

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 \$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	I. GENERAL INFORMATION
			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.

Regulations of Connecticut State Agencies

YES	NO	UNKN	II. SYSTEM UTILITIES
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6. Heating system problems? If yes, explain and list fuel types _____ _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	a. Is there an underground fuel tank? If yes, give age of tank and location. _____ _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	b. Are you aware of any problems with the fuel tank? If yes explain: _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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. _____ _____ _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7. Hot water problems? If yes, explain: _____ Type of hot water heater _____ Age _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8. Plumbing system problems? If yes, explain: _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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: _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10. Air conditioning problems? If yes, explain: _____ Air Conditioning type: Central _____ Window _____ Other _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11. Electrical System problems? If yes, explain: _____ _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	12. Are you aware of any problem with the well or domestic water quality, quantity, recovery, and/or pressure? If yes, explain: _____ _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	a. Was well water tested for contaminants/volatile organic compounds? If yes, attach a copy of the report.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	b. Are there any unpaid water charges? If yes, state the amount: _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	c. Is there a separate expense for water usage? If yes, state if flat or metered, give the amount and explain: _____ _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	13. Electronic security problems? If yes, explain: _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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. _____ _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	15. Fire sprinkler system problems? If yes, explain: _____ _____

Regulations of Connecticut State Agencies

YES	NO	UNKN	III. BUILDING-STRUCTURE IMPROVEMENTS
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16. Foundation/slab problems/settling? If yes, explain: _____ _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17. Basement Water/Seepage/Dampness? If yes, explain amount, frequency and location. _____ _____
<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? If yes, explain: _____ Roof type _____ Age: _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	20. Interior walls/ceiling problems? If yes, explain: _____ _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	21. Exterior siding problems? If yes, explain: _____ _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	22. Floor problems? If yes, explain: _____ _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	23. Chimney/fireplace/wood or coal stove problems? If yes, explain: _____ _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	24. Fire/smoke damage? If yes, explain: _____ _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	25. Patio/deck problems? If yes, explain: _____ _____
			If made of wood, is wood treated or untreated? _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	26. Driveway problems? If yes, explain: _____ _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	27. Termite/insect/rodent/pest infestation problems? If yes, explain: _____ _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	28. Is house insulated? If yes, type _____ Location _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	29. Rot and water damage problems? If yes, explain: _____ _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	30. Water drainage problems? If yes, 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 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: _____ _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.) _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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: _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	37. Is the property located in a common interest community? If yes, is it subject to any community or association dues or fees? _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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: _____ _____

Regulations of Connecticut State Agencies

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 _____ {Signature} _____ Seller _____ {Type or Print}

Date _____ Seller _____ {Signature} _____ Seller _____ {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. Building Permits and Certificates of Occupancy

Prospective buyers should consult with the municipal building official in the municipality in which the property is located to confirm that building permits and certificates of occupancy have been issued for work on the property.

VII. Home Inspection

Purchasers should have the property inspected by a licensed home inspector.

VIII. 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 _____ {Type or Print}

Date _____ Buyer _____ {Signature} _____ Buyer _____ {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; Amended January 10, 2012; Amended March 16, 2015)