

**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		<b>I. GENERAL INFORMATION</b>	
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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		<b>III. BUILDING/STRUCTURE/IMPROVEMENTS</b>	
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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}

