

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.

Property Address 140 HILLTOP RD DRACUT, MA 01826

ANSWERS

YES	NO	UNKN	I. TITLE/ZONING/BUILDING/INFORMATION
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Seller/Owner <u>Joyce STRULES</u> How long owned? <u>17 YEARS</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. How long occupied? <u>17 YEARS</u> Approximate year built? <u>1990</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Have you been advised of any title problems or limitations (for example, deed restriction, lot line dispute, order of conditions)? If yes, please explain <u>NO TITLE INSURANCE OBTAINED 1990</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	a) Do you know of any easements, common driveway, or right of way? If yes, explain <u>UTILITY EASEMENT AS NOTED ON PLOT PLAN</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Zoning classification of property (if known) _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Has your city/town issued a notice of any violation which is still outstanding? If yes, explain _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	a) Have you been advised that the current use is nonconforming in any way? Explain _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6. Do you know of any variances or special permits? Explain _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	7. During Seller's ownership, has work been done for which a permit was required? If yes, explain _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	a) Were permits obtained? _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	b) Was the work approved by inspector? _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	c) Is there an outstanding notice of any building code violation? Yes _____ No _____ Explain _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	8. Have you been informed that any part of the property is in a designated flood zone or wetlands? Explain _____ (See Flood Zone disclosure Page 3)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	9. Water drainage problems? Explain _____
YES	NO	UNKN	II. SYSTEM UTILITIES INFORMATION
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	DO YOU KNOW OF ANY CURRENT PROBLEMS WITH ANY SYSTEMS LISTED BELOW?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	10. Has there ever been an UNDERGROUND FUEL TANK? If yes, is it still in use? If not used, was it removed? (See Hazardous Materials Disclosure Page 3)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	11. HEATING SYSTEM: Problems? Explain _____ a) Identify any unheated room or area _____ b) Approximate date of last service <u>VIA MAINTENANCE FREE</u> c) Reason _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	12. DOMESTIC HOT WATER: Type _____ Age _____ Problems? Explain _____ Burners owned or rented? _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	13. SEWAGE SYSTEM: Problems? Explain _____ Type: Municipal Sewer <input checked="" type="checkbox"/> Private _____ If private, describe type of system: (cesspool, septic tank, etc.) _____ Name of service company _____ Date it was last pumped _____ Frequency _____ During your ownership has sewage backed up into house or onto yard? Yes _____ No _____ Explain _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is system shared with other homes? Date a Title 5 inspection last performed _____ Copy attached. Yes _____ No _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	14. PLUMBING SYSTEM: Problems/Leaks/Freezing? Explain _____ Bathroom ventilation problems? Explain _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	15. DRINKING WATER SOURCE: Public <input checked="" type="checkbox"/> Private _____ If private: a) Location _____ b) Date last tested _____ Report: Attached _____ Not attached _____ c) Water quality problems? Explain _____ d) Water quantity problems? Explain _____ e) Flow rate (gal. min.) _____ f) Age of pump _____ g) Is there a filtration system? _____ Age/Type of filtration system _____

SELLER'S INITIALS JS

BUYER'S INITIALS _____



ANSWERS

YES	NO	UNKN
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

16. ELECTRICAL SYSTEM: Problems? Explain _____

17. APPLIANCES: List appliances that are included STOVE, DISHWASHER, MICROWAVE
 Any known problems? Purchased SETBACK DOORS
 If yes, explain _____

18. SECURITY SYSTEM: None Type _____ Age _____ Company _____
 Problems? Explain _____

19. AIR CONDITIONING: Central _____ Window Other None
 Problems? Explain _____

III. BUILDING/STRUCTURAL IMPROVEMENTS INFORMATION

YES	NO	UNKN
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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20. FOUNDATION / SLAB: POURED CONCRETE
 Problems? Explain _____

21. BASEMENT: Water Seepage _____ Dampness _____
 Explain amount, frequency, and location FLOOD OF MAY 2005 - MORE BEFORE CR
 a) SINCE Sump Pump? If yes, age _____ location _____ Problems _____

22. ROOF:
 Problems? Explain _____
 Location of leaks/problems _____

23. CHIMNEY/FIREPLACE: Date last cleaned _____ Problems? _____
 Wood/Coal/ Pellet Stove in compliance with installation regulations/code/bylaws?
 If not, explain _____

24. History of smoke / fire damage to structure, if any? Explain _____

25. FLOORS: Type of floors under carpet/tinoleum? PLYWOOD
 Problems with floors (buckling, sagging, etc.)? Explain _____

26. WALLS:
 a) INTERIOR Walls: Problems? Explain _____
 b) EXTERIOR Walls: Problems? Explain _____

27. WINDOWS / SLIDING DOORS / DOORS:
 Problems or leaks? Explain 1 - Living Room NEEDS REPAIR OR REPLACED

28. INSULATION: Does house have insulation? If yes, type _____ Date installed: 1990 Location ATTIC Blown in

29. ASBESTOS: Do you know whether asbestos is present in exterior shingles, pipecovering or boiler insulation?
 Has a fiber count been performed? NIA BUILT 1990
 If yes, attach copy _____
 (See Asbestos disclosure Page 3)

30. LEAD PAINT: Is lead paint present? NIA BUILT 1990
 If yes, locations (attach copy of inspection reports)
 If yes, describe abatement plan/interim controls, if any _____
 Has paint been encapsulated? If yes, when and by whom?
 (See Lead Paint disclosure Page 3)

31. RADON: Has test for radon been performed? If yes attach copy PRIOR TO BUILDING HOME
 (See Radon disclosure Page 3)

32. INSECTS: History of Termites/Wood Destroying Insects or Rodent Problems? If yes, explain treatment and dates _____
 (See Chlordane disclosure Page 3)

33. SWIMMING POOL / JACUZZI: Problems? Explain _____
 Name of Service Company NIA

34. GARAGE / SHED / OR OTHER STRUCTURE: Problems? Explain NIA

IV. MISCELLANEOUS INFORMATION

YES	NO	UNKN
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

35. Do you know of any other problems which may affect the value or use of the property which may not be obvious to a prospective buyer? Explain _____

V. CONDOMINIUM INFORMATION

YES	NO	UNKN
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

36. If converted to condominium, are documents recorded (Master deed/Unit deed etc.)?
 37. PARKING: Is parking space included? If yes, is it deeded, exclusive easement or common?
 38. CONDO FEES: Current monthly fees for Unit are \$ _____
 Heat included? Yes _____ No _____
 Electricity included? Yes _____ No _____

39. RESERVE FUND: Has an advance payment been made to a condo reserve fund?
 If yes, how much \$ _____

SELLER'S INITIALS JS BUYER'S INITIALS _____



MASSFORMS
 Standard Real Estate Forms

ANSWERS

YES	NO	UNKN	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	40. CONDO ASSOC. INFO: Is owners' association currently involved in any litigation? _____ If yes, explain _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	41. Have you been advised of any matter which is likely to result in a special assessment or substantially increase condominium fees? Explain _____

VI. RENTAL PROPERTY INFORMATION

YES	NO	UNKN	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	42. NUMBER OF UNITS: _____ Has a unit been added/subdivided since original construction? If yes, was a permit for new/added unit obtained? _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	43. RENTS: Number of units occupied _____ Rents \$ _____ /month Expiration date of each lease _____ Any tenants without leases? _____ Is owner holding last month's rent _____ security deposit? _____ If yes, has interest been paid? _____ If security deposit held attach a copy of statements of condition. Attached _____ Not Attached _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	44. Is there any outstanding notice of any sanitary code violation? Yes _____ No _____ Explain _____

VII. ACKNOWLEDGEMENTS

Seller(s) hereby acknowledge that the information set forth above is true and accurate to the best of my (our) knowledge. I (we) further agree to defend and indemnify the broker(s) and any subagents for disclosure of any of the information contained herein. Seller(s) further acknowledge receipt of copy of Seller's Statement of Property Condition.

Date 8/9/07 Seller Joye Stouler Seller _____

Buyer/Prospective Buyer acknowledges receipt of Seller's Statement of Property Condition before purchase. Buyer acknowledges that Broker has not verified the information herein and Buyer has been advised to verify information independently.

Date _____ Buyer _____ Buyer _____

VIII. EXPLANATORY MATERIAL

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.

- A. Flood Hazard Insurance Disclosure Clause (Question #8)
The lender may require Flood Hazard Insurance as a condition of the mortgage loan if the lender determines that the premises is in a flood hazard zone.
- 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 #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 observed.
- 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 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, 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 (Question #31)
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 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.
- F. Chlordane Disclosure Clause (Question #32)
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 does 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 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.

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