

**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 \$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:

YES	NO	UNKN		I. GENERAL INFORMATION	
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|--------------------------|--------------------------|--------------------------|--|--|--|
| | | | | 1. How long have you occupied the property? _____ Age of Structure: _____ | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | 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: _____

_____ | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | 3. Is the property in a flood hazard area or an inland wetlands area? If yes, explain: _____

_____ | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | 4. 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: _____

_____ | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | 5. 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: _____

_____ | |

Special statement: Information concerning village districts and historic districts may be obtained from the municipality's village or historic district commission, if applicable.

YES NO 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 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: _____

YES	NO	UNKN		III. BUILDING/STRUCTURE/IMPROVEMENTS	
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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: _____

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. _____

- 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.

	Buyer	Buyer	
	{Signature}		{Type or Print}

	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*