

CONNECTICUT DEPARTMENT OF CONSUMER PROTECTION
RESIDENTIAL PROPERTY CONDITION DISCLOSURE REPORT

Seller's Name: Nancy Daniels

Property Address: 195 South Whitney Street, Hartford, CT. 06105

The Uniform Property Condition Disclosure Act (Public Act No. 95-311) requires the seller of residential property to provide this disclosure to the prospective purchaser prior to the prospective purchaser's execution of any binder, contract to purchase, option or lease containing a purchase option. These provisions apply to the transfer of residential real property of four dwelling units or less made with or without the assistance of a licensed broker or salesperson. The seller will be required to credit the purchaser with the sum of \$300.00 at closing if the seller fails to furnish this report as required by this act.

Please note that Connecticut law requires the owner of any dwelling in which children under the age of 6 reside to abate or manage materials containing toxic levels of lead.

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

YES	NO	UNKN	I. GENERAL INFORMATION
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1. How long have you occupied the property? <u>4yrs</u> Age of structure _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2. Does anybody other than yourself have any right to use any part of your property, or does anybody else claim to own any part of your property? If yes, explain: <u>Mental Property, tenants and landlord co.</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Is the property in a flood plain area or an area containing wetlands? _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Do you have any reason to believe that the municipality may impose any assessment for purposes such as sewer installation, sewer improvements, water main installation, water main improvements, sidewalks or other improvements? _____
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	5. Is the property located in an historic district? _____
YES	NO	UNKN	II. SYSTEM/UTILITIES
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6. HEATING SYSTEM problems? Explain: _____ a. Heating System and Fuel Type _____ b. Is there an underground fuel tank? If yes, location and age: _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	7. HOT WATER HEATER problems? Explain: _____ Type of hot water heater _____ Age _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	8. PLUMBING SYSTEM problems? Explain: _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	9. SEWAGE SYSTEM problems? Explain: _____ a. Type of sewage disposal system (central sewer/septic, cesspool, etc.) _____ b. If private: (a) Name of service company _____ (b) Date last pumped _____ Frequency _____ c. If Public: (a) Is there a separate charge made for sewer use? Yes _____ No _____ (b) If separate charge, is it a flat amount or metered? <u>not metered</u> (c) If flat amount, please state amount and payment dates _____ (d) Are there any unpaid water charges, and if so state the amount _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	10. AIR CONDITIONING problems? Explain: _____ Air Conditioning type: Central _____ Window _____ Other _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	11. ELECTRICAL SYSTEM problems? Explain: _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	12. DRINKING WATER problems? Quality or Quantity? Explain: _____ If public drinking water: (a) Is there a separate charge made for water use? Yes _____ No _____ (b) If separate charge, is it a flat amount or metered? _____ (c) If flat amount, please state the amount and payment dates _____ (d) Are there any unpaid water charges, and if so state the amount _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	13. ELECTRONIC SECURITY SYSTEM problems? Explain: _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	14. CARBON MONOXIDE OR SMOKE DETECTOR problems? Explain: _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	15. FIRE SPRINKLER SYSTEM problems? Explain: _____
YES	NO	UNKN	III. BUILDING/STRUCTURE/IMPROVEMENTS
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	16. FOUNDATION/SLAB problems/settling? Explain: _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	17. BASEMENT Water/Seepage/Dampness? Explain amount, frequency and location: _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	18. SUMP PUMP problems? If yes, explain: _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	19. ROOF leaks, problems? Explain: _____ Roof type _____ Age _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	20. INTERIOR WALLS/CEILING problems? Explain: _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	21. EXTERIOR SIDING problems? Explain: _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	22. FLOOR problems? Explain: _____

YES	NO	UNKN	III. BUILDING/STRUCTURE/IMPROVEMENTS
	X		23. CHIMNEY/FIREPLACE/WOOD OR COAL STOVE problems? Explain: _____
	X		24. Any knowledge of FIRE/SMOKE damage? Explain: _____
	X		25. PATIO/DECK problems? Explain: _____ If made of wood, is wood treated or untreated? _____
	X		26. DRIVEWAY problems? Explain: _____
	X		27. TERMITE/INSECT/RODENT/PEST INFESTATION problems? Explain: _____
		X	28. IS HOUSE INSULATED? Type _____ Location: _____
	X		29. ROT AND WATER DAMAGE problems? Explain: _____
	X		30. WATER DRAINAGE problems? Explain: _____
		X	31. Are ASBESTOS CONTAINING INSULATION OR BUILDING MATERIALS present? If yes, location: _____
		X	32. Is LEAD PAINT present? If yes, location: _____
	X		33. Is LEAD PLUMBING present? If yes, location: _____
	X		34. Has test for RADON been done? If yes, attach copy. State whether a radon control system is in place: _____

The Seller should use this area to further explain any item above. Attach additional pages if necessary and indicate here _____ the number of additional pages attached.

I. Seller's Certification

To the extent of the Seller's knowledge as a property owner, the Seller acknowledges that the information contained above is true and accurate for those areas of the property listed. In the event a real estate broker or salesperson is utilized, the Seller authorizes the brokers or salespersons to provide the above information to prospective buyers, selling agents or buyer's agents.

DATE 2-16-07

SELLER [Signature]
(Signature)

SELLER Nancy Danfeld
(Type or Print)

DATE _____

SELLER _____
(Signature)

SELLER _____
(Type or Print)

II. 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.

III. Statements Not to Constitute a Warranty

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

IV. Nature of Disclosure Report

This residential disclosure report is not a substitute for inspections, tests, and other methods of determining the physical condition of the property.

V. 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. The Department of Public Safety maintains a site on the Internet at www.state.ct.us/dps/ listing information about the residence address of persons required to register with the Department of Public Safety pursuant to the general statutes.

VI. 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 _____

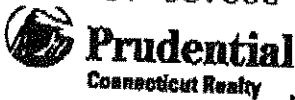
BUYER _____
(Signature)

BUYER _____
(Type or Print)

DATE _____

BUYER _____
(Signature)

BUYER _____
(Type or Print)



Seller's Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards

Property Address 195 South Whitney ST Hartford, CT 06105

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, reduce 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 (initial)

- (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):
 - Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).
 - 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 one below):
 - 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).
 - 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 one below):
 - 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
 - Waived the opportunity to conduct risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

JH (f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4582(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 provided by the signatory is true and accurate.

[Signature] 2-16-07
 Seller Date
[Signature] 9/24/06
 Agent Date

 Purchaser Date

 Seller Date

 Agent Date

 Purchaser Date



MOLD AND MOLD-FORMING CONDITION DISCLOSURE

Date: 9/24/06
Owner(s): Nancy Daniels
Property Address: 195 South Whitney ST Hartford, CT 06105

check
ONE

Owner(s) certifies that to the best of Owner(s) knowledge and belief (check all that apply):

Owner(s) has no knowledge of the presence of conditions that could lead to the growth of mold (excessive humidity, water leakage, drainage problems, flooding, etc).

Owner(s) has treated the Property Address above for mold (Please provide details). _____

Owner(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)
Note: There are currently no government standards concerning mold. _____

The Owner(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.

Nancy Daniels
Owner's Signature

Nancy Daniels
Print Name

2-16-07
Date

Owner's Signature

Print Name

Date

I/We have received and read this disclosure. Note: For further information see the Connecticut Department of Public Health's "Fact Sheet Mold in the Home: Health Concerns." Completion of this form does not mean that the Owner(s) has performed any investigation of the Property or that Owner(s) warrants that the Property is without mold.

Buyer's signature

Buyer's signature

