

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): Dona Lessow
- 2) Street address, municipality, zip code: 44 Cerretta St., Stamford, CT 06907

B. GENERAL INFORMATION

YES NO UNK N/A

- 3) What year was the structure built? 1973
- 4) How long have you occupied the property? 31.5 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:
town records state co owned by Jennifer Lessow Johnson but she was bought out several years ago
- 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:
Noroton River is in backyard. Flood insurance is required.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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:

[Empty text box for explanation]

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:

[Empty text box for explanation]

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:

[Empty text box for explanation]

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:

[Empty text box for explanation]

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:

The property is a condominium and there are association dues.

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:

[Empty text box for explanation]

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 _____

Property Address: 44 Cerretta Street unit 11 Stamford

Seller Initials



Buyer Initials

[Empty box for Buyer Initials]

YES NO UNK N/A	D. MECHANICAL/ UTILITY SYSTEMS
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- | | | | | |
|--------------------------|-------------------------------------|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 15) Fuel types? _____ Are you aware of any heating system problems? If yes, explain:
<div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;"></div> |
|--------------------------|-------------------------------------|--------------------------|--------------------------|--|
- | | | | | |
|--------------------------|-------------------------------------|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 16) Hot water heater type? Rheem _____ Age: 9 _____ Are you aware of any hot water problems? If yes, explain:
<div style="border: 1px solid black; padding: 2px;">Lifetime guaranteed tank</div> |
|--------------------------|-------------------------------------|--------------------------|--------------------------|---|
- | | | | | |
|--------------------------|-------------------------------------|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 17) Is there an underground storage tank? If yes, list the age of tank _____ and location:
<div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;"></div> |
|--------------------------|-------------------------------------|--------------------------|--------------------------|--|
- | | | | | |
|--------------------------|-------------------------------------|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 18) Are you aware of any problems with the underground storage tank? If yes, explain:
<div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;"></div> |
|--------------------------|-------------------------------------|--------------------------|--------------------------|---|
- | | | | | |
|--------------------------|-------------------------------------|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 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? <input type="checkbox"/> Yes <input type="checkbox"/> 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?
<div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;"></div>
Provide any and all written documentation of such removal within your control or possession by attaching a copy of such documentation to this form. |
|--------------------------|-------------------------------------|--------------------------|--------------------------|---|
- | | | | | |
|--------------------------|-------------------------------------|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 20) Air conditioning type: <input type="checkbox"/> Central; <input checked="" type="checkbox"/> Window; Other _____
Are you aware of any air conditioning problems? If yes, explain:
<div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;"></div> |
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- | | | | | |
|--------------------------|-------------------------------------|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 21) Plumbing system problems? If yes, explain:
<div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;"></div> |
|--------------------------|-------------------------------------|--------------------------|--------------------------|--|
- | | | | | |
|--------------------------|-------------------------------------|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 22) Electrical system problems? If yes, explain:
<div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;"></div> |
|--------------------------|-------------------------------------|--------------------------|--------------------------|--|
- | | | | | |
|--------------------------|-------------------------------------|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 23) Electronic security system problems? If yes, explain:
<div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;"></div> |
|--------------------------|-------------------------------------|--------------------------|--------------------------|---|
- | | | | | |
|-------------------------------------|--------------------------|--------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 24) Are there carbon monoxide or smoke detectors located in the dwelling on the property? If yes, state the number of detectors 3 _____ and whether there have been problems with such detectors: There have been no problems
<div style="border: 1px solid black; padding: 2px;">All are combined smoke and carbon monoxide detectors</div> |
|-------------------------------------|--------------------------|--------------------------|--------------------------|---|
- | | | | | |
|--------------------------|-------------------------------------|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 25) Fire sprinkler system problems? If yes, explain:
<div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;"></div> |
|--------------------------|-------------------------------------|--------------------------|--------------------------|--|

YES	NO	UNK	N/A		
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E. WATER SYSTEM

YES NO UNK N/A

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

YES NO UNK N/A

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:

YES NO UNK N/A

b) Are there unpaid water charges? If yes, state amount unpaid: _____

YES NO UNK N/A

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:

YES NO UNK N/A

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		
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F. SEWAGE DISPOSAL SYSTEM

YES NO UNK N/A

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

YES NO UNK N/A

30) If public sewer:
 a) Is there a separate charge made for sewer use? If yes, is it flat or metered? _____

Condo association provides bill.

YES NO UNK N/A

b) If it is a flat amount, state amount _____ and due dates: _____

YES NO UNK N/A

c) Are there any unpaid sewer charges? If yes, state the amount: _____

YES NO UNK N/A

31) If private:
 a) Name of service company: _____

YES NO UNK N/A

b) Date last pumped: _____ Frequency of pumping during ownership: _____

YES NO UNK N/A

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, 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:

42) Roof type: _____ ; Age: _____

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)
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- 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:

A test performed at purchase (31 years ago). Negative results but no paperwork is available.
- 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 02/24/2024 Seller Seller Dona Lessow _____
Signature Print Name

Date _____ Seller Seller _____
Signature Print Name

SALE TRANSACTIONS

DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS

Lead Warning Statement

Every purchase 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.

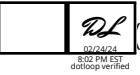
Seller's Disclosure (initial)



(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 buyer with all available records and reports pertaining to lead-based paint and/or lead-based 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.

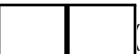
Purchaser's Acknowledgment (initial)



(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 of the presence of lead-based paint hazards; or

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. 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.

Seller Dona Lessow dotloop verified 02/24/24 8:02 PM EST K6YG-CQQ6-54R3-E2T2

Seller

Purchaser

Purchaser

Agent Lisa Gomberg dotloop verified 02/29/24 7:10 AM EST 2NGU-VDSZ-JN6B-QUSC

Agent