

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) 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	UNKNOWN	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	UNKNOWN	II. SYSTEMS/ 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: (1) Is there a separate charge made for sewer use? yes _____ no _____
(2) If separate charge, is it flat amount or metered? _____
(3) If flat amount, please state amount and _____
(4) Are there any unpaid sewer charges, and if so state the amount _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 10. AIR CONDITIONING problems? Explain _____
Air Conditioning type: Central _____ Window _____ Other _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 11. ELECTRICAL SYSTEM problems? Explain _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 12. DRINKING WATER problems? Quality or Quantity? Explain _____
If public: (1) Is there a separate charge made for sewer use? yes _____ no _____
(2) If separate charge, is it flat amount or metered? _____
(3) If flat amount, please state amount and _____
(4) Are there any unpaid sewer charges, and if so state the amount _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 13. ELECTRONIC SECURITY SYSTEM problems? Explain _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 14. CARBON MONOXIDE OR SMOKE DETECTOR problems? Explain _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 15. FIRE SPRINKLER SYSTEM problems? Explain _____ |

YES	NO	UNKNOWN	III. BUILDING / STRUCTURE / IMPROVEMENTS
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|--------------------------|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 16. FOUNDATION/SLAB problems/settling? Explain _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 17. BASEMENT Water/Seepage/Dampness? Explain amount, frequency and location _____ |

YES	NO	UNKNOWN	III. BUILDING / STRUCTURE / IMPROVEMENTS
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- | | | | |
|--------------------------|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 18. SUMP PUMP problems? If yes, Explain _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 19. ROOF leaks, problems? Explain _____
Roof type _____ Age _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 20. INTERIOR WALLS/CEILING problems? Explain _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 21. EXTERIOR SIDING problems? Explain _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 22. FLOOR problems? Explain _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 23. CHIMNEY/FIREPLACE/WOOD OR COAL STOVE problems? Explain _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 24. Any knowledge of FIRE/SMOKE damage? Explain _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 25. PATIO/DECK problems? Explain _____
If made of wood, is wood treated or untreated _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 26. DRIVEWAY problems? Explain _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 27. TERMITE/INSECT/RODENT/PEST INFESTATION problems? Explain _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 28. IS HOUSE INSULATED? Type _____ Location _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 29. ROT AND WATER DAMAGE problems? Explain _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 30. WATER DRAINAGE problems? Explain _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 31. Are ASBESTOS CONTAINING INSULATION OR BUILDING MATERIALS present?
If yes, location _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 32. Is LEAD PAINT present? If yes, location _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 33. Is LEAD PLUMBING present? If yes, location _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 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 Signature Seller Name (Type or Print)

Date Seller Signature Seller Name (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 Signature Buyer Name (Type or Print)

Date Buyer Signature Buyer Name (Type or Print)

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