

SELLER'S PROPERTY INFORMATION REPORT

TO BE COMPLETED BY SELLER

Date Prepared: _____

Seller's Name(s):

Neal F. Fisher Revocable Trust

Property Address:

2008 Elmore Pond Road

Wolcott

Street

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 type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(e)	Is the Property served by a road maintained by the municipality?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(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

NFF

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(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? _____ By whom? _____	<input checked="" type="checkbox"/> YES	<input 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:

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 type="checkbox"/> Radiant <input type="checkbox"/> Heat Pump <input type="checkbox"/> Direct Vent <input type="checkbox"/> Other (explain): _____ Age of Furnace/Boiler: <u>6 yrs</u> <input type="checkbox"/> Don't Know Fuel Type: <input checked="" 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 <input type="checkbox"/> Geothermal <input type="checkbox"/> Other (explain): _____ Annual Fuel Usage: <u>720.5</u> Gallons (or other measure) Provider: <u>Kred's Energy</u> Property used: <input checked="" 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.): _____
(c)	Hot Water System (check all that apply): <input checked="" type="checkbox"/> Hot Water Tank <input 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 checked="" type="checkbox"/> Oil <input type="checkbox"/> Electric <input type="checkbox"/> Natural Gas <input 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>976.00</u> Electric utility provider: <u>MORRISVILLE WATER & LIGHT</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: <u>200</u> Amps <input 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 checked="" type="checkbox"/> NO If "Yes," explain in detail: _____ <div style="border: 1px solid black; height: 30px;"></div>

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

Seller's Initials



Purchaser's Initials

(k)	OTHER EQUIPMENT AND APPLIANCES INCLUDED IN SALE
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Check the items that will be included in the sale of the Property:

- ☒ Electric Garage Door Opener - Number of Transmitters 2 ☐ Security Alarm System ☐ Owned ☐ Leased ☐ Humidifier
☒ 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: GENERATOR (SELF-STARTER)

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 KNOW

ROOF: ☒ Shingle ☐ Slate ☐ Metal ☐ Tile ☐ Other (describe) ☐ Don't Know

Approximate age of roof? 28 yrs

Has the roof ever leaked since you have owned the Property? ☐ YES ☐ NO ☐ DON'T KNOW

If "Yes," explain: HAS BEEN REPAIRED

Has the roof been replaced or repaired since you have owned the Property? ☒ YES ☐ NO ☐ DON'T KNOW

If "Yes," when? 2015

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 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

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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.

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: _____ ☐ None ☐ Don't Know
Water Pipes are: ☐ Copper ☐ Galvanized Metal ☐ Lead ☐ PVC (Plastic) ☐ Combination ☒ Don't Know
If Drilled Well: Drilled by: MANOSH Tag #: 8428 Depth: 148' / 84' casing
Gallons Per Minute (at time of driller's report): 3 Date of driller's report: 11/7/77

CONDITION OF WATER AND WATER SYSTEM

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

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: 1990 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? Outlet baffle replaced 6/4/18

What was done? _____ By whom? _____

Type of septic tank: ☒ Concrete ☐ Metal ☐ Fiberglass ☐ Other (describe) _____ ☐ Don't Know

Septic tank capacity (in gallons) 1,000 ☐ Don't Know

Date Septic Tank Last Inspected? 6/21/18 ☐ Don't Know Reports of last inspection/pumping attached: ☐ YES ☐ NO

Date Septic Tank Last Pumped? 6/12/18 ☐ Don't Know By whom? Hartigan

To your knowledge, is any portion of the system in need of repair or replacement? ☐ YES ☒ NO If "Yes," describe in detail:

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6. ADDITIONAL INFORMATION CONCERNING THE PROPERTY

(a)	Age of Building(s): Main Bldg. <u>29</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: _____	<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 checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(l)	If "Yes," when? <u>8-14-07</u> By whom? <u>VT. Dept of Health</u> Results: <u>PASSED (2.1)</u>			
(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 checked="" type="checkbox"/> YES	<input 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 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 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 type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(d)	Are any required storm water permits current?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW

Seller's Initials

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Purchaser's Initials

(e)	Are there any homeowners' association or "common area" expenses or assessments affecting the Property?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(f)	Are there presently any outstanding special assessment(s) on the Property? If "Yes," amount: \$ _____	<input type="checkbox"/> YES	<input type="checkbox"/> NO	
(g)	Are there any anticipated special assessments on the Property? If "Yes," anticipated amount: \$ _____ <input type="checkbox"/> Monthly <input type="checkbox"/> Quarterly <input type="checkbox"/> Yearly Purpose of special assessments: _____ Years or term remaining on any outstanding special assessments: _____	<input type="checkbox"/> YES	<input type="checkbox"/> NO	
(h)	Are there any current actions, disputes or lawsuits pending between the homeowners/condominium owners' association and any other parties? If "Yes," describe below.	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(i)	Do you know of any violations of local, state, or federal laws or regulations, condominium rules or CC&R's relating to the Property? If "Yes," describe below.	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(j)	Contact person/manager for condominium/homeowner association: Name: _____ Phone number/e-mail: _____			

Further explanation of any of the above:

IS THERE ANYTHING ELSE THAT SHOULD BE DISCLOSED ABOUT THE CONDITION OF THE PROPERTY? (In answering this question, you should be guided by what you would want to know about the condition of the Property if you were buying it.)
☐ YES ☒ NO ☐ DON'T KNOW OF ANYTHING ELSE. If "Yes," explain:

SELLER'S STATEMENT: Seller is providing the information in this report to reduce the likelihood of DISPUTES or LEGAL ACTION concerning the sale of the Property. The information provided herein does not constitute any warranty, express or implied, by Seller about the Property or any feature of the Property. Seller hereby authorizes any real estate agent to provide a copy of this report to any prospective buyer. IN DELIVERING THIS REPORT TO A BUYER OR PROSPECTIVE BUYER, NO REPRESENTATION IS MADE BY ANY REAL ESTATE AGENT THAT THEY HAVE ANY INDEPENDENT OR PERSONAL KNOWLEDGE ABOUT THE CONDITION OF THE PROPERTY, THAT THEY HAVE MADE ANY INQUIRY OR INVESTIGATION ABOUT THE CONDITION OF THE PROPERTY OR ANY OF THE INFORMATION PROVIDED IN THIS REPORT BY SELLER OR THAT THEY HAVE VERIFIED THE INFORMATION PROVIDED IN THIS REPORT BY THE SELLER. Seller acknowledges that the information provided in this report is correct to the best of Seller's knowledge as of the date signed by Seller.

BUYER/PROSPECTIVE BUYER ACKNOWLEDGES RECEIPT OF A COPY OF THIS REPORT ON THE DATE SET FORTH BELOW. BUYER/PROSPECTIVE BUYER UNDERSTANDS THAT THIS REPORT PROVIDES INFORMATION ABOUT THE PROPERTY MADE BY THE SELLER AS OF THE ABOVE DATE. IT IS NOT A WARRANTY OF ANY KIND BY SELLER OR ANY REAL ESTATE AGENT. THIS REPORT IS NOT A SUBSTITUTE FOR ANY PROPERTY INSPECTION. BUYER/PROSPECTIVE BUYER MAY OBTAIN A PROPERTY INSPECTION. HOWEVER, ANY SUCH INSPECTION MUST BE BY WRITTEN AGREEMENT WITH SELLER. BUYER/PROSPECTIVE BUYER UNDERSTANDS THAT THERE MAY BE MATTERS RELATING TO THE PROPERTY WHICH ARE NOT ADDRESSED IN THIS REPORT.

Seller: Neil Fisher 2/19/19
 (Signature) Date

Purchaser:
 (Signature) Date

Seller:
 (Signature) Date

Purchaser:
 (Signature) Date

Seller:
 (Signature) Date

Purchaser:
 (Signature) Date

Seller:
 (Signature) Date

Purchaser:
 (Signature) Date

PROPERTY UTILITIES AND SERVICES

Property Address

2008 Elmore Pond Rd
Wolcott, VT

Date

2-19-19

UTILITY INFORMATION:

2018 Annual: (0.1) \$ 2114.89 Electric Co. Morrisville Water & Light 985.93
Cost: 0.1 Gallons 720.5 Oil Co. Fred's Energy
Gallons Gas Propane Co. Bourne
Gallons Wood Co.
Gallons Kerosene Co.

Septic maintained by: Hartigan

Last pumped: Date: 6/12/18

Furnace maintained by: Country Plumbing

Last cleaned: Date: 5/15/18 (2018)

Chimney maintained by:

Last cleaned: Date:

Water tested by:

Results: Date:

Radon tested by: Vt Dept of Health

Results: Passed Date: 8/14/07

Other:

Association Contact & Phone #:

Internet Service: Consolidated Communications

Cable TV Company: Direct TV

Phone Co: Consolidated Communications

Rubbish Removal: Casella

Snow Removal: Sweeney Brothers Co.

Miscellaneous:

Information herein provided by: Name: Neal Fisher Name:

Seller(s) Initials: NFF Date: 2/18/19

*Neal and Lilalee Fisher
2008 Elmore Pond Road
Wolcott, Vermont 05680*

*Cell Phone:
802.585.5813*

*802.888.1908
nealfisher@myfairpoint.net*

May 8, 2018

RESIDENCE AT 2008 ELMORE POND ROAD

11.49 acres

Built 1990

Study (over garage) and workout room finished 2002

Screened in back porch and installed railings and new steps

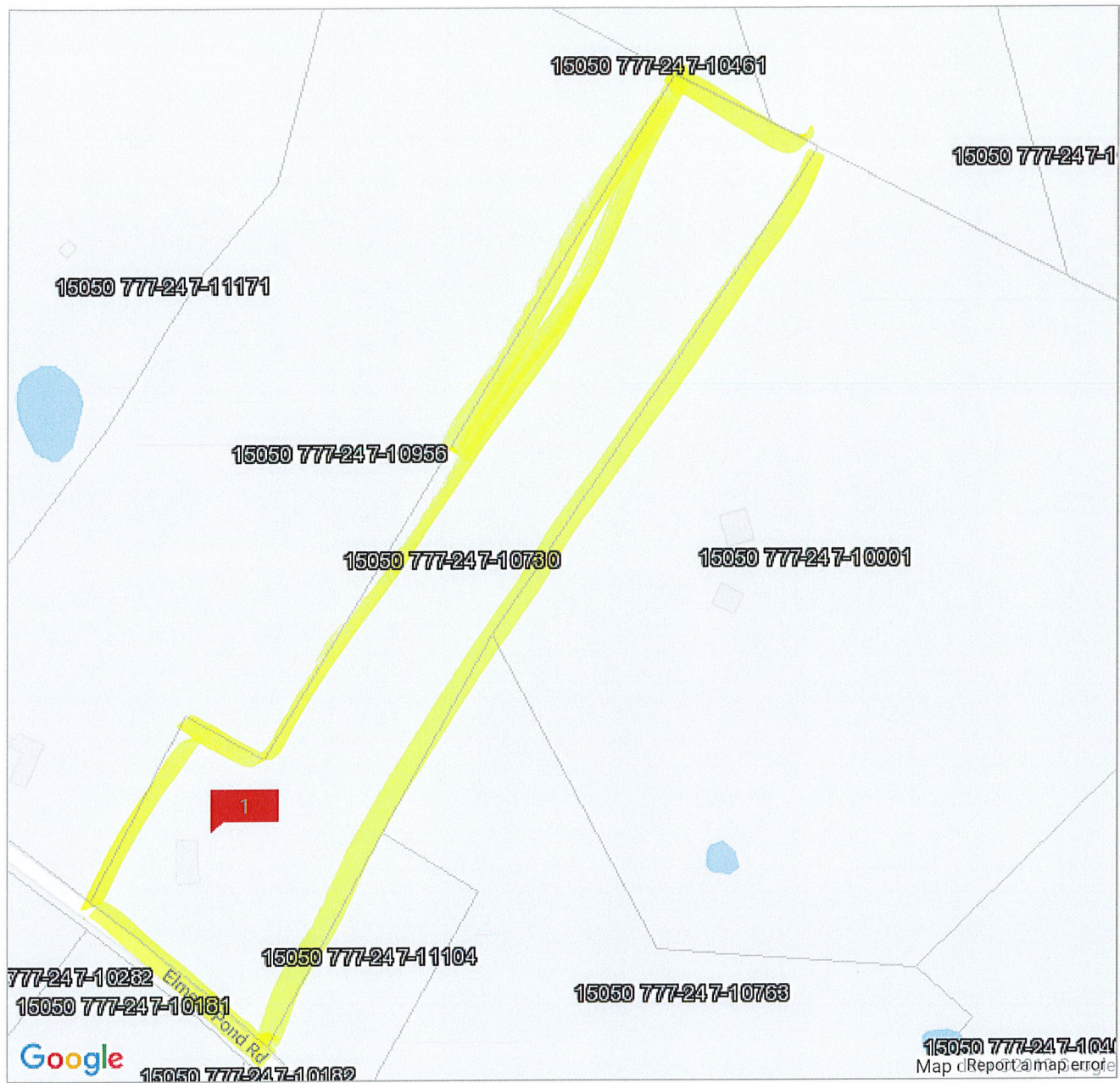
New garage doors – 2011

2010 – Carpeted upstairs, quarry tile in guest bath

2012 – New boiler, water heater, oil tank

2013 – New kitchen countertops
Built stone retailing wall outside apartment entrance

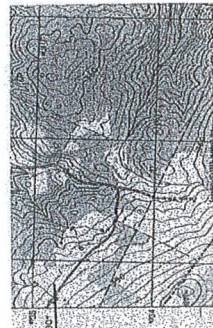
2015—Replaced three windows in MBR
Rebuilt and re-installed five windows
Installed new entrance assembly and new front door
Rebuilt dormer windows
Replaced major portion of exterior wood trim and painted
Buried utility lines from road to furnace room and sealed openings





THE PROJECT

LOCUS



WILLIAM LANDIS III &
JACQUELINE FERBER
500 INVADED TERRACE
WOLCOTT, VT. 05680
BK. 58 PG. 235

BEARINGS ARE BASED UPON
MAGNETIC NORTH AS INDICATED
BY THE ARROW.

DAVID & JEANNIE
MODICA
7 CHIMNEY HILL DR.
COLCHESTER, VT. 05446
BK. 48 PG. 18

LINDA WARING
2147 ELMORE POND RD.
WOLCOTT, VT. 05680
BK. 42 PG. 10

SOURCE OF TITLE
WILLIAM A. DUBOIS & DOUGLAS E. LEFEBVRE TO
RICHARD D. & PAMELA C. RYDER
WARRANTY DEED DATED 8/1/88 AND RECORDED IN BOOK
48 PAGE 341-342 OF THE WOLCOTT LAND RECORDS.
WARRANTY DEED DATED 3/28/89 AND RECORDED IN BOOK
48 PAGE 341-342 OF THE WOLCOTT LAND RECORDS.

TOTAL SUBDIVISION ACREAGE:
TOTAL SUBDIVISION ACREAGE IS 27.52 ACRES, INCLUDING
HIGHWAY RIGHT OF WAY.

- LEGEND:
- KELLER PIN FND.
 - VALLEY SURVEYORS IRON PIN FND.
 - IRON PIN OF UNKNOWN ORIGIN FOUN
 - IRON PIN SET
 - POWER POLE
 - FENCE
 - CENTER LINE OF ROAD

JOHN & CATHERINE
AARTS
112 SOUTH MAIN STREET PMB #15
WOLCOTT, VT. 05680
11/18/97 NOT RECORDED
MAP SCALE 50'

THE SUBDIVISION REGULATIONS OF THE TOWN OF WOLCOTT ARE A PART
OF THE RECORDS OF THE TOWN OF WOLCOTT AND ARE CONTINGENT ON COM-
PLETION OF ALL THE REQUIREMENTS OF SAID TOWN ORDINANCES.
EXCEPTING ONLY ANY VARIANCES OR MODIFICATIONS MADE IN WRITING
THE COMMISSION AND ATTACHED HERETO

WOLCOTT PLANNING
COMMISSION

11/37-S
DATE 6-14-03
BY V. V.

A TOTAL STATION SUBDIVISION SURVEY

WOLCOTT, VERMONT
OWNERS & SUBDIVIDERS: Richard & Pamela Ryder PO Box 386
Morrisville, VT. 05661 802-888-5855
DESIGNER: Richard Ryder
PROJECT SURVEYOR: Willard Gove 430 Grimes Road
Hyde Park, VT. 05655 802-888-5600

I certify that this plat was prepared from a survey based upon field
evidence, former surveys as indicated and research in the Wolcott
Land Records. The degree of precision is consistent with the "Rural"
classification of surveys. This plat conforms with the requirements
of 27 V.S.A. Section 1403.

GOVE LAND SURVEYORS, INC.
430 GRIMES RD. HYDE PARK, VT. 05655
802-888-5600



CONTOUR INTERVAL IS 5 METERS OR
167 FEET. CONTOUR LINES WERE INTER-
POLATED FROM U.S.G.S. DATUM.



Elmore Pond Road

ORIGINAL INK DRAWING ON MYLAR.



TOWN OF WOLCOTT
APPLICATION TO ZONING ADMINISTRATOR
WOLCOTT ZONING PERMIT

Application No. 608

Date AUG 15 1989

The undersigned hereby applies for a Zoning Permit for the following use, to be issued on the basis of representations contained herein. This permit is voided in the event of misrepresentation. The applicant hereby specifically gives permission to the Zoning Administrator to enter the subject land for the purpose of inspecting the land and premises herein described.

If the Zoning Administrator fails to act on this application on or before SEPT. 15, 1989, this permit shall be deemed to issue, as if approved, on SEPT. 16, 1989.

1. Location of property: Town Road #4.
2. Name of Landowner: Richard D Ryder Address: PO Box 836 Moulton
Phone: 888-4215
3. Name of Applicant: Richard D Ryder Address: SAIME
Phone: 8-4215
4. Nature of proposed project:
New construction ☒; Addition ☐; Accessory Building ☐;
Alteration of structure ☐; Other (describe) ☐.
5. Existing use and occupancy wood land.
6. Proposed use and occupancy Dwelling.
7. Dimensions:
Area of lot 27.68A± Dimensions of proposed structure 34x 76;
setback from: Road rt.-of-way 200'±; Rear boundary 1500'±;
Side boundary 200'±; Side boundary 800'±;
Flooding waterbody ☐; Frontage on public highway 9210±;
Distance between driveway and closest property line 200'±.
8. Plot plan: Please sketch your property on the reverse side.
Include all structures, driveways, parking lots, etc., existing and proposed. Show dimensions of these features and the distance from property lines, and the nearest flooding waterbody. Additionally please indicate if a survey of the land is on file with the Town Clerk, and the Book and Page where this survey may be found.

Survey on file in Wolcott Land Records in Book 35 at Page 133.

I SWEAR THAT THE INFORMATION PROVIDED HEREIN IS TRUE TO THE BEST OF MY KNOWLEDGE.

Richard D Ryder
Applicant

8/15/89
Date

SUBSCRIBED AND SWORN to this 15th day of August, 19 89.

Class of Soil Type

Linda J Martin
NOTARY PUBLIC

Waring

380 ±

1750 ±

Anderson

1040 ±

TR# 4

Waring

TOWN OF WOLCOTT
WOLCOTT ZONING PERMIT

APPLICATION NO. 608 RECEIVED ON AUG 15 1989 ALONG WITH
A FEE OF FIVE DOLLARS (\$5.00) IS HEREBY: pd

APPROVED. Any interested person may appeal this decision on or
before AUG 30, 1989, by completing and submitting an appeal
form obtained from the Zoning Administrator.

Absent an appeal, this permit shall take effect on AUG 31, 1989.

Work should not begin on the permitted project until AUG 31, 1989.

Shorelands:

DENIED, and referred to the Board of Adjustment on _____.
The reasons for denial are:

Enclosed you will find the appropriate appeal notices for:

- () Decision of Administrator
- () Conditional Use
- () Variance

If you wish to appeal this decision to the Board of Adjustment,
fill out the Notice(s) enclosed and return them to me no later than

Signed

Walter J. Gossard
Administrator

Date

8/15/89

Hartigan Septic Pumping Services
A Wind River Environmental Company
31 Welch Park
Middlesex VT 05602
Acquisition: Hartigan Septic Pumping Services

Invoice



Billing Questions:

Service Questions:

BILL TO

Customer Number: 2051899
Fisher, Neal & Ila
Neal & Ila Fisher
2008 Elmore Pond Road

Wolcott, VT 05680

JOB SITE

Jobsite 1
2008 Elmore Pond Road

Wolcott, VT 05680
Neal & Ila Fisher

Service Date: 12-Jun-2018	Invoice Number: 3889165	Order Number: 0292002050
P.O.Number: NO PO	Invoice Date: 13-Jun-2018	

OrderID	Quantity	Service Desc	Price	NonTax	Tax	Total
0292002050	1.00	Coupon or Discount	-10.0000	-\$10.00	\$0.00	-\$10.00
	1.00	Pumping 1000	300.0000	\$300.00	\$0.00	\$300.00
	250.00	Pumping Addit. 1-1000 Gallons	0.3000	\$75.00	\$0.00	\$75.00
	1.00	VT - State Compliance Fee	10.0000	\$10.00	\$0.00	\$10.00
0292002051	1.00	Service Van (Auger/Camera/Jetting) 1 Hr Minimum	225.0000	\$225.00	\$0.00	\$225.00
	0.50	Service Van (Auger/Camera/Jetting) Add Hours	150.0000	\$75.00	\$0.00	\$75.00
Grand Total:			254.50	675.00	\$0.00	\$675.00

Less :	Payments:	\$675.00
	Credits:	\$0.00
	Adjustments:	\$0.00
	Balance:	\$0.00

Payment Terms: Due on Receipt

From:

Please detach here and return the bottom portion with your payment.

Customer Number: 2051899
Fisher, Neal & Ila
2008 Elmore Pond Road

Wolcott, VT 05680

Order Number	Invoice Number	Invoice Date	Amount Due
0292002050	3889165	13-Jun-2018	\$0.00

Remit To:

Hartigan Septic Pumping Services
A Wind River Environmental Company
46 Lizotte Dr, Suite 1000
Marlborough, MA 01752

If your payment is returned NSF it will be re-presented electronically, and you will be assessed a processing fee, the maximum allowed by law.

Hartigan Septic Pumping Services
A Wind River Environmental Company
31 Welch Park
Middlesex VT 05602
Acquisition: Hartigan Septic Pumping Services

Invoice



Billing Questions:

Service Questions:

Order ID	Technician Comments
0292002050	Normal water level. 6in bottom sludge. 6in top solids. Inlet baffles are intact. Main line Clear. No filter is present on the tank; current tank can be outfitted with a filter. Cover(s) secured. Pumped 1250 from ledge tank. 4 hoses used.
0292002051	Inlet is pvc and 62ft 2 in long to elbow upward through slab appears good at this time. Inlet baffle is good Outlet is pvc 30ft 5in long to d box line appears good but needs outlet t baffle installed otherwise all appears good at this time.

From:

Please detach here and return the bottom portion with your payment.

Customer Number: 2051899
Fisher, Neal & Ila
2008 Elmore Pond Road

Wolcott, VT 05680

Order Number	Invoice Number	Invoice Date	Amount Due
0292002050	3889165	13-Jun-2018	\$0.00

Remit To:

Hartigan Septic Pumping Services
A Wind River Environmental Company
46 Lizotte Dr, Suite 1000
Marlborough, MA 01752

If your payment is returned NSF it will be re-presented electronically, and you will be assessed a processing fee, the maximum allowed by law.

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT we **NEAL F. FISHER and ILA A. FISHER**, of Wolcott, in the County of Lamoille and State of Vermont, Grantors, in the consideration of **TEN AND MORE DOLLARS** paid to our full satisfaction by **NEAL F. FISHER, TRUSTEE OF THE NEAL F. FISHER REVOCABLE TRUST**, under Trust Agreement dated the 21st day of February, 2008, Grantees, have REMISED, RELEASED, AND FOREVER QUITCLAIMED unto the said **NEAL F. FISHER, TRUSTEE OF THE NEAL F. FISHER REVOCABLE TRUST**, Grantees, all right and title which we, the said **NEAL F. FISHER and ILA A. FISHER**, Grantors, or our heirs have in, and to, a parcel of land in Wolcott, in the County of Lamoille and State of Vermont, described as follows, viz:

Being all and the same land and premises conveyed to Neal F. Fisher and Ila A. Fisher by Warranty Deed of Richard D. Ryder and Pamela C. Ryder dated July 11, 2002 and recorded in Book 73, Page 337A-340A of the Wolcott Land Records.

The premises conveyed herein consists of 11.49 acres of land, more or less, with a single family dwelling thereon, located at 2008 Elmore Pond Road, in the Town of Wolcott and is more particularly depicted as Lot 1 on a survey entitled "A Total Station Subdivision Survey Ryder Subdivision Wolcott, Vermont" dated April 27, 2000 and prepared by Gove Land Surveyors, Inc., and recorded in Slide 149A in the Map Cabinet of the Wolcott Land Records.

The address of the property is 2008 Elmore Pond Road, Wolcott, Vermont.

Reference is hereby made to the aforementioned instruments, the records thereof and the references therein contained, all in further aid of this description.

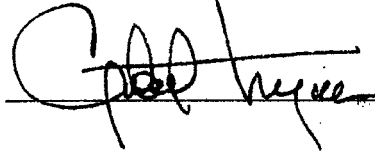
TO HAVE AND TO HOLD all our right and title in and to said quit-claimed premises, with the appurtenances thereof, to the said Grantees, **NEAL F. FISHER, TRUSTEE OF THE NEAL F. FISHER REVOCABLE TRUST**, and their heirs and assigns forever.

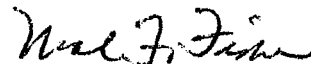
AND FURTHERMORE, we **NEAL F. FISHER and ILA A. FISHER**, the said Grantors, do for our heirs, executors and administrators, covenant with the said Grantees, **NEAL F. FISHER**,

TRUSTEE OF THE NEAL F. FISHER REVOCABLE TRUST, and their heirs and assigns, that from and after the ensembling of these presents, we the said **NEAL F. FISHER and ILA A. FISHER**, Grantors, will have and claim no right in, or to, the said quit-claimed premises.


IN WITNESS WHEREOF, we the said **NEAL F. FISHER and ILA A. FISHER**, hereunto set our hand and seal this 6 day of March, 2008.

IN PRESENCE OF:



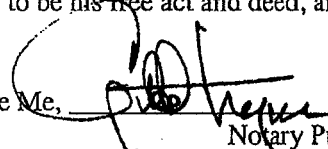


NEAL F. FISHER LS

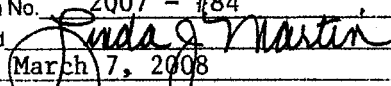
ILA A. FISHER

By: Neal F. Fisher LS
**NEAL F. FISHER, ATTORNEY-IN-FACT
PURSUANT TO A GENERAL POWER OF
ATTORNEY**

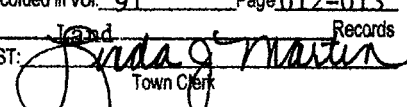
STATE OF VERMONT)
 : ss.
COUNTY OF LAMOILLE)

At Wolcott, in said County and State, this 6 day of March, 2008, personally appeared **NEAL F. FISHER, individually and as Attorney-In-fact for ILA A. FISHER** and he acknowledged this instrument, by him sealed and subscribed, to be his free act and deed, and the free act and deed of **ILA A. FISHER**.

Before Me, 

Notary Public
My Commission Expires: 02/10/11

Vermont Property Transfer Tax
32 V.S.A. Chap. 231
- ACKNOWLEDGEMENT -
RETURN RECEIVED
(INCLUDING CERTIFICATES AND, IF REQUIRED ACT
250 DISCLOSURE STATEMENT) AND TAX PAID.
Return No. 2007 - #84
Signed  Clerk
Date March 7, 2008

WOLCOTT TOWN CLERK'S OFFICE
Received for Record
March 7 A.D., 2008
At 11 o'clock 45 Minutes A M
and recorded in Vol. 91 Page 012-013
of Land Records
ATTEST: 
Town Clerk

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that we, **Richard D. Ryder** and **Pamela C. Ryder** of Hyde Park in the County of Lamoille and State of Vermont, Grantors, in the consideration of ten or more dollars paid to our full satisfaction by **Neal F. Fisher** and **Ila A. Fisher** of Evanston in the County of Cook and State of Illinois, Grantees, by these presents, do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantees, Neal F. Fisher and Ila A. Fisher, husband and wife, as tenants by the entirety, and their heirs and assigns forever, a certain piece of land in Wolcott in the County of Lamoille and State of Vermont, described as follows viz:

Being a portion of all and the same land and premises conveyed to Richard D. Ryder and Pamela C. Ryder by the Warranty Deed of Maureen A. Stravinski and Douglas E. Lefebvre dated September 16, 1988 and of record in Book 48 at Pages 220-221 of Wolcott Land Records and also being a portion of all and the same land and premises conveyed to Richard D. Ryder and Pamela C. Ryder by the Warranty Deed of Adrian Mitchell Bronk dated March 3, 1989 and of record in Book 48 at Pages 341-342 of Wolcott Land Records. The premises conveyed herein consist of 11.49 acres of land, more or less, with a single family dwelling thereon, located at 2008 Elmore Pond Road in the Town of Wolcott and is more particularly depicted as Lot 1 on a survey entitled "A Total Station Subdivision Survey Ryder Subdivision Wolcott, Vermont" dated April 27, 2000 and prepared by Gove Land Surveyors, Inc. and of record as Slide 149B in the Map Cabinet of the Wolcott Land Records.

The within conveyed premises are subject to easements to the Village of Morrisville Water and Light Department for pole line rights and rights appurtenant thereto.

This deed shall act as a bill of sale for the following personal property: two refrigerators, two range/ovens, dishwasher, washer, dryer and microwaves; all of which are conveyed in as is condition with no warranties except as to title.

Reference is hereby made to the above deeds and their records and to all former deeds and their records, for a more complete description of the property conveyed herein.

This conveyance is made subject to and with the benefit of any utility easements, spring rights, and rights incident to each of the same as may appear more particularly of record, provided that this paragraph shall not reinstate any such encumbrance previously extinguished by the Marketable Record Title Act, Subchapter 7, Title 27.

Vermont Statutes Annotated.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, Neal F. Fisher and Ila A. Fisher, husband and wife, as tenants by the entirety, and their heirs and assigns, to their own use and behoof forever, and we the said Grantors, Richard D. Ryder and Pamela C. Ryder, for ourselves and our heirs and assigns, do covenant with the said Grantees, Neal F. Fisher and Ila A. Fisher, and their heirs and assigns, that until the ensconing 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 whatsoever.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 11th day of July, 2002.

Sharon Linn
Witness

Richard D. Ryder
Richard D. Ryder
Pamela C. Ryder
Pamela C. Ryder

STATE OF VERMONT
COUNTY OF LAMOILLE, SS.

At ~~Morrisville~~ ^{1478 Park} this 11th day of July, 2002, personally appeared Richard D. Ryder and Pamela C. Ryder, the signers and sealers hereof and acknowledged this instrument to be their free act and deed.

Before me:

Sharon Linn
Notary Public

Vermont Property Transfer Tax
32 V.S.A. Chap. 231

- ACKNOWLEDGEMENT -
RETURN RECEIVED

(INCLUDING CERTIFICATES AND, IF REQUIRED ACT
250 DISCLOSURE STATEMENT) AND TAX PAID.

Return No. 2002 - #19A

Signed Bradley Martin, Clerk

Date July 15, 2002

SEE ACT 250 DISCLOSURE
STATEMENT - PAGES 339-340^A

WILLIAMS AND GREEN, P.C.
ATTORNEYS AT LAW
259 UPPER MAIN STREET
P.O. BOX 800
MORRISVILLE, VERMONT
05661-0800

TOWN CLERK'S OFFICE, WOLCOTT

How will your new home use energy?

Home Energy Information

Your home is a system, and understanding how it consumes all types of energy (like electricity, wood, oil or natural gas), can help you determine how energy-efficient it is, and how much your monthly energy bills will be.

On average, **Vermonters spend over \$3,000 on their energy bills** every year, but once you know how your home uses energy, you can tackle projects that will improve its efficiency and reduce your energy burden. These projects have additional benefits like eliminating cold drafts and reducing air-borne allergens like mold, making your home more **affordable, healthy, and comfortable**. Plus, by increasing the efficiency and adding renewable energy systems, you can reduce your carbon footprint, making Vermont a better place for future generations.

The Vermont Home Energy Profile

The Vermont Home Energy Profile is an independent, unbiased assessment that evaluates the expected energy efficiency of a home through three key metrics: estimated annual energy usage, estimated annual costs, and the U.S. Department of Energy (DOE) Home Energy Score.

A DOE Qualified Assessor will produce a Vermont Home Energy Profile by performing a 1-2 hour home walk-through. Your Assessor will recommend upgrades to improve your home's energy efficiency like:

- Air sealing gaps or holes in the ceilings, or walls
- Increasing insulation levels
- Replacing old or inefficient equipment or appliances

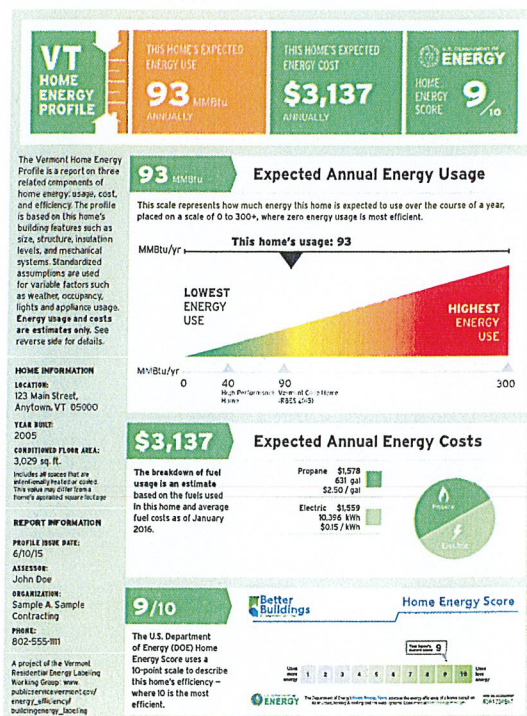
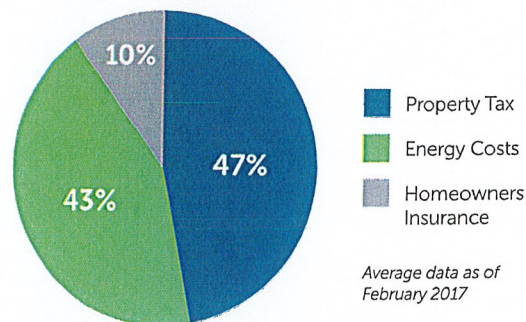
These types of improvements can **save you up to 20% on your annual heating bills** – not only this year, but every year going forward – making the investment worth the cost. Efficiency Vermont also offers rebates to complete this work, and there are lenders that provide energy efficiency project financing, so you can **roll the cost of improvements into your mortgage**.

The price of a Vermont Home Energy Profile varies, but is generally \$200 or less. For more information or to find a DOE Qualified Assessor, **call Efficiency Vermont at 888-921-5990 or visit www.efficiencyvermont.com/HomeEnergyProfile**.

Effective 07/01/2017 - Vermont Realtors®



Comparison of Average Annual Costs for a Vermont Home



Efficiency
Vermont

VR-073 Rev. A

Energy Upgrades In Your New Home

The first few years of living in your home are a great time to invest in energy efficiency upgrades. Not only can it make your home more affordable, but it can make it more comfortable and increase the resale value. If you're building a new home, there are ways to build efficiency right into it.

The best first step is to contact Efficiency Vermont by calling 888-921-5990 or visiting www.efficiencyvermont.com. There you can find:

- Listings for BPI Certified Energy Efficiency Network contractors
- Technical assistance and incentives for energy-efficient new construction
- Rebates on the purchase of efficient equipment such as kitchen appliances, heat pump heating and cooling systems, water heating systems, and more
- Cash back incentives on air sealing and insulation projects through the Home Performance with ENERGY STAR program
- DIY videos and online resources
- Guidance on financing and energy efficiency projects
- Resources on renewable energy systems



Other Resources

Vermont Gas Systems • 802-863-4511 | www.vermontgas.com

Burlington Electric Department • 802-865-7342 | www.burlingtonelectric.com

Vermont's Weatherization Program • www.dcf.vermont.gov/oeo/weatherization

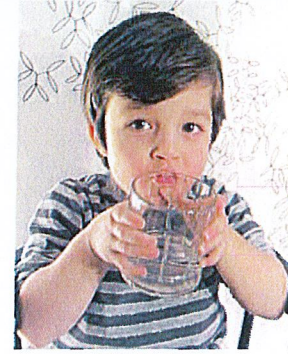
Renewable Energy Resource Center • <http://www.rerc-vt.org/>

The Vermont Home Energy Profile pilot is a project of the Vermont Residential Energy Labeling Working Group:
publicservice.vermont.gov/energy_efficiency/buildingenergy_labeling

VERSION DATE: MAY 2017
Effective 07/01/2017 - Vermont Realtors®

NE Seller

**Efficiency
Vermont**
VR-073 Rev. A



If you are drilling a new well or buying real estate with a well –

The Health Department recommends the following testing schedule to ensure that your drinking water is safe:

- Total coliform bacterial test every year
- Inorganic chemical test every five years
- Gross alpha radiation screen every five years

Total Coliform Bacteria

A Total Coliform bacterial test is recommended every year for homeowners with private wells. Coliform bacteria are a large group of soil and intestinal bacteria that indicate potential well contamination and may cause health problems. However, coliform bacteria do not necessarily make you sick. If Total Coliform bacteria are found, the water is then checked for *E. coli* bacteria. Test results show whether recent animal or human waste has entered the water. Do not drink water that has tested positive for bacterial contamination. Boiling water for one minute will kill bacteria so that it can be used for drinking.

Inorganic Chemical Test

This screen is recommended every five years. Recommended tests include arsenic, chloride, copper, fluoride, hardness, iron, lead, manganese, total nitrate plus nitrite, sodium and uranium.

These inorganic chemicals can create nuisance problems, or in some cases, health symptoms or concerns. When you receive test results they will be compared with maximum levels.

Gross Alpha Screen

A screen for alpha radiation is recommended every five years. This is a screening test for naturally occurring mineral radioactivity in water such as uranium and radium. This radioactivity is measured and reported in picocuries per liter (pCi/l). The gross alpha test will help determine if additional specific testing is needed. If screening results are equal to or greater than 5 pCi/l, the water should also be tested for radium. If the screening results are equal to or greater than 15 pCi/l, the water should be tested for radium and uranium.

Certified Laboratories

You can order test kits from the Health Department Laboratory at (800) 660-9997 or (802) 863-7335 – or use another certified drinking water lab: healthvermont.gov

On tab marked A – Z, click “w” for water testing and scroll down for the link to the list.

If your water has an unusual smell, taste, color or sheen –

Switch to another safe water source until test results are known. Call the Health Department at (800) 439-8550 or (802) 863-7220.

Handwritten signature

Health Concerns

Health symptoms related to drinking water that is contaminated with coliform bacteria can range from no effects to severe cramps and diarrhea. Potential health effects from chemicals in drinking water depend on the level in the water, how much and how long the water has been used for drinking and, in some cases, personal health issues.

The following are concerns related to specific chemicals found in drinking water:

- **Arsenic** has been linked to increased lifetime risk for bladder, lung, or skin cancer. The maximum level for arsenic in water is 0.010 milligrams per liter (mg/l).
- **Chlorides** do not cause health problems, but high chloride levels in drinking water give water an unpleasant taste and may be a sign of other problems. The maximum level for chlorides in water is 250 mg/l.
- **Copper** is an important mineral for the formation of red blood cells. Copper can stain plumbing fixtures and give the water a metallic taste. High amounts of copper in water can cause stomachaches, vomiting, or diarrhea. The maximum level for copper in water is 1.3 mg/l.
- **Fluoride** is a mineral found in nature that helps the body resist tooth decay. It is important to know if well water contains fluoride so adjustments can be made before making infant formula or giving children supplements. The maximum level for fluoride in water is 4.0 mg/l.
- **Hardness** causes no known health risks but can cause reduced lathering of soap, and buildup of scale in water heaters, cookware and plumbing. No limits are established for water hardness.
- **Iron** is an essential element and does not generally cause health effects. However, high amounts of iron can cause staining of clothing, sinks, toilets and bathtubs. Iron can give water a metallic taste. The maximum level for iron in water is 0.3 mg/l.
- **Lead** is a toxic metal, especially for children under 6 and pregnant women. In young children, lead can hurt the brain, kidneys and nervous system. Older plumbing can contain lead. The action level for lead in water is 0.015 mg/l.
- **Manganese** is an essential element for human metabolism. However, manganese can discolor water and stain clothing and bathroom fixtures grey/black. The maximum level for manganese in water for staining is 0.050 mg/l.
- **Nitrate/Nitrite** in elevated levels are linked with two known health problems. They can cause an oxygen deficiency in the blood of young infants, resulting in a bluish skin tone. In adults, nitrates can form chemicals called nitrosamines. This is a long term health risk linked to cancer. Elevated nitrate levels in well water may also indicate contamination from sources such as septic systems or fertilizers. The maximum level for total nitrate plus nitrite in water is 10.0 mg/l.
- **Sodium** is a necessary dietary element and can occur naturally in water. Water with high levels of sodium tastes salty, can corrode metal piping, and can contribute to high blood pressure. Salt from road de-icing may cause sodium levels to rise in wells close to roads. The maximum level for sodium in drinking water is 250 mg/l.
- **Uranium** is a radioactive element found in nature, including soil, water, rocks, plants and food. Most ingested uranium is eliminated from the body, but a small amount is absorbed and may go through the bloodstream and kidneys. Elevated levels of uranium may increase a person's risk of kidney damage or lifetime risk of cancer. The maximum level for uranium is 0.020 mg/l in Vermont.

NF

November 2012