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Residential Property Condition Disclosure Report

Residential property condition disclosure report 20-327b-1

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Sec. 20-327b-1. Residential property condition disclosure report

The following form shall be used by sellers who are required by Section 20-327b of the Connecticut General Statutes to provide a written residential property condition disclosure report to prospective purchasers.

**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: _____ _____

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
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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
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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, 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 _____

- 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.

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. 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*

(Adopted effective January 1, 1996; amended June 5, 2002, January 10, 2011)