

Items included in this training:

**Residential Property Condition Disclosure Report**

- Provides Buyers with background information on the property

**Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards (GHAR, CTR & Smart MLS)**

- Informs Buyers if the property has been tested for Lead-Based Paint hazards, as well as the results if applicable

**Property Inclusions/Exclusions (GHAR)**

- Communicates to Buyers what is included with the purchase of the home

**Concrete Advisory and Disclosure for Sellers and Buyers (CTR)**

- Relays to Buyers the Sellers knowledge of foundation issues, if applicable

**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**

- |   |  |
|---|--|
| <div><input type="checkbox"/></div> <div><input type="checkbox"/></div> <div><input type="checkbox"/></div> <div><input type="checkbox"/></div> | <div>3) What year was the structure built? _____</div> <div>4) How long have you occupied the property? _____ If not applicable, indicate with N/A.</div> <div>5) Does anyone else claim to own any part of your property, including, but not limited to, any encroachments? If yes, explain: _____<br/>_____<br/>_____</div> <div>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: _____<br/>_____<br/>_____</div> <div>7) Is the property in a flood hazard area or an inland wetlands area? If yes, explain: _____<br/>_____<br/>_____</div> |
|---|--|

**Seller Initials** \_\_\_\_\_ **Buyer Initials** \_\_\_\_\_

Revised 08/2019

YES	NO	UNK	N/A	B. GENERAL INFORMATION (Continued)
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- ☐ ☐ ☐ ☐ 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
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- ☐ ☐ ☐ ☐ 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:
- |   |   |
|---|---|
| <input type="checkbox"/> Propane fuel tank      | <input type="checkbox"/> Water treatment system |
| <input type="checkbox"/> Water heater           | <input type="checkbox"/> Solar devices          |
| <input type="checkbox"/> Security alarm system  | <input type="checkbox"/> Major appliances       |
| <input type="checkbox"/> Fire alarm system      | <input type="checkbox"/> Other _____            |
| <input type="checkbox"/> Satellite dish antenna |   |

Property Address: \_\_\_\_\_ Seller Initials \_\_\_\_\_ Buyer Initials \_\_\_\_\_ Page 2 of 7

- ☐ ☐ ☐ ☐ 15) Fuel types? \_\_\_\_\_ Are you aware of any heating system problems? If yes, explain: \_\_\_\_\_
- ☐ ☐ ☐ ☐ 16) Hot water heater type? \_\_\_\_\_ Age: \_\_\_\_\_ 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  
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? \_\_\_\_\_
- 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 \_\_\_\_\_  
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	<b>E. WATER SYSTEM</b>
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☐ ☐ ☐ ☐

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 \_\_\_\_\_ 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	<b>F. SEWAGE DISPOSAL SYSTEM</b>
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☐ ☐ ☐ ☐

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 \_\_\_\_\_ 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	<b>G. ASBESTOS/ LEAD</b>
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	32) Are asbestos insulation or building materials present? If yes, location: _____
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	33) Is lead paint present? If yes, location: _____
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	34) Is lead plumbing present? If yes, location: _____
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YES	NO	UNK	N/A	<b>H. BUILDING/ STRUCTURE/ IMPROVEMENTS</b>
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	35) Is the foundation made of concrete? If no, explain: _____
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	36) Foundation/slab problems or settling? If yes, explain: _____
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	37) Basement water seepage/dampness? If yes, explain amount, frequency and location: _____
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	38) Sump pump problems? If yes, explain: _____
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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: _____
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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: _____
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	41) Do you have any knowledge related to the presence of pyrrhotite in a foundation on the property? If yes, explain: _____
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	42) Roof type: _____ ; Age: _____
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	43) Roof leaks? If yes, explain: _____
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☐ ☐ ☐ ☐

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](http://www.ct.gov/dcp)

Property Address: \_\_\_\_\_ Seller Initials \_\_\_\_\_ Buyer Initials \_\_\_\_\_ Page 6 of 7

## 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 _____	Buyer _____
	Signature		Print Name
Date _____	Buyer _____	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 _____	Seller _____	Seller _____	Seller _____
	Signature		Print Name
Date _____	Seller _____	Seller _____	Seller _____
	Signature		Print Name

Property Address: \_\_\_\_\_



This Form is used on all properties built before 1978 or if an antique, window, mantle, or door has been adhered to the property.  
This Form should be provided to tenants prior to making an offer.

Address: \_\_\_\_\_

### Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

This is the Property Address

#### Lead Warning Statement

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

#### Lessor's Disclosure

a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

i) ☒ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

Use check mark here if landlord/lessor knows that the property has lead based paint (only)

ii) ☐ Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

Use check mark here if landlord/lessor has no knowledge of lead based paint (only)

b) Records and reports available to the lessor (check (i) or (ii) below):

i) ☐ Lessor has provided the lessee with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

Use a check mark here when landlord/lessor has provided reports or records that pertain to lead paint (ie: abatement reports or reports of evidence of lead based paints)

ii) ☐ Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Use a check mark here only if the landlord/lessor has no reports

#### Lessee's Acknowledgement (initial)

c) ☒ Lessee has received copies of all information listed above.

All tenants/lessees initial here if they have received copies of all information in section BI (only)

d) ☒ Lessee has received the pamphlet "Protect Your Family From Lead in Your Home".

All tenants/lessees initial here that they have received the Pamphlet "Protect Your Family From Lead in Your Home". Agent should supply.

#### Agent's Acknowledgement (initial)

e) ☒ Agent has informed the lessor of the lessor's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Landlord/Lessor's Agent Initials after they have informed the seller of their obligations to disclose the presence of lead paint

#### Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Lessor \_\_\_\_\_ Date \_\_\_\_\_ Lessor \_\_\_\_\_ Date \_\_\_\_\_

All Landlords/Lessors must sign  
Listing agent must sign

Lessee \_\_\_\_\_ Date \_\_\_\_\_ Lessee \_\_\_\_\_ Date \_\_\_\_\_

All Tenants/Lessees must sign.  
Buyer's agent must sign.

Agent \_\_\_\_\_ Date \_\_\_\_\_ Agent \_\_\_\_\_ Date \_\_\_\_\_

**4852d. Disclosure of information concerning lead upon transfer of residential property.**

**(a) Lead disclosure in purchase and sale or lease of target housing**

**(1) Lead-based paint hazards**

Not later than 2 years after October 28, 1992, the Secretary and the Administrator of the Environmental Protection Agency shall promulgate regulations under this section for the disclosure of lead-based paint hazards in target housing which is offered for sale or lease. The regulations shall require that, before the purchaser or lessee is obligated under any contract to purchase or lease the housing, the seller or lessor shall—

- (A) provide the purchaser or lessee with a lead hazard information pamphlet, as prescribed by the Administrator of the Environmental Protection Agency under section 406 of the Toxic Substances Control Act [15 U.S.C.A. § 2686];
- (B) disclose to the purchaser or lessee the presence of any known lead-based paint, or any known lead-based paint hazards, in such housing and provide to the purchaser or lessee any lead hazard evaluation report available to the seller or lessor; and
- (C) permit the purchaser a 10-day period (unless the parties mutually agree upon a different period of time) to conduct a risk assessment or inspection for the presence of lead-based paint hazards.

**(2) Contract for purchase and sale**

Regulations promulgated under this section shall provide that every contract for the purchase and sale of any interest in target housing shall contain a Lead Warning Statement and a statement signed by the purchaser that the purchaser has—

- (A) read the Lead Warning Statement and understands its contents;
- (B) received a lead hazard information pamphlet; and
- (C) had a 10-day opportunity (unless the parties mutually agreed upon a different period of time) before becoming obligated under the contract to purchase the housing to conduct a risk assessment or inspection for the presence of lead-based paint hazards.

**(3) Contents of Lead Warning Statement**

The Lead Warning Statement shall contain the following text printed in large type on a separate sheet of paper attached to the contract:

"Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase".

**(4) Compliance assurance**

Whenever a seller or lessor has entered into a contract with an agent for the purpose of selling or leasing a unit of target housing, the regulations promulgated under this section shall require the agent, on behalf of the seller or lessor, to ensure compliance with the requirements of this section.

**(5) Promulgation**

A suit may be brought against the Secretary of Housing and Urban Development and the Administrator of the Environmental Protection Agency under section 20 of the Toxic Substances Control Act [15 U.S.C.A. § 2619] to compel promulgation of the regulations required under this section and the Federal district court shall have jurisdiction to order such promulgation.



This Form is used on all properties built before 1978 or if an antique, window, mantle, or door has been adhered to the property.  
This Form should be provided to buyers prior to making an offer.

Address: \_\_\_\_\_

This is the Property Address.

### Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

#### Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interested residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Use check mark here if seller knows that the property has lead based paint (only)

#### Seller's Disclosure

a) Presence of lead-based paint and/or ~~lead-based paint~~ hazards (check (i) or (ii) below):

i) ☒ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

Use check mark here if seller has no knowledge of lead based paint (only)

ii) ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

Use a check mark here when seller has provided reports or records that pertain to lead paint (ie abatement reports or reports of evidence of lead based paints)

b) Records and reports available to the seller (check (i) or (ii) below):

i) ☒ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

Use a check mark here only if the seller has no reports

ii) ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

All buyers initial here if they have received copies of all information in section BI (only)

#### Purchaser's Acknowledgement (initial)

c) ☐ Purchaser has received copies of all information listed above.

d) ☒ Purchaser has received the pamphlet "Protect Your Family From Lead in Your Home".

All Buyers initial here that they have received the Pamphlet "Protect Your Family From Lead in Your Home". Agent should supply.

e) ☒ Purchaser has (check (i) or (ii) below):

i) ☒ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

ii) ☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

All Buyers initial and then check either:  
I Buyer is using the 10 Day Opportunity to test for lead paint  
II Buyer has decided not to test for the presence of lead paint

#### Agent's Acknowledgement (initial)

f) ☒ Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Seller's Agent Initials after they have informed the seller of their obligations to disclose the presence of lead paint

#### Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Seller \_\_\_\_\_ Date \_\_\_\_\_ Seller \_\_\_\_\_ Date \_\_\_\_\_

All Sellers must sign  
Listing agent must sign

Purchaser \_\_\_\_\_ Date \_\_\_\_\_ Purchaser \_\_\_\_\_ Date \_\_\_\_\_

All Buyers must sign.  
Buyer's agent must sign.

Agent \_\_\_\_\_ Date \_\_\_\_\_ Agent \_\_\_\_\_ Date \_\_\_\_\_

**4852d. Disclosure of information concerning lead upon transfer of residential property.**

**(a) Lead disclosure in purchase and sale or lease of target housing**

**(1) Lead-based paint hazards**

Not later than 2 years after October 28, 1992, the Secretary and the Administrator of the Environmental Protection Agency shall promulgate regulations under this section for the disclosure of lead-based paint hazards in target housing which is offered for sale or lease. The regulations shall require that, before the purchaser or lessee is obligated under any contract to purchase or lease the housing, the seller or lessor shall—

- (A) provide the purchaser or lessee with a lead hazard information pamphlet, as prescribed by the Administrator of the Environmental Protection Agency under section 406 of the Toxic Substances Control Act {15 U.S.C.A. § 2686};
- (B) disclose to the purchaser or lessee the presence of any known lead-based paint, or any known lead-based paint hazards, in such housing and provide to the purchaser or lessee any lead hazard evaluation report available to the seller or lessor; and
- (C) permit the purchaser a 10-day period (unless the parties mutually agree upon a different period of time) to conduct a risk assessment or inspection for the presence of lead-based paint hazards.

**(2) Contract for purchase and sale**

Regulations promulgated under this section shall provide that every contract for the purchase and sale of any interest in target housing shall contain a Lead Warning Statement and a statement signed by the purchaser that the purchaser has—

- (A) read the Lead Warning Statement and understands its contents;
- (B) received a lead hazard information pamphlet; and
- (C) had a 10-day opportunity (unless the parties mutually agreed upon a different period of time) before becoming obligated under the contract to purchase the housing to conduct a risk assessment or inspection for the presence of lead-based paint hazards.

**(3) Contents of Lead Warning Statement**

The Lead Warning Statement shall contain the following text printed in large type on a separate sheet of paper attached to the contract:

"Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase".

**(4) Compliance assurance**

Whenever a seller or lessor has entered into a contract with an agent for the purpose of selling or leasing a unit of target housing, the regulations promulgated under this section shall require the agent, on behalf of the seller or lessor, to ensure compliance with the requirements of this section.

**(5) Promulgation**

A suit may be brought against the Secretary of Housing and Urban Development and the Administrator of the Environmental Protection Agency under section 20 of the Toxic Substances Control Act [15 U.S.C.A. § 2619] to compel promulgation of the regulations required under this section and the Federal district court shall have jurisdiction to order such promulgation.



**RENTALS Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards****Lead Warning Statement**

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

**Lessor's Disclosure**

(a) Presence of lead-based paint and/or lead-based paint hazards (**check (i) or (ii) below**):

(i) ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) ☐ Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the lessor (**check (i) or (ii) below**):

(i) ☐ Lessor has provided the lessee with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (**list documents below**).

Name of Document(s)

Author

Date

(ii) ☐ Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

**Lessee's Acknowledgment (initial)**

(c) ☐ Lessee has received copies of all information listed above.

(d) ☐ Lessee has received the pamphlet *Protect Your Family from Lead in Your Home*.

**Agent's Acknowledgment (initial)**

(e) ☐ Agent has informed the lessor of the lessor's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

**Certification of Accuracy**

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Lessor \_\_\_\_\_ Date \_\_\_\_\_ Lessor \_\_\_\_\_ Date \_\_\_\_\_

Lessee \_\_\_\_\_ Date \_\_\_\_\_ Lessee \_\_\_\_\_ Date \_\_\_\_\_

Agent \_\_\_\_\_ Date \_\_\_\_\_ Agent \_\_\_\_\_ Date \_\_\_\_\_

Address of Property/Unit \_\_\_\_\_

Property address

All landlords/lessors must sign. Listing agent must sign. All tenants/lessees must sign. Buyers agent must sign.

**A. (i)**  
Use a check mark here if landlord front/lessor knows that the property has lead based paint

**A. (ii)**  
Use check mark here if landlord/lessor has no knowledge of lead-based paint

**B. (i)**  
Use a checkmark here when the landlord/lessor has provided reports or records that pertain to lead paint (ie abatement reports or reports of evidence of lead-based paint)

**B. (ii)**  
Check mark here if the landlord/lessor has no reports

**C.**  
All tenants/lessee's initial here if they have received copies of all information in section BI

**D.**  
All tenant/lessees initial here that they have received the pamphlet "protect your family from lead in your home." Agent should supply.

**E.**  
Landlord/lessors agent initials after they have informed the seller of their obligations to disclose the presence of lead paint.

## SALES Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

### Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (**check (i) or (ii) below**):

(i) ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) ☐ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (**check (i) or (ii) below**):

(i) ☐ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (**list documents below**).

Name of Document(s)	Author	Date

(ii) ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

### Purchaser's Acknowledgment (initial)

(c) ☒ Purchaser has received copies of all information listed above.

(d) ☒ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (**check (i) or (ii) below**):

(i) ☐ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) ☐ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

### Agent's Acknowledgment (initial)

(f) ☒ Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

### Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Seller	Date	Seller	Date
Purchaser	Date	Purchaser	Date
Agent	Date	Agent	Date
Address of Property/Unit			

**A. (i)**  
Use checkmark here if seller knows that the property has lead based paint.

**A. (ii)**  
Use check mark here if seller has no knowledge of lead-based paint.

**B. (i)**  
Use a checkmark here when seller has provided reports or records that pertain to lead paint (ie abatement reports are reports of evidence of lead-based paint).

**B. (ii)**  
Use a check mark here only if the seller has no reports.

**C.**  
All buyers initial here if they receive copies of all information and section (b)(i).

**D.**  
All buyers initial here that they have received the pamphlet "protect your family from lead in your home". Agent should supply.

**E.**  
All buyers initial and then check either: buyer is using the 10 day opportunity to test for lead paint OR buyer has decided to not test for the presence of lead-based paint

**F.**  
Sellers agent initials after they have informed the seller of their obligations to disclose the presence of lead paint.

All sellers must sign.  
Listing agent must sign  
All buyers must sign.  
Buyers agent must sign.

Property address

Seller should go through and check all applicable boxes



## PROPERTY INCLUSIONS / EXCLUSIONS RIDER

Greater Hartford Association of REALTORS®, Inc.



Property Inclusions/Exclusions Rider page \_\_\_\_ of \_\_\_\_

Property Address: \_\_\_\_\_ Town \_\_\_\_\_

THIS IS NOT A WARRANTY BY THE SELLER OF THE CONDITION OF THE PERSONAL PROPERTY ON THIS STATEMENT.

\*Inc = Includes; Ex = Excludes; NA = Not Applicable

Inc	Ex	NA	APPLIANCES
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Air conditioner _____ unit(s)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Clothes dryer
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Clothes washer
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dehumidifier
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dishwasher
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Garbage Compactor
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Garbage Disposal
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Hood for oven range
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Microwave
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Oven range
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Refrigerator
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Add'l refrigerators/freezers

Inc	Ex	NA	INTERIOR ITEMS
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Alarm/Security System
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Blinds & shades
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Curtains/drapes
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Curtain Rods
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Carbon monoxide detector(s)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Carpeting
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ceiling fans
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Coal/Wood/Pellet Stoves
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fireplace items
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lighting fixtures incl. chandeliers
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Smoke detector(s)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bathroom Mirrors
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wall Mounted T.V. Brackets
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Smart Home Devices

Inc	Ex	NA	EXTERIOR ITEMS
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Garage door opener(s) & Remotes
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Gas grill
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Hot tub & equipment
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other outbuildings
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Play equipment
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pool & pool equipment
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Storage shed(s)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Storm door(s)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Storm windows
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fence(s)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Invisible Pet Fence, Equipment & Collars
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Satellite dish
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Solar Panels

Inc	Ex	NA	MISCELLANEOUS ITEMS
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Firewood
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Generator
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wall Mounted Shelving
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other Shelving
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Trees & shrubs
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water Softener
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Workbenches

Inc	Ex	NA	OTHER ITEMS
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

\*If you have an solar panels this will be addressed on a separate rider.

If there are any known issues with any of the items above, please explain below (attach additional sheets if necessary):

Additional Seller Comments:

Seller signs and dates after completing form

Date \_\_\_\_\_ Seller \_\_\_\_\_ Date \_\_\_\_\_ Seller \_\_\_\_\_

Buyer hereby accepts the above information as presented by the Seller or if there are to be any changes to the above information those changes are to be noted here and would need to be agreed to by Seller(s) initialing below.

Date \_\_\_\_\_ Buyer \_\_\_\_\_ If Changes Made: Date \_\_\_\_\_ Seller \_\_\_\_\_ Date \_\_\_\_\_ Seller \_\_\_\_\_

Date \_\_\_\_\_ Buyer \_\_\_\_\_

Buyer indicates any changes they wish to be made in this section

Buyer and seller sign/date to acknowledge changes.



## CONCRETE ADVISORY and DISCLOSURE for SELLERS and BUYERS

Property address \_\_\_\_\_

FOR PROPERTY LOCATED AT: \_\_\_\_\_

Year Built: \_\_\_\_\_ Do you have knowledge of any structural addition(s) or outbuildings? [ ☐ ] Yes [ ☐ ] No;  
if YES, describe and indicate year(s) built: \_\_\_\_\_

**FOUNDATION ADVISORY:** Foundation cracks, problems or failures may be a result of many factors including but not limited to chemical compositions in foundation materials or natural occurrences at any time during the life of a property. Reports of issues with concrete foundations in some residential homes and condominium complexes in Connecticut prompted the State of Connecticut's Department of Consumer Protection (DCP) to develop information for consumers and to conduct an investigation to identify the extent and scope of the issue, as that is not fully identified. Professional Engineers can provide guidance and expert assistance into aspects of foundation problems and concerns.

The DCP information for consumers on concrete foundations may be viewed online and printed from the DCP website, <http://www.ct.gov/dcp>, search "concrete foundations". **That official information continues to be updated by DCP as new information becomes available**, and includes the latest update on the state investigation into the cause of the crumbling foundations, a brochure with pictures of visible foundation cracks, how to verify a Professional Engineer license, insurance information, and other information they have determined is important for consumers to know about and related to concrete foundations. Additional information can also be found at Connecticut's Department of Housing (DOH) website, <http://www.ct.gov/doh>, search for "concrete foundations". **Consumers are strongly encouraged to check regularly for the latest updates at the DCP and DOH websites.**

**NOTICE TO BUYER:** Seller(s) disclosures contained herein are specific to providing knowledge and results of any testing, inspection or repairs related to a foundation on the property. A visual inspection is just a statement of condition at the moment of time of inspection, not necessarily a prediction of the future of the foundation. Claims funds may be available through the Connecticut Foundations Solutions Indemnity Company, Inc. (CFSIC) for residential dwellings purchased on or after February 1, 2019 which meet certain eligibility and professional inspection requirements. For complete information, updates, and availability of funding go to <http://crumblingfoundations.org>

**FOUNDATION DISCLOSURE:** Does the SELLER have knowledge of any testing and/or inspection(s), done by a licensed professional, related to a foundation on the property? [ ☐ ] Yes [ ☐ ] No; if YES, please describe the testing method and include all results and reports of test(s) and/or inspections including location of area(s) tested and/or inspected: \_\_\_\_\_

Does the SELLER have knowledge of any repairs related to a foundation on the property? [ ☐ ] Yes [ ☐ ] No; if YES, please describe the repair(s) and include all results of test(s) and reports, including location of area(s) repaired: \_\_\_\_\_

**CONDOMINIUM / PLANNED UNIT DEVELOPMENT (PUD) NOTICE:** BUYER(S) of condominiums or PUDs may have regular or special assessments, which could be inclusive of repairs needed to any structure in the complex due to failing or crumbling foundations. Among other inquiries, BUYER(S) should inquire about existing, pending assessments or any discussion of future assessments that may or may not be on the Resale Certificate and inquire of the property manager any known testing, repairs or evidence of failing foundations throughout the entire complex, not solely the unit you are interested in buying.

Seller(s) Initials \_\_\_\_\_

Buyer(s) Initial(s) \_\_\_\_\_

Buyers and sellers initial page.



Property Address

FOR PROPERTY LOCATED AT: \_\_\_\_\_

By signing below, SELLER(S) and BUYER(S) acknowledge receipt of this Advisory and Disclosure. **SELLER(S) and BUYER(S) further acknowledge and agree real estate licensees are not experts in foundations and foundation materials and cannot undertake any independent investigations into the condition of foundations or representations that may be made by Sellers, home inspectors or others on any property.**

**STATEMENTS NOT TO CONSTITUTE A WARRANTY:** Any representation made by the SELLER(S) on this form shall not constitute a warranty to the BUYER(S).

\_\_\_\_\_  
Seller Name Printed and Date

\_\_\_\_\_  
Buyer Name Printed and Date

\_\_\_\_\_  
Seller Signature

\_\_\_\_\_  
Buyer Signature

\_\_\_\_\_  
Seller Name Printed and Date

\_\_\_\_\_  
Buyer Name Printed and Date

\_\_\_\_\_  
Seller Signature

\_\_\_\_\_  
Buyer Signature

\_\_\_\_\_  
Sellers and buyers sign and date.