

STATE OF CONNECTICUT
DEPARTMENT OF CONSUMER PROTECTION

165 Capitol Avenue ♦ Hartford, CT 06106



RESIDENTIAL PROPERTY CONDITION DISCLOSURE REPORT

Name of Seller(s): Redding Realty & Development LLC

Property Street Address: 229 Umpawaug Road

Property Municipality: Redding

CT

Zip Code: 06896

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
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1. How long have you occupied the property? _____ Age of Structure: built 1995
remodel 2005-6
- ☐ ☐ ☐ 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: _____
- ☐ ☐ ☐ 3. Is the property in a flood hazard area or an inland wetlands area? If yes, explain: NO
- ☐ ☐ ☐ 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: NO
- ☐ ☐ ☐ 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: NO

Special statement: Information concerning village districts and historic districts may be obtained from the municipality's village or historic district commission, if applicable.

YES	NO	UNKN		II. SYSTEM/UTILITIES	
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- ☐ ☐ ☐ 6. Heating system problems? If yes, explain and list fuel types. No
- ☐ ☐ ☐ a. Is there an underground fuel tank? If yes, give age of tank and location. not oil propane for cooling and heating in guest house
- ☐ ☐ ☐ b. Are you aware of any problems with the fuel tank? If yes explain: No
- ☐ ☐ ☐ 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. No storage.
- ☐ ☐ ☐ 7. Hot water problems? If yes, explain: No
- Type of hot water heater oil Age 5 years
- ☐ ☐ ☐ 8. Plumbing system problems? If yes, explain: No
- ☐ ☐ ☐ 9. Sewage system problems? If yes, explain: No
- Type of sewage disposal system (central sewer, septic, cesspool, etc.) septic
- a. If private: (a) Name of service company Frank Falls Septic Tank
- (b) Date last pumped Sept. 2014 Frequency 3 years
- 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:
- ☐ ☐ ☐ 10. Air conditioning problems? If yes, explain: No
- Air Conditioning type: Central X Window Other
- (zoned)
- ☐ ☐ ☐ 11. Electrical System problems? If yes, explain: No
- ☐ ☐ ☐ 12. Are you aware of any problem with the well or domestic water quality, quantity, recovery, and/or pressure? If yes, explain: No
- ☒ ☐ ☐ a. Was well water tested for contaminants/volatile organic compounds? If yes, attach a copy of the report. pending
- ☐ ☐ ☐ b. Are there any unpaid water charges? If yes, state the amount:
- ☐ ☐ ☐ c. Is there a separate expense for water usage? If yes, state if flat or metered, give the amount and explain: No n/a
- ☐ ☐ ☐ 13. Electronic security problems? If yes, explain: No

☐ ☐ ☐ 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.
yes

☐ ☐ ☐ 15. Fire sprinkler system problems? If yes, explain: No

YES	NO	UNKN	III. BUILDING/STRUCTURE/IMPROVEMENTS
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☐ ☐ ☐ 16. Foundation/slab problems/settling? If yes, explain: No

☐ ☐ ☐ 17. Basement Water/Seepage/Dampness? If yes, explain amount, frequency and location.
No

☐ ☐ ☐ 18. Sump pump problems? If yes, explain: No

☐ ☐ ☐ 19. Roof leaks? If yes, explain: No

Roof type: cedar Age: _____

☐ ☐ ☐ 20. Interior walls/ceiling problems? If yes, explain: No

☐ ☐ ☐ 21. Exterior siding problems? If yes, explain: No

☐ ☐ ☐ 22. Floor problems? If yes, explain: No

☐ ☐ ☐ 23. Chimney/fireplace/wood or coal stove problems? If yes, explain: No
gas installed

☐ ☐ ☐ 24. Fire/smoke damage? If yes, explain: No

☐ ☐ ☐ 25. Patio/deck problems? If yes, explain: No

If made of wood, is wood treated or untreated? Treks type

☐ ☐ ☐ 26. Driveway problems? If yes, explain: No

☐ ☐ ☐ 27. Termite/insect/rodent/pest infestation problems? If yes, explain: No

☐ ☐ ☐ 28. Is house insulated? If yes, type fibre glass Location _____

☐ ☐ ☐ 29. Rot and water damage problems? If yes, explain: No

- ☐ ☐ ☐ 30. Water drainage problems? If yes, explain: NO
- ☐ ☐ ☐ 31. Are asbestos containing insulation or building materials present? If yes, location NO
- ☐ ☐ ☐ 32. Is lead paint present? If yes, location NO
- ☐ ☐ ☐ 33. Is lead plumbing present? If yes, location NO
- ☐ ☐ ☐ 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. yes
- ☐ ☐ ☐ 35. Does the property include any leased items? If yes, explain. NO
(Items to be listed include, but are not limited to: propane fuel tanks, water-heaters, major appliances, alarm systems and solar devices.)
- ☐ ☐ ☐ 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? NO
yes, explain: (cannot build on front lawn)
- ☐ ☐ ☐ 37. Is the property located in a common interest community? If yes, is it subject to any community or association dues or fees? NO
- ☐ ☐ ☐ 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. NO

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 01/31/2017 Seller _____ Seller Redding Realty Development LLC
(Signature) (Type or Print)

Date _____ Seller _____ Seller By: [Signature]
(Signature) (Type or Print)

Mold and Mold-Forming Condition Disclosure

Date: January 31, 2017

Seller(s): Redding Realty&Development LLC
229 Umpawaug Road

Property Address: Redding, CT 06896

Seller(s) certifies that to the best of Seller's(s') knowledge and belief (check all that apply):

☒ Seller(s) has no knowledge of the presence of conditions that could lead to the growth of mold (such as, but not limited to, excessive humidity, water leakage, drainage problems, flooding, etc).

☐ Seller(s) has treated the Property Address above for mold growing on structural components such as beams, studs, posts, wall cavities or penetrating (growing below the surface) of walls, ceilings or floors ("penetrating" does not mean a small amount of mold or mildew growing on shower curtains, showers or bathtubs) _____

Please provide details- attach additional sheets if necessary

☐ Seller(s) knows of the presence of conditions that could lead to the growth of mold (excessive humidity, water leakage, drainage problems, flooding, etc). (Please provide details) _____

Please provide details- attach additional sheets if necessary

The Seller(s) makes this disclosure knowing that the listing agent, the buyer agent, and any potential buyer(s) will rely on the information contained on this disclosure.

Seller's Signature

Redding Realty&Development LLC

Print Name

By:

January 31, 2017

Date

Seller's Signature

Print Name

Date

I/We have received and read this form. Completion of this form does not mean that the Seller(s) has performed any investigation of the Property or that Seller(s) warrants that the Property is without mold.

Note: Mold is present in all homes, and there are currently no standards for the presence of mold or mold remediation. For further information see the Connecticut Department of Public Health's "Fact Sheet Mold in the Home: Health Concerns". The fact sheet is available at <http://www.state.ct.us/dph>.

Buyer's/Tenant's Signature

Buyer's/Tenant's Signature

WILLIAM RAVEIS

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Seller's Inclusion/Exclusion Addendum

Property Address: 229 Umpawaug Road, Redding, CT 06896

Item	Included	Excluded	NA	Item	Included	Excluded	NA
Awnings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Light Fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Air Condition-window/wall	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Microwave	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Beverage Cooler	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Oven/Range/Hood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Blinds/Shades/Rods	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Play Equipment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Bottled Propane	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pool Equipment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ceiling Fan(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Refrigerator(s) (except garage)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Central Vac Attachments	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Satellite Dish	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Chandelier	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Screens/Storm Doors & Windows	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Clothes Washer & Dryer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Shelving	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dishwasher	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Smoke Detectors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fire Alarm	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Spa/Hot Tub	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fireplace Items	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Storage Shed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Firewood/Gas logs	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Stove (wood/coal)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Freezer	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sump Pump	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garbage Compactor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Swimming Pool (above ground)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garbage Disposal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Shrubs & Trees	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garage Door Openers & Remotes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water Heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gas Grill	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Water Softener	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gazebo	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Window Treatments/Drapes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ice Maker	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Workbenches	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Intercom	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	*Other: If checked, see below	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
*Other							

Additional Comments:

Are there any of the items included that are not in operating condition as of the date below? ☐ Yes ☒ No

If yes, then describe the problem:

Seller certifies that the information herein is true and correct to the best of Seller's knowledge as of the date signed by the seller.

Seller hereby authorizes any agent(s) representing any principal(s) in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property.

THE REPRESENTATIONS ARE MADE BY THE SELLER(S) AND ARE NOT THE REPRESENTATION OF THE AGENT(S).

11/08/2016

Seller _____ Date _____
 Redding Realty & Development LLC
 Buyer _____ Date _____

SIEA - Revised 8/24/09

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Mark Markelz

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229 Umpawaug