date_____________ Buyer __________________________ Buyer __________________________ {Signature} {Type or Print}

Date_____________ Buyer __________________________ Buyer __________________________ {Signature} {Type or Print}

Questions or Comments? Consumer Problems? Call the Department of Consumer Protection at 1-800-842-2649

www.ct.gov/dcp