

PAYABLE TO:

MAIL TO:

TOWN OF WATERBURY

28 North Main Street, Suite
Waterbury, VT 05676

TAX BILL

802-244-5858

PARCEL ID	BILL DATE	TAX YEAR
514-0531.	07/16/2021	2021

Description: 3.29 AC & DWL

Location: 531 TWIN PEAKS RD

OWNER MACLEAN ANDREW W & CHRIS L
531 TWIN PEAKS RD
WATERBURY CTR VT 05677

HOUSESITE TAX INFORMATION	
SPAN # 696-221-11153	SCL CODE: 221
TOTAL PARCEL ACRES	3.29
HOUSESITE VALUE	293,800
HOUSESITE EDUCATION TAX	5,284.29
HOUSESITE MUNICIPAL TAX	1,538.34
HOUSESITE TOTAL TAX	6,822.63
FOR INCOME TAX PURPOSES	

ASSESSED VALUE		HOMESTEAD	
REAL	299,000	299,000	
TOTAL TAXABLE VALUE	299,000	299,000	
GRAND LIST VALUES	2,990.00	2,990.00	

MUNICIPAL TAXES				EDUCATION TAXES			
TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES	TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
Town	0.5200	x2,990.00=	1,554.79	HOMESTEAD EDUCATION	1.7986	x2,990.00=	5,377.81
Local Agr Vet	0.0018	x2,990.00=	5.38	See reverse side for education tax rate calculation information.			
HMCC	0.0018	x2,990.00=	5.38				
				Payments	TOTAL EDUCATION TAX		5,377.81
				1	08/13/2021	EDUCATION STATE PAYMENT	
				2	11/05/2021	EDUCATION NET TAX DUE	
TOTAL MUNICIPAL TAX MUNICIPAL STATE PAYMENT MUNICIPAL NET TAX DUE				TAX SUMMARY			
				Municipal + Education			
				TOTAL TAX		6,943.36	
				TOTAL STATE PAYMENT			
				TOTAL NET TAX DUE			

DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

TOWN OF WATERBURY

TAX YEAR 2021

1ST PAYMENT DUE	
08/13/2021	
OWNER NAME	
MACLEAN ANDREW W & CHRIS L	
PARCEL ID	
514-0531.	
AMOUNT DUE	
AMOUNT PAID	

TOWN OF WATERBURY

TAX YEAR 2021

2ND PAYMENT DUE	
11/05/2021	
OWNER NAME	
MACLEAN ANDREW W & CHRIS L	
PARCEL ID	
514-0531.	
AMOUNT DUE	
AMOUNT PAID	

Eddy, Charles J. and Johanna N. to MacLean, Andrew and Chris

FORM 901 VERMONT — WARRANTY DEED REV. 9/80



TUTTLE LAW PRINT, PUBLISHERS, RUTLAND, VT 05701

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Know all Persons by These Presents

That we, Charles J. Eddy and Johanna N. Eddy,

of Waterbury in the County of Washington
and State of Vermont Grantors, in the consideration of
ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATION ~~Dollars~~
paid to our full satisfaction by Andrew W. MacLean and Chris L.
MacLean

of Waterbury in the County of Washington
and State of Vermont Grantees, by these presents, do
freely Give, Grant, Sell, Convey and Confirm unto the said Grantees,
Andrew W. MacLean and Chris L. MacLean, husband and wife, as tenants
by the entirety,

and their heirs and assigns forever, a
certain piece of land in the Town of Waterbury in the
County of Washington and State of Vermont, described as
follows, viz:

Being all and the same land and premises conveyed to the grantors
herein, Charles J. Eddy and Johanna N. Eddy by warranty deed of Ellen
M. Hoycecki dated June 11, 1987 and recorded in Book 106, page 69 of
the land records of the Town of Waterbury, Vermont, and further
described therein as follows:

"Being all and the same land and premises conveyed to Ellen M.
Hoycecki by warranty deed of Homestead Design, Inc. dated March 28,
1980 and recorded in Book 87, on Pages 569-571 of the land records
of the Town of Waterbury. Reference is further made to a Quitclaim
Deed from Homestead Design, Inc. to Ellen M. Hoycecki dated September
26, 1986 and recorded in Book 103 on Page(s) 128 of said land
records. Said lands and premises may be more particularly described
as follows:

Beginning at a point on the centerline of Twin Peaks View subdivi-
sion access road; said point being S 67°19'47" E 270.01 +/- feet from
the iron rod set in the center of the 100 foot radius turn around
located at the terminus at said access road; thence running on a
bearing of S 17°10'13" W a distance of 30.04 +/- feet to an iron rod
set on the southerly edge of the Twin Peaks View subdivision access
road right of way; thence continuing on the same bearing of
S 17°10'13" W a distance of 221.87 +/- feet to an iron rod set at the
top of a bank at the edge of the woods; thence continuing on a
bearing of S 17°09'5" W along a newly orange blazed line a distance
of 369.18 +/- feet to an iron rod set; thence turning and running on
a bearing of S 61°30'00" E along a newly orange blazed line a
distance of 268.83 +/- feet to an iron rod set; thence turning and
running on a bearing of N 10°41'15" E along a newly orange blazed
line a distance of 472.54 +/- feet to an iron rod set at the edge of
the woods at the top of the bank; thence continuing on a bearing of
N 10°40'13" E a distance of 157.57 +/- feet to an iron rod set on the
southwesterly edge of the Twin Peaks View subdivision access road;
thence continuing on the same bearing of N 10°40'13" E a distance of
30.00 +/- feet to the centerline of said access road; thence turning
and running on a bearing of N 67°19'47" W a distance of 190.02 +/-
feet to said point of beginning.

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The above described land and premises may be further referenced as being Lot #21 consisting of 3.29 +/- acres, shown on a map prepared by Valley Surveyors, Inc., Johnson, Vermont, entitled "Twin Peaks View Subdivision, Phase 4," recorded in Map Book 2, Page 144 of said land records.

Said lands and premises have the benefit of and are subject to easements, rights of way, water rights and restrictions of record.

To said deed and the records thereof, and to all deeds and records therein referred to, reference is hereby made in aid of this description."

Reference is hereby made to the above-mentioned deeds and the records thereof and to all prior deeds and their records for a more particular description of the land and premises herein conveyed.

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To have and to hold said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, Andrew W. MacLean and Chris L. MacLean, and their

heirs and assigns, to their own use and behoof forever;
And we the said Grantors, Charles J. Eddy and Johanna N. Eddy,

for ourselves and our heirs,
executors and administrators, do covenant with the said Grantees, Andrew W. MacLean and Chris L. MacLean, and their

heirs and assigns, that until the ensembling of these presents we are the sole owners of the premises, and have good right and title to convey the same in manner aforesaid, that they are free from every encumbrance; except as aforesaid; and we

hereby engage to Warrant and Defend the same against all lawful claims whatever, except as aforesaid.

In Witness Whereof, we hereunto set our hands and seals
this 22ND day of November A. D. 1991

In Presence of

Rena Flint
1st witness to both

J. Michael Smith
2nd witness to both

Charles J. Eddy

Johanna N. Eddy

State of Vermont, } ss. At Northfield this
Washt County } 22ND day of November A. D. 1991

Charles J. Eddy and Johanna N. Eddy

personally appeared, and they acknowledged this instrument, by
them sealed and subscribed, to be their free act and deed.

Before me Rena Flint
Notary Public 22ND
(Title)

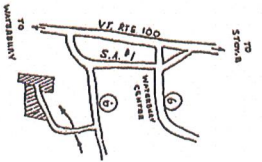
WATERBURY TOWN CLERK'S OFFICE

RECEIVED FOR RECORD

November 25 A.D. 19 91
AT 10 O'CLOCK 13 MINUTES P.M.
AND RECORDED IN BOOK 123 PAGE 227
RECORDS OF Deeds 229
ATTEST Martin P. Charles
TOWN CLERK

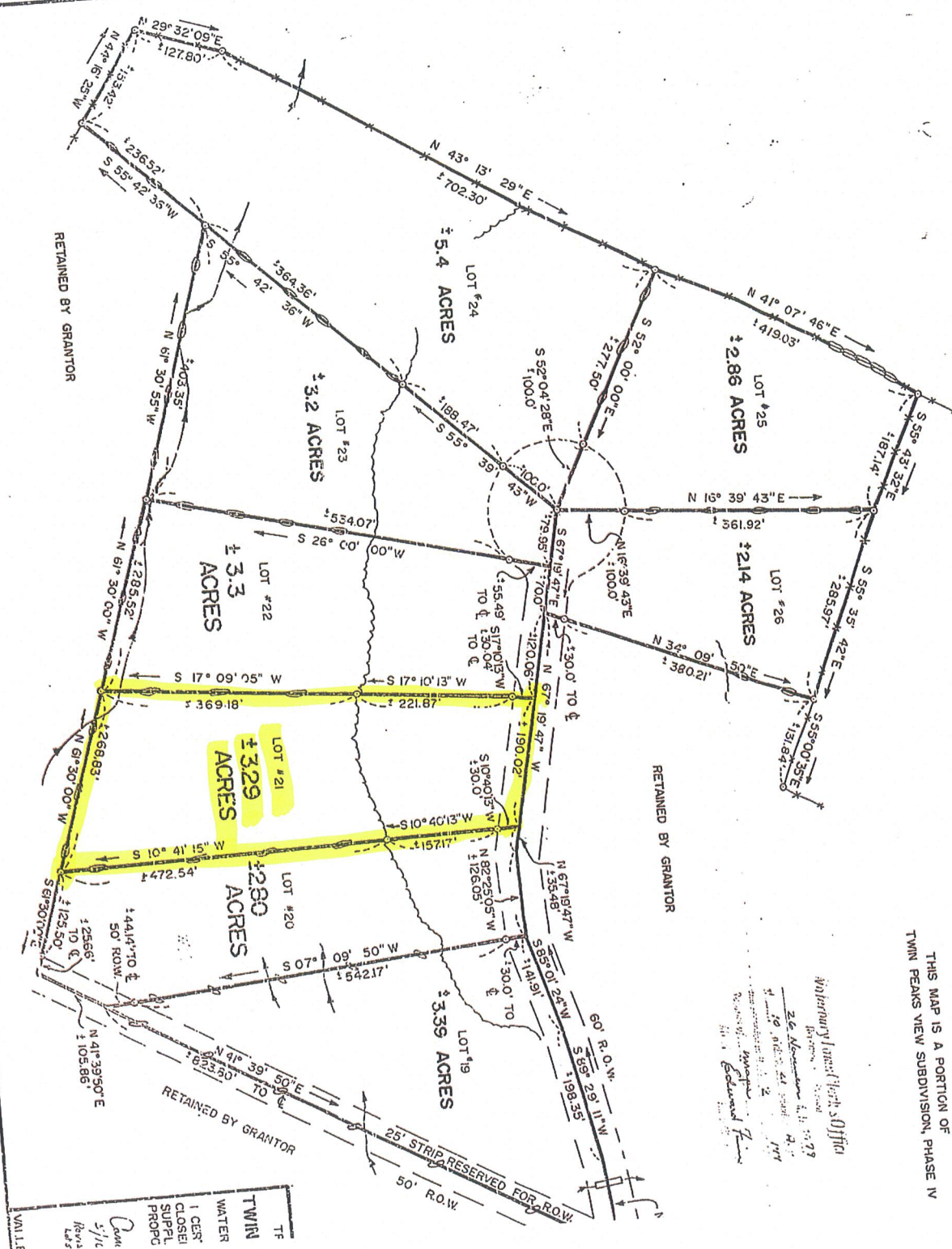
Vermont Property Transfer Tax
32 V.S.A. Chap. 231
-ACKNOWLEDGMENT-
Return Rec'd.-Tax Paid-Board of Health Cert. Rec'd.-
Vt. Land Use & Development Plans Act "vt. Rec'd."
Return No. _____
Signed M. P. Charles Clerk
Date 11-25-1991

- NOTES:
1. ALL LINES IN WOODS BLAZED & PAINTED ORANGE.
 2. ACREAGES ARE TO THE & OF RIGHT OF WAYS.
 3. THIS MAP IS FOR THE EXCLUSIVE USE OF TWIN PEAKS VIEW.



THIS MAP IS A PORTION OF
TWIN PEAKS VIEW SUBDIVISION, PHASE IV

Notary Public Office
Z. C. McNamee, Esq.
Notary Public
State of New Hampshire
My Comm. Expires 12/31/17
Notary Seal





531 Twin Peaks Road

Waterbury, VT

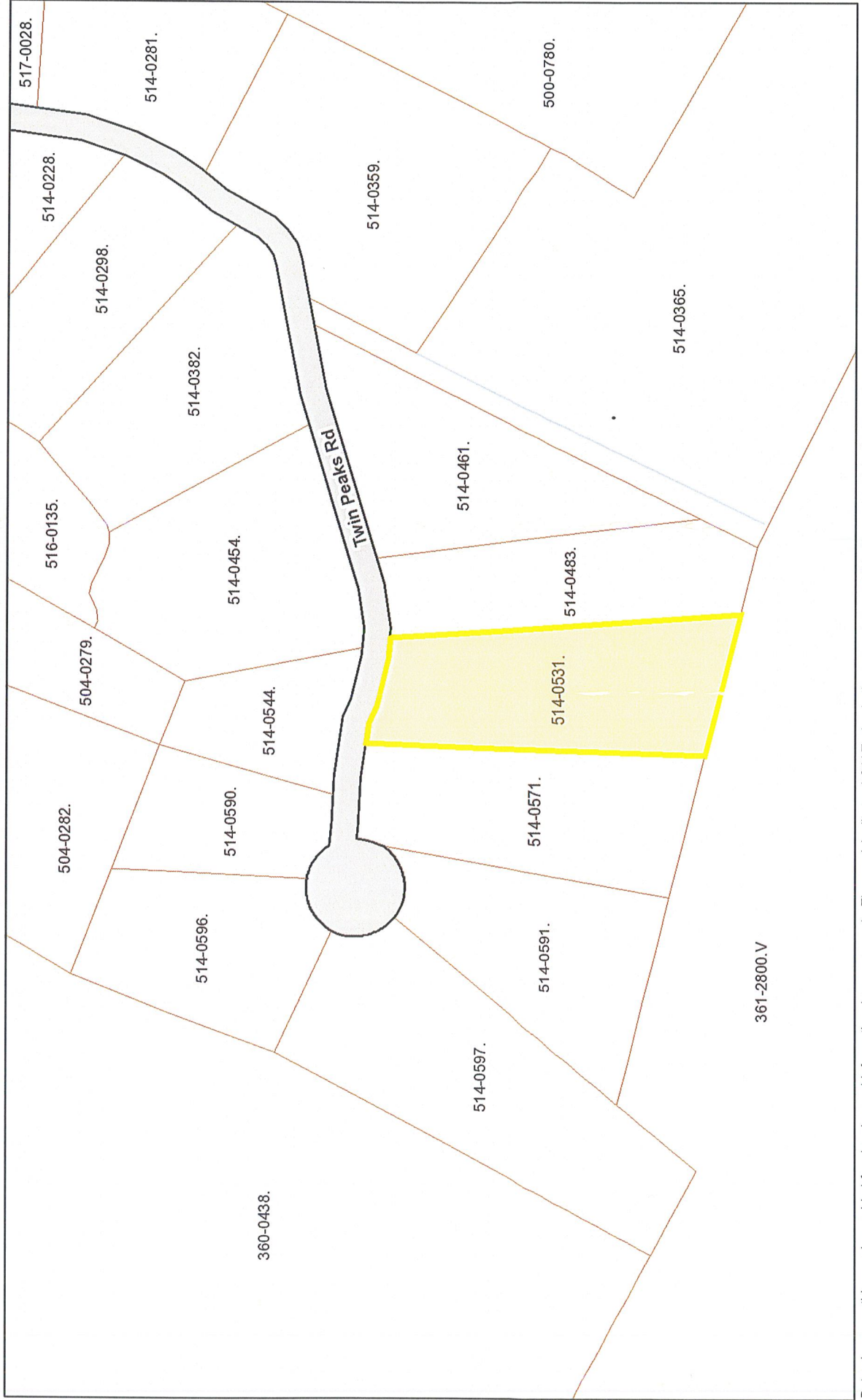


April 13, 2022

1 inch = 269 Feet



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A word nuclear @ gmail.com

AGENCY OF NATURAL RESOURCES

Department of Environmental Conservation

Well Completion Report Searchable Database

[Home](#)[Return](#)

If you need help, please call 802-585-4893

Links To Any Scanned Documents:

No Records Found

If you need help, please call 802-585-4893

Date Well Was Completed: 03-16-1993

Date Report Received: 07-01-1993

Well Driller License Number: 165 = A. Richard Purchase, Johnson Artesian Well Drilling Co.

Drilled By:

Well Report Number: 565

Well Number/Tag Number: 1373

Comments:

Town: Waterbury

Map Cell: 33B1

Tax Map:

E-911 Address:

Sub Division:

Lot Number:

Owner's First Name: steve

Owner's Last Name: SIMOES

Purchaser's First Name:

Purchaser's Last Name:

Well Use Code: 01 = Domestic

Reason for Well Code: 2 = Replace existing supply

Drilling Equipment Code: 2 = Rotary (AP)

Total Depth of Well (in feet): 345.00

Yield (in GPM): 15.00

Yield Test Tested For (in hours): 0.00

Static Water Level (in feet): 12.00

Well Is Overflowing: N

Date Measured:

Depth To Bedrock (in feet): 78.00

Total Casing Length (in feet): 140.00

Casing Diameter (in inches): 6.00

Casing Length Below Land Surface (in feet): 0.00

Casing Length Exposed (in feet): 0.00

Casing Material:

Casing Weight (in lbs/foot): 0.00

Casing Finish Code: 1 = Above ground finished

Length of Liner used (in feet): 0.00

Liner Diameter (in inches): 0.00

Liner Material:

Liner Weight (in lbs/foot): 0.00

Liner Type:

Grout Type:

Seal Type:

Diameter Drilled In Bedrock (in inches): 0.00

Depth Drilled In Bedrock (in feet): 0.00

Screen Make and Type:

Screen Material:

Screen Length (in feet): 0.00
 Screen Diameter (in Inches): 0.00
 Screen Slot Size (in inches): 0.000
 Depth to top of Screen below land surface (in feet): 0.00
 Gravel Size or Type:
 Method of Sealing Casing Code: 1 = Drive shoe only
 Yield Test Method Code: 3 = Compressed air
 Well Development Code:
 Not Steel Casing: N
 Has Water Been Analyzed N
 Well Has Screen: N
 AW Partial: N
 Unique GIS Name: WJ565
 Latitude: 44.35439
 Longitude: -72.72051
 Well Not Visible At Latitude/Longitude: N
 Location Determination Method: 13 = E911 Address
 Well Type: Bedrock
 Depth To Liner Top (in feet): 0.00
 HydroFractured: N
 Hydro Fractured Resulting Flow (GPM): 0.00
 Well Location Submitted As A Dot On A Map: N
 Abandoned Per Water Supply Rule: N
 Date Of Abandonment:
 Reason For Abandonment:
 Well Driller Supervising Abandonment:
 Date Of Deepening or Hydrofracture:
 Well Driller Deepened/Fractured:
 Provided VDH Info To Owner: N
 Signed Form:
 RecordStatus: A
 UOE:
 DOE:
 UOC: Tim Phillips
 DOC: 1/8/2019 9:46:33 AM
 WellReportID: 64603

If you need help, please call 802-585-4893

	<u>Starting Depth</u>	<u>Ending Depth</u>	<u>Water Bearing</u>	<u>Lithology Code</u>	<u>Code Description</u>	<u>Lithology Description</u>
	View	0.00	78.00	H	Hardpan	HARDPAN
Lithology	View	78.00	140.00	R	Rock, bedrock, ledge	FRACTURED BLACK SLATE
	View	140.00	345.00	R	Rock, bedrock, ledge	GREY SLATE

If you need help, please call 802-585-4893

Deepened/HydroFractured

No Records Found

If you need help, please call 802-585-4893

Closure Log

No Records Found

If you need help, please call 802-585-4893

Change Log

<u>Date Of Change</u>	<u>User Who Changed</u>	<u>Field Name</u>	<u>New Value</u>	<u>Old Value</u>
1/8/2019 9:46:33 AM	Tim Phillips	WellType	Bedrock	
4/5/2018 11:04:26 AM	Tim Phillips	Longitude	-72.7205100000000	-72.7169700000000
4/5/2018	Tim	LocationDeterminationMethod	13	4

/15/22, 12:38 PM

WellReport Record

11:04:26 Phillips
AM

4/5/2018

11:04:26 Tim
Phillips

Latitude

44.35439000000000

44.35394000000000

If you need help, please call 802-585-4893

Alaska Department of Natural Resources
Division of Geological and Geophysical Surveys

SELLER'S PROPERTY INFORMATION REPORT

TO BE COMPLETED BY SELLER

Date Prepared:

April 15, 2022

Seller's Name(s):

Andrew & Chris MacLean

Property Address:

531 Twin Peaks Road

Street

WATERBURY CENTER, VERMONT

City/Town

Type of Property:

☒ Single Family Residence ☐ Multi-Family Residence (duplex, triplex, etc.)
☐ Condominium/Townhouse ☐ Land Only ☐ Commercial

Use of Property:

☒ Primary Residence ☐ Vacation Property ☐ Rental Property ☐ Other: _____

INTRODUCTION: This Report provides information from the Seller based on Seller's personal knowledge concerning the above Property. Unless otherwise disclosed, Seller does not have any expertise in construction, architecture, engineering, surveying or any other skills that would provide Seller with special knowledge concerning the condition of the Property. Other than having owned the Property, Seller has no greater knowledge about the Property than that which could be obtained by a careful inspection performed by or on behalf of a potential buyer. The real estate agents involved with the sale of this Property do not conduct or perform any inspection of the Property. Unless otherwise disclosed, Seller has not inspected or examined those portions of the Property that are generally inaccessible. **THIS REPORT DOES NOT CONSTITUTE A WARRANTY OF ANY KIND BY THE SELLER OR BY ANY REAL ESTATE AGENT CONCERNING THE CONDITION OF THE PROPERTY. THIS REPORT IS NOT A SUBSTITUTE FOR A PROPERTY INSPECTION. BUYER HAS THE OPPORTUNITY TO REQUEST THAT SELLER AGREE TO A PROPERTY INSPECTION AS PART OF ANY CONTRACT FOR THE SALE OF THE PROPERTY.**

INSTRUCTIONS TO SELLER: (1) Complete this form yourself. (2) Answer ALL questions. (3) Disclose conditions that you know about that affect the Property. (4) Attach additional pages to this Report if additional information is provided. (5) IF YOU DO NOT KNOW THE FACTS, WRITE "DON'T KNOW." DO NOT GUESS THE ANSWER TO ANY QUESTION.

THE STATEMENTS IN THIS REPORT ARE MADE BY THE SELLER. THEY ARE NOT STATEMENTS OR REPRESENTATIONS MADE BY ANY REAL ESTATE AGENT(S).

1. LAND (SOILS, DRAINAGE, BOUNDARIES AND EASEMENTS)

(a)	Has any fill or off-site material been placed on the Property?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(b)	Do you know of any sliding, settling, subsidence, earth movement, upheaval or earth stability problems that have affected the Property?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(c)	Is the Property located in a federal flood hazard zone or wetlands, public waters or conservation zones designated by federal, state or local statute, regulation or ordinance?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(d)	Do you know of any past or present drainage, high water table, or flood problems affecting the Property?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(e)	Is the Property served by a road maintained by the municipality?			
(f)	If the answer to (e) above is "No," how is the road serving the property maintained? <input type="checkbox"/> Road Maintenance Agreement <input type="checkbox"/> Homeowners/Road Association <input type="checkbox"/> Private (by owner) Annual Cost(s): _____ Other (explain): _____			
(g)	Are there public or private landfills or dumps (compacted or otherwise) on the Property or on any abutting property?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW

Seller's Initials

A M CM

Purchaser's Initials

(h)	Are there currently any underground fuel storage tanks on the Property? If "Yes," Fuel Type: _____	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(i)	Have there been any underground fuel storage tanks on the Property in the past? If "Yes," have they been removed? When? _____ By whom? _____	<input type="checkbox"/> YES <input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO <input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW <input type="checkbox"/> DON'T KNOW
(j)	Do you know the location of the boundary lines of the Property?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(k)	Are the boundary lines of the Property marked in any way? If "Yes," how are they marked? _____	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(l)	Has the Property been surveyed? If "Yes," when? <u>NOT SURE</u> By whom? <u>Valley Surveys, Inc</u>	<input checked="" type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(m)	Is a copy of the survey available?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(n)	Are there any easements or rights of way affecting the Property?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(o)	Are there any boundary line disputes, claims of adverse possession, encroachments, shared driveways, party walls or zoning set back violations affecting the Property?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW

Further explanation of any of the above: There is a survey description of the property in our Deed in our Deed recorded in Book 123, Pages 227-229 of the Warrenton Land Records. Also referred to as Lot 21 in a survey recorded in Map Book 9 Page 144 of the Warrenton Land Records.

2. MECHANICAL, ELECTRICAL, APPLIANCES & OTHER SYSTEMS

HEATING/AIR CONDITIONING/HOT WATER SYSTEMS

(a)	Heating System (check all that apply): <input checked="" type="checkbox"/> Base Board <input type="checkbox"/> Hot Air <input checked="" type="checkbox"/> Radiant <input type="checkbox"/> Heat Pump <input type="checkbox"/> Direct Vent <input type="checkbox"/> Other (explain): _____ Age of Furnace/Boiler: <u>14 years</u> <input type="checkbox"/> Don't Know Fuel Type: <input type="checkbox"/> Oil <input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane <input type="checkbox"/> Electric <input type="checkbox"/> Wood <input type="checkbox"/> Wood Pellet <input type="checkbox"/> Coal <input type="checkbox"/> Solar <u>14 years</u> <input type="checkbox"/> Geothermal <input type="checkbox"/> Other (explain): _____ Annual Fuel Usage: <u>1600 gallons</u> Gallons (or other measure) Provider: <u>Burnes Energy</u> Property used: <input type="checkbox"/> Full Time <input type="checkbox"/> Seasonally Fuel consumption may vary by user, number of occupants and weather conditions.
(b)	Air Conditioning: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If "Yes," describe (central, heat pump, window, etc.): <u>we have window units</u>
(c)	Hot Water System (check all that apply): <input checked="" type="checkbox"/> Hot Water Tank <input checked="" type="checkbox"/> Domestic/Off Boiler <input type="checkbox"/> On Demand <input type="checkbox"/> Heat Pump Water Heater Age of Hot Water System: _____ <input type="checkbox"/> Don't Know Fuel Type: <input type="checkbox"/> Oil <input type="checkbox"/> Electric <input type="checkbox"/> Natural Gas <input checked="" type="checkbox"/> Propane <input type="checkbox"/> Coal <input type="checkbox"/> Solar <input type="checkbox"/> Wood Pellet <input type="checkbox"/> Other _____ Hot Water Tank is: <input checked="" type="checkbox"/> Owned <input type="checkbox"/> Rented If rented, from whom: _____ Monthly rental fee: \$ _____
(d)	Alternative Energy System(s) (check all that apply): <input type="checkbox"/> Solar <input type="checkbox"/> Wind <input type="checkbox"/> Hydroelectric <input type="checkbox"/> Geothermal <input type="checkbox"/> Unknown Energy returned to grid: <input type="checkbox"/> YES <input type="checkbox"/> NO Owned _____ or Leased _____
(e)	Electrical System: Electrical service panel has: <input type="checkbox"/> Fuses <input checked="" type="checkbox"/> Circuit Breakers <input type="checkbox"/> Other (explain) _____ Annual electricity usage: \$ <u>200</u> Electric utility provider: <u>GMP</u> Property used: <input checked="" type="checkbox"/> Full Time <input type="checkbox"/> Seasonally Electricity consumption may vary by user, number of occupants, number of appliances and weather conditions. Main Breaker Amperes: _____ Amps <input checked="" type="checkbox"/> Don't Know
(f)	Are you aware of any problems or conditions that affect any of the above systems? <input type="checkbox"/> YES <input type="checkbox"/> NO If "Yes," explain in detail: <u>electrical system up graded 8 years ago. Breaker box is modern. we have 21 solar panels installed by Sun Country in 2012 which supply 90% of our electric usage</u>

TELEPHONE / INTERNET / TELEVISION

(g)	Is landline telephone service present at the Property? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO If "Yes," current provider: <u>Xfinity</u>
(h)	Is cellular telephone service available at the Property? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO If "Yes," list available providers: <u>Verizon</u>
(i)	Is internet service available at the Property? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO If "Yes," current provider: <u>Xfinity</u> If "Yes," service is: <input type="checkbox"/> Dial Up <input checked="" type="checkbox"/> Broadband <input checked="" type="checkbox"/> Cable <input type="checkbox"/> Satellite <input type="checkbox"/> DSL
(j)	Is television service available at the Property? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO If "Yes," current provider: <u>Xfinity</u> If "Yes," source is: <input type="checkbox"/> Antenna <input checked="" type="checkbox"/> Cable <input type="checkbox"/> Satellite <input type="checkbox"/> DSL

Seller's Initials

AM

CM

Purchaser's Initials

Sellers Property Information Report VR-041 (Blank)

PDF - 981 KB

(k) **OTHER EQUIPMENT AND APPLIANCES INCLUDED IN SALE**

Check the items that will be included in the sale of the Property:

- ☐ Electric Garage Door Opener - Number of Transmitters _____ ☐ Security Alarm System ☐ Owned ☐ Leased ☐ Humidifier
☐ Dehumidifier ☐ Lawn Sprinklers ☐ Automatic Timer ☒ Smoke Detectors - How Many? 4 ☐ Whirlpool Bath
☐ Swimming Pool ☐ Pool Heater ☐ Spa/Hot Tub ☐ Pool/Spa Equipment (list): _____
☒ Refrigerator ☒ Stove ☐ Hood/Fan ☐ Microwave Oven ☒ Dishwasher ☐ Garbage Disposal ☐ Trash Compactor
☒ Washer ☒ Dryer ☐ Central Vacuum ☐ Freezer ☐ Intercom ☒ Ceiling Fans ☒ Woodstove ☐ Sump Pump ☒ Well Pump
☐ Satellite Dish ☐ Indoor/Outdoor Grill ☐ Attic Fan(s) ☐ Window A/C
☐ Wood/Gas/Pellet/Other Stove (describe): _____

OTHER: _____

Are any of the items that will be included in the sale of the Property in need of repair or replacement? ☐ YES ☐ NO

If "yes", explain in detail: _____

List equipment and appliances, including any AC units, that will be excluded from the sale of the Property:

3. STRUCTURAL COMPONENTS

Check any of the following items that have significant defects or malfunctions or that need significant repair:

- ☐ Foundation ☐ Slab ☐ Chimney ☐ Fireplace ☐ Interior Walls ☐ Ceilings ☐ Floors
☐ Windows ☐ Doors ☐ Storms/Screens ☐ Exterior Walls ☐ Driveway ☐ Sidewalks ☐ Pool ☐ Roof
☒ Outside Retaining Walls ☐ Other Structures/Components: _____

If any of the above items are checked, describe the defect, malfunction or item(s) that need significant repair:

Has there ever been damage to the Property or any of the structures from fire, wind, floods, earth movements or landslides?

☐ YES ☒ NO ☐ DON'T KNOW If "Yes," explain in detail, including any repairs: _____**BASEMENT/CELLAR/CRAWL SPACE:**

Has there ever been any water leakage, accumulation of water, dampness or visible mold within the basement, cellar or any crawl space?

☐ YES ☒ NO If "Yes," explain in detail: _____

Have there been any repairs or other attempts to control any water or dampness within the basement, cellar or crawl space?

☐ YES ☒ NO ☐ DON'T KNOW If "Yes," explain in detail, including any repairs: _____Are any of the above recurring problems? ☐ YES ☒ NO If "Yes," what are the problems and how often have they recurred?Has paint containing lead been used on the Property? ☐ YES ☒ NO ☐ DON'T KNOWROOF: ☒ Shingle ☐ Slate ☐ Metal ☐ Tile ☐ Other (describe) _____ ☐ Don't KnowApproximate age of roof? 5 YEARSHas the roof ever leaked since you have owned the Property? ☒ YES ☐ NO ☐ DON'T KNOWIf "Yes," explain: Two minor leaks that were repaired when new roof was installedHas the roof been replaced or repaired since you have owned the Property? ☒ YES ☐ NO ☐ DON'T KNOWIf "Yes," when? 2017Are there any current problems with the roof? ☐ YES ☒ NO ☐ DON'T KNOW

If "Yes," explain: _____

4. WATER SUPPLY

Special Notice: Water supplies, especially those that are not public or municipal supplies, are affected by many conditions about which Seller may have no knowledge or have any ability to control. These water supply systems can change, deteriorate or fail, often with no warning signs. Seller makes no warranty or representation whatsoever that the water supply, including quality or quantity, will operate continue to function for any period of time. Inspection of these systems by a qualified inspector is strongly recommended. As required by law, the Seller is not responsible for the accuracy of the information provided.

Seller's Initials

Purchaser's Initials

any seller with a potable water supply that is not served by a public water system shall provide the purchaser with an informational brochure developed by the Vermont Department of Health regarding Testing Water from Private Water Supplies within 72 hours of the execution of a contract for the purchase of the Property.

TYPE OF WATER SYSTEM The Property is connected to and serviced by (check all applicable boxes):

☐ Public or Municipal ☐ Community ☐ Private ☒ Shared
☒ On-site ☐ Off-site ☒ Drilled Well ☐ Dug Well ☐ Spring ☐ Lake/Pond ☐ Lake Well ☐ None ☐ Don't Know
Water System Features: ☒ Cistern/Reservoir/Holding Tank ☐ Water Softener/Conditioner ☐ Reverse Osmosis ☐ Infrared Light
☐ Ultraviolet ☐ Other: _____

Water Pipes are: ☒ Copper ☐ Galvanized Metal ☐ Lead ☒ PVC (Plastic) ☐ Combination ☐ Don't Know
If Drilled Well: Drilled by: Johnson Aersanwells Tag #: 1373 Depth: 345'
Gallons Per Minute (at time of driller's report): 15 Date of driller's report: 3/16/1993

CONDITION OF WATER AND WATER SYSTEM

Has the water been tested for coliform bacteria? ☒ YES ☒ NO ☐ DON'T KNOW Results: _____
If "Yes," when? 1991 By whom? unknown

Has any other water quality or water chemistry testing been done? ☐ YES ☒ NO ☐ DON'T KNOW Results: _____
If "Yes," when? _____ By whom? _____

Water softener ☐ YES ☒ NO If "Yes," ☐ Own ☐ Rent If rented, from whom: _____ Monthly Rental Fee: \$ _____
Are you aware of low pressure in your water system? ☐ YES ☒ NO
Has your water supply ever run out or run low? ☐ YES ☒ NO If "Yes," describe: _____

Describe in detail any other problems you have had with your water system, including water quality or quantity:
NONE

Does the water have any odor, bad taste, cloudiness or discoloration? ☐ YES ☒ NO If "Yes," describe in detail: _____

5. SEWER/SEPTIC/WASTEWATER SYSTEM

Special Notice: Sewer septic and wastewater systems that are not public or municipal systems are not designed to perform indefinitely and are affected by many conditions about which Seller may have no knowledge or have any ability to control. In addition, the useful life of these systems is affected by the amount and type of use, soil conditions, maintenance, the inherent design of these systems and many other factors. **Seller makes no warranty or representation whatsoever that these systems will operate or continue to function for any period of time.** Inspection of these systems by a qualified inspector is recommended. State and local permits may be required for sewer, septic and wastewater systems.

TYPE OF SYSTEM The Property is connected to and serviced by (check appropriate boxes):

☐ Public or Municipal Sewer System ☒ On-site septic/wastewater system ☐ Off-site septic/wastewater system ☒ Septic Tank
☐ New or Alternate Technology (explain technology) _____ ☐ Holding Tanks
☐ Cesspool ☐ Sewage Pump ☐ Dry Well ☐ Conventional disposal area ☐ Mound System disposal area ☐ At Grade
☐ Other ☐ Don't Know If other, please explain: _____

CONDITION OF SYSTEM If other than public or municipal sewer/wastewater system, answer the following:

Date system installed: 1980 Is the system entirely on your Property? ☒ YES ☐ NO ☐ DON'T KNOW
If "No," where is it? _____

Has the system been repaired since you have owned the Property? ☐ YES ☒ NO If "Yes," when? SYSTEM IN GOOD SHAPE
By whom? FOR REPAIR INSIMILAR ACCESS POINTS IN
What was done? 2020 ☐ Don't Know

Type of septic tank: ☒ Concrete ☐ Metal ☐ Fiberglass ☐ Other (describe) _____ ☐ Don't Know
Septic tank capacity (in gallons) 1,000 Reports of last inspection/pumping attached: ☐ YES ☒ NO
Date Septic Tank Last Inspected? 4/9/2021 ☐ Don't Know By whom? certified in good condition
Date Septic Tank Last Pumped? 6/9/2021 ☐ Don't Know
To your knowledge, is any portion of the system in need of repair or replacement? ☐ YES ☐ NO If "Yes," describe in detail: _____

Seller's Initials

AH CM

Purchaser's Initials

6. ADDITIONAL INFORMATION CONCERNING THE PROPERTY

(a)	Age of Building(s): Main Bldg. <u>42 yrs</u> Additions to Main Bldg. _____ Additional Building(s): (a) _____ (b) _____			
(b)	Is Seller currently occupying the Property? If "No," how long has it been since Seller occupied? _____	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
(c)	Has Seller built or caused to be built any of the buildings on the Property, or made any additions, modifications, alterations or renovations to any building on the Property? If "Yes," please explain: <u>Denise; HASBE BEACON ADDED; PEECH</u>	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
(d)	If "yes," did you obtain all necessary permits and approvals for such work?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
(e)	Are any property or development rights (e.g. conservation easements to Land Trusts, etc.) owned by others? If "Yes," by whom: _____	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
(f)	Has Seller received written notice of any violations of local, state or federal laws, building codes and/or zoning ordinances affecting the Property?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
(g)	Are there any property tax abatements, land use tax stabilization agreements or other special property tax arrangements applicable to the Property?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(h)	Has Seller received notice that the Property will be reassessed by any taxing authority during the next 12 months?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
(i)	Does the property have Urea-Formaldehyde Foam Insulation?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(j)	Does the Property have Asbestos and/or Asbestos Materials in the siding-walls-plaster-flooring-insulation-heating system?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(k)	Has the Property been tested for Radon Gas?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> DON'T KNOW
(l)	If "Yes," when? _____ By whom? _____ Results: _____			
(m)	Does the Property have evidence of mold?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(n)	If "Yes," what has been done about the mold? _____			
(o)	Are you aware of any off-site conditions in your neighborhood/community that could adversely affect the value or desirability of the Property, such as noise, proposed major new development, relocation or major construction of roads or highways, proposed zoning changes, etc.? If "Yes," explain in detail: _____	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
(p)	Is there any infestation by pests that affect the property? If "Yes," explain: _____	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(q)	Do you have any knowledge of any damage to the Property caused by pests?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(r)	Is the Property currently under warranty or other coverage by a licensed pest control company?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(s)	Do you know of any termite/pest control reports or treatments for the Property in the last five years?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(t)	Does the Property have any audio and/or video surveillance or recording equipment? If Yes, will said equipment be active during showings? Yes <input type="checkbox"/> No <input type="checkbox"/>	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(u)	Has the Property received a home energy audit/assessment/rating/profile? If yes, when? _____ by whom? _____	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(v)	Further explanation of answers to any of the above: _____			

7. CONDOMINIUMS SUBDIVISIONS/ HOMEOWNERS' ASSOCIATIONS/ROAD MAINTENANCE AGREEMENTS/ROAD MAINTENANCE ASSOCIATIONS

(a)	Is the Property part of a condominium or other common interest ownership regime or is it subject to covenants, conditions and restrictions (CC&R's)? If "Yes," Condo docs or CC&R's attached?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
(b)	Is there any defect, damage, or problem with any common elements or common areas? If "Yes," describe below.	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(c)	Is there any condition or claim which may result in an increase in assessment or fees? If "Yes," describe below.	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(d)	Are any required storm water permits current?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW

Seller's Initials

AH

Cm

Purchaser's Initials

