

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): Homeport Enterprises, LLC
- 2) Street address, municipality, zip code: 143 Middle Turnpike West, Manchester, CT

B. GENERAL INFORMATION

YES NO UNK N/A

- 3) What year was the structure built? 1948
- 4) How long have you occupied the property? 16 years 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: _____

Seller Initials ADG 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: _____
District 8, \$800/year additional tax
utility district
- 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:
- | | |
|-------------------------------------------------|-------------------------------------------------|
| <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: 143 Middle Temple West, Meriden CT Seller Initials SD Buyer Initials _____ Page 2 of 7

