

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



**RESIDENTIAL PROPERTY CONDITION DISCLOSURE REPORT**

Name of Seller(s): John J. Fasola  
 Property Street Address: 255 Mountain Spring Rd  
 Property Municipality: Farmington Zip Code: 06032

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	
			1.	How long have you occupied the property? <u>as a child only until 1981</u> Age of Structure: <u>1966</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: _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3.	Is the property in a flood hazard area or an inland wetlands area? If yes, explain: _____
<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: _____
<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: _____

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

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YES	NO	UNKN	II. SYSTEM/UTILITIES
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6. Heating system problems? If yes, explain and list fuel types. Oct 2016 new furnace GFK

a. Is there an underground fuel tank? If yes, give age of tank and location. removed - paperwork available

b. Are you aware of any problems with the fuel tank? If yes explain: N/A

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. removed 2021

7. Hot water problems? If yes, explain: \_\_\_\_\_  
 Type of hot water heater domestic Age 10-2016

8. Plumbing system problems? If yes, explain: \_\_\_\_\_

9. Sewage system problems? If yes, explain: \_\_\_\_\_

Type of sewage disposal system (central sewer, septic, cesspool, etc.) \_\_\_\_\_  
 a. If private: (a) Name of service company Burlington Sanitary Sewer  
 (b) Date last pumped 2009 Frequency \_\_\_\_\_  
 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: N/A.  
 Air Conditioning type: Central \_\_\_\_\_ Window \_\_\_\_\_ Other \_\_\_\_\_

11. Electrical System problems? If yes, explain: \_\_\_\_\_

12. Are you aware of any problem with the well or domestic water quality, quantity, recovery, and/or pressure? If yes, explain: there is a water softening system.

a. Was well water tested for contaminants/volatile organic compounds? If yes, attach a copy of the report.

b. Are there any unpaid water charges? If yes, state the amount: N/A.

c. Is there a separate expense for water usage? If yes, state if flat or metered, give the amount and explain: well

13. Electronic security problems? If yes, explain: not activated

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- 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.  
 smoke ~ bedroom hallway.  
 CO2 - top of steps.
- 15. Fire sprinkler system problems? If yes, explain: N/A.

YES	NO	UNKN	III. BUILDING/STRUCTURE/IMPROVEMENTS
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- 16. Foundation/slab problems/settling? If yes, explain: \_\_\_\_\_
- 17. Basement Water/Seepage/Dampness? If yes, explain amount, frequency and location. if heavy rain, back corner seeps.
- 18. Sump pump problems? If yes, explain: no sump pump
- 19. Roof leaks? If yes, explain: \_\_\_\_\_  
 Roof type: architect. ~~shingles~~ Age: 2010  
shingles
- 20. Interior walls/ceiling problems? If yes, explain: \_\_\_\_\_
- 21. Exterior siding problems? If yes, explain: \_\_\_\_\_
- 22. Floor problems? If yes, explain: \_\_\_\_\_
- 23. Chimney/fireplace/wood or coal stove problems? If yes, explain: \_\_\_\_\_
- 24. Fire/smoke damage? If yes, explain: \_\_\_\_\_
- 25. Patio/deck problems? If yes, explain: \_\_\_\_\_  
 If made of wood, is wood treated or untreated? \_\_\_\_\_
- 26. Driveway problems? If yes, explain: \_\_\_\_\_
- 27. Termite/insect/rodent/pest infestation problems? If yes, explain: \_\_\_\_\_
- 28. Is house insulated? If yes, type unknown Location unknown
- 29. Rot and water damage problems? If yes, explain: \_\_\_\_\_

*(Handwritten signature/initials)*

- 30. Water drainage problems? If yes, explain: \_\_\_\_\_
- 31. Are asbestos containing insulation or building materials present? If yes, location removal paperwork available
- 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 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. \_\_\_\_\_
- 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.) \_\_\_\_\_
- 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? If yes, explain. \_\_\_\_\_
- 37. Is the property located in a common interest community? If yes, is it subject to any community or association dues or fees? \_\_\_\_\_
- 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. \_\_\_\_\_

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 May 5, 2018 Seller John J. Fasolo Seller JOHN J. FASOLO  
 {Signature} {Type or Print}

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

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