# STATE OF CONNECTICUT
# DEPARTMENT OF CONSUMER PROTECTION
**450 Columbus Blvd, Suite 901 ♦ Hartford, CT 06103**

## RESIDENTIAL FOUNDATION CONDITION REPORT

This report must be filled out for the transfer of residential property located in a town determined by the Capitol Region Council of Governments to be affected, or potentially affected, by crumbling foundations **and** that was acquired by: (1) a political subdivision of this state; (2) a judgment of strict foreclosure; (3) foreclosure by sale; or (4) a deed in lieu of foreclosure. The owner or political subdivision shall make the disclosures below to the prospective purchaser of such property prior to the prospective purchaser's execution of any binder, contract to purchase, option, or lease containing a purchase option. The seller is required to credit the purchaser with the sum of $500 at closing if the seller fails to furnish this report (C.G.S. Section 20-327c).

**A list of affected or potentially affected towns may be found at http://crcog.org/crumbling-foundations/realestatemap/.**

**INSTRUCTIONS TO SELLERS:**

1. You **must** answer **all** questions to the best of your knowledge.
2. You are not required to undertake investigations or inspections of the foundation to verify your answers.
3. **Your real estate licensee cannot complete this form on your behalf.**
4. "UNK" means Unknown, "N/A" means Not Applicable.
5. If you need additional space to complete any answer or explanation, attach additional page(s) to this form. Include the subject property address, seller's name and the date on all additional pages.

**Pursuant to the Uniform Property Condition Disclosure Act, the seller is obligated to answer the following questions and to disclose any knowledge of any problem regarding the following:**

### A. SUBJECT PROPERTY

1) Name of seller(s): Charles F Brower

2) Street address, municipality, zip code: 445 Prospect St. Torrington, CT 06790

YES NO UNK N/A

### B. INFORMATION ABOUT THE FOUNDATION

3) Do you have any knowledge related to the presence of pyrrhotite in any concrete foundation on the subject property? If yes, explain: _____

☐ ☒ ☐ ☐ 4) Are you aware of any damage or deterioration in any concrete foundation on the subject property, including, but not limited to, any damage or deterioration caused by the presence of pyrrhotite in any concrete foundation on the property? If yes, explain _____

OFB /

| YES | NO | UNK | N/A | B. INFORMATION ABOUT THE FOUNDATION (Continued) |
|---|---|---|---|---|
| ☐ | ☒ | ☐ | ☐ | 5) Are you aware of any repairs or remediation to any concrete foundation on the subject property? If yes, explain:_____ |

The seller should attach additional pages, if necessary, to further explain any item(s) above. Indicate here the number of additional pages attached:_____

*Questions? Visit the Department of Consumer Protection website at: www.ct.gov/dcp*

## IMPORTANT INFORMATION

**(A) Responsibilities of Real Estate Brokers**

This report in no way relieves a real estate broker of the broker's 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.

**(B) Statements Not to Constitute a Warranty**

Any representations made by the seller on this residential foundation condition report shall not constitute a warranty to the buyer.

**(C) Nature of Report**

This report is not a substitute for inspections, tests, and other methods of determining the physical condition of the foundation. Prospective buyers may have a concrete foundation inspected by a licensed professional engineer who is a structural engineer for deterioration of the foundation due to the presence of pyrrhotite.

**(D) Buyer's Certification**

The buyer is urged to carefully inspect the foundation and, if desired, to have the foundation inspected by an expert. The buyer understands that there are parts of the property, including the foundation, for which the seller has no knowledge and that this report does not encompass those parts. The buyer also acknowledges that the buyer has read and received a signed copy of this report from the seller or seller's agent.

**Date**_____ **Buyer**_____ **Buyer**_____
**Signature** **Print Name**

**Date**_____ **Buyer**_____ **Buyer**_____
**Signature** **Print Name**

**(E) Seller's Certification**

To the extent of the seller(s) knowledge as an owner of a property acquired through foreclosure or deed in lieu of foreclosure, the seller acknowledges that the information contained above is true and accurate. 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 buyers' agents.

**Date** 10/10/20 **Seller** Curtis A Drower **Seller**_____
**Signature** **Print Name**

**Date**_____ **Seller**_____ **Seller**_____
**Signature** **Print Name**

Property Address: 445 Prospect St. Torrington Ct.

# STATE OF CONNECTICUT
# DEPARTMENT OF CONSUMER PROTECTION
**450 Columbus Blvd, Suite 901 ♦ Hartford, CT 06103**

## RESIDENTIAL PROPERTY CONDITION REPORT

The Uniform Property Condition Disclosure Act (Connecticut General Statutes Section 20-327b) requires the seller of residential property to provide this report 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, including cooperatives and condominiums, 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 at closing if the seller fails to furnish this report (Connecticut General Statutes Section 20-327c).

**INSTRUCTIONS TO SELLERS:**

1. You **must** answer **all** questions to the best of your knowledge.
2. You are required to identify and disclose any problems regarding the subject property.
3. **Your real estate licensee cannot complete this form on your behalf.**
4. "UNK" means Unknown, "N/A" means Not Applicable.
5. If you need additional space to complete any answer or explanation, attach additional page(s) to this form. Include subject property address, seller's name and the date.

**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:**

### A. SUBJECT PROPERTY

1) Name of seller(s): _____

2) Street address, municipality, zip code: _____

| YES | NO | UNK | N/A | B. GENERAL INFORMATION |
|---|---|---|---|---|
| | | | | 3) What year was the structure built? 1890 ± |
| ☐ | ☐ | ☐ | ☐ | 4) How long have you occupied the property? 35 yrs If not applicable, indicate with N/A. |
| ☐ | ☒ | ☐ | ☐ | 5) Does anyone else claim to own any part of your property, including, but not limited to, any encroachments? If yes, explain: |
| ☐ | ☒ | ☐ | ☐ | 6) Does anyone other than you have or claim to have any right to use any part of your property, including, but not limited to, any easement or right of way? If yes, explain: |
| ☐ | ☐ | ☒ | ☐ | 7) Is the property in a flood hazard area or an inland wetlands area? If yes, explain: Zone C |

**Seller Initials**_____ **Buyer Initials**_____ Revised 08/2019

| YES | NO | UNK | N/A | B. GENERAL INFORMATION (Continued) |
|---|---|---|---|---|
| ☐ | ☒ | ☐ | ☐ | 8) 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:_____ |
| ☐ | ☐ | ☒ | ☐ | 9) Is the property located in a municipally designated village district, municipally designated historic district, or listed on the National Register of Historic Places? If yes, explain: _____ **Note**: Information concerning village districts and historic districts may be obtained from the municipality's village district commission, if applicable. |
| ☐ | ☒ | ☐ | ☐ | 10) Is the property located in a special tax district? If yes, explain:_____ |
| ☐ | ☒ | ☐ | ☐ | 11) Is the property subject to any type 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:_____ |
| ☐ | ☒ | ☐ | ☐ | 12) Is the property located in a common interest community? If yes, is it subject to any community or association dues or fees? Please explain:_____ |
| ☐ | ☒ | ☐ | ☐ | 13) 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, explain:_____ |

| YES | NO | UNK | N/A | C. LEASED EQUIPMENT |
|---|---|---|---|---|
| ☐ | ☒ | ☐ | ☐ | 14) Does the property include any leased or rented equipment that would necessitate or oblige either of the following: the assignment or transfer of the lease or rental agreement(s) to the buyer **or** the replacement or substitution of the equipment by the buyer? If yes, indicate by checking all items that apply: |

- ☐ Propane fuel tank
- ☐ Water heater
- ☐ Security alarm system
- ☐ Fire alarm system
- ☐ Satellite dish antenna
- ☐ Water treatment system
- ☐ Solar devices
- ☐ Major appliances
- ☐ Other_____

| YES | NO | UNK | N/A | D. MECHANICAL/ UTILITY SYSTEMS |
|---|---|---|---|---|
| ☐ | ☒ | ☐ | ☐ | 15) Fuel types? natural gas Are you aware of any heating system problems? If yes, explain: |
| ☐ | ☒ | ☐ | ☐ | 16) Hot water heater type? domestic Age: 1 year Are you aware of any hot water problems? If yes, explain: |
| ☐ | ☒ | ☐ | ☐ | 17) Is there an underground storage tank? If yes, list the age of tank _____ and location: |
| ☐ | ☐ | ☐ | ☒ | 18) Are you aware of any problems with the underground storage tank? If yes, explain: |
| ☐ | ☒ | ☐ | ☐ | 19) During the time you have owned the property, has there ever been an underground storage tank located on the property? If yes, has it been removed? ☐ Yes ☐ No<br>If yes, what was the date of removal _____ and what was the name and address of the person or business who removed such underground storage tank? _____<br>Provide any and all written documentation of such removal within your control or possession by attaching a copy of such documentation to this form. |
| ☐ | ☒ | ☐ | ☐ | 20) Air conditioning type: ☐ Central; ☒ Window; Other _____<br>Are you aware of any air conditioning problems? If yes, explain: |
| ☐ | ☒ | ☐ | ☐ | 21) Plumbing system problems? If yes, explain: |
| ☐ | ☒ | ☐ | ☐ | 22) Electrical system problems? If yes, explain: |
| ☐ | ☐ | ☐ | ☐ | 23) Electronic security system problems? If yes, explain: |
| ☒ | ☐ | ☐ | ☐ | 24) Are there carbon monoxide or smoke detectors located in the dwelling on the property? If yes, state the number of detectors _____ and whether there have been problems with such detectors: |
| ☐ | ☒ | ☐ | ☐ | 25) Fire sprinkler system problems? If yes, explain: |

| YES | NO | UNK | N/A | E. WATER SYSTEM |
|---|---|---|---|---|
| ☐ | ☐ | ☐ | ☐ | 26) Domestic water system type: ☑ Public; ☐ Private well; Other_____ |
| | | | | 27) If public water: |
| ☐ | ☐ | ☐ | ☐ | a) Is there a separate expense/fee for water usage? If yes, is the expense/fee for water usage flat or metered?_____ Provide the amount of the expense/fee 274 ~~yr~~ and explain: |
| ☐ | ☒ | ☐ | ☐ | b) Are there unpaid water charges? If yes, state amount unpaid:_____ |
| | | | | 28) If private well: |
| ☐ | ☐ | ☐ | ☐ | Has the well water been tested for contaminants/volatile organic compounds? If yes, attach a copy of the report. If no report is available, provide name of entity that performed testing and describe results of such testing:_____ |
| ☐ | ☒ | ☐ | ☐ | If public water or private well: Are you aware of any problems with the well or with the water quality, quantity, recovery, or pressure? If yes, explain:_____ |

| YES | NO | UNK | N/A | F. SEWAGE DISPOSAL SYSTEM |
|---|---|---|---|---|
| ☐ | ☐ | ☐ | ☐ | 29) Sewage disposal system type: ☒ Public; ☐ Septic; ☐ Cesspool; Other:_____ |
| | | | | 30) If public sewer: |
| ☐ | ☐ | ☐ | ☐ | a) Is there a separate charge made for sewer use? If yes, is it flat or metered?_____ |
| ☐ | ☐ | ☐ | ☐ | b) If it is a flat amount, state amount 274 and due dates:_____ |
| ☐ | ☐ | ☐ | ☐ | c) Are there any unpaid sewer charges? If yes, state the amount:_____ |
| | | | | 31) If private: |
| ☐ | ☐ | ☐ | ☐ | a) Name of service company:_____ |
| ☐ | ☐ | ☐ | ☐ | b) Date last pumped:_____ Frequency of pumping during ownership: |
| ☐ | ☐ | ☐ | ☐ | c) For any sewage system, are there problems? If yes, explain:_____ |

| YES | NO | UNK | N/A | G. ASBESTOS/ LEAD |
|---|---|---|---|---|
| ☐ | ☐ | ☐ | ☐ | 32) Are asbestos insulation or building materials present? If yes, location:_____ |
| ☐ | ☐ | ☒ | ☐ | 33) Is lead paint present? If yes, location:_____ |
| ☐ | ☐ | ☒ | ☐ | 34) Is lead plumbing present? If yes, location:_____ |

| YES | NO | UNK | N/A | H. BUILDING/ STRUCTURE/ IMPROVEMENTS |
|---|---|---|---|---|
| ☐ | ☒ | ☐ | ☐ | 35) Is the foundation made of concrete? If no, explain:_____ |
| ☐ | ☒ | ☐ | ☐ | 36) Foundation/slab problems or settling? If yes, explain:_____ |
| ☐ | ☒ | ☐ | ☐ | 37) Basement water seepage/dampness? If yes, explain amount, frequency and location: Basement systems has remediated any former issues. |
| ☐ | ☐ | ☐ | ☐ | 38) Sump pump problems? If yes, explain: 2 sumps humidifier/blower |
| ☐ | ☒ | ☐ | ☐ | 39) Do you have knowledge of any testing or inspection done by a licensed professional related to a foundation on the property? If yes, disclose the testing or inspection method, the areas or locations that were tested or inspected, the results of such testing or inspection and attach a copy of the report concerning such testing or inspection. If no report is available, provide name of entity that performed testing and describe results of such testing: _____ |
| ☐ | ☒ | ☐ | ☐ | 40) Do you have knowledge of any repairs related to a foundation on the property? If yes, describe such repairs, disclose the areas repaired and attach a copy of the report concerning such repairs:_____ |
| | | | | 41) Do you have any knowledge related to the presence of pyrrhotite in a foundation on the property? If yes, explain: NO |
| ☐ | ☐ | ☐ | ☐ | 42) Roof type: asphalt shingles ; Age: 25± |
| ☐ | ☒ | ☐ | ☐ | 43) Roof leaks? If yes, explain:_____ |

☐ ☒ ☐ ☐ 44) Exterior siding problems? If yes, explain: _____

☐ ☒ ☐ ☐ 45) Chimney, fireplace, wood or coal stove problems? If yes, explain: _____

☐ ☒ ☐ ☐ 46) Patio/deck problems? If yes, explain: _____

| YES | NO | UNK | N/A | H. BUILDING/ STRUCTURE/ IMPROVEMENTS (Continued) |
|---|---|---|---|---|

☐ ☐ ☐ ☒ 47) If patio/deck is constructed of wood, is the wood treated or untreated? _____

☐ ☒ ☐ ☐ 48) Driveway problems? If yes, explain: _____

☐ ☒ ☐ ☐ 49) Water drainage problems? If yes, explain: _____

☐ ☒ ☐ ☐ 50) Interior floor, wall and/or ceiling problems? If yes, explain: _____

☐ ☒ ☐ ☐ 51) Fire and/or smoke damage? If yes, explain: _____

☐ ☒ ☐ ☐ 52) Termite, insect, rodent or pest infestation problems? If yes, explain: _____

☐ ☒ ☐ ☐ 53) Rot or water damage problems? If yes, explain: _____

☐ ☐ ☒ ☐ 54) Is the structure(s) insulated? If yes, type: _____; location: _____

☐ ☒ ☐ ☐ 55) Has a test for radon been performed? If yes, attach copy of the report. If no report is available, provide the name of entity that performed the testing and describe the results of such testing: _____

☐ ☒ ☐ ☐ 56) Is there a radon control system in place? If yes, explain: _____

☐ ☐ ☐ ☒ 57) Has a radon control system been in place in the previous 12 months? If yes, explain: _____

The seller should attach additional pages, if necessary, to further explain any item(s) above. Indicate here the number of additional pages attached: _____

*Questions or Comments? Consumer Problems? Visit the Department of Consumer Protection website at: www.ct.gov/dcp*

## IMPORTANT INFORMATION

**(A) 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.

**(B) Statements Not to Constitute a Warranty**

Any representations made by the seller on the written residential property condition report shall not constitute a warranty to the buyer.

**(C) Nature of Report**

This Residential Property Condition Report is not a substitute for inspections, tests, and other methods of determining the physical condition of the property.

**(D) 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.

**(E) Building Permits and Certificates of Occupancy**

Prospective buyers should consult with the municipal building official in the municipality in which the property is located to confirm that building permits and certificates of occupancy have been issued for work on the property.

**(F) Home Inspection**

Buyers should have the property inspected by a licensed home inspector.

**(G) Concrete Foundation**

Prospective buyers may have a concrete foundation inspected by a licensed professional engineer who is a structural engineer for deterioration of the foundation due to the presence of pyrrhotite.

**(H) 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 that this report does not encompass those areas. The buyer also acknowledges that the buyer has read and received a signed copy of this report from the seller or seller's agent.

**Date**_____ **Buyer**_____ **Buyer**_____
**Signature** **Print Name**

**Date**_____ **Buyer**_____ **Buyer**_____
**Signature** **Print Name**

**(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 brokers or salespersons to provide the above information to prospective buyers, selling agents or buyer's agents.

**Date** 10/10/20 **Seller** Charles F Brower **Seller** Charles F Brower
**Signature** **Print Name**

**Date**_____ **Seller**_____ **Seller**_____
**Signature** **Print Name**

# PROPERTY INCLUSION / EXCLUSION ADDENDUM

**The following existing items are included / excluded with the sale of the property known as:**

445 Prospect St Torrington CT 06790

**Property Address**

| | Included | Excluded | N/A | Comments |
|---|---|---|---|---|
| Awnings / Shutters | ☑ | ☐ | ☐ | |
| Blinds / Shades | ☑ | ☐ | ☐ | |
| Ceiling Fan(s) | ☐ | ☐ | ☑ | |
| Central Vacuum and Attachments | ☐ | ☐ | ☑ | |
| Chandelier(s) | ☑ | ☐ | ☐ | |
| Clothes Dryer | ☐ | ☐ | ☑ | |
| Clothes Washer | ☐ | ☐ | ☑ | |
| Coal / Wood / Pellet Stove | ☐ | ☐ | ☑ | |
| Curtains / Drapes / Rods | ☑ | ☐ | ☐ | |
| Dishwasher | ☐ | ☐ | ☑ | |
| Fireplace Tools | ☐ | ☐ | ☑ | |
| Freezer(s) | ☐ | ☐ | ☑ | |
| Gas Grill | ☐ | ☐ | ☑ | |
| Gazebo | ☐ | ☐ | ☑ | |
| Greenhouse | ☐ | ☐ | ☑ | |
| Hot Tub / Sauna | ☐ | ☐ | ☑ | |
| Invisible Fence | ☐ | ☐ | ☑ | |
| Microwave Oven | ☑ | ☐ | ☐ | |
| Pool & Pool Equipment | ☐ | ☐ | ☑ | |
| Propane Tank | ☐ | ☐ | ☑ | |
| Refrigerator | ☑ | ☐ | ☐ | |
| Shelving | ☑ | ☐ | ☐ | |
| Stove | ☐ | ☐ | ☑ | |
| Storage Shed | ☐ | ☐ | ☑ | |
| Swing Set / Playscape | ☐ | ☐ | ☑ | |
| Whole House Fan | ☐ | ☐ | ☑ | |
| Window / Wall Air Conditioner(s) | ☑ | ☐ | ☐ | 7 |
| Workbench(s) | ☐ | ☐ | ☐ | |
| Other: _____ | ☐ | ☐ | ☐ | |
| Other: _____ | ☐ | ☐ | ☐ | |
| Other: _____ | ☐ | ☐ | ☐ | |

**All the above items are in "as is" condition at the time of transfer of title and are left for the convenience of the parties and add no value to the transaction.**

Charles J Scocca 10-10-20

Seller Signature Date Buyer Signature Date

Seller Signature Date Buyer Signature Date

Seller Signature Date Buyer Signature Date

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