

STATE OF CONNECTICUT
DEPARTMENT OF CONSUMER PROTECTION
165 Capitol Avenue + Hartford, CT 06106



RESIDENTIAL PROPERTY CONDITION DISCLOSURE REPORT

Seller's Name: <u>Mr. & Mrs S. Starchurski</u>			
Property Street Address: <u>215 Courtland Ave</u>			
Property City: <u>Stamford</u>	State: <u>CT</u>	Zip Code: <u>06905</u>	

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:

YES	NO	UNKN	I. GENERAL INFORMATION
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- How long have you occupied the property? 8/2005 Age of structure 1896
- 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
 YES NO UNKN
- Is the property in a flood plain area or an area containing wetlands?
 YES NO UNKN
- 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?
 YES NO UNKN
- Is the property located in an historic village or special tax district? Explain _____
 YES NO UNKN

YES NO UNKN

II. SYSTEM/UTILITIES

6. HEATING SYSTEM problems? Explain Gas Hot Air 4 yrs 1st flw.
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 Gas Age _____
8. PLUMBING SYSTEM problems? Explain _____
9. SEWAGE SYSTEM problems? Explain _____
a. Type of sewage disposal system
(central sewer, septic, cesspool, etc.) City Sewer
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? yes
(3) If flat amount, please state amount and payment dates _____
(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: City
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 _____

YES NO UNKN

III. BUILDING/STRUCTURE/IMPROVEMENTS

16. FOUNDATION/SLAB problems/settling? Explain _____
17. BASEMENT Water/Seepage/Dampness?. Explain amount, frequency and location.
occasional puddling
18. SUMP PUMP problems? If yes, explain n/a
19. ROOF leaks, problems? Explain Asphalt
Roof type Asphalt Age 3 yrs.
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 fiberglass Location attic, exterior walls
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 passed

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 11/3/2011 SELLER *David M. Stachurski* SELLER DAVID STACHURSKI
(Signature) (Type or Print)

DATE 11/3/2011 SELLER *Susan Stachurski* SELLER SUSAN STACHURSKI
(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?

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

DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS (PURCHASE AND SALE)

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interests in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

- (initial) DMS/SB
- (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):
- Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).
- Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- (b) Records and reports available to the seller (check one below):
- Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).
- Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment

- (initial) _____
- (c) Purchaser has received copies of all information listed above.
- (d) Purchaser has received the pamphlet "**Protect Your Family from Lead in Your Home.**"
- (e) Purchaser has (check one below):
- Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead based paint and/or lead based paint hazards; or
- Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment

- (initial) WJ
- (f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

 Purchaser Date

Daniel M. Stachurski 11/3/2011
 Seller Date

 Purchaser Date

Susan Stachurski 11/3/2011
 Seller Date

 Agent Date

William P. Flannery 11/4/2011
 Agent Date

Address of Property/Unit 215 Courtland Ave, Stamford 06902