

**STATE OF CONNECTICUT
DEPARTMENT OF CONSUMER PROTECTION
165 Capitol Avenue ♦ Hartford, CT 06106**



RESIDENTIAL PROPERTY CONDITION DISCLOSURE REPORT

Name of Seller(s): COREY & DAVID BARZAN
 Property Street Address: 24 Lynde St.
 Property Municipality: Old Saybrook, CT Zip Code: 06475

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 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 or the amount set forth in section 20-327c of the Connecticut General Statutes if said section prescribes a different amount, at closing if the seller fails to furnish this report as required by said act.

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 answer the following questions and to disclose herein any knowledge of any problem regarding the following:

YES	NO	UNKN	I. GENERAL INFORMATION	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1.	How long have you occupied the property? <u>31 years</u> Age of Structure: <u>1900/2005</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2.	Does anyone other than yourself have any right to use any part of your property, or does anyone else claim to own any part of your property? If yes, explain: _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3.	Is the property in a flood hazard area or an inland wetlands area? If yes, explain: _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4.	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: _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5.	Is the property located in a municipally designated village district, municipally designated historic district, or special tax district, or listed on the National Register of Historic Places? If yes, explain: _____

Special statement: Information concerning village districts and historic districts may be obtained from the municipality's village or historic district commission, if applicable.

YES	NO	UNKN	II. SYSTEM/UTILITIES
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6. Heating system problems? If yes, explain and list fuel types. _____

a. Is there an underground fuel tank? If yes, give age of tank and location. _____

b. Are you aware of any problems with the fuel tank? If yes explain: _____

c. (1) During the time you have owned the property, has there ever been an underground storage located on the property? (2) If yes, has it been removed? Yes ___ No ___ (3) If yes, what was the date of such 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. _____

7. Hot water problems? If yes, explain: _____
 Type of hot water heater _____ Age _____

8. Plumbing system problems? If yes, explain: _____

9. Sewage system problems? If yes, explain: _____

Type of sewage disposal system (central sewer, septic, cesspool, etc.) SEPTIC
 a. If private: (a) Name of service company WALTERS
 (b) Date last pumped 2024 Frequency 3 YRS
 b. If public:
 (1) Is there a separate charge made for sewer use? Yes ___ No ___
 (2) If separate charge, is it a flat amount or metered? _____
 (3) If flat amount, please state amount and due dates: _____
 (4) Are there any unpaid sewer charges? Yes ___ No ___
 If yes, state the amount: _____

10. Air conditioning problems? If yes, explain: _____
 Air Conditioning type: Central YES Window _____ Other _____

11. Electrical System problems? If yes, explain: _____

12. Are you aware of any problem with the well or domestic water quality, quantity, recovery, and/or pressure? If yes, explain: _____

a. Was well water tested for contaminants/volatile organic compounds? If yes, attach a copy of the report. N/A

b. Are there any unpaid water charges? If yes, state the amount: _____

c. Is there a separate expense for water usage? If yes, state if flat or metered, give the amount and explain:
CONNECTICUT WATER COMPANY

13. Electronic security problems? If yes, explain: _____

14. Are there carbon monoxide or smoke detectors located in a dwelling on the property? If yes, state the number of such detectors and whether there have been any problems with such detectors.
6
15. Fire sprinkler system problems? If yes, explain: _____

YES	NO	UNKN	III. BUILDING/STRUCTURE/IMPROVEMENTS
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16. Foundation/slab problems/settling? If yes, explain: _____
17. Basement Water/Seepage/Dampness? If yes, explain amount, frequency and location.
SOME SEEPAGE if gutters are clogged
18. Sump pump problems? If yes, explain: N/A
19. Roof leaks? If yes, explain: _____
 Roof type: Asphalt Shingles Age: 20 YEARS
20. Interior walls/ceiling problems? If yes, explain: _____
21. Exterior siding problems? If yes, explain: _____
22. Floor problems? If yes, explain: _____
23. Chimney/fireplace/wood or coal stove problems? If yes, explain: _____
24. Fire/smoke damage? If yes, explain: _____
25. Patio/deck problems? If yes, explain: _____
 If made of wood, is wood treated or untreated? _____
26. Driveway problems? If yes, explain: _____
27. Termite/insect/rodent/pest infestation problems? If yes, explain: _____
28. Is house insulated? If yes, type Fiberglass in addition; Ceiling insulation Location in original house
29. Rot and water damage problems? If yes, explain: _____

- 30. Water drainage problems? If yes, explain: _____
- 31. Are asbestos containing insulation or building materials present? If yes, location _____
- 32. Is lead paint present? If yes, location _____
- 33. Is lead plumbing present? If yes, location _____
- 34. Has test for radon been done? If yes, attach copy of report.
State whether a radon control system is in place, or whether a radon control system has been in place in the previous twelve months. If yes, explain. _____
- 35. Does the property include any leased items? If yes, explain.
(Items to be listed include, but are not limited to: propane fuel tanks, water heaters, major appliances, alarm systems and solar devices.) _____
- 36. Is the property subject to any types 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. _____
- 37. Is the property located in a common interest community? If yes, is it subject to any community or association dues or fees? _____
- 38. 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, please explain. _____

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 broker or salesperson to provide the above information to prospective buyers, selling agents or buyer's agents.

Date 4/15/25 Seller  Seller DAVID BORZAIN
{Signature} {Type or Print}

Date 4/15/25 Seller  Seller COREY BORZAIN
{Signature} {Type or Print}

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



RESIDENTIAL FOUNDATION CONDITION REPORT

This report must be filled out for the transfer of residential property located in a town determined by the Capitol Region Council of Governments to be affected, or potentially affected, by crumbling foundations **and** that was acquired by: (1) a political subdivision of this state; (2) a judgment of strict foreclosure; (3) foreclosure by sale; or (4) a deed in lieu of foreclosure. The owner or political subdivision shall make the disclosures below to the prospective purchaser of such property prior to the prospective purchaser's execution of any binder, contract to purchase, option, or lease containing a purchase option. The seller is required to credit the purchaser with the sum of \$500 at closing if the seller fails to furnish this report (C.G.S. Section 20-327c).

A list of affected or potentially affected towns may be found at <http://crcog.org/crumbling-foundations/realestatemap/>.

INSTRUCTIONS TO SELLERS:

1. You **must** answer **all** questions to the best of your knowledge.
2. You are not required to undertake investigations or inspections of the foundation to verify your answers.
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 the subject property address, seller's name and the date on all additional pages.

Pursuant to the Uniform Property Condition Disclosure Act, the seller is obligated to answer the following questions and to disclose 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. INFORMATION ABOUT THE FOUNDATION

- 3) Do you have any knowledge related to the presence of pyrrhotite in any concrete foundation on the subject property? If yes, explain: No Knowledge
- 4) Are you aware of any damage or deterioration in any concrete foundation on the subject property, including, but not limited to, any damage or deterioration caused by the presence of pyrrhotite in any concrete foundation on the property? If yes, explain _____

Seller Initials DB Buyer Initials _____

5) Are you aware of any repairs or remediation to any concrete foundation on the subject property? 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? 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 the broker's 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 this residential foundation condition report shall not constitute a warranty to the buyer.

(C) Nature of Report

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

(D) Buyer's Certification

The buyer is urged to carefully inspect the foundation and, if desired, to have the foundation inspected by an expert. The buyer understands that there are parts of the property, including the foundation, for which the seller has no knowledge and that this report does not encompass those parts. 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 _____ Signature _____ Print Name _____

Date _____ Buyer _____ Signature _____ Print Name _____

(E) Seller's Certification

To the extent of the seller(s) knowledge as an owner of a property acquired through foreclosure or deed in lieu of foreclosure, the seller acknowledges that the information contained above is true and accurate. In the event a real estate broker or salesperson is utilized, the seller authorizes the broker or salesperson to provide the above information to prospective buyers, selling agents or buyers' agents.

Date 4/15/25 Seller [Signature] Seller DAVID BORZAIN
Signature _____ Print Name _____

Date 4/15/25 Seller Corey Borzain Seller Corey Borzain
Signature _____ Print Name _____

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 (initial (i) or (ii) below):

(i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing. Describe what is known:

(ii) ^{DB CB} _____ 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 (initial (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) ^{DB CB} _____ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment

(c) Purchaser has (initial (i) or (ii) below):

(i) _____ received copies of all records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing listed above.

(ii) _____ not received any records and reports regarding lead-based paint and/or lead-based paint hazards in the housing.

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

(e) Purchaser has (initial (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 or enter N/A if not applicable)

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

(g) _____ Purchaser's Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.¹

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.

	DAVID BORZAIN	4/15/25		
Seller	Corey Borzain	Date	Purchaser	Date
		4/15/25		
Seller		Date	Purchaser	Date
N/A				
Seller's Agent		Date	Purchaser's Agent ¹	Date

Paperwork Reduction Act

This collection of information is approved by OMB under the Paperwork Reduction Act, 44 U.S.C. 3501 et seq. (OMB Control No. 2070-0151). Responses to this collection of information are mandatory (40 CFR 745). An agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a currently valid OMB control number. The public reporting and recordkeeping burden for this collection of information is estimated to be 0.12 hours per response. Send comments on the Agency's need for this information, the accuracy of the provided burden estimates and any suggested methods for minimizing respondent burden to the Regulatory Support Division Director, U.S. Environmental Protection Agency (2821T), 1200 Pennsylvania Ave., NW, Washington, D.C. 20460. Include the OMB control number in any correspondence. Do not send the completed form to this address."

¹ Only required if the purchaser's agent receives compensation from the seller.