

(FORM 2) CONNECTICUT REQUIRED RESIDENTIAL PROPERTY CONDITION DISCLOSURE REPORT

PLEASE SAVE THIS FORM. An Agent or Realtor may request this completed form on behalf of their Buyer.



State of Connecticut Department of Consumer Protection
165 Capitol Avenue, Hartford, CT 06106

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.

Seller's Name:
Property Street Address:
Property City: State: Zip Code:

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:

Form with columns YES, NO, UNKN and sections I. GENERAL INFORMATION, II. SYSTEM UTILITIES, III. BUILDING/STRUCTURE/IMPROVEMENTS. Includes questions 1-22 regarding property details like age, utilities, and structure.

YES	NO	UNKN	
_____	_____	_____	23. CHIMNEY/FIREPLACE/WOOD OR COAL STOVE problems? Explain_____.
_____	_____	_____	24. Any knowledge of FIRE/SMOKE damage? Explain_____.
_____	_____	_____	25. PATIO/DECK problems? Explain_____.
			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 broker or salesperson to provide the above information to prospective buyers, selling agents or buyer's agents.

DATE\_\_\_\_\_ SELLER\_\_\_\_\_ SELLER\_\_\_\_\_

(SIGN) (PRINT)

DATE\_\_\_\_\_ SELLER\_\_\_\_\_ SELLER\_\_\_\_\_

(SIGN) (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 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) (Print)

DATE\_\_\_\_\_ BUYER\_\_\_\_\_ BUYER\_\_\_\_\_

(Signature) (Print)

Questions or Comments? Consumer Problems? Contact the Department of Consumer Protection at (860) 713-6150 or occprotrades@po.state.ct.us

**\*Please sign, date and fax to: 708-777-6060 or mail to: The Realty Dot, Inc., P.O. Box 698, WPB, FL 33402**