

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



RESIDENTIAL PROPERTY CONDITION DISCLOSURE REPORT

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, 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): R & W MANAGEMENT COMPANY LLC
- 2) Street address, municipality, zip code: 15-17 Pratt Street
Essex, CT 06426

YES NO UNK N/A **B. GENERAL INFORMATION**

- 3) What year was the structure built? ~~1818~~ 1968, 1818
- 4) How long have you occupied the property? 30 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: No.
- 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:

Seller Initials Buyer Initials

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**

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: 15-17 Pratt Street, Essex, CT 0642

Seller Initials



Buyer Initials

D. MECHANICAL/ UTILITY SYSTEMS

14) Fuel type? Oil Elec / Gas Are you aware of any heating system problem? If yes, explain: _____

15) Hot water heater type? _____ Age: new Are you aware of any hot water problems? If yes, explain: _____

16) Is there an underground storage tank? If yes, list the age of tank _____ and location: _____

17) Are you aware of any problems with the underground storage tank? If yes, explain: _____

18) 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.

19) Air conditioning type? Window Are you aware of any air conditioning problems? If yes, explain: _____

20) Plumbing system problems? If yes, explain: _____

NO

21) Electrical system problems? If yes, explain: _____

NO

22) Electronic security system problems? If yes, explain: _____

23) 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: _____

24) Fire sprinkler system problems? If yes, explain: _____

[Handwritten Signature]

YES NO UNK N/A **E. WATER SYSTEM**

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-
-

25) Domestic water system type: Public; Private well; Other _____

26) 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: _____

27) 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**

-
-
-
-
-
-
-

28) Sewage disposal system type: Public; Septic; Cesspool; Other: _____

29) If public sewer:
 a) Is there a separate charge made for sewer use? If yes, is it flat or metered? No

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

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: _____

38) Sump pump problems? If yes, explain: _____

39) Do you have knowledge of any testing or inspection done by a licensed professional related to a foundation on the property? 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: _____

40) Do you have knowledge of any repairs related to a foundation on the property? If yes, explain: _____

41) Roof type: Shingle ; Age: 15

42) Roof leaks? If yes, explain: _____

43) Exterior siding problems? If yes, explain: _____

44) Chimney, fireplace, wood or coal stove problems? If yes, explain: _____

45) Patio/deck problems? If yes, explain: _____

[Handwritten Signature]

YES NO UNK N/A

H. BUILDING/ STRUCTURE/ IMPROVEMENTS (Continued)

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

47) Driveway problems? If yes, explain: _____

48) Water drainage problems? If yes, explain: _____

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

50) Fire and/or smoke damage? If yes, explain: _____

51) Termite, insect, rodent or pest infestation problems? If yes, explain: _____

52) Rot or water damage problems? If yes, explain: _____

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

54) 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: _____

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

56) 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 disclosure report shall not constitute a warranty to the buyer.

(C) Nature of Disclosure Report

This Residential Property Condition Disclosure 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 this disclosure statement does not encompass those areas. The buyer also acknowledges that the buyer has read and received a signed copy of this statement 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 8-19-18 Seller Seller R & W MANAGEMENT COMPANY LLC
Signature Print Name

Date _____ Seller Seller _____
Signature Print Name

Mold and Mold -Forming Condition Disclosure

Date: 08/16/2018

Seller(s): R & W MANAGEMENT COMPANY LLC

Property Address: 15-17 Pratt Street, Essex, CT 06426

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.

[Handwritten Signature]

Seller's Signature

[Blank Signature Box]

Seller's Signature

R & W MANAGEMENT COMPANY LLC

Print Name

Print Name

Date

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>

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Buyer's/Tenant's signature

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Buyer's/Tenant's signature



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).

(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

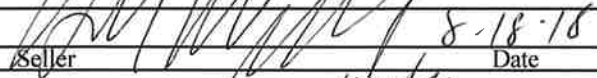


(ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

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.

	8-18-18
Seller	Date
	
Purchaser	Date
	
Agent	Date

Seller	Date
Purchaser	Date
Agent	Date

15-17 Pratt Street, Essex, CT 06426
Address of Property/Unit



William Pitt

Sotheby's

INTERNATIONAL REALTY

ADDENDUM

PROPERTY INCLUSION/EXCLUSION

Listed Property Address: 15-17 Pratt Street, Essex, CT 06426

ITEM	INCLUDED			ITEM	INCLUDED		
Air conditioner(s) Wall/Window	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>	Blinds/Shades	Y <input type="checkbox"/>	N <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Chandelier (Foyer)	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>	Ceiling Fan(s)	Y <input type="checkbox"/>	N <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Chandelier (Dining Room)	Y <input type="checkbox"/>	N <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	Curtains/Draperies/Rods	Y <input type="checkbox"/>	N <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Dishwasher	Y <input type="checkbox"/>	N <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	Cooktop/Hood (if any)	Y <input type="checkbox"/>	N <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Range/Hood (if any)	Y <input type="checkbox"/>	N <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	Wall Oven(s)	Y <input type="checkbox"/>	N <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Firewood	Y <input type="checkbox"/>	N <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	Garage Door Remote(s)	Y <input type="checkbox"/>	N <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Garbage Disposal	Y <input type="checkbox"/>	N <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	Gas Grill	Y <input type="checkbox"/>	N <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Refrigerators # _____	Y <input type="checkbox"/>	N <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	Fireplace Equipment	Y <input type="checkbox"/>	N <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Freezer(s)	Y <input type="checkbox"/>	N <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	Light Fixtures (all not mentioned)	Y <input type="checkbox"/>	N <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Microwave	Y <input type="checkbox"/>	N <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	Outdoor Play Equipment	Y <input type="checkbox"/>	N <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Pool & Pool Equipment	Y <input type="checkbox"/>	N <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	Smoke Detectors	Y <input type="checkbox"/>	N <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Shelving (Location: _____)	Y <input type="checkbox"/>	N <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	Security Systems	Y <input type="checkbox"/>	N <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Storage Shed	Y <input type="checkbox"/>	N <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	Storm Doors	Y <input type="checkbox"/>	N <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Washing Machine	Y <input type="checkbox"/>	N <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	Wood Stove	Y <input type="checkbox"/>	N <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Dryer	Y <input type="checkbox"/>	N <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	Hot Tub/Spa	Y <input type="checkbox"/>	N <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Exterior Plantings	Y <input type="checkbox"/>	N <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	Other _____	Y <input type="checkbox"/>	N <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>

Other _____

Other _____

Light Fixtures specifically EXCLUDED from sale: N/A

Window Treatments specifically EXCLUDED from sale: N/A

General Items specifically EXCLUDED from sale: N/A

Plantings specifically EXCLUDED from sale: N/A

[Signature]
Seller

Seller

Date: _____

Buyer

Buyer

Date: _____