

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): Donald A. Beach III
- 2) Street address, municipality, zip code: 401 Westport Turnpike , Fairfield, CT 06824

YES NO UNK N/A

B. GENERAL INFORMATION

- 3) What year was the structure built? 1950
- 4) How long have you occupied the property? 20 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: Yes, wetlands at the river's edge

YES	NO	UNK	N/A	
☐	☒	☐	☐	8) Are you aware of the presence of a dam on the property that has been or is required to be registered with the Department of Energy and Environmental Protection? If yes, explain: _____ _____ _____
☐	☒	☐	☒	9) 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: _____ _____ _____
☐	☒	☐	☐	10) 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.
☐	☒	☐	☐	11) Is the property located in a special tax district? If yes, explain: _____ _____ _____
☐	☐	☐	☒	12) 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: <u>N/A</u> _____ _____
☐	☒	☐	☐	13) Is the property located in a common interest community? If yes, is it subject to any community or association dues or fees? Please explain: _____ _____ _____
☐	☒	☐	☐	14) 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					

- | | | | | | |
|--------------------------|-------------------------------------|--------------------------|--------------------------|--|---|
| ☐ | ☒ | ☐ | ☐ | 15) 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 treatment system |
| | | | | ☐ Water heater | ☐ Solar devices |
| | | | | ☐ Security alarm system | ☐ Major appliances |
| | | | | ☐ Fire alarm system | ☐ Other: _____ |
| | | | | ☐ Satellite dish antenna | _____ |

YES	NO	UNK	N/A		
D. MECHANICAL/ UTILITY SYSTEMS					

- | | | | | | |
|--------------------------|-------------------------------------|--------------------------|-------------------------------------|---|--|
| ☐ | ☒ | ☐ | ☐ | 16) Fuel types? <u>Natural Gas</u> Are you aware of any heating system problems? If yes, explain: <u>No</u>
<u>2012 converted from Oil to Nat Gas.</u> | |
| ☐ | ☒ | ☐ | ☐ | 17) Hot water heater type? <u>Natural Gas</u> Age: _____ Are you aware of any hot water problems? If yes, explain: <u>N/A</u> | |
| ☐ | ☒ | ☐ | ☐ | 18) Is there an underground storage tank? If yes, list the age of tank _____ and location: _____ | |
| ☐ | ☐ | ☐ | ☒ | 19) Are you aware of any problems with the underground storage tank? If yes, explain: _____
<u>N/A</u> | |
| ☐ | ☒ | ☐ | ☐ | 20) 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. | |
| ☐ | ☒ | ☐ | ☐ | 21) Air conditioning type: ☒ Central; ☐ Window; ☐ Other: _____
Are you aware of any air conditioning problems? If yes, explain: <u>No Issues</u> | |
| ☐ | ☒ | ☐ | ☐ | 22) Plumbing system problems? If yes, explain: _____ | |

YES	NO	UNK	N/A	
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D. MECHANICAL/ UTILITY SYSTEMS (Continued)

- ☐ ☒ ☐ ☐ 23) Electrical system problems? If yes, explain: _____

- ☐ ☐ ☐ ☒ 24) Electronic security system problems? If yes, explain: _____
ADT Disabled

- ☒ ☐ ☐ ☐ 25) 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: _____

- ☐ ☐ ☐ ☒ 26) Fire sprinkler system problems? If yes, explain: _____

YES	NO	UNK	N/A	
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E. WATER SYSTEM

- ☐ ☐ ☐ ☐ 27) Domestic water system type: ☐ Public; ☒ Private well; ☐ Other: _____
- ☐ ☐ ☐ ☒ 28) 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: _____
- ☐ ☐ ☐ ☒ 29) 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: _____

- ☐ ☒ ☐ ☐ 30) 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: _____
New well tank and whole house filter installed August 2023

YES	NO	UNK	N/A	
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F. SEWAGE DISPOSAL SYSTEM

- ☐ ☐ ☐ ☐ 31) Sewage disposal system type: ☐ Public; ☒ Septic; ☐ Cesspool; ☐ Other: _____

YES	NO	UNK	N/A	
				F. SEWAGE DISPOSAL SYSTEM (Continued)

32) If public sewer:

- | | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|--|
| ☐ | ☐ | ☐ | ☒ | a) Is there a separate charge made for sewer use? If yes, is it flat or metered? _____ |
| | | | | _____ |
| | | | ☒ | b) If it is a flat amount, state amount _____ and due dates: _____ |
| | | | | _____ |
| | | | ☒ | c) Are there any unpaid sewer charges? If yes, state the amount: _____ |

33) If private:

- | | | | | |
|--------------------------|-------------------------------------|--------------------------|--------------------------|--|
| ☐ | ☐ | ☐ | ☐ | a) Name of service company: <u>East Coast Septic</u> |
| | | | | b) Date last pumped: _____ Frequency of pumping during ownership: <u>Every two years</u> |
| | | | | c) For any sewage system, are there problems? If yes, explain: _____ |
| | ☒ | | | _____ |
| | | | | _____ |
| | | | | _____ |
| | | | | _____ |

YES	NO	UNK	N/A	
				G. ASBESTOS/ LEAD

- | | | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|--|
| ☐ | ☐ | ☒ | ☐ | 34) Are asbestos insulation or building materials present? If yes, location: _____ |
| | | | | _____ |
| | | ☒ | | 35) Is lead paint present? If yes, location: _____ |
| | | | | _____ |
| | | ☒ | | 36) Is lead plumbing present? If yes, location: _____ |
| | | | | _____ |

YES	NO	UNK	N/A	
				H. BUILDING/ STRUCTURE/ IMPROVEMENTS

- | | | | | |
|-------------------------------------|-------------------------------------|--------------------------|-------------------------------------|--|
| ☒ | ☐ | ☐ | ☐ | 37) Is the foundation made of concrete? If no, explain: _____ |
| | | | | _____ |
| | ☒ | | | 38) Foundation/slab problems or settling? If yes, explain: _____ |
| | | | | _____ |
| | ☒ | | | 39) Basement water seepage/dampness? If yes, explain amount, frequency and location: _____ |
| | | | | _____ |
| | | | ☒ | 40) Sump pump problems? If yes, explain: <u>none</u> |
| | | | | _____ |
| | | | | _____ |

YES	NO	UNK	N/A	H. BUILDING/ STRUCTURE/ IMPROVEMENTS (Continued)
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- | | | | | |
|-------------------------------------|-------------------------------------|--------------------------|-------------------------------------|---|
| ☐ | ☐ | ☐ | ☒ | 41) 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: _____

_____ |
| ☐ | ☐ | ☐ | ☒ | 42) 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:

_____ |
| ☐ | ☐ | ☐ | ☒ | 43) Do you have any knowledge related to the presence of pyrrhotite in a foundation on the property? If yes, explain: _____

_____ |
| ☒ | ☐ | ☐ | ☐ | 44) Roof type: <u>Asphalt</u> ; Age: <u>0 - New roof May 2025</u> |
| ☐ | ☒ | ☐ | ☐ | 45) Roof leaks? If yes, explain: _____
_____ |
| ☐ | ☒ | ☐ | ☐ | 46) Exterior siding problems? If yes, explain: _____
_____ |
| ☐ | ☒ | ☐ | ☐ | 47) Chimney, fireplace, wood or coal stove problems? If yes, explain: <u>Chimney rebuilt in 2018</u> |
| ☐ | ☒ | ☐ | ☐ | 48) Patio/deck problems? If yes, explain: <u>New Timbertech deck May/June 2025</u> |
| ☐ | ☐ | ☐ | ☒ | 49) If patio/deck is constructed of wood, is the wood treated or untreated? _____
_____ |
| ☐ | ☒ | ☐ | ☐ | 50) Driveway problems? If yes, explain: _____
_____ |
| ☐ | ☒ | ☐ | ☐ | 51) Water drainage problems? If yes, explain: _____
_____ |
| ☐ | ☒ | ☐ | ☐ | 52) Interior floor, wall and/or ceiling problems? If yes, explain: <u>Renovated in 2025</u> |
| ☐ | ☒ | ☐ | ☐ | 53) Fire and/or smoke damage? If yes, explain: _____
_____ |
| ☐ | ☒ | ☐ | ☐ | 54) Termite, insect, rodent or pest infestation problems? If yes, explain: _____
_____ |

YES	NO	UNK	N/A	
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H. BUILDING/ STRUCTURE/ IMPROVEMENTS (Continued)

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|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--|
| ☐ | ☒ | ☐ | ☐ | 55) Rot or water damage problems? If yes, explain: _____
_____ |
| ☒ | ☐ | ☐ | ☐ | 56) Is(Are) the structure(s) insulated? If yes, type: _____; location: _____
Spray Foam and Fiberglass |
| ☒ | ☐ | ☐ | ☐ | 57) 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:
over 10 years ago Mitigation system was installed |
| ☒ | ☐ | ☐ | ☐ | 58) Is there a radon control system in place? If yes, explain: _____
_____ |
| ☒ | ☐ | ☐ | ☐ | 59) Has a radon control system been in place in the previous 12 months? If yes, explain: _____

_____ |

YES	NO	UNK	N/A	
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I. FLOOD RISK AWARENESS

- | | | | | |
|-------------------------------------|-------------------------------------|--------------------------|-------------------------------------|---|
| ☒ | ☐ | ☐ | ☐ | 60) Is the property located in a Federal Emergency Management Agency designated floodplain? If yes, which zone: The rear yard closest to the river |
| ☐ | ☒ | ☐ | ☐ | 61) During the time that the seller has owned the property, has the seller received assistance or is the seller aware of any previous owners receiving assistance from the Federal Emergency Management Agency, the United States Small Business Administration or any other federal or state disaster assistance program for flood damage to the property? _____

_____ |
| ☐ | ☐ | ☐ | ☒ | 62) Is there a current flood insurance policy in effect on the property? _____
No flood insurance is required due to elevation |
| ☐ | ☐ | ☐ | ☐ | 63) Is a Federal Emergency Management Agency elevation certificate available? _____
_____ |
| ☐ | ☒ | ☐ | ☐ | 64) Has the seller ever filed a claim for flood damage to the property? _____

_____ |

YES	NO	UNK	N/A	I. FLOOD RISK AWARENESS (Continued)
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☐	☐	☐	☒	65) If there is a structure on the property, has the structure experienced any water penetration or damage due to seepage or a natural flood event? _____ _____ _____
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The seller should attach additional pages, if necessary, to further explain any item(s) above. Indicate here the number of additional pages attached: 0

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) Dam

Information concerning the registration and categorization of a dam on the property may be obtained from the Department of Energy and Environmental Protection.

(I) Flood Insurance, Flood Maps and Flood Risk

Federal law requires owners to obtain and maintain flood insurance for properties financed with a federally regulated or insured mortgage in a Special Flood Hazard Area, also known as a high-risk zone on FEMA's flood insurance rate maps. In addition, for properties that have previously received federal disaster assistance, owners are required to obtain and maintain flood insurance as a condition to be eligible for future assistance. This requirement affixes to the property and applies to all future owners. FEMA flood maps are not designed, nor intended to be, a reliable tool for buyers to assess a property's flood risk. A property does not have to be near water or in a flood zone to flood. For additional information on obtaining important flood insurance, contact an insurance professional.

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 _____
Signature _____ Print Name _____

Date _____ Buyer _____
Signature _____ Print Name _____

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 buyers' agents.

Date 09/04/2025 Seller  Seller **Donald A. Beach III**
Signature _____ Print Name _____

Date _____ Seller _____
Signature _____ Print Name _____