

CONNECTICUT DEPARTMENT OF CONSUMER PROTECTION



RESIDENTIAL PROPERTY CONDITION DISCLOSURE REPORT

Seller's Name: _____ Property Address: _____

The Uniform Property Condition Disclosure Act (Public Act No. 95-311 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 this act.

Please note that 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 disclose here any knowledge of any problem regarding the following:

YES	NO	UNKN		I. GENERAL INFORMATION	
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|--------------------------|--------------------------|--------------------------|--|---|--|
| <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 anybody other than yourself have any right to use any part of your property, or does anybody 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 plain area or an area containing wetlands? _____ | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | 4. Do you have any reason to believe that the municipality may impose any assessment for purposes such as sewer installation, sewer improvements, water main installation, water main improvements sidewalks or other improvements? | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | 5. Is the property located in an historic village or special tax district?
Explain _____ | |

YES	NO	UNKN		II. SYSTEM/UTILITIES	
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- | | | | | | |
|--------------------------|--------------------------|--------------------------|--|--|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | 6. HEATING SYSTEM problems? Explain: _____
a. Heating System and Fuel Type _____
b. Is there an underground fuel tank? If yes, location and age: _____ | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | 7. HOT WATER HEATER problems? Explain: _____
Type of hot water heater _____ Age _____ | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | 8. PLUMBING SYSTEM problems? Explain _____ | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | 9. SEWAGE SYSTEM problems? Explain _____
a. Type of sewage disposal system (central sewer, septic, cesspool, etc.) _____ | |

- b. If private: (a) Name of service company _____
 (b) Date last pumped _____ Frequency _____
- c. IF PUBLIC:
 (a) Is there a separate charge made for sewer use? Yes No
 (b) If separate charge, is it a flat amount or metered? _____
 (c) If flat amount, please state amount and _____
 (d) Are there any unpaid sewer charges, and if so state the amount _____

10. AIR CONDITIONING problems? Explain: _____
 Air Conditioning type: Central _____ Window _____ Other _____
11. ELECTRICAL SYSTEM problems? Explain: _____
12. DRINKING WATER problems? Quality or Quantity? Explain: _____
 IF PUBLIC DRINKING WATER:
 (a) Is there a separate charge made for water use? Yes No
 (b) If separate charge, is it a flat amount or metered? _____
 (c) If flat amount, please state amount and payment dates? _____
 (d) Are there any unpaid water charges, and if so state the amount _____
13. ELECTRONIC SECURITY SYSTEM problems? Explain: _____
14. CARBON MONOXIDE OR SMOKE DETECTOR problems? Explain: _____
15. FIRE SPRINKLER SYSTEM problems? Explain: _____

YES	NO	UNKN	III. BUILDING/STRUCTURE/IMPROVEMENTS
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16. FOUNDATION/SLAB problems/settling? Explain: _____
17. BASEMENT Water/Seepage/Dampness? Explain amount, frequency and location: _____
18. SUMP PUMP problems? If yes, explain: _____
19. ROOF leaks, problems? Explain: _____
 Roof _____ Age _____
20. INTERIOR WALLS/CEILING problems? Explain: _____
21. EXTERIOR SIDING problems? Explain: _____
22. FLOOR problems? Explain: _____
23. CHIMNEY/FIREPLACE/WOOD OR COAL STOVE problems? Explain: _____
24. Any knowledge of FIRE/SMOKE damage? Explain: _____
25. PATIO/DECK problems? Explain: _____
 If made of wood, is wood treated or untreated? _____
26. DRIVEWAY problems? Explain: _____
27. TERMITES/INSECT/RODENT/PEST INFESTATION problems? Explain: _____
28. IS HOUSE INSULATED? Type _____ Location: _____
29. ROT AND WATER DAMAGE problems? Explain: _____

- 30. WATER DRAINAGE problems? 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.
State whether a radon control system is in place: _____

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 brokers or salespersons 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. Buyers 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