



PURCHASE AND SALE CONTRACT

This Is A Legally Binding Contract. If Not Understood, Legal, Tax Or Other Counsel Should Be Consulted Before Signing.

Purchaser's Full Name	Mailing Address	Telephone #/ Fax #/ E-Mail Address
Hannah Nestler		hnlouise13@gmail.com
Owen Kelley		owen.kelley@gmail.com

Seller's Full Name	Mailing Address	Telephone #/ Fax #/ E-Mail Address
Richard Wagle		
Rachel Gilleran-Wagle		

1. **Purchase and Sale Contract:** This Purchase and Sale Contract (Contract) is made by and between: Richard Wagle and Rachel Gilleran-Wagle (Seller) and Hannah Nestler and Owen Kelley (Purchaser). Purchaser agrees to purchase, and Seller agrees to sell the Property described herein at the price and on the terms and conditions stated in this Contract.

2. **Total Purchase Price:** two million fifty thousand U.S. Dollars (\$ 2050000)

3. **Contract Deposit:** \$ 20,000 (U.S. Dollars) Due to Escrow Agent by 07/30/2025 as evidenced by
☐ Personal check ☐ Bank check ☐ Cash ☒ Wire transfer ☐ ACH transfer
Additional Contract Deposit of \$ 40,000 (U.S. Dollars) shall be delivered to the escrow agent by 08/12/2025. Unless otherwise agreed in writing, the pendency of any contingencies or special conditions in this Contract does not suspend or postpone Purchaser's obligation to make any required additional Contract Deposit. If no binding Contract is created by the Contract Date or if Purchaser withdraws any pending offer prior to Seller's acceptance of that offer and notification thereof, all Contract Deposits shall be promptly returned to Purchaser. All Contract Deposits shall be held by: Pall Spera Company Realtors ("Escrow Agent").

4. **Description of Real Property:** For purposes of this Contract, the Property is described as follows:

- A. Physical Property Address: 314 Edson Woods Rd Stowe 05672 VT VT-Lamoille and/or
Street City/Town Zip County
- B. Seller's Deed recorded in Volume 758 at Page(s) 226 of the VT Land Records; and/or
- C. Parcel ID Number: 621-195-10127; and/or SPAN Number: 621-195-10127
- D. The Property is further described as: 4 BR Home on 8.66 acres as described in MLS Listing 5051515

NOTE: Not every Property Description choice is required in order to form this Contract. The validity and enforceability of this Contract is not affected by the omission of one or more of the above choices, provided at least one choice is filled in. The deed delivered by Seller at Closing will govern the legal description of the real property to be conveyed under this Contract.

5. **Closing:** Closing and transfer of title shall occur on 08/29/2025 at a mutually agreed time and place. Closing may occur earlier if Seller and Purchaser agree in writing. **Neither party shall be obligated to extend the date set for Closing.**

6. **Contract Date:** 07/30/2025 **Contract Time:** 6:00 ☐ A.M. ☒ P.M. EST/EDT
No binding contract shall be created or deemed to exist between Seller and Purchaser unless all terms and conditions of any offer(s) and/or counteroffer(s), including any addenda or supplemental conditions are agreed to in writing, **signed** (with any changes **initialed**) by **both**

Seller's Initials

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Buyer's Initials

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- Purchaser understands that strict adherence to all timelines and other requirements of any Lender, including Purchaser's "Notice of Intent to Proceed with Loan" is critical to satisfy this Financing Contingency. Any failure to do so may adversely affect Purchaser's rights and obligations under this Contract.**

In the event Purchaser terminates this Contract in accordance with the provisions of this section, all Contract Deposits shall be forthwith returned to Purchaser, the Contract shall be terminated and shall be of no further force and effect. In such case, Seller and Purchaser agree to execute and deliver to Escrow Agent an authorization for delivery of all Contract Deposits to Purchaser.

Purchaser has obtained a mortgage lender's pre-approval or pre-qualification letter. ☐ Yes ☐ No

If purchaser's obligation to close ***IS NOT*** subject to a financing contingency, Purchaser represents to Seller, Purchaser has sufficient cash and or liquid assets enough to close on the purchase of property.

8. **Lead-Based Paint:** Based upon representations made by Seller and Purchaser's own investigation and information, it is agreed that the Property ☐ is ☒ is not pre-1978 residential real estate and therefore ☐ is ☒ is not subject to Federal (EPA/HUD), State and, if applicable, Municipal Lead-Based Paint Regulations. If the Property is pre-1978 residential real estate, the parties must execute a Lead-Based Paint Addendum with required disclosures, which shall become part of this Contract. Lead-Based Paint Addendum and Disclosures attached. ☐ Yes ☒ No.
9. **Property Inspection Contingency:** Purchaser's obligation to close under this Contract ☒ is ☐ is not subject to a property inspection contingency. If this Contract is subject to a property inspection contingency, the parties must execute a Property Inspection Contingency Addendum which shall become part of this Contract.
10. **Addendum/Addenda to Contract:** Additional terms to Contract are set forth in the Addendum (or Addenda) signed by Seller and Purchaser. ☒ Yes ☐ No

11. Special Conditions:

Seller shall pay 1.5% of purchase price as broker cooperation fee to Kelley King of Pall Spera Co Realtors at closing.

Seller's Initials

Buyer's Initials

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12. **Condominium/Common Interest Community:** If the Property is a condominium unit, part of a common interest community, planned community, planned unit development (PUD) or other property subject to the Vermont Common Interest Ownership Act, a Common Interest Ownership Addendum is required. Common Interest Ownership Addendum attached. ☐ Yes ☒ No.
13. **State and Local Permits:** The parties acknowledge that certain state and local permits may govern the use of the Property. To the best of Seller's knowledge, the Property is in compliance with any existing permits. Further, Seller has not received notice of violation(s) of any State or Local permit that has not been cured or resolved, unless otherwise disclosed in writing.
14. **Possession:** Possession and occupancy of the premises, together with all keys/access devices or codes to the premises and any property or fixtures that are part of the sale, shall be given to Purchaser at Closing unless otherwise agreed in writing. Seller shall leave the premises broom clean, free from all occupants, and shall remove all personal property not being sold hereunder, together with the personal property of all occupants. Seller agrees to permit Purchaser to inspect the premises within 24 hours prior to the date set for Closing to ensure compliance with this provision.
15. **Payment of Purchase Price:** Payment of the Purchase Price is due at Closing and shall be adjusted for any Contract Deposits held by Escrow Agent to be disbursed at Closing, taxes or tax withholding applicable to Seller as described in Sections 17 and 18 of this Contract, or as required by other applicable law, Closing Adjustments under Section 25 of this Contract, compensation due to Seller's real estate broker, and any other items agreed to in writing by Seller and Purchaser. The purchase price, after adjustments are made, shall be paid to Seller in cash, by wire transfer, electronic transfer, certified, treasurer's or bank teller's check, check drawn on the trust or escrow account of a real estate broker licensed in the State of Vermont, or, check drawn on the trust or escrow account of an attorney licensed in the State of Vermont, or any combination of the foregoing. Seller and Purchaser agree that, prior to Closing, upon request, the brokers named in Section 28 of this Contract shall be provided with a copy of the proposed TILA-RESPA Closing Disclosure (CD) pages 2 and 3 (Closing Cost Details and Summaries of Transactions) and, at Closing, upon request, said brokers shall be provided a copy of the final CD(s) signed by Seller and Purchaser. In the event Seller requests funds by wire transfer or by certified, treasurer's or bank teller's check, Seller shall provide notice thereof to the attorney or settlement agent closing the transaction within a reasonable time prior to the date scheduled for Closing. All fees or charges incurred to enable funds to be paid to Seller by wire transfer, certified, treasurer's or bank teller's check shall be paid for at Closing by Seller. **Unless otherwise agreed to in writing, or as directed by the attorney or settlement agent closing the transaction, all Contract Deposits held by Escrow Agent shall be paid directly to Seller at Closing and credited toward the total proceeds to be paid to Seller at Closing. In the event the attorney or settlement agent closing the transaction requests Escrow Agent to deliver the Contract Deposits prior to the date set for Closing, Seller and Purchaser hereby authorize Escrow Agent to do so, provided the Contract Deposit funds are made payable to the closing attorney or settlement agent's trust or escrow account and Escrow Agent reasonably believes the Closing shall occur as scheduled.**
16. **Deed:** Unless otherwise agreed to in writing, Seller shall deliver to Purchaser at Closing a Vermont warranty deed, prepared and paid for by Seller, conveying marketable title to the Property as defined by Vermont law.
17. **Property Transfer Tax/Land Gains Tax/Act 250 Disclosure Statement:** Purchaser shall pay any Vermont Property Transfer Tax due on account of the sale of the Property. If any Vermont Land Gains Tax is due as a result of the sale of the Property, the Seller shall pay such tax as may be due, except as otherwise provided by law or by addendum to this Contract. At or prior to closing, Seller shall provide Purchaser with satisfactory proof either that there is no such tax due or that the tax has been paid in full, or shall provide a certificate from the Vermont Department of Taxes specifying the amount of any tax that may be due as a result of the sale. In the event Seller is required to provide Purchaser with an Act 250 Disclosure Statement and fails to provide such a statement or provides the statement in an untimely manner, Purchaser's closing on this transaction and acceptance of Seller's deed shall constitute a waiver and release of Purchaser's right to declare this Contract unenforceable, to rescind this transaction or to pursue Seller for damages arising out of the failure to provide an Act 250 Disclosure Statement.
18. **Income Tax Withholding Requirements if Seller is a Nonresident of Vermont and/or Subject to Tax Under the U.S. Foreign Investment in Real Property Tax Act:** If Seller is a nonresident of Vermont, unless a withholding certificate is issued by the Vermont Commissioner of Taxes in advance of the closing, Purchaser shall withhold 2.5 percent of the total purchase price and file a withholding tax return with the Vermont Department of Taxes. In addition, if the sale of the Property subjects Seller to the payment of federal tax under the Foreign Investment in Real Property Tax Act (FIRPTA), unless a withholding certificate is issued by the Internal Revenue Service, Purchaser shall withhold 15 percent of the total purchase price (35% for foreign corporations) and file a withholding tax return with the Internal Revenue Service. If Purchaser fails to withhold such taxes when required to do so, Purchaser may be liable to the respective taxing authorities for the amount of such tax. Purchaser shall have the right to reasonably request evidence that Seller is exempt from payment of either tax in the form of a certificate of residence or non-foreign status. In the event Purchaser is determined to be liable for the payment of either tax, Seller shall indemnify and hold Purchaser harmless from all such liability together with any interest, penalties and reasonable expenses, including attorney's fees, incurred by Purchaser.
19. **Purchaser's Examination of Title:** Purchaser, at his or her sole cost and expense, shall cause the title to the Property to be examined and shall notify Seller in writing, prior to the date set for Closing, of the existence of any encumbrances or defects which are not accepted in this Contract which render title unmarketable as defined by Vermont law. In such event, Seller shall have thirty (30) calendar days from the time Seller receives such notice to remove the specified encumbrances or defects. Promptly following receipt of such notice, Seller shall exercise reasonable efforts and diligence to remove or cure the specified encumbrances or defects. If, at the expiration of thirty (30) calendar days from the receipt of such notice, or on the date set for Closing, whichever is later, Seller is unable to convey marketable title free and clear of such encumbrances or defects, Purchaser may terminate this Contract, and, if so, shall receive all Contract Deposits and, in addition, may pursue all legal and equitable remedies provided by law, including any damages incurred after the thirty (30) day period referred to above.

Seller's Initials

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Buyer's Initials

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21. Contract Deposits: At Closing and transfer of title, Escrow Agent shall disburse all Contract Deposits. In the event Purchaser terminates this Contract under the specific provisions hereof entitling Purchaser to terminate, upon written demand, Escrow Agent shall refund all Contract Deposits to Purchaser in accordance with laws and regulations applicable to Escrow Agent. Seller shall be given 7 calendar days to provide a written challenge to Escrow Agent and Purchaser if Seller disputes termination by Buyer was pursuant to a specific provision of the contract. This shall be deemed a contested dispute. In the event either Seller or Purchaser does not perform and fails to close on the terms specified herein, this shall constitute a default. In the event of a default undisputed by Seller and Purchaser, upon written demand, Escrow Agent shall pay all Contract Deposits to the non-defaulting party in accordance with laws and regulations applicable to Escrow Agent. In such case, Seller and Purchaser agree to execute and deliver to Escrow Agent an Authorization for Delivery of All Contract Deposits to the party entitled to such Deposits. In the event Seller or Purchaser provides written notice to the other party of a claimed default and demands delivery of all Contract Deposits on account of such claimed default, if the party to whom such notice is sent disagrees, that party shall provide notice to the party demanding all Contract Deposits and to the Escrow Agent named in Section 3 of this Contract. This shall be handled as a contested dispute. Payment of all Contract Deposits by the Escrow Agent absent a contested dispute shall constitute the final resolution and disposition of all Contract Deposits. If there is a contested dispute the parties are encouraged, but not required, to resolve the dispute through mediation. In the event the parties enter mediation, they shall notify Escrow Agent and, if the dispute is resolved by mediation, the Escrow Agent shall pay the escrow funds pursuant to a written settlement agreement signed by all the parties. If the contested dispute cannot be resolved by the parties the Escrow Agent may pay all Contract Deposits into court for the purpose of determining the rights of the parties to all Contract Deposits or continue to hold the money in escrow until a written agreement, signed by both Seller and Purchaser, is delivered to the Escrow Agent. Seller and Purchaser acknowledge and agree that resolution of all Contract Deposits in this manner fully and completely satisfies all laws, regulations and obligations applicable to Escrow Agent and agree to release, discharge, hold harmless and indemnify Escrow Agent acting in good faith pursuant to this section. In the event mediation is demanded and the dispute over all Contract Deposits is resolved by mediation, Seller and Purchaser agree to instruct Escrow Agent, in writing, as to the disposition and payment of all Contract Deposits. All costs and expenses of any such action, including attorney's fees incurred by Escrow Agent, shall be borne jointly and severally by Seller and Purchaser irrespective of the amount of all Contract Deposits and irrespective of which party ultimately prevails in the dispute. In the event of a dispute concerning default or payment of all Contract Deposits by Escrow Agent, Escrow Agent shall not be personally liable to either party except for bad faith or gross neglect. In the event a claim other than for bad faith or gross neglect is asserted against Escrow Agent, the parties shall jointly and severally indemnify and hold Escrow Agent harmless from all loss or expense of any nature, including attorney's fees, arising out of the holding of all Contract Deposits irrespective of the amount of all Contract Deposits.

22. Terms and Conditions of Escrow Agent Holding Contract Deposits: Seller and Purchaser acknowledge that Vermont law provides that real estate brokers shall place any Contract Deposits held by them that are reasonably expected to earn less than One Hundred Dollars (\$100.00) in interest in a pooled interest-bearing trust account or escrow (IORTA) account. Interest accrued on such Contract Deposits is remitted to the Vermont Housing Finance Agency (VHFA) to be used in the Agency's single-family home mortgage programs. Seller and Purchaser further acknowledge that Vermont law also provides that real estate brokers shall place any Contract Deposits held by them that are reasonably expected to earn interest more than One Hundred Dollars (\$100.00) in interest in an individual interest-bearing account. Acknowledging the above advisements, for the convenience of the transaction, Seller and Purchaser agree that unless otherwise agreed in writing, all Contract Deposits held by Escrow Agent shall nonetheless be placed in a pooled interest-bearing IORTA account and the interest accrued thereon shall be remitted to VHFA even if the interest thereon is expected to earn more than One Hundred Dollars (\$100.00).

23. Fixtures and Personal Property: Insofar as any of the following items are now located on and belong to the Property, they shall be deemed to be fixtures and are included in this sale; heating, lighting and plumbing fixtures; storm windows and doors; screens and screen doors; curtain rods, window shades and blinds; shrubbery and trees; wall-to-wall carpeting, television antennae and satellite dish. **NO PERSONAL PROPERTY, INCLUDING TELEVISION(S) AND TELEVISION MOUNTING BRACKET(S), IS INCLUDED IN THIS SALE UNLESS EXPRESSLY IDENTIFIED AND DESCRIBED IN THIS CONTRACT OR IN ANY SCHEDULE ATTACHED HERETO.** Any personal property transferred under this Contract is sold "As Is" with no warranties of any kind, express or implied, other than the warranty of title.

24. Risk of Loss/Insurance: During the period between the date of this Contract and the transfer of title, risk of loss shall be on the seller. Seller shall continue to carry such fire and extended coverage insurance as is presently maintained on the buildings and improvements located on the Property. In the event any of the buildings or improvements are destroyed or damaged and are not restored to their present condition by the date set for closing, Purchaser may either accept title to the Property and receive the benefit of all insurance monies recovered on account of such damage or may terminate this Contract and be entitled to the return of all Contract Deposits as Purchaser's sole remedy.

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25. Closing Adjustments:

- Real property taxes, municipal taxes, fees and assessments, condominium assessments, rents, utilities or similar items shall be apportioned and prorated at Closing between Seller and Purchaser. Seller shall be responsible for closing adjustments and expenses until the day before Closing. Purchaser shall be responsible for closing adjustments and expenses on and after the day of Closing.
- Should any tax, charge, rate or assessment be undetermined on the date of Closing, the last determined tax, charge, rate or assessment shall be used for purposes of apportionment and proration.
- Any payment under the Vermont Statewide Education Property Tax which reduces the real estate property tax on the Property, either for the current tax year or thereafter, shall be allocated and paid to Seller at Closing unless the Seller and Purchaser otherwise agree in writing. **It is understood and agreed that the amount of any such payment is the property of the Seller and shall not be applied to the apportionment and proration of taxes.**
- Purchaser is advised that the payment to be made to Seller at Closing on account of any applicable Statewide Education Property Tax may require Purchaser to have available funds at Closing that might significantly exceed funds for closing adjustments that would otherwise be required.**
- Purchaser shall reimburse Seller at Closing for fuel at the Property at the current rate charged by the Seller's fuel supplier at the time of Closing, with the exception of propane which shall be handled outside of Closing by Seller and Purchaser as set forth in Title 9 V.S.A. Section 2461b, with reference to the Vermont Attorney General Consumer Protection Rule (CP) 111, Regulation of Propane.
- The net amount of the above adjustments shall be added to or deducted from the amount due to or owed by Seller at Closing.

26. Effect: This Contract is for the benefit of and is binding upon Seller and Purchaser, and their respective heirs, successors, administrators, executors and assigns. This Contract, together with any written and signed addenda thereto, contains the entire agreement by and between Seller and Purchaser and supersedes any and all prior agreements, written or oral. This Contract shall be governed by the laws of the State of Vermont.

27. Modification and Amendment: No change, modification, amendment, addition or deletion affecting this Contract shall be effective unless in writing and signed by Seller and Purchaser.

28. Written Notices/Effective Delivery: Any notice required to be in writing under this Contract (and any addenda or supplemental conditions thereto) must be signed by Seller, Purchaser, or their respective attorneys, by actual or electronic signature that complies with Federal and Vermont electronic signature laws. All such notices, other than those sent to the parties' respective attorneys, shall be effective only if sent to the address(es) (including email addresses) set forth in this Contract, by hand, courier, delivery service, facsimile transmission (fax), U.S. mail, or by a digitally signed or scanned, signed document or image sent by electronic transmission. **Emails without a digitally signed or scanned, signed document or image attached shall not be effective notice.** In the event notices are sent by hand, courier, delivery service or regular (not certified) U.S. mail, such notices shall be effective upon receipt. Text or telephonic notice shall not be effective to satisfy any required notice.

Any notice required to be sent to Seller shall be effective if sent to:

- A real estate broker representing Seller (Seller's Agency/Agent) identified below; or
- A broker's agent acting as agent of Seller's Agent (Broker's Agency/Agent) identified below; or
- A Vermont attorney representing Seller in the transaction; or
- Seller at the address(es) set forth on Page 1 of this Contract.

Any notice required to be sent to Purchaser shall be effective if sent to:

- A real estate broker representing Purchaser (Buyer's Agency/Agent) below; or
- A Vermont attorney representing Purchaser in the transaction; or
- Purchaser at the address(es) set forth on Page 1 of this Contract.

Broker representing Seller (Seller's Agency/Agent), if any:

Pall Spera Company Realtors-Stowe
Agency

Pall Spera
Agent

Street Address/P.O. Box

City/Town

State

Zip

pall.spera@pallspera.com

Email

Telephone

Fax

- ☐ Broker's Agency/Agent, if any, or
☒ Buyer's Agency/Agent, if any (check one)

Pall Spera Company Realtors LL
Agency

Kelley King
Agent

1800 Mountain Rd, Stowe, VT 05672

Street Address/P.O. Box

City/Town

State

Zip

kelley.king@pallspera.com

Email

(802) 253-9771

Telephone

Fax

Seller's Initials

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Buyer's Initials

			
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- 29. Efforts of Agent(s):** Seller and Purchaser agree that the Agency/Agent(s) named in Section 28, and their respective efforts, brought about this Contract.
- 30. Calendar Days/Counterparts:** Whenever this Contract or an addendum or amendment thereto refers to a day or days, it shall be deemed to be calendar days. This Contract may be executed in two or more counterparts, each of which shall be deemed an original but all of which shall constitute one and the same Contract.
- 31. Time is of the Essence:** Time is of the essence with respect to all obligations and undertakings of Seller and Purchaser under this Contract including the times for providing all notices required to be given. Failure to act within the time period required shall constitute a breach of this Contract or waiver of the contingency or condition sought to be exercised.
- 32. Purchaser acknowledges receipt of the following documents when applicable:**

- ☒ Vermont Real Estate Commission Mandatory Consumer Disclosure
- ☐ Vermont Department of Health – Pamphlet – “Well Water Testing: A Home Buyer’s Guide” (if the Property is served by a private water system)
- ☐ Efficiency Vermont – Pamphlet – “Home Energy Information”

PURCHASER’S AGREEMENT TO PURCHASE

Purchaser:	<i>Hannah Nestler</i>	dotloop verified 07/29/25 7:25 AM EDT VYP3-1NB1-TK55-FMMX
	(Signature)	Date and Time (EST/EDT)
Purchaser:	<i>Owen Kelley</i>	dotloop verified 07/29/25 7:57 AM EDT QXE2-EMZQ-JUTJ-DCJS
	(Signature)	Date and Time (EST/EDT)
Purchaser:		
	(Signature)	Date and Time (EST/EDT)
Purchaser:		
	(Signature)	Date and Time (EST/EDT)

SELLER’S AGREEMENT TO SELL

Seller:		
	(Signature)	Date and Time (EST/EDT)
Seller:		
	(Signature)	Date and Time (EST/EDT)
Seller:		
	(Signature)	Date and Time (EST/EDT)
Seller:		
	(Signature)	Date and Time (EST/EDT)



ADDENDUM 1 TO PURCHASE AND SALE CONTRACT

Purchase and Sale Contract between:

Richard Wagle and Rachel Gilleran-Wagle (Seller) and

Hannah Nestler and Owen Kelley (Purchaser).

Property Location 314 Edson Woods Rd Stowe (Property)
Street City/Town

The Contract Date is 07/30/2025.

This addendum is as follows:

Attorney Review: Purchasers and Sellers obligation to close under this Contract is contingent upon a Vermont attorney selected and paid for by Purchaser and/or Seller to review the terms and provisions of this Contract other than the price. If, as a result of the Attorney Review, Purchaser or Seller desire to terminate this Contract, Purchaser or Seller shall have the right to do so not later than 8/7/25 and not thereafter. Neither Seller nor Purchaser shall have any right to terminate this Contract under this Attorney Review provision based on the price set forth in the Contract.

This Addendum constitutes a part of the above-referenced Contract. All terms and conditions set forth in the Contract shall remain as set forth in the Contract, except as may be modified by this or any other addendum to the Contract.

Seller:
(Signature) Date

Purchaser:

Hannah Nestler

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(Signature) Date

Seller:
(Signature) Date

Purchaser:

Owen Kelley

dotloop verified
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MGJ6-I7D8-QBGU-DXLS

(Signature) Date

Seller:
(Signature) Date

Purchaser:
(Signature) Date

Seller:
(Signature) Date

Purchaser:
(Signature) Date



Vermont Association of Realtors®



ADDENDUM 2 TO PURCHASE AND SALE CONTRACT

Purchase and Sale Contract between:

Richard Wagle and Rachel Gilleran-Wagle (Seller) and

Hannah Nestler and Owen Kelley (Purchaser).

Property Location 314 Edson Woods Rd Street Stowe City/Town (Property)

The Contract Date is 07/30/2025.

This addendum is as follows:

Property Inspection(s): Purchasers may obtain an inspection or inspections of the Property by an independent property inspector(s) selected and paid for by Purchasers. The inspection(s) may include, but shall not be limited to structural, mechanical, electrical, heating, plumbing, roof, foundation, water or septic/wastewater systems or improvements on the property. All inspections shall be fully performed and completed, including results of all tests conducted as part of such inspection(s) not later than 14 calendar days after the Contract Date.
Radon: Purchasers, at their sole expense, shall have a radon air and/or radon water test completed on the property and shall receive a written report showing levels below acceptable EPA standards not later than 14 calendar days from the Contract Date.

Water Test: Purchaser(s), at their sole expense, shall have a water test(s) completed and shall receive written confirmation that the water supply meets Vermont and/or Federal EPA standards not later than 14 calendar days from the Contract Date for:

Bacterial Contaminants (including Total Coliform) Inorganic Chemicals Gross Alpha Screen

Heating Inspection: Seller(s) at their sole expense, shall have the central heating system, furnace, boiler, wall heaters and/or central heating equipment (other than duct work) inspected and cleaned by a qualified service provider and will provide the Purchaser(s) with written notification of the results of such inspection and cleaning not later than 14 calendar days from the Contract Date demonstrating that the system is in satisfactory operating condition as of the date of such inspection. Alternatively, Seller(s) shall provide proof to Purchaser(s) of inspection and cleaning of the central heating, furnace, boiler, wall heaters and/or central heating equipment (other than duct work) performed within 6 months prior to the Contract Date demonstrating that the system is in satisfactory operating condition as of the date of such inspection. .

Septic Pumping: Seller(s), at their sole expense, shall have the septic tank pumped and scoped by a septic service and will provide Purchaser(s) with written notification of the results of such pumping and inspection not later than 14 calendar days from the Contract Date demonstrating that the septic tank is in satisfactory operating condition as of the date of such pumping. Or alternatively, Seller(s) agrees to provide Purchaser(s) with written notification of pumping and inspection of the septic tank performed within six months prior to the Contract Date demonstrating that the septic tank is in satisfactory operating condition as of the date of such pumping.

Fireplace and /or Chimney Inspection:

Wood Burning Fireplace

Seller(s) at their sole expense, shall have the chimney, vents and systems cleaned and inspected by a qualified Service technician and will provide the other party with written notification of the results of such cleaning and inspection demonstrating they are in satisfactory operating condition not later than 14 calendar days from the Contract Date. Alternatively, Seller shall provide proof of cleaning and inspection of the chimney, vents and systems demonstrating that they are in satisfactory operating condition by a qualified Service technician performed within 6 months prior to the Contract Date.

Sellers Initials

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Purchaser's Initials

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This Addendum constitutes a part of the above-referenced Contract. All terms and conditions set forth in the Contract shall remain as set forth in the Contract, except as may be modified by this or any other addendum to the Contract.

Seller:

(Signature)

Date

Purchaser:

Hannah Nestler

(Signature)

dotloop verified
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Date

Seller:

(Signature)

Date

Purchaser:

Owen Kelley

(Signature)

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Date

Seller:

(Signature)

Date

Purchaser:

(Signature)

Date

Seller:

(Signature)

Date

Purchaser:

(Signature)

Date