

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



**RESIDENTIAL PROPERTY CONDITION DISCLOSURE REPORT**

Seller's Name: <u>Mr &amp; Mrs V. Rosas</u>		
Property Street Address: <u>274 West Broad St</u>		
Property City: <u>Stamford</u>	State: <u>CT</u>	Zip Code: <u>06907</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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- YES     NO     UNKN    1. How long have you occupied the property? 10/2002 Age of structure 1955
- YES     NO     UNKN    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 \_\_\_\_\_
- YES     NO     UNKN    3. Is the property in a flood plain area or an area containing wetlands? \_\_\_\_\_
- YES     NO     UNKN    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? \_\_\_\_\_
- YES     NO     UNKN    5. Is the property located in an historic village or special tax district? Explain \_\_\_\_\_

YES NO UNKN

II. SYSTEM/UTILITIES

- 6. HEATING SYSTEM problems? Explain GAS Hot water  
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 Years
  
- 8. PLUMBING SYSTEM problems? Explain \_\_\_\_\_
  
- 9. SEWAGE SYSTEM problems? Explain city sewers  
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? metered  
(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 city water  
If public drinking water: cl  
a. Is there a separate charge made for water use? Yes  No \_\_\_\_\_  
b. If separate charge, is it a flat amount or metered? 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.  
\_\_\_\_\_
18. SUMP PUMP problems? If yes, explain \_\_\_\_\_
19. ROOF leaks, problems? Explain \_\_\_\_\_  
Roof type \_\_\_\_\_ Age 3 YEARS
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 broker or salesperson to provide the above information to prospective buyers, selling agents or buyer's agents.

DATE 5/17/10 SELLER *Isabel Rosas* SELLER ISABEL ROSAS  
(Signature) (Type or Print)  
DATE 5/17/10 SELLER *Victor F Rosas* SELLER Victor F Rosas  
(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](mailto:occprotrades@po.state.ct.us)

# SALE TRANSACTIONS

## DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS

### Lead Warning Statement

Every purchase 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 interest 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)

*IR* (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.

*IR* (b) Records and Reports available to the seller (check one below):  
 Seller has provided the buyer with all available records and reports pertaining to lead-based paint and/or lead-based 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 of the presence of 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. 4582 (d) 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.

Seller *Isabel Rosas* Date *5/17/10* Seller \_\_\_\_\_ Date \_\_\_\_\_  
Purchaser *Victor Rosas* Date *5/17/10* Purchaser \_\_\_\_\_ Date \_\_\_\_\_  
Agent *William P. Flannery* Date *5/18/10* Agent \_\_\_\_\_ Date \_\_\_\_\_

*address: 274 W. Broad St, Stamford*