

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): Michael Keohane and Liz Kopp
- 2) Street address, municipality, zip code: 324 Sunnieholme Drive, Fairfield, CT 06824

YES NO UNK N/A

**B. GENERAL INFORMATION**

- 3) What year was the structure built? 2010
- 4) How long have you occupied the property? 7/2001 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: \_\_\_\_\_



M K

Seller Initials

E K

Buyer Initials

\_\_\_\_\_

Revised 07/2025

YES NO UNK N/A

**B. GENERAL INFORMATION (Continued)**

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: \_\_\_\_\_  
\_\_\_\_\_

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:

<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	_____

YES NO UNK N/A

## D. MECHANICAL/ UTILITY SYSTEMS

   

16) Fuel types? natural gas Are you aware of any heating system problems? If yes, explain: \_\_\_\_\_

   

17) Hot water heater type? tank + gas Age: 2019 Are you aware of any hot water problems? If yes, explain: triangular Tube smart 60 56 gallon

   

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: \_\_\_\_\_

   

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: \_\_\_\_\_

Forced air

   

22) Plumbing system problems? If yes, explain: \_\_\_\_\_

YES NO UNK N/A

**D. MECHANICAL/ UTILITY SYSTEMS (Continued)**   

23) Electrical system problems? If yes, explain: \_\_\_\_\_

   

24) Electronic security system problems? If yes, explain: \_\_\_\_\_

   

25) Are there carbon monoxide or smoke detectors located in the dwelling on the property? If yes, state the number of detectors \_\_\_\_\_ and whether there have been problems with such detectors: \_\_\_\_\_

   

26) Fire sprinkler system problems? If yes, explain: \_\_\_\_\_

YES NO UNK N/A

**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? metered Provide the amount of the expense/fee \_\_\_\_\_ and explain: Acquaria   

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: \_\_\_\_\_

YES NO UNK N/A

**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: \_\_\_\_\_

   

b) Date last pumped: \_\_\_\_\_ Frequency of pumping during ownership: \_\_\_\_\_

   

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: \_\_\_\_\_

NO current problems. Completely DRY bsmt.

In 2018 a sump pump failed during heavy rain causing water damage. Remediated immediately. Ins. claim \$40K. 2 new CT bsmt sump pumps w/ battery + whole house generator

YES NO UNK N/A

**H. BUILDING/ STRUCTURE/ IMPROVEMENTS (Continued)**

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: Cedar; Age: 15 years.

45) Roof leaks? If yes, explain: \_\_\_\_\_  
\_\_\_\_\_

46) Exterior siding problems? If yes, explain: \_\_\_\_\_  
\_\_\_\_\_

47) Chimney, fireplace, wood or coal stove problems? If yes, explain: \_\_\_\_\_  
\_\_\_\_\_

48) Patio/deck problems? If yes, explain: \_\_\_\_\_  
\_\_\_\_\_

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: \_\_\_\_\_  
\_\_\_\_\_

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

**H. BUILDING/ STRUCTURE/ IMPROVEMENTS (Continued)**   

55) Rot or water damage problems? If yes, explain: \_\_\_\_\_

   56) Is(Are) the structure(s) insulated? If yes, type: spray foam; location: \_\_\_\_\_   

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:

   

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

**I. FLOOD RISK AWARENESS**   

60) Is the property located in a Federal Emergency Management Agency designated floodplain? If yes, which zone: \_\_\_\_\_

   

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? not purchasedYes, policy is transferable   

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)

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?

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](http://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	<input type="text"/>	Buyer	<input type="text"/>	Print Name
			Signature			
Date	_____	Buyer	<input type="text"/>	Buyer	<input type="text"/>	Print Name
			Signature			

### **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	12/1/25	Seller	<input type="text"/> Michael Keohane	Seller	Michael Keohane	Print Name
			Signature			
Date	12/1/25	Seller	<input type="text"/> Liz Kopp	Seller	Liz Kopp	Print Name
			Signature			



## CONCRETE ADVISORY and DISCLOSURE for SELLERS and BUYERS

THIS FORM IS ADVISORY. IT IS NOT A CONTRACT.

FOR PROPERTY LOCATED AT: 324 Sunnieholme Drive, Fairfield, CT 06824

Year Built: \_\_\_\_\_ Do you have knowledge of any structural addition(s) or outbuildings?  Yes  No; if YES, describe and indicate year(s) built: \_\_\_\_\_

**FOUNDATION ADVISORY:** Foundation cracks, problems or failures may be a result of many factors including but not limited to chemical compositions in foundation materials or natural occurrences at any time during the life of a property. Reports of issues with concrete foundations in some residential homes and condominium complexes in Connecticut prompted the State of Connecticut's Department of Consumer Protection (DCP) to develop information for consumers and to conduct an investigation to identify the extent and scope of the issue, as that is not fully identified. Professional Engineers can provide guidance and expert assistance into aspects of foundation problems and concerns.

The DCP information for consumers on concrete foundations may be viewed online and printed from the DCP website, <http://www.ct.gov/dcp>, search "concrete foundations". **That official information continues to be updated by DCP as new information becomes available**, and includes the latest update on the state investigation into the cause of the crumbling foundations, a brochure with pictures of visible foundation cracks, how to verify a Professional Engineer license, insurance information, and other information they have determined is important for consumers to know about and related to concrete foundations. Additional information can also be found at Connecticut's Department of Housing (DOH) website, <http://www.ct.gov/doh>, search for "concrete foundations". **Consumers are strongly encouraged to check regularly for the latest updates at the DCP and DOH websites.**

**NOTICE TO BUYER:** Seller(s) disclosures contained herein are specific to providing knowledge and results of any testing, inspection or repairs related to a foundation on the property. A visual inspection is just a statement of condition at the moment of time of inspection, not necessarily a prediction of the future of the foundation. Claims funds may be available through the Connecticut Foundations Solutions Indemnity Company, Inc. (CFSIC) for residential dwellings purchased on or after February 1, 2019 which meet certain eligibility and professional inspection requirements. For complete information, updates, and availability of funding go to <http://crumblingfoundations.org>

**FOUNDATION DISCLOSURE:** Does the SELLER have knowledge of any testing and/or inspection(s), done by a licensed professional, related to a foundation on the property?  Yes  No; if YES, please describe the testing method and include all results and reports of test(s) and/or inspections including location of area(s) tested and/or inspected: \_\_\_\_\_

Does the SELLER have knowledge of any repairs related to a foundation on the property?  Yes  No; if YES, please describe the repair(s) and include all results of test(s) and reports, including location of area(s) repaired: \_\_\_\_\_

**FOUNDATION CLAIMS STATUS:** If the Seller has a registered claim with CFSIC for foundation replacement assistance, the Buyer may be able to assume the Seller's position in line for assistance. CFSIC has a claim process that must be followed, and if it is not followed the Buyer could lose the option to assume the Seller's claim with CFSIC. Therefore, if the parties wish to transfer the claim from Seller to Buyer, the parties are put on Notice that Seller would need to assist/cooperate with the claim transfer, regardless of the type of claim. If Buyer wishes for Seller to assist/cooperate with the claim transfer, the parties are advised to consult with their attorneys to draft the

Seller(s) Initials  

Buyer(s) Initials  

terms and have it signed by both Buyer and Seller. Detailed information on how to transfer a claim is at the CFSIC website, <http://crumblingfoundations.org>. **Does the SELLER have a registered claim with CFSIC?**

Yes  No; If YES, please identify the type of claim CFSIC has categorized the Seller as having:

Pending Claimant  Inactive Claimant  Active Claimant - see definitions below

**Definitions of types of claimants:** A *Pending Claimant* is a claimant for who no anticipated funding is available for at least the next four years, at a minimum, and even then may still be ineligible. An *Inactive Claimant* is a claimant who can be made Active subject to the meeting of additional CFSIC claim criteria. An *Active Claimant* is a claimant approved by CFSIC to obtain construction proposals and may be in line for funding within a reasonable time frame.

**CONDOMINIUM / PLANNED UNIT DEVELOPMENT (PUD) NOTICE:** BUYER(S) of condominiums or PUDs may have regular or special assessments, which could be inclusive of repairs needed to any structure in the complex due to failing or crumbling foundations. Among other inquiries, BUYER(S) should inquire about existing, pending assessments or any discussion of future assessments that may or may not be on the Resale Certificate and inquire of the property manager any known testing, repairs or evidence of failing foundations throughout the entire complex, not solely the unit you are interested in buying.

By signing below, SELLER(S) and BUYER(S) acknowledge receipt of this Advisory and Disclosure. **SELLER(S) and BUYER(S) further acknowledge and agree real estate licensees are not experts in foundations and foundation materials and cannot undertake any independent investigations into the condition of foundations or representations that may be made by Sellers, home inspectors or others on any property.**

**STATEMENTS NOT TO CONSTITUTE A WARRANTY:** Any representation made by the SELLER(S) on this form shall not constitute a warranty to the BUYER(S).

Michael Keohane

Seller Name Printed and Date



Seller Signature

Buyer Name Printed and Date



Buyer Signature

Liz Kopp

Seller Name Printed and Date



Seller Signature

Buyer Name Printed and Date



Buyer Signature