05/31/2017

Virginia Stephen



Date Prepared:

Seller's Name(s):



SELLER'S PROPERTY INFORMATION REPORT

TO BE COMPLETED BY SELLER

						_
						_
						_
Property	Address:	30 Batten Rd Stannar City/Tov				-
Type of	Property:	 ✓ Single Family Residence ☐ Multi-Family Residence (duplex, triplex ☐ Condominium/Townhouse ☐ Land Only ☐ Commercial 	, etc.)			
Use of P	roperty:	☐ Primary Residence ☐ Vacation Property ☐ Rental Property ☐ Oth	er:			
Unless of would progreater keyor. Otherwise DOES CONCE	otherwise disciplent of the real estate disclosed, SNOT CONSTRAING THE CTION. BUY	This Report provides information from the Seller based on Seller's personal losed, Seller does not have any expertise in construction, architecture, enging with special knowledge concerning the condition of the Property. Other that but the Property than that which could be obtained by a careful inspection be agents involved with the sale of this Property do not conduct or perform seller has not inspected or examined those portions of the Property that are TITUTE A WARRANTY OF ANY KIND BY THE SELLER OF E CONDITION OF THE PROPERTY. THIS REPORT IS NOT AFTER HAS THE OPPORTUNITY TO REQUEST THAT SELLER AGEONTRACT FOR THE SALE OF THE PROPERTY.	neering, so having of performe any inspector generally R BY ANA SUBST	urveying of wned the lad by or or pection of y inaccess NY REAI	or any other skill Property, Seller In behalf of a po- the Property. Ible. THIS RE IN ESTATE AGEOR A PROPE	lls that has no tential Unless PORT GENT ERTY
about the	at affect the F THE FACTS,	O SELLER: (1) Complete this form yourself. (2) Answer ALL questions Property. (4) Attach additional pages to this Report if-additional information WRITE "DON'T KNOW." DO NOT GUESS THE ANSWER TO ANY QUEST THE STATEMENTS IN THIS REPORT ARE MADE BY THE RE NOT STATEMENTS OR REPRESENTATIONS MADE BY ANY I	tion is pro UESTION	ovided. (£	S) IF YOU DO	
6		1. LAND (SOILS, DRAINAGE, BOUNDARIES AND E.	ASEME	NTS)		
(a)	Has any fill or	off-site material been placed on the Property?	TYES	NO	DON'T KN	ow
(b)	Do you know	of any sliding, settling, subsidence, earth movement, upheaval or earth ems that have affected the Property?	YES	NO	□DON'T KN	
(c)	Is the Property	y located in a federal flood hazard zone or wetlands, public waters or zones designated by federal, state or local statute, regulation or ordinance?	YES	NO	□DON'T KN	ow
(d)	Do you know	of any past or present drainage, high water table, or flood problems	YES	NO	□DON'T KN	ow
	affecting the F		TAVEC	PINO	C DON'T KN	OW
(f)	If the answer t	y served by a road maintained by the municipality? to (e) above is "No," how is the road serving the property maintained? tenance Agreement Homeowners/Road Association Private (by owne	YES	NO	□DON'T KN	OW
	Annual Cost(s					
	Other (explain					
		lic or private landfills or dumps (compacted or otherwise) on the Property eting property?	□YES	NO	□DON'T KN	ow
Seller's In	05/ 9:32/	Purchaser's Initials right© Vermont REALTORS® Page 1/6			VR-04)	

(h)				
	Are there currently any underground fuel storage tanks on the Property?	YES	NO	DON'T KNOW
(i)	If "Yes," Fuel Type: Have there been any underground fuel storage tanks on the Property in the past?	YES	ZINO	DON'T KNOW
(1)	If "Yes," have they been removed?	YES	NO	DON'T KNOW
	When? By whom?	L1	L	
j)	Do you know the location of the boundary lines of the Property?	YES	□NO	DON'T KNOW
(k)	Are the boundary lines of the Property marked in any way?	YES	NO	DON'T KNOW
	If "Yes," how are they marked?			
(1)	Has the Property been surveyed?	YES	□NO	DON'T KNOW
	If "Yes," when? By whom?			
m)	Is a copy of the survey available?	YES	□NO	☑ DON'T KNOW
n) o)	Are there any easements or rights of way affecting the Property? Are there any boundary line disputes, claims of adverse possession, encroachments,	YES	NO	DON'T KNOW
0)	shared driveways, party walls or zoning set back violations affecting the Property?	YES	NO	DON'T KNOW
Furi	ther explanation of any of the above:			
	2. MECHANICAL, ELECTRICAL, APPLIANCES & OT	HER SY	STEMS	L. S. All Labor
CAT	ING/AIR CONDITIONING/HOT WATER SYSTEMS			
(a)	Heating System (check all that apply): ☐Base Board ☐Hot Air ☐Radiant			
,		urnace/Boil	er.	Don't Know
	Fuel Type: Oil Natural Gas Propane Electric Wood Wood Pellet			Don't know
	Geothermal Other (explain):			
	Annual Fuel Usage: Gallons (or other measure) Provider:			
	Property used: Full Time Seasonally Fuel consumption may vary by user, num	ber of occu	pants and	weather conditions.
(b)	Air Conditioning: ✓YES ☐NO If "Yes," describe (central, heat pump, window, etc.		l ng/ r r r	
		,		
c)	Hot Water System (check all that apply): ☑ Hot Water Tank ☑ Domestic/Off Boiler		iand	
c)	Age of Hot Water System: new Don't Know	On Den		
c)		On Den		
	Age of Hot Water System: new Don't Know Fuel Type: Oil Electric Natural Gas Propane Coal Solar Wood F Hot Water Tank is: Owned Rented If rented, from whom:	On Dem	nerly rental fe	
	Age of Hot Water System: new □Don't Know Fuel Type: □Oil ☑ Electric □ Natural Gas ☑ Propane □Coal □ Solar □ Wood F	On Dem	nerly rental fe	
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dotloop signature verification: www.dortoop.combany.wenhicancoulds.volid9.env.to...644.2 OTHER EQUIPMENT AND APPLIANCES INCLUDED IN SALE Check the items that will be included in the sale of the Property: □ Dehumidifier □ Lawn Sprinklers □ Automatic Timer ☑ Smoke Detectors - How Many? □ 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 Storms/Screens Exterior Walls Driveway Sidewalks Doors 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? TYES VNO 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 KNOW

ROOF: Shingle Slate Metal Tile Other (describe) ☐Don't Know Approximate age of roof? new Has the roof ever leaked since you have owned the Property? TYES NO DON'T KNOW If "Yes," explain: Has the roof been replaced or repaired since you have owned the Property? TYES NO DON'T KNOW Are 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

Seller's Initials

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Purchaser's	Initials

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warning signs. Seller makes no warranty or representation whatsoever that the water supply, including quality or quantity, will operate or continue to function for any period of time. Inspection of these systems by a qualified inspector is strongly recommended. As required by law, 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.

	YSTEM The Property is con ☐Community ☑ Private		d by (check all app	licable boxes):	
On-site Off-site	☑Drilled Well ☐Dug Well	I ☐ Spring ☐ Lake/I	Pond Lake Wel	l None Don't	Know
Water System Features	: Cistern/Reservoir/Holdi	ing Tank 🛮 Water So	oftener/Conditioner	Reverse Osmos	is Infrared Light
	Ultraviolet Other:opper Galvanized Metal		None None	Don't Know	
If Drilled Well: Drille	d by:	Т	ag #:	Depth:	
	time of driller's report):		Date of driller	's report:	
CONDITION OF WA	TER AND WATER SYSTI	EM	um taroni		
	ed for coliform bacteria? 🔽			•	
Has any other water que	By who ality or water chemistry testing	m? ng been done? TI VE	Ke	Suits:	
If "Vec " when?	Ry who	m?		milte:	
Weter softener ZVES	By who	Dent If rented from	m vihami	Monthly	Pontal Face \$
Are you aware of low p	ressure 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 o	ther problems you have had	with your water system	m, including water	quality or quantity:	
Does the water have any	y odor, bad taste, cloudiness	or discoloration?	YES 🗹 NO If "Ye	es," describe in detai	il:
		VOEDTIC/NY ACT			
				STEM	
Special Notice: Sew	5. SEWER er septic and wastewate	er systems that are	not public or	municipal systen	ns are not designed to
perform indefinitely ability to control. It conditions, maintenant representation what. Inspection of these s	er septic and wastewate and are affected by man n addition, the useful lance, the inherent design soever that these systems by a qualified i	er systems that are ny conditions abo life of these syste of these systems a ems will operate	e not public or ut which Seller ems is affected and many other or continue	municipal system may have no kee by the amount factors. Seller to function for	nowledge or have any and type of use, soil makes no warranty or any period of time.
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	6. ADDITIONAL INFORMATION CONCERNING THI	E PROPI	ERTY	
(a)	Age of Building(s): Main Bldg. 1 yr Additions to Main Bldg.	11 . X		
(b)	Additional Building(s): (a) (b) Is Seller currently occupying the Property? If "No," how long has it been since Seller occupied?	YES	□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?	YES	No	
	If "Yes," please explain:			
(d)	If "yes," did you obtain all necessary permits and approvals for such work?	YES	□NO	
(e)	Are any property or development rights (e.g. conservation easements to Land Trusts, etc.) owned by others? If "Yes," by whom:	YES	□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?	□YES	NO	
(g)	Are there any property tax abatements, land use tax stabilization agreements or other special property tax arrangements applicable to the Property?	□YES	□NO	DON'T KNOW
(h)	Has Seller received notice that the Property will be reassessed by any taxing authority during the next 12 months?	YES	□NO	
(i)	Does the property have Urea-Formaldehyde Foam Insulation?	□YES	□NO	□DON'T KNOW
(j)	Does the Property have Asbestos and/or Asbestos Materials in the siding-walls-plaster-flooring-insulation-heating system?	YES	No	DON'T KNOW
(k)	Has the Property been tested for Radon Gas?	YES	□NO	□DON'T KNOW
(1)	If "Yes," when? By whom? Results: negative			
(m)	Does the Property have evidence of mold?	YES	NO	DON'T KNOW
(n)	If "Yes," what has been done about the mold?			
(0)	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:	□YES	⊠NO	
(p)	Is there any infestation by pests that affect the property? If "Yes," explain:	□ YES	No	DON'T KNOW
(q)	Do you have any knowledge of any damage to the Property caused by pests?	YES	NO	DON'T KNOW
(r)	Is the Property currently under warranty or other coverage by a licensed pest control company?	YES	NO	DON'T KNOW
(s)	Do you know of any termite/pest control reports or treatments for the Property in the last five years?	□YES	NO	□DON'T KNOW
(t)	Further explanation of answers to any of the above:			
7.	CONDOMINIUMS SUBDIVISIONS/ HOMEOWNERS' ASSOCIATION AGREEMENTS/ROAD MAINTENANCE ASSOCIATION AGREEMENTS/ROAD AGREEMENTS/			INTENANCE
(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?	YES	NO	
(b)	Is there any defect, damage, or problem with any common elements or common areas? If "Yes," describe below.	□YES	□NO	DON'T KNOW
(c)	Is there any condition or claim which may result in an increase in assessment or fees? If "Yes," describe below.	□YES	□NO	□DON'T KNOW
(d)	Are any required stormwater permits current?	YES	□NO	DON'T KNOW
(e)	Are there any homeowners' association or "common area" expenses or assessments affecting the Property?	□YES	□NO	DON'T KNOW

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Seller's Initials

Purchaser's Initials

(f)	Are there presently any outstamount: \$	anding special assessme	ent(s) on the Pro	perty? If "Yes,"	YES	NO	
(g)	Are there any anticipated spec	there any anticipated special assessments on the Property? If "Yes," anticipated bunt: \$Monthly _Quarterly _Yearly		" anticipated	□ YES	NO	
	Purpose of special assessments	s:					
	Years or term remaining on an						<u> </u>
(h)	Are there any current actions, condominium owners' associa	tion and any other partie	s? If "Yes," des	cribe below.	YES	NO	DON'T KNO
(i)	Do you know of any violations condominium rules or CC&R'				YES	No	DON'T KNO
(j)	Contact person/manager for co	ondominium/homeowner	association: Na	me:			
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