

**RESIDENTIAL PROPERTY CONDITION DISCLOSURE REPORT**

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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.

CONNECTICUT DEPARTMENT OF CONSUMER PROTECTION

<- Image delivery not included ->

RESIDENTIAL PROPERTY CONDITION DISCLOSURE REPORT

SELLER'S NAME: \_\_\_\_\_ Property Address: \_\_\_\_\_

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 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:

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YES	NO	UNKN		I. GENERAL INFORMATION
[ ]	[ ]	[ ]	1.	How long have you occupied the property? _____ Age of structure
[ ]	[ ]	[ ]	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
[ ]	[ ]	[ ]	3.	Is the property in a flood plain area or an area containing wetlands?
[ ]	[ ]	[ ]	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?
[ ]	[ ]	[ ]	5.	Is the property located in an historic village or special

tax district? Explain \_\_\_\_\_

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YES NO UNKN

II. SYSTEM/UTILITIES  
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- [ ] [ ] [ ] 6. Heating system problems? Explain  
a. Heating System and Fuel Type  
b. Is there an underground fuel tank? If yes, location and age \_\_\_\_\_
- [ ] [ ] [ ] 7. Hot water heater problems? Explain  
Type of hot water heater \_\_\_\_\_ Age \_\_\_\_\_
- [ ] [ ] [ ] 8. Plumbing system problems? Explain
- [ ] [ ] [ ] 9. Sewage system problem? 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 a 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 \_\_\_\_\_
- [ ] [ ] [ ] 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

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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 type\_\_\_\_\_ 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?  
If made of wood, is wood treated or untreated?
- 26. Driveway problems? Explain
- 27. Termite/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. 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

(Adopted effective January 1, 1996; Amended effective June 5, 2002.)