

**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
-----	----	------	------------------------

- | | | | |
|--------------------------|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 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 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: _____

- 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. Carbon monoxide or smoke detector problems? If yes, explain: _____

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: _____ 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 _____
