STATE OF CONNECTICUT DEPARTMENT OF CONSUMER PROTECTION 165 Capitol Avenue + Hartford, CT 06106



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 \$300.00 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:

YES	NO	UNKN		I. GENERAL INFORMATION		
		1	. Hov	v long have you occupied the property?	Age of Structure:	
		2		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:		
		3	. Is th	e property in a flood hazard area or an inland wetlar	nds area? If yes, explain:	
		4	Do you have any reason to believe that the municipality in which the subject property is impose any assessment for purposes such as sewer installation, sewer improvements, winstallation, water main improvements, sidewalks or other improvements? If yes, explanation, water main improvements, sidewalks or other improvements?		llation, sewer improvements, water main	
		5		e property located in a municipally designated villagict, or special tax district, or listed on the National F		
				cial statement: Information concerning village distriction in the municipality's village or historic distriction of the municipality's village or historic distriction.		

YES N	O UNKN	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 if known, and location.
	b	. Are you aware of any problems with the fuel tank? If yes, explain:
	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:
	a b	Type of sewage disposal system (central sewer, septic, cesspool, etc.) If private: (a) Name of service company (b) Date last pumped Frequency (b) Date last pumped Frequency (c) If public: No (c) If separate charge made for sewer use? Yes No (c) If separate charge, is it a flat amount or metered? No (d) If flat amount, please state amount and due dates: No (e) Are there any unpaid sewer charges? Yes No If yes, state the amount: No
	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.	
	15.	Fire sprinkler system problems? If yes, explain:

YES NO UNKN	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, problems? If yes, explain:
	Roof type:
20.	Interior walls/ceiling problems? If yes, explain:
21.	Exterior siding 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.

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. 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