SELLER'S STATEMENT OF PROPERTY CONDITION

THE SELLER AUTHORIZES THE BROKERS OR SALESPERSONS TO PROVIDE THE FOLLOWING INFORMATION TO PROSPECTIVE BUYERS. THIS INFORMATION IS BASED UPON THE SELLER'S KNOWLEDGE, BUT IS NOT INTENDED AS A GUARANTEE OF THE CONDITION OF THE PROPERTY AFTER SALE OR THE CONTINUED SATISFACTORY OPERATION OF ANY SYSTEM. THE BUYER SHOULD INDEPENDENTLY VERIFY ALL INFORMATION BEFORE PURCHASE

Elizabeth Property Address 3

Sollar/Owner David R Most New York How long owned? 3.5 years		ANSWERS		I. TITLE/ZONING/BUILDING/INFORMATION
2. How long occupied? 4 ROYS in July 2017Approximate year built? 1918 3. Have you been advised of any title problems or himitations (for example, deed restriction, lot line dispute, order of conditions)? If yes, please explain a) Do you know of any easements, common driveway, or right of way? If yes, explain 4. Zoaling classification of property (if known) 5. Has your city/town issued a notice of any violation which is still outstanding? If yes, explain a) Have you been advised that the current use is nonconforming in any way? Explain b) Have you been advised that the current use is nonconforming in any way? Explain c) Do you know of any variances or special permits? Explain d) Do you know of any variances or special permits? Explain D) Driving Seller's ownership, has work been done for which a permit was required? If yes, explain bit 15 to 15	YES	NO	UNKN	1. TITLE/ZONING/BUILDING/INTOKAMATOK
	1	Ì		1. Seller/Owner David & Kristin Werker How long owned? 7.3 years
disions)? If yes, please explain		İ		2. How long occupied? 4 Lears in July 201/Approximate year built? 1916
a) Do you know of any easements, common driveway, or right of way? If yes, explain 4. Zoulng classification of property (if known) 5. Har your city/town issued a notice of any violation which is still outstanding? If yes, explain a) Have you been advised that the current use is nonconforming in any/way? Explain 6. Do you know of any variances or special permise? Explain 7. Duging Seller's ownership, has work been done for which a permit was required? If yes, explain backery_rant 8. Have you been informed that any part of the property is in a designated flood zone or wetlands? Explain 9. Were permits obtained? 9. Water drainage problems? Explain (See Flood Zone disclosure Page 3) 9. Water drainage problems? Explain 10. See Flood Zone disclosure Page 3) 11. SYSTEM UTILITIES INFORMATION 12. See Flood Zone disclosure Page 3) 13. SEVACE HEARTON SYSTEM: Problems? Explain 14. Has there over been an UNDERGROUND FUEL TANK? 15. If yes, its still in use? 16. See Heardows Materials Disclosure Page 3) 17. If not used, was it removed? 18. Gee Heardows Materials Disclosure Page 3) 19. Jefentify any unbested room or streament of the property is in a designated flood zone or wetlands? Explain 10. Jefentify any unbested room or streament of the property of the property is in a designated flood zone or wetlands? Explain 19. Jefentify any unbested room or streament of the property is in a designated flood zone or wetlands? Explain 10. Jefentify any unbested room or streament of the property is in a designated flood zone or wetlands? Explain 10. Jefentify any unbested room or streament of the property of the propert		10		3. Have you been advised of any title problems or limitations (for example, deed restriction, lot line dispute, order of con-
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S. Has your city/town issued a notice of any violation which is still outstanding? If yes, explain				4. Zoning classification of property (if known)
a) Have you been advised that the current use is nonconforming in any way? Explain 6. Do you know of any variances or special permits? Explain 7. During Seller's ownership, has work been done for which a permit was required? If yes, explain. DASEPURAT A) were permits obtained? b) Was the work approved by inspector? In PIGCESS c) Is there an outstanding notice of any building code violation? Yes. No. Explain (See Flood Zone disclosure Page 3) 9. Water drainage problems? Explain VES NO UNKN DO YOU KNOW OF ANY CURRENT PROBLEMS WITH ANY SYSTEMS LISTED BELOW? If yes, is it still in use? If the used, was it removed? (See Hoad Zone disclosure Page 3) 11. HEATING SYSTEM Problems? Explain a) Identify any unheated room or area. b) Approximate date of last service. Proliter Age 3 YES. Problems? Explain a) Identify any unheated room or area. b) Approximate date of last service. Proliter Consultance C. 12. DOMESTIC HOT WATER: Type Indirect. Age 3 YES. Problems? Explain a) Is SEWAGE SYSTEM: Problems? Explain. Age 1. Type: Municipal Sower SEPIC. Private. If private, describe type of system: (cesspool, sepite tank, etc.) SEPIC. Private. If private, describe type of system: (cesspool, sepite tank, etc.) SEPIC. Private. If private, describe type of system: (cesspool, sepite tank, etc.) SEPIC. Private. If private, describe type of system: (cesspool, sepite tank, etc.) SEPIC. Private. If private, describe type of system: (cesspool, sepite tank, etc.) SEPIC. Private. If private, describe type of system: (cesspool, sepite tank, etc.) SEPIC. Private. If private, describe type of system: (cesspool, sepite tank, etc.) SEPIC. Private. If private. (b) During your ownership has sewage beaked up into house or onto yard? Yes. No. Beaplain. 15. DRINKING WATER SOURCES Public. a) Date it was last pumped. (b) Date it was last pumped. (cesspool, sepite tank, etc.) SEPIC. Private. If private: a) Location (cesspool, sepite t				5 Has your city/town issued a notice of any violation which is still outstanding? If yes, explain
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f) Age of pump				d) Water quantity problems? Explain
			Ì	f) Age of nump
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YES	NO			ELECTRICAL SYSTEM: Problems? Explain				
	桓		1					
				the second washer dryes stove dishwasher refriely.				
1			17.	APPLIANCES: List appliances that are included wire fridge				
				APPLIANCES: List appliances that are included washer, dryer, store, dish washer refridge. Any known problems? Ms. If yes, explain				
			10	COMPANY CANCELLY VICTOR Age Company				
1	18		1	- Deablame? Evaluin				
			10	AIR CONDITIONING: Central Window Other None				
12	4							
YES	_	UNKN		Problems? Explain III. BUILDING/STRUCTURAL IMPROVEMENTS INFORMATION				
				FOUNDATION/SLAB:				
	Þ			Problems? Explain Seepage Dampness				
	D		21.					
				Explain amount, frequency, and location NOTE Sump Pump? If yes, age location Problems a) NO				
			22.					
				Problems? Explain Small feak Location of leaks/problems attic- along chimney wall. Fixed 2/2017 7 treated				
				CHIMNEY/FIREPLACE: Date last cleaned \[\frac{12}{16} \] Problems? \[\frac{1000}{1000} \] Wood/Coal/ Pellet Stove in compliance with installation regulations/code(bylaws?				
	P		23.	CHIMNEY/FIREPLACE: Date last cleaned 12 14 Problems? VIOTE				
1.								
				History of smoke / fire damage to structure, if any? Explain				
	回		24.	History of smoke / fire damage to structure, it any? Explain				
				FLOORS: Type of floors under carpet/linoleum? Laminate				
		_	25.	Problems with floors (buckling, sagging, etc.)? Explain \(\frac{1}{2} \) One				
	79			Problems with moors (buckling, sagging, cos).				
				TYPA Y CO.				
	-		26.	WALLS: a) INTERIOR Walls: Problems? Explain				
	719	[·		b) EXTERIOR Walls: Problems? Explain				
		-	27	WINDOWS / SLIDING DOORS / DOORS:				
1 -	19		ı					
	-		20	Dyork ATTON, Docs house have insulation? If yes, type \ OWN - Date installed Location (it C				
			20.	INSULATION: Does nouse have manadati in sellulose				
			29.	ASBESTOS: Do you know whether asbestos is present in exterior shingles, pipecovering or boiler insulation?				
	E			Has a fiber count been performed? If yes, attach copy				
				(See Asbestos disclosure Page 3)				
	_	~	20	way to the Tayon I. Lead point property				
		79	30.	** (w. 1 - conv. of inspection reports)				
				the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the s				
		<u> </u>		If yes, describe abatement plan/interim controls, if any				
				(See Lead Paint disclosure Page 3)				
	AD]		31.	RADON: Has test for radon been performed? If yes attach copy				
	İ			(See Radon disclosure Page 3)				
			32.	INSECTS: History of Termites/Wood Destroying Insects or Rodent Problems? If yes, explain treatment and dates				
-	_			VENTO PICCOCCIO NO COPOSO CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA POR CONTRA				
	1			(See Chlordane disclosure Page 3)				
	70		33.	SWIMMING POOL / JACUZZI: Problems? Explain				
		<u>.</u>		GARAGE/SHED/OR OTHER STRUCTURE: Problems? Explain treated for carpenter ands				
	10		34.	GARAGE / SHED / UK UTTER STRUCTURE, 110000mm. DAPIMIL (1				
	ļ							
	احييا			IV. MISCELLANEOUS INFORMATION				
YES	NO	UNKN		Do you know of any other problems which may affect the value or use of the property which may not be obvious				
	4		35.	to a prospective buyer? Explain				
ا نا		1 10 20 17 2 2		V. CONDOMINIUM INFORMATION				
YES	NO	UNKN'						
			36.	If converted to condominium, are documents recorded (Master deed/Unit deed etc.)?				
				PARKING: Is parking space included? If yes, is it deeded, exclusive easement or common?				
			38.	CONDO FEES: Current monthly fees for Unit are \$				
	51			Heat included? YesNo				
				Electricity included? Yes No				
			39.	RESERVE FUND: Has an advance payment been made to a condo reserve fund?				
ļ . l	I	ı		If yes, how much \$				
SELLE	SELLER'S INITIALSBUYER'S INITIALS							





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	NSW	ERS						
YES	NO	UNKN						
n	П	П	40. CONDO ASSOC. INFO: Is owners' association currently involved in any litigation?					
ш		\Box	If yes, explain					
			1					
	<u></u>		41. Have you been advised of any matter which is likely to result in a special assessment or substantially increase condo-					
			minimum fees? Explain					
			ONE DESCRIPTION AND A STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF					
YES	NO	UNKN	VI. RENTAL PROPERTY INFORMATION					
120			42. NUMBER OF UNITS:					
			Use a unit been added/subdivided since original construction?					
			If yes, was a permit for new/added unit obtained?					
			43. RENTS: Number of units occupied Rents \$					
			Expiration date of each lease					
	-							
		Б	Is owner holding last month's rentsecurity deposit?					
			If yes, has interest been paid? forther entered foundation Attached Not Attached					
			If security deposit held attach a copy of statements of condition? YesNo Explain					
		П.						
			VII. ACKNOWLEDGEMENTS					
BOILE AND SHA		10 12 16 16 17 17 18 18 18 18 18 18 18 18 18 18 18 18 18	knowledge that the information set forth above is true and accurate to the best of my (our) knowledge. I (we) fur-					
ther a	gree u	owledge	receipt of copy of Seller's Statement of Property Condition.					
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	1	Matamaria	Indicate that the premises is in a flood hazard zone. Disclosure Clause (Question #10) Mescachusetts law can hold an owner of real estate Mescachusetts law can hold an owner of real estate Pesticide products containing chlordane were banned in Massachusetts on					
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estate a	hable to pay for the cost of relocation materials, according to estate and for damages resulting from the release of such materials, according to the Massachusetts Oil and Hazardous Material Release and Response Act, the environment including risk of cancer. Although existing data does not conclude 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 #29)

The United States Consumer Product 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

D. Lead Paint Disclosure Clause

(Question #30)

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 in 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, 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.

E. Radon Disclosure Clause

Radon is an odorless, colorless, tasteless gas produced naturally in the ground by the normal decay of uranium and radium. Radon can lead to the develchlordane use, the long-term potential health risks are such that is prudent public health policy, according to the Department, to eliminate the further introduction of chlordane into the environment,

G. Mold Information

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 of 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.

SELLER'S INITIALS

BUYER'S INITIALS



