

Margot Leikert

Date Prepared:

Seller's Name(s):



SELLER'S PROPERTY INFORMATION REPORT

TO BE COMPLETED BY SELLER

Propert	y Address:	207 Fitzgerald Road Morristow Street City/Tov				
Type of Property: Single Family Residence Multi-Family Residence (duplex, triplex, etc.) Condominium/Townhouse Land Only Commercial						
Use of I	Property:	Primary Residence Vacation Property Rental Property Oth	ier:			
Unless would p greater buyer. otherwiderwiderwiderwiderwiderwiderwiderwid	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.					
	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)					
				1	and the profit of the control of the	
(a) (b)	Do you know	off-site material been placed on the Property? of any sliding, settling, subsidence, earth movement, upheaval or earth ems that have affected the Property?	☐ YES	⊠NO ⊠NO	□ DON'T KNOW □ DON'T KNOW	
(c)	Is the Propert	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	XNO	MDON'T KNOW	
(d)		of any past or present drainage, high water table, or flood problems	□YES	'No	□DON'T KNOW	
(e)		y served by a road maintained by the municipality?	YES	□NO	□DON'T KNOW	
(f)	If the answer Road Main Annual Cost(s Other (explain	to (e) above is "No," how is the road serving the property maintained? tenance Agreement Homeowners/Road Association Private (by owners): 1):	er)	/		
(g)		lic or private landfills or dumps (compacted or otherwise) on the Property tting property?	YES	ov∖⊠	□DON'T KNOW	
Seller's	Initials	Purchaser's Initials				

(h)	Are there currently any underground fuel storage tanks on the Property?	YES	□NO	□DON'T KNOW		
(3)	If "Yes," Fuel Type: Proposition	UYES	MNO	DON'T KNOW		
(i)	Have there been any underground fuel storage tanks on the Property in the past?	☐ YES	□ NO	□DON'T KNOW □DON'T KNOW		
	If "Yes," have they been removed?					
(2)	When? By whom?	YES	□NO	DON'T KNOW		
(j)	Do you know the location of the boundary lines of the Property?	MYES		DON'T KNOW		
(k)	Are the boundary lines of the Property marked in any way? If "Yes," how are they marked? SUIVEY "1 10 00	ESTES	LINO	LIDON I KNOW		
(1)		YES YES	□NO	DON'T KNOW		
(1)	Has the Property been surveyed?	E I ES	ПИО			
(1)	If "Yes," when? By whom?	YES	□NO	DON'T KNOW		
(m) (n)	Is a copy of the survey available?	☐ YES	NO	DON'T KNOW		
(0)	Are there any easements or rights of way affecting the Property? Are there any boundary line disputes, claims of adverse possession, encroachments,	☐ YES	DNO.	DON'T KNOW		
	shared driveways, party walls or zoning set back violations affecting the Property?		7-4,0			
Furt	ther explanation of any of the above:		· · · · · · · · · · · · · · · · · · ·			
	2. MECHANICAL, ELECTRICAL, APPLIANCES & O'	THER SY	STEMS			
НЕАТ	ING/AIR CONDITIONING/HOT WATER SYSTEMS					
(a)		4 Dames [7]	Direct Vor	·+		
(a)	Heating System (check all that apply): ABase Board Hot Air ARadiant Hea	ırump 🗀	Direct ver	II D 24 TZ 2 1		
	Other (explain): Age of I	Furnace/Boil	ler:	LDon't Know		
	Fuel Type: Oil Natural Gas Propane Electric Wood Wood Pellet	1 Coal L1 Sc	ota r			
	☐ Geothermal ☐ Other (explain):	- // «Da				
	Annual Fuel Usage: Gallons (or other measure) Provider: Tr					
4	Property used: A Full Time Seasonally Fuel consumption may vary by user, nur		pants and	weather conditions.		
(b)	Air Conditioning: AYES NO If "Yes," describe (central, heat pump, window, etc.	c.):				
	Window units					
(c)	Hot Water System (check all that apply) \ Hot Water Tank □ Domestic/Off Boiler □ C	On Demand	☐ Heat]	Pump Water Heater		
	Age of Hot Water System: 2005 Don't Know					
1	Fuel Type: Oil Electric Natural Gas Propane Coal Solar Wood	Pellet 🔲 Ot	her			
	Hot Water Tank is: Nowned Rented If rented, from whom:		ly rental f	ee: \$		
(d)	Alternative Energy System(s) (check all that apply): Solar Wind Hydroele					
	Energy returned to crid. TWES TNO Owned					
(e)	Electrical System: Electrical service panel has: Fuses Circuit Breakers Other	er (explain)	200	A-17		
	Electrical System: Electrical service panel has: Fuses Circuit Breakers Other (explain) 200 AMT Annual electricity usage: Electric utility provider: Movel 5 Ville Electric					
	Property used: Full Time Seasonally Electricity consumption may vary by user, number of appliances and weather conditions.					
	Main Breaker Amperes: Amps Don't Know					
(f)	Are you aware of any problems or conditions that affect any of the above systems?	VES MINO	If "Ves	" evoluin in detail:		
(1)	Are you aware of any problems of conditions that affect any of the above systems?	1122 11410	11 103	, explain in detail.		
L						
TELE	PHONE / INTERNET / TELEVISION			4		
(g)	Is landline telephone service present at the Property? TYES INO If "Yes," current	nt provider:	000	ncos/		
(h)				ATIT		
(i)	Is cellular telephone service available at the Property? YEYES NO If "Yes," list av			7 7 1 1 T		
(1)	Is internet service available at the Property? YES NO If "Yes", current provider	r: <u> </u>	ornc	2951		
(;)	If "Yes," service is: ☐ Dial Up ☐ Broadband ☑ Cable ☐ Satellite ☐ DSL					
(j)	Is television service available at the Property? YES NO If "Yes", current provides	ler: <u>C &</u>	MIC	<u> 45 1</u>		
L	If "Yes," source is: Antenna Cable Satellite DSL	·····				
						
Seller's	s Initials Purchaser's Initials					
		L		[]		

1	OTHER EQUIPMENT AND APPLIANCES INCLUDED IN SALE
	Check the items that will be included in the sale of the Property:
1 .	Electric Garage Door Opener - Number of Transmitters 2
	Dehumidifier DLawn Sprinklers Automatic Timer Smoke Detectors - How Many? 4 Whirlpool Bath
	Swimming Pool Pool Heater Spa/Hot Tub Pool/Spa Equipment (list):
	☑ Refrigerator ☑ Stove ☑ Hood/Fan ☑ Microwave Oven ☑ Dishwasher ☐ Garbage Disposal ☐ Trash Compactor ☑ Washer ☑ Dryer ☐ Central Vacuum ☑ Freezer ☐ Intercom ☑ Ceiling Fans ☑ Woodstove ☐ Sump Pump ☑ Well Pump
	Satellite Dish Indoor/Outdoor Grill Attic Fan(s) Window A/C
	Wood/Gas/Pellet/Other Stove (describe):
	OTHER:
	Are any of the items that will be included in the sale of the Property in need of repair or replacement? AYES INO
	If "yes", explain in detail: Element in Stoce
	List equipment and appliances, including any AC units, that will be excluded from the sale of the Property:
	List equipment and apphanees, metaling any Ne units, that was be excluded from the sale of the x-ope-ty-
VIII 1984	3. STRUCTURAL COMPONENTS
	k any of the following items that have significant defects or malfunctions or that need significant repair:
₩£0	undation Slab Chimne Trieplace Interior Walls Ceilings Floors
	indows Doors Distorms/Screens Dexterior Walls Driveway Disterwalks Droot Droof
	utside Retaining Walls Unter Structures/Components:
If any	y of the above items are checked, describe the defect, malfunction or item(s) that need significant repair:
·	NO DEFECTS MNOWN
Has t	here ever been damage to the Property or any of the structures from fire, wind, floods, earth movements or landslides?
1	ES ENO DON'T KNOW If "Yes," explain in detail, including any repairs:
	25 2410 2 DOI 1 In 100, Oxplain in dottin, morading any repairs.
70 4 61	EMENTE COLLA I DICOLINIX COLLOS
	EMENT/CELLAR/CRAWL SPACE:
Has t	here ever been any water leakage, accumulation of water, dampness or visible mold within the basement, cellar or any crawl space?
	ES 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?
Have	
Have	there been any repairs or other attempts to control any water or dampness within the basement, cellar or crawl space?
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Are a Has p ROO Appr Has t If "Y Are t If "Y Special Seller i warnin	there been any repairs or other attempts to control any water or dampness within the basement, cellar or crawl space? SS SNO DON'T KNOW If "Yes," explain in detail, including any repairs:

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 #: Depth: VOO+

Gallons Per Minute (at time of driller's report): Date of driller's report: CONDITION OF WATER AND WATER SYSTEM Has the water been tested for coliform bacteria? YES \(\square\) NO \(\square\) DON'T KNOW If "Yes," when? 2006 By whom? MANOSH Results: OK
Has any other water quality or water chemistry testing been done? AYES NO DON'T KNOW WATER SOFTNER,
If "Yes," when? 2006 By whom? MANOSH Results: MINEPAL HARD
Water softener AYES NO If "Yes," Own Rent If rented, from whom: Monthly Rental Fee: \$ Are you aware of low pressure in your water system? TYES NO Has your water supply ever run out or run low? YES \(\text{NO If "Yes," describe:} \) WATER RUNNING - OK NOW - NO PROBLEM! 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 ☐ 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: _______ Is the system entirely on your Property? YES \(\D\ \NO\) DON'T KNOW Has the system been repaired since you have owned the Property? TYES VINO If "Yes," when? What was done? Type of septic tank: Concrete Metal Fiberglass Other (describe) (MOVN) Don't Know

Septic tank capacity (in gallons) Don't Know FOR LEACH)

Date Septic Tank Last Inspected? Don't Know Reports of last inspection/pumping attached: YES NO Date Septic Tank Last Pumped? 2017 Don't Know By whom? To your knowledge, is any portion of the system in need of repair or replacement? TYES XNO If "Yes," describe in detail: Seller's Initials Purchaser's Initials

Age of Building(s): (a) Additional Building(s): (a) Additional Building(s): (a) Lead of the Common of the		U. ADDITIONAL INFORMATION CONCERNING IIII			
Additional Building(s): (a) (b) Is Steller currently occupying the Property? If "No," how long has it been since Seller occupied? (c) Has Scller built or caused to be built any of the buildings on the Property, or made any additions, modifications, alteraintys or renovations to any fluiding on the Property? If "Yes," please explain: (c) Ha' yes," please explain: (d) H' yes," please explain: (e) Are any property or development rights (e.g., conservation easements to Land Trusts, etc.) owned by others? If "Yes," by whom: etc.) owned by any taxing authority during the next I metals? (d) Has Seller received notice that the Property will be reassessed by any taxing authority during the next I metals? (e) Does the property have Liea-Formaldehyde Foam Insolation? (f) Does the Property been tested for Radon Gas? (g) His she Property been tested for Radon Gas? (h) If "Yes," when? By whom? (e) If "Yes," when? By whom? (f) If "Yes," when? By whom? (g) If yes, what has been done about the mold? (g) If yes, what has been done about the mold? (g) If yes, what has been done about the mold? (g) If yes, who yes that affect the property, such as noise, proposed anylor new development, elecation or anject construction. (g) Is there any infestation by pests that affect the property caused by pests?	(a)	Age of Building(s): Main Bldg. 2005 Additions to Main Bldg.			
Seller currently occupying the Property? If "No." how long has it been since Seller occupied?		Additional Building(s): (a)(b)			
Completed	(b)	Is Seller currently occupying the Property? If "No," how long has it been since Seller	YES	□NO	
Has Seller built or caused to be built any of the buildings on the Property, or made any additions, modifications, alterelatings or renovations to any building on the Property? If "Yes," please explain:					
If "Yes," please explain:	(c)		YES	□NO	
(d) If "yes," did you obtain all necessary permits and approvals for such work? (e) Are any property or development rights (e.g. conservation easements to Land Trusts, etc.) owned by others? If "Yes," by whom: (f) Has Seller received written notice of any violations of local, state or federal laws, building codes and/or zoning ordinances affecting the Property? (g) Are there any property tax arrangements, land use tax stabilization agreements or other special property tax arrangements applicable to the Property? (g) Are there any property tax arrangements applicable to the Property? (g) Has Seller received notice that the Property will be reassessed by any taxing authority during the next 12 months? (g) Does the Property have Asbestos and/or Asbestos Materials in the siding-walls-plaster-flooring-insulation-heading system? (g) Does the Property been tested for Radon Gas? (g) His "Yes," when? (g) By whom? (g) His "Yes," when? (g) By whom? (g) His "Yes," what has been done about the mold? (g) If "Yes," what has been done about the mold? (g) If "Yes," what has been done about the mold? (g) Is there any infestation by pesis that affect the property, such as noise, proposed major new development, relocation or major construction of roads or highways, proposed zoning changes, ctc.? If "Yes," explain in detail: (g) Is there any infestation by pesis that affect the property caused by pests? (g) Do you have any knowledge of any damage to the Property caused by pests? (g) Do you know of any termitc/pest control reports or treatments for the Property in the last flive years? (g) Do you know of my termitc/pest control reports or treatments for the Property in the last flive years? (g) Do you know of my termitc/pest control reports or treatments for the Property in the last flive years? (g) Liss the Property perceived a home energy audit/assessment/rating/profile? (g) Liss the Property perceived a home energy audit/assessment/rating/profile? (g) Liss the Property perceived a home energy audit/assessme					
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Sollow's Taiticle /Ay				 1	
Seller's finitials	Seller's	Initials Purchaser's Initials			

(e)	Are there any homeowners' association or "common area" expenses or assessments affecting the Property?	□YES	NO	□DON'T KNOW
(f)	Are there presently any outstanding special assessment(s) on the Property? If "Y amount: \$	es,"	MNO	
(g)	Are there any anticipated special assessments on the Property? If "Yes," anticipated amount: \$	☐ YES	NO	
	Years or term remaining on any outstanding special assessments:		The second	E DONNE KNIOW
(h)	Are there any current actions, disputes or lawsuits pending between the homeowners, condominium owners' association and any other parties? If "Yes," describe below.	/ DYES	NO	□ 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.	□YES	No	□ DON'T KNOW
(j)	Contact person/manager for condominium/homeowner association: Name:			
	Phone number/e-mail:			
Furth	her explanation of any of the above:			
				T DOODLDTVO (I
answei	HERE ANYTHING ELSE THAT SHOULD BE DISCLOSED ABOUT THE ring this question, you should be guided by what you would want to know about the cost of DON'T KNOW OF ANYTHING ELSE. If "Yes," explain:	ondition of the P	Property if	E PROPERTY? (I you were buying it.)
THE PROPINFOR CORRECT BUYE BUYE MADE ESTAMAY SELLI	ESTATE AGENT THAT THEY HAVE ANY INDEPENDENT OR PERSONAL IN PROPERTY, THAT THEY HAVE MADE ANY INQUIRY OR INVESTIGA ERTY OR ANY OF THE INFORMATION PROVIDED IN THIS REPORT BY SELEMATION PROVIDED IN THIS REPORT BY THE SELLER. Seller acknowledge to the best of Seller's knowledge as of the date signed by Seller. ER/PROSPECTIVE BUYER ACKNOWLEDGES RECEIPT OF A COPY OF THIS REP/PROSPECTIVE BUYER UNDERSTANDS THAT THIS REPORT PROVIDES BY THE SELLER AS OF THE ABOVE DATE. IT IS NOT A WARRANTY OF THE AGENT. THIS REPORT IS NOT A SUBSTITUTE FOR ANY PROPERTY IN OBTAIN A PROPERTY INSPECTION. HOWEVER, ANY SUCH INSPECTION IN BUYER/PROSPECTIVE BUYER UNDERSTANDS THAT THERE MAY BE CHARE NOT ADDRESSED IN THIS REPORT.	TION ABOUT LER OR THAT es that the infor EPORT ON THE S INFORMATI OF ANY KINI SPECTION. E MUST BE BY	THE C THEY F mation pr TE DATE TON ABC D BY SEI BUYER/PF WRITTEN	ONDITION OF 1H IAVE VERIFIED TH rovided in this report SET FORTH BELOV OUT THE PROPERT LER OR ANY REA ROSPECTIVE BUYE I AGREEMENT WIT
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