

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



RESIDENTIAL PROPERTY CONDITION DISCLOSURE REPORT

Seller's Name: <u>Joseph DONOVAN</u>		
Property Street Address: <u>1 Hillside Avenue</u>		
Property City: <u>Ridgefield</u>	State: <u>CT</u>	Zip Code: <u>06877</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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1. How long have you occupied the property? 12 YRS Age of structure 79 YRS.

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 Ridgefield is certainly historic

YES	NO	UNKN		II. SYSTEM/UTILITIES	
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- 6. HEATING SYSTEM problems? Explain _____
 a. Heating System and Fuel Type oil
 b. Is there an underground fuel tank? If yes, location and age NO

- 7. HOT WATER HEATER problems? Explain _____
 Type of hot water heater _____ Age _____

- 8. PLUMBING SYSTEM problems? Explain _____

- 9. SEWAGE SYSTEM problems? Explain _____
 a. Type of sewage disposal system
 (central sewer, septic, cesspool, etc.) City
 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? don't know
 (3) If flat amount, please state amount and payment dates
~ few hundred dollars per year
 (4) Are there any unpaid sewer charges, and if so state
 the amount NONE unpaid

- 10. AIR CONDITIONING problems? Explain _____
 Air Conditioning type: Central Window _____ Other _____
new in 2008

- 11. ELECTRICAL SYSTEM problems? Explain _____

- 12. DRINKING WATER problems? Quality or Quantity? Explain _____
water softener was installed
 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 _____