SELLER'S STATEMENT OF PROPERTY CONDITION #700 (Page 1 of 8)





THIS FORM IS TO BE COMPLETED BY THE SELLER. THE SELLER(S) AUTHORIZES THE BROKER OR SALESPERSON(S) TO PROVIDE THE FOLLOWING INFORMATION TO PROSPECTIVE BUYER(S). THIS INFORMATION IS BASED UPON THE SELLER'S KNOWLEDGE, BUT IS NOT INTENDED AS A GUARANTEE OF THE CONDITION OF THE PROPERTY OR THE CONTINUED SATISFACTORY OPERATION OF ANY SYSTEM. THE BUYER(S) SHOULD INDEPENDENTLY VERIFY ALL INFORMATION BEFORE PURCHASE.

w lo	s)/Owner(s) Mary & Jeff, how rong or	ccupied	20	15	Ap	pproximate Year Built
TITI	.E/ZONING/BUILDING INFORMATION					
	E E E E E E E E E E E E E E E E E E E	Yes	No	Unknown	N/A	Description/Explanation
	Title Problems or Limitations (for example, deed restriction, lot line dispute, order of conditions):		P			
	Easement, Common Driveway, or Right of Way		P			To provide the supply of these
	Zoning Classification(s) of property:					
	Has the City/Town issued notice of outstanding violation?		4			V
	Have you been advised that current use is nonconforming in any way?		P			Mary The Control of
	Do you know of any variances or special permits?		9		150	
	During Seller's ownership, has work been done for which a permit was required? If yes, explain.	P				truck port added
a.	Were permits obtained?	Pa				
٥,	Was the work approved by an inspector?	P		_		A A STATE OF THE STATE OF
C.	Was a licensed contractor hired? (If yes, provide name of contractor)					
d.	Is there an outstanding notice of any building code violation?		9			lat the
	Have you been informed that any part of the property is in a designated flood zone or wetland?		P			5 6 25 11
	Are there any known water drainage problems? Explain.		P			when we moved in we worked on landscap.
SY	STEM AND UTILITIES INFORMATION					for of certify.
-		Yes	No	Unknown	N/A	Description/Explanation
).	STORAGE TANK					
Da.	Is or Has there ever been an underground storage tank?			14,	6	
Db.	If yes, type of tank					
)c.	If yes, is it still in use?					
)d.	If not still in use, was it removed?		- 1			
)e.	Storage Tank: Leased Owned (See Hazardous Materials Disclosure Page 8)					
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SELLER'S STATEMENT OF PROPERTY CONDITION #700 (Page 2 of 8)



	Contin	N/A	Description/Explanation			
II. SY	STEM AND UTILITIES INFORMATION (Contin	Yes	No	Unknown	IN/A	
11. 11a.	HEATING SYSTEM Type: oil Fired Boiler					
11b.	Age:			X		
11c.	Are there any known problems with the heating system? Explain.		1			3 season room
11d.	Identify any unheated room or area:	P	-			
11e.	Provide approximate date of last service:	1				1 10 152/ 100
11f.	Provide reason for service:					annual service

I. WA	TER, SEWER & OTHER UTILITIES	T		Unknown	N/A	Description/Explanation
		Yes	No	UNKNOWII	1074	
2.	DOMESTIC HOT WATER					
2a.	Type: electric					
12b.	electric Age: 12 yrs,					
12c.	Are there any known problems with the hot water? Explain.		4	-		in the same
13.	SEWAGE SYSTEM					
13a.	□ Municipal Private Sewer					
13b.	If Private Sewer, describe type of system:					
13c.	Provide Name of Service Company				7.7	
13d.	Date it was last pumped: 3 25 22					Month Day Year
13e.	Frequency of Pumps:					
13f.	During your ownership has sewage backed up into house or onto yard? Explain.		Y			
13g.	Is system shared with other homes?		4			T . 2 - 111
13h.	Was a Title 5 Inspection performed?	Y	7			NEW SYSTEM 2014
13i.	Date of Inspection:			1-10	14	Month Day Year
13j.	Is a copy of Inspection attached?	-				
14.	PLUMBING SYSTEM					
14a.	Type:	-			-	
14b.	Problems? Explain.		X		-	
14c.	Bathroom ventilation problems? Explain.		17			

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SELLER'S STATEMENT OF PROPERTY CONDITION #700 (Page 3 of 8)

III. WATER, SEWER & OTHER UTILITIES (Continued)								
	The state of the s	Yes	No	Unknown	N/A	Description/Explanation		
15.	WATER SOURCE	100	,,,0					
15a.	Public Pavate	1						
15b.	Location					22 . 24		
15c.	Date Last tested					Month Day Year		
15d.	Report Attached?					Man ason the date		
15e.	Water Quality problems? Explain.		P			None as of the date (gal. /min.)		
15f.	Flow rate:					y (gai, //ililay		
15g.	Age of Pump:					Age: # 2022		
15h.	Is there a filtration system? If yes, indicate age and type of filtration system.	4			-	Type: Poet		

V. EL	ECTRICAL SYSTEMS & UTILITIES				N/A	Description/Explanation	
		Yes	No	Unknown	N/A	Description	
16.	ELECTRICAL SYSTEM						
16a.	Problems? Explain.		7				
17.	APPLIANCES					D. Assista washer	
17a.	List appliances that are included:					Regriseratos washer Distribusher dryer Micromane Storeleooktop	
17b.	Problems? Explain.		7				
18.	SECURITY SYSTEM			1			
18a.	Type:					9 1-9 1	
18b.	Age:						
18c.	Provide Name of Service Company						
18d.	Problems? Explain.						
19.	AIR CONDITIONING						
19a.	Central Window Other. Explain.						
19b.	Problems? Explain.						
20.	SOLAR PANELS				Т		
20a.	□ Leased □ Owned						
20b.	If leased, explain terms of agreement.						

	ILDING/STRUCTURAL INFORMATION	Yes	No	Unknown	N/A	Description/Explanation
		res	NO	Ulikilowii	TVIPS	
1.	FOUNDATION/SLAB			0		
1a.	Problems? Explain.		1//	/		

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Materials Standard Real Bate Standard Real Bate



	LER'S STATEMENT OF PROPER				1700	(Page	MASSACHUS
V. BI	JILDING/STRUCTURAL INFORMATION (Col						ASSOCIATION OF REALT
	THOCTURAL INFORMATION (Co.	240					
22.							
22a.	Problems (splant	Ye	s N	Unkn	own	N/A	D
	Problems (select any that apply): Water Seepage Dampness Other, Explain.						Description/Explanation
22b.	Explain amount, frequency, and location of the problems selected in 22a.		Y				
23	CLIMATO						
23a.	SUMP PUMP						
23b.	If yes to 23, provide age and location. Problems? Explain						
24.							
24a.	ROOF				_		
24a.	Age: 2010						
24c.	- XDIAID						
25.	Location of leaks/repairs		4				
25a.	CHIMNEY/FIREPLACE		1				
25a.	Date last cleaned:						
25b.	Problem						
25c.	Problems? Explain. Presence of:					NA.	onth Day
	Wood Stove Coal Stove Pellet Stove Gas Stove	P		4			onth Day Year
25d.	If yes to 25c, in compliance with installation regulations/code/bylaws?	1			71		
25e.	If no to 25d, Explain.	P					
	· · · · · · · · · · · · · · · · · · ·						
25f.	Is there any history of smoke/fire damage to structure? Explain.	P				u), el 1/20 et en 1
26.	FLOORS	-				1	int the by
26a.	Type of floors under carpet/linoleum:					1	sell was Struck by ightning prior to working
26b.	Are there any known problems with floors (buckling, sagging, etc.)? Explain.		P	3 ***		1	
27.	WALLS			120			
27a.	Interior Walls: Problems? Explain.						
27b.	Exterior Walls: Problems? Explain.		X				
28.	WINDOW/SLIDING DOORS/DOORS		7				
28a.	Problems? Explain.		P				
29.	INSULATION		(
29a.	Does house have insulation?			1			

LLER'S STATEMENT OF PROPERTY CONDITION #700 (Page 5 of 8) MASSACHUSETTS ASSOCIATION OF REALTORS®



	G/STRUCTURAL INFORMATION (Continu	-	-		-		
	es, type:	Yes	No	Unknown	N/A	Description	/Explanation
Dat	e Installed:						
Loc	cation					Month Day	/ Year
-				-	-	World Day	Teal
MAIR	CONMENTAL ISSUES		-				
Α.		Yes	No	Unknow	- NI/A	Description	/Funtanetian
	SBESTOS	163	140	Unknow	n N/A	Description	n/Explanation
1.0	asbestos present in exterior shingles, pipe					T	
			1	7	100	The second second	
. 1	las a fiber count been performed? yes to 30b., is copy attached?					177	
- '	occ Aspestos Disclosure Page 8)						
	LEAD PAINT	-					
	Is lead paint present?	+	1 1	1			
b.	If yes to 31a., locations present:	+	1		-		
-	(Altach copy of Inspection Reports)					100.00	
	If yes to 31a., describe abatement plan/ interim controls, if any:				14	10.00	- 11 Transfer
1d.	Has paint been encapsulated?	-	-				1 1 17 10 10
31e.	If yes to 31d, provide date of encapsulation					,	,
	and by whom.					Month Day	Year
31f.	Is Lead Paint Disclosure Form available? If yes attach copy. If no, Explain.						
32.	RADON						
32a	Has test for Radon been performed? If yes, attach copy. (See Radon Disclosure Page 7)		4	0		2009	
33.	MOLD	-					
33a	Have you been advised of elevated levels of mold at the Property? Explain.	of	Y	0	-	2000	CONTRACTOR
34.	INSECTS						
348	a. History of Termites/Wood Destroying Insec Rodent Problems?	t or		P			
34	b. If yes to 34a., explain treatment and dates						1
	(See Chlordane Disclosure Page 8)					Month Day	Year
35							
35	Has an Energy Audit been performed? If yes, attach a copy.		P			Form may	To happy
V	II. OUTDOOR AMENITIES & STRUCTURES						2.7
			Yes	No Unkr	nown N	I/A Description	on/Explanation
-	66. SWIMMING POOL/JACUZZI		1	/			
3	36a. Problems? Explain.			4			
1	36b. Name of Service Company:						



VII.	OUTDOOR AMENITIES & STRUCTURES (Cont		T	I II-linnum	N/A	Description	/Explanation
		Yes	No	Unknown	14174		
37.	GARAGE/SHED/OR OTHER STRUCTURE	-	,	7			
37a	Problems? Explain.		1	1			
VIII.	CONDOMINIUM INFORMATION						
		Yes	No	Unknown	N/A	Description	/Explanation
38.	PARKING						
38a	Number of Spaces	P	T			5	Spaces
38b.	Of those spaces, identify the number that are: Deeded Exclusive Easements Assigned Unassigned or In Common area					Number of Spaces: Deeded Exclusive Easements Assigned Unassigned In Common area	
39.	CONDO FEES						Mary Andrews
39a.	Current monthly fees for Unit are: Are any of the following (39b39g.) included in the monthly fees:						at was
39b.	Heat					the section	
39c.	Electricity					to a series of the e	
39d.	Hot Water						
39e.	Trash Removal						
39f.	Landscaping						
39g.	Snow Removal						
40.	RESERVE FUND						
40a.	Has advance payment been made to a condo reserve fund?						
40b.	If yes to 40a, how much?						
41.	CONDO ASSOCIATION FUND						
41a.	Is owners' association currently involved in any litigation? Explain.			72 ; 2 T = 1			
41b.	Have you been advised of any matter which is likely to result in a special assessment or substantially increase condominium fees? Explain.						
X. RE	NTAL PROPERTY INFORMATION						
		Yes	No	Unknown	N/A	Description/E	xplanation
2.	UNITS				777		-Franksion
2a.	Number of Units:	100		THE REAL PROPERTY.		Units	
2b.	Has a unit been added/subdivided since original construction?						
2c.	If yes to 42b., was a permit for new/added unit obtained?						
115	R'S INITIALS (QU)	LIVED	'S INIT	IALO			

LER'S STATEMENT OF PROPERTY CONDITION #700 (Page 7 of 8)



		Yes	No	Unknown	N/A	Description/Explanation
3.	RENT					Rent \$/month
	5 minutes data of south land	-			-	/ /
13a.	Expiration date of each lease:					Month Day Year
3b.	Any tenants without leases?					
43c.	Is owner holding last month's rent?					
43d.	Is owner holding security deposit?					
43e.	If yes to 43c. and/or 43de., has interest been paid?					· · · · · · · · · · · · · · · · · · ·
43f.	If security deposit held, attach a copy of Statement(s) of Conditions.					
43g.	Is there any outstanding notice of sanitary code violation? Explain.		1			
	No.					Description/Explanation
X. MI	SCELLANEOUS INFORMATION	Yes	No	Unknown	N/A	Description/Explanation
44.	Do you know of any other problem which may affect the value or use of the property which may not be obvious to a prospective buyer? Explain.		9	2 T		
=	ESCRIPTION/EXPLANATION			W f - N	Jen 19 712	1 0 1 0 1

The following clauses are provided for descriptive purposes only. For detailed information, consult the Massachusetts Department of Public Health, the Massachusetts Department of Environmental Protection, or other appropriate agency, or your attorney.

The lender may require Flood Hazard Insurance as a condition of the mortgage Radon is an odorless, colorless, tasteless gas produced naturally in the loan if the lender determines that the property is in a flood hazard zone.

E. Radon Disclosure Clause (Question #32)

development of radioactive particles which can be inhaled. Studies indicate the result of extended exposure to high levels of radon may increase the risk of developing lung cancer.

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SELLER'S STATEMENT OF PROPERTY CONDITION #700 (Page 8 of 8)



B. Hazardous Materials Disclosure Clause (Question #10)

In certain circumstances Massachusetts law can hold an owner of real estate liable to pay for the cost of removing hazardous or toxic materials from real estate and for damages resulting from the release of such materials, according to the Massachusetts Oil and Hazardous Material Release and Response Act, General Laws, Chapter 21E. The buyer acknowledges that he may have the property professionally inspected for the presence of, or the substantial likelihood of release of oil or hazardous material and such proof of inspection may be required as a prerequisite for financing the property.

C. Asbestos Disclosure Clause (Question #30)

The United States Consumer Produce Safety Commission has maintained that asbestos materials are hazardous if they release separate fibers which can be inhaled. Asbestos is a common insulation material on heating pipes, boilers, and furnaces. It may also be present in certain types of floor and ceiling materials, shingles, plaster products, cements and other building materials. The buyer may have the property professionally inspected for the presence of asbestos and if repair or removal of asbestos is desired, proper safety guidelines must be observed.

D Lead Paint Disclosure (Question #31)

Whenever a child under six years of age resides in any residential premises in which any paint, plaster or other accessible material contains dangerous levels of lead, the owner is required by law to remove all said paint, plaster or cover with appropriate materials so as to make it inaccessible to a child under six years of age. Consumption of lead is poisonous and may cause serious personal injury. Whenever such residential premises containing dangerous levels of lead undergoes a change of ownership, and as a result a child under six years of age will become a resident, the new owner is required by law to remove said paint, plaster cover or encapsulate it with appropriate materials so as to make it inaccessible to such child. Buyer should receive information pamphlet from Department of Public Health.

F. Chlordane Disclosure Clause (Question #34b.)

Pesticide products containing chlordane were banned in Massachusetts on June 11, 1985, following a determination by the Department of Food and Agriculture that the use of chlordane may cause unreasonable adverse effects on the environment including risk of cancer. Although existing data do not conclusively prove that significant health effects have occurred as a direct result of chlordane use, the long-term potential health risks are such that it is prudent public health policy, according to the Department, to eliminate the further introduction of chlordane into the environment.

G. Mold Information (Question #33)

Molds are naturally occurring organisms that exist both indoors and outdoors. More than 1000 different kinds of mold have been found in homes in the United States. Molds are fungi that reproduce by making spores. Spores are small and lightweight and able to travel through the air. Molds need moisture and food to grow and their growth is stimulated by warm, damp and humid conditions. Molds can use materials such as wood, paper, drywall and carpet as food sources. Reducing dampness indoors is often key to reducing the growth of mold. Depending on the level of mold, allergies, respiratory problems and other health consequences can be triggered in sensitive individuals. However, exposure to mold does not always result in health problems. As of July 2002, U.S. governmental agencies reported that a determination had not been made what quantity of mold was acceptable in an indoor environment. For more information on mold, contact an engineer or other qualified mold inspector. Information may also be found at the web site for the U.S. Environmental Protection Agency, www.epa.gov.

H. Fair Housing Notice

It is unlawful to discriminate on the basis of race, color, religious creed, national origin, age, gender, sex, ancestry, marital status, veteran status, sexual orientation, disability, presence of a child, receipt of public assistance or other protected classification in the sale or rental of covered housing

XIII. Acknowledgment

Seller(s) hereby acknowledges that the information set forth above is true and accurate to the best of his or her knowledge. Seller(s) agrees to defend and indemnify the broker(s) and any subagents for disclosure of any information contained herein. Seller(s) acknowledges receipt of a copy of the Seller's Statement of Property Condition.

			dotloop verified	Mary West	12/03/24 11:54 AM EST
Date	Seller 94	VW est	12/03/24 2:51 PM EST SRNF-GYFO-OUFX-PTPV	. /	PYCW-NR8S-XWRW-1ISI
Date	00				

Buyer(s)/Prospective Buyer(s) acknowledges receipt of Seller's Statement of Property Condition prior to purchase. Buyer(s) acknowledges that Broker has not verified the information herein and Buyer(s) has been advised to verify information independently. Buyer(s) is not relying upon any representation, verbal or written, from any real estate broker or licensee concerning legal use. Any reference to the category (single family, multi-family, residential, commercial) or the use of this property in any advertisement or listing sheet, including the number of units, number of rooms or other classification is not a representation concerning legal use or compliance with zoning by-laws, building code, sanitary code or other public or private restrictions by the broker. The BUYER understands that if this information is important to BUYER, it is the duty of the BUYER to seek advice from an attorney or written confirmation from the municipality.

		Buyer
Date	Buyer	Buyer

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