

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



**RESIDENTIAL PROPERTY CONDITION DISCLOSURE REPORT**

Name of Seller(s): Kim Staudt  
 Property Street Address: 298 Duck Farm Road  
 Property Municipality: Fairfield CT Zip Code: 06824

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? <u>2001</u> Age of Structure: <u>2000</u>   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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: <u>no</u>  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | 3. Is the property in a flood hazard area or an inland wetlands area? If yes, explain: <u>Elevation Cert done</u>   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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: <u>N/A</u> |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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: <u>N/A</u>  |

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	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6.	Heating system problems? If yes, explain and list fuel types. <u>N/A</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	a.	Is there an underground fuel tank? If yes, give age of tank and location. <u>N/A</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	b.	Are you aware of any problems with the fuel tank? If yes explain: <u>N/A</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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 <u>N/A</u> No <u>    </u> (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. <u>N/A</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.	Hot water problems? If yes, explain: <u>N/A</u> Type of hot water heater <u>Natural Gas</u> Age <u>3/2017</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	8.	Plumbing system problems? If yes, explain: <u>N/A</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	9.	Sewage system problems? If yes, explain: <u>N/A</u> Type of sewage disposal system (central sewer, septic, cesspool, etc.) <u>City</u> a. If private: (a) Name of service company <u>N/A</u> (b) Date last pumped <u>N/A</u> Frequency <u>N/A</u> b. If public: (1) Is there a separate charge made for sewer use? Yes <u>Yes</u> No <u>    </u> (2) If separate charge, is it a flat amount or metered? <u>Metered</u> (3) If flat amount, please state amount and due dates: <u>N/A</u> (4) Are there any unpaid sewer charges? Yes <u>NO</u> No <u>    </u> If yes, state the amount: <u>N/A</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10.	Air conditioning problems? If yes, explain: <u>Replacing new 4/2018</u> Air Conditioning type: Central <u>x</u> Window <u>    </u> Other <u>    </u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	11.	Electrical System problems? If yes, explain: <u>N/A</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	12.	Are you aware of any problem with the well or domestic water quality, quantity, recovery, and/or pressure? If yes, explain: <u>N/A</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	a.	Was well water tested for contaminants/volatile organic compounds? If yes, attach a copy of the report.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	b.	Are there any unpaid water charges? If yes, state the amount: <u>N/A</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	c.	Is there a separate expense for water usage? If yes, state if flat or metered, give the amount and explain: <u>N/A</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	13.	Electronic security problems? If yes, explain: <u>Not active</u>

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.  
4 and no
15. Fire sprinkler system problems? If yes, explain: N/A

YES	NO	UNKN		<b>III. BUILDING/STRUCTURE/IMPROVEMENTS</b>	
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16. Foundation/slab problems/settling? If yes, explain: N/A
17. Basement Water/Seepage/Dampness? If yes, explain amount, frequency and location.  
N/A
18. Sump pump problems? If yes, explain: N/A
19. Roof leaks? If yes, explain: N/A  
Roof type: Asphalt Shingle Age: 2000
20. Interior walls/ceiling problems? If yes, explain: N/A
21. Exterior siding problems? If yes, explain: N/A
22. Floor problems? If yes, explain: N/A
23. Chimney/fireplace/wood or coal stove problems? If yes, explain: N/A
24. Fire/smoke damage? If yes, explain: N/A
25. Patio/deck problems? If yes, explain: N/A  
If made of wood, is wood treated or untreated? Treated
26. Driveway problems? If yes, explain: N/A
27. Termite/insect/rodent/pest infestation problems? If yes, explain: qtrly terminex contract
28. Is house insulated? If yes, type fiberglass Location attic/walls
29. Rot and water damage problems? If yes, explain: N/A

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

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 3/20/2018 Seller  Seller Kim Staudt  
DocuSigned by: 41EED807C6855116 {Signature} {Type or Print}

Date \_\_\_\_\_ Seller \_\_\_\_\_ Seller \_\_\_\_\_  
 {Signature} {Type or Print}

