



VermontRealtors®



SELLER'S PROPERTY INFORMATION REPORT  
TO BE COMPLETED BY SELLER

Date Prepared:

5-22-19 + 6-12-19

Seller's Name(s):

Richard C. + Beverly A. FENNER

Property Address:

310 Dale Road  
Street

Weston  
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).**

**I. 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

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Purchaser's Initials

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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? <u>1997</u> By whom? <u>Richard Adams Contractor</u>	<input checked="" type="checkbox"/> YES <input checked="" type="checkbox"/> YES	<input 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? <u>By Surveyor</u>	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(l)	Has the Property been surveyed? If "Yes," when? <u>2018</u> By whom? <u>DBS Surveys, Inc</u>	<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)	<b>Heating System (check all that apply):</b> <input type="checkbox"/> Base Board <input checked="" 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: <input checked="" 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 <u>Inspected Annually by TRIVING ENERGY</u> <input type="checkbox"/> Geothermal <input type="checkbox"/> Other (explain): _____ Annual Fuel Usage: <u>1,830.6</u> Gallons (or other measure) Provider: <u>TRIVING ENERGY</u> Property used: <input checked="" type="checkbox"/> Full Time <input checked="" type="checkbox"/> Seasonally Fuel consumption may vary by user, number of occupants and weather conditions.
(b)	<b>Air Conditioning:</b> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If "Yes," describe (central, heat pump, window, etc.): _____
(c)	<b>Hot Water System (check all that apply):</b> <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: <u>203 years</u> <input type="checkbox"/> Don't Know Fuel Type: <input type="checkbox"/> Oil <input type="checkbox"/> Electric <input type="checkbox"/> Natural Gas <input checked="" type="checkbox"/> Propane <input type="checkbox"/> Coal <input type="checkbox"/> Solar <input type="checkbox"/> Wood Pellet <input type="checkbox"/> Other _____ Hot Water Tank is: <input checked="" type="checkbox"/> Owned <input type="checkbox"/> Rented If rented, from whom: _____ Monthly rental fee: \$ _____
(d)	<b>Alternative Energy System(s) (check all that apply):</b> <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)	<b>Electrical System:</b> Electrical service panel has: <input type="checkbox"/> Fuses <input checked="" type="checkbox"/> Circuit Breakers <input type="checkbox"/> Other (explain) _____ Annual electricity usage: \$ <u>1,205</u> Electric utility provider: <u>Green Mountain Power</u> Property used: <input checked="" type="checkbox"/> Full Time <input checked="" type="checkbox"/> Seasonally Electricity consumption may vary by user, number of occupants, number of appliances and weather conditions. Main Breaker Amperes: _____ Amps <input checked="" type="checkbox"/> Don't Know
(f)	Are you aware of any problems or conditions that affect any of the above systems? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If "Yes," explain in detail: _____

### TELEPHONE / INTERNET / TELEVISION

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

Seller's Initials

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Purchaser's Initials

       

*\* This Season (2018-19) the House was occupied for 65% of the Heating Season*

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

Electric Garage Door Opener - Number of Transmitters 2
 Security Alarm System
  Owned
  Leased
  Humidifier  
 Dehumidifier
  Lawn Sprinklers
  Automatic Timer
  Smoke Detectors - *Alarm System +* How Many 2
 Whirlpool Bath  
 Swimming Pool
  Pool Heater
  Spa/Hot Tub
  Pool/Spa Equipment (list): \_\_\_\_\_  
 Refrigerator
  Stove
  Hood/Fan
  Microwave Oven
  Dishwasher
  Garbage Disposal
  Trash Compactor  
 Washer
  Dryer
  Central Vacuum
  Freezer
  Intercom
  Ceiling Fans
  Woodstove
  Sump Pump
  Well Pump  
 Satellite Dish
  Indoor/Outdoor Grill
  Attic Fan(s)
  Window A/C  
 Wood/Gas/Pellet/Other Stove (describe): \_\_\_\_\_  
 OTHER: \_\_\_\_\_  
 Are any of the items that will be included in the sale of the Property in need of repair or replacement?  YES  NO  
 If "yes", explain in detail: \_\_\_\_\_  
 \_\_\_\_\_  
 List equipment and appliances, including any AC units, that will be excluded from the sale of the Property:  
 \_\_\_\_\_  
 \_\_\_\_\_

### 3. STRUCTURAL COMPONENTS

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

Foundation
  Slab
  Chimney
  Fireplace
  Interior Walls
  Ceilings
  Floors  
 Windows
  Doors
  Storms/Screens
  Exterior Walls
  Driveway
  Sidewalks
  Pool
  Roof  
 Outside Retaining Walls
  Other Structures/Components: \_\_\_\_\_  
 If any of the above items are checked, describe the defect, malfunction or item(s) that need significant repair:  
Roof WAS DAMAGED BY WINTER STORM & WILL BE REPAIRED IN SUMMER 2017  
 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: SEE ABOVE

**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? Roof in back sleep den, replaced during RENOVATIONS IN 1998 & 1999

Has the roof ever leaked since you have owned the Property?  YES  NO  DON'T KNOW  
 If "Yes," explain: WINTER STORM (SEE ABOVE)

Has the roof been replaced or repaired since you have owned the Property?  YES  NO  DON'T KNOW  
 If "Yes," when? SEE ABOVE

Are there any current problems with the roof?  YES  NO  DON'T KNOW  
 If "Yes," explain: SEE ABOVE

### 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: ? Tag #: ? Depth: ?

Gallons Per Minute (at time of driller's report): ? Date of driller's report: ?

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**CONDITION OF WATER AND WATER SYSTEM**

Has the water been tested for coliform bacteria?  YES  NO  DON'T KNOW

If "Yes," when? ? By whom? VT Dept. Health Results: clean

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:

NONE

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

**5. SEWER/SEPTIC WASTEWATER SYSTEM**

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

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

Public or Municipal Sewer System  On-site septic/wastewater system  Off-site septic/wastewater system  Septic Tank

New or Alternate Technology (explain technology) \_\_\_\_\_  Holding Tanks

Cesspool  Sewage Pump  Dry Well  Conventional disposal area  Mound System disposal area  At Grade

Other  Don't Know If other, please explain: \_\_\_\_\_

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

Date system installed: unknown 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? \_\_\_\_\_

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 *(anti)*

Date Septic Tank Last Pumped? 6/21/18  Don't Know By whom? \_\_\_\_\_

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

Inspection Report available - Maps, etc.

Seller's Initials

Purchaser's Initials

**6. ADDITIONAL INFORMATION CONCERNING THE PROPERTY**

(a)	Age of Building(s): Main Bldg. _____ 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 type="checkbox"/> YES	<input type="checkbox"/> NO	
(c)	Has Seller built or caused to be built any of the buildings on the Property, or made any additions, modifications, alterations or renovations to any building on the Property? If "Yes," please explain: <u>MAJOR RENOVATIONS IN 1998 &amp; 1999</u>	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
(d)	If "yes," did you obtain all necessary permits and approvals for such work?	<input 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 type="checkbox"/> NO	<input checked="" 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? _____ By whom? _____ Results: _____			
(m)	Does the Property have evidence of mold?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(n)	If "Yes," what has been done about the mold? _____			
(o)	Are you aware of any off-site conditions in your neighborhood/community that could adversely affect the value or desirability of the Property, such as noise, proposed major new development, relocation or major construction of roads or highways, proposed zoning changes, etc.? If "Yes," explain in detail: _____	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
(p)	Is there any infestation by pests that affect the property? If "Yes," explain: _____	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(q)	Do you have any knowledge of any damage to the Property caused by pests?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(r)	Is the Property currently under warranty or other coverage by a licensed pest control company?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(s)	Do you know of any termite/pest control reports or treatments for the Property in the last five years?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(t)	Does the Property have any audio and/or video surveillance or recording equipment? If Yes, will said equipment be active during showings? Yes <input type="checkbox"/> No <input type="checkbox"/>	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(u)	Has the Property received a home energy audit/assessment/rating/profile? If yes, when? _____ by whom? _____	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(v)	Further explanation of answers to any of the above: _____			

**7. CONDOMINIUM SUBDIVISIONS, HOMEOWNERS' ASSOCIATIONS ROAD MAINTENANCE AGREEMENTS ROAD MAINTENANCE ASSOCIATIONS**

N/A

(a)	Is the Property part of a condominium or other common interest ownership regime or is it subject to covenants, conditions and restrictions (CC&R's)? If "Yes," Condo docs or CC&R's attached?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
(b)	Is there any defect, damage, or problem with any common elements or common areas? If "Yes," describe below.	<input type="checkbox"/> YES	<input 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 R e z  

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: _____			

N/A

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: Richard C. Jones 6-12-19  
(Signature) Date

Purchaser: \_\_\_\_\_  
(Signature) Date

Seller: \_\_\_\_\_  
(Signature) Date

Purchaser: \_\_\_\_\_  
(Signature) Date

Seller: \_\_\_\_\_  
(Signature) Date

Purchaser: \_\_\_\_\_  
(Signature) Date

Seller: \_\_\_\_\_  
(Signature) Date

Purchaser: \_\_\_\_\_  
(Signature) Date

**DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT  
AND/OR LEAD-BASED PAINT HAZARDS**  
*Required Federal Lead Warning Statement*

*Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.*

***Seller's Disclosure***  
***(initial applicable sections)***

1. Presence of lead-based paint and/or lead-based paint hazards:

<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

a. Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

b. Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

2. Records and reports available to the Seller:

<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

a. Seller has provided the Purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below):

<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

b. Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

***Purchaser's Acknowledgment***  
***(initial applicable sections)***

<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

3. Purchaser has received copies of all information listed above. *N/A*

<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

4. Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

Seller's Initials

<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
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Purchaser's Initials

<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
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5. Purchaser has:

a. Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

b. Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

***Agent's Acknowledgment  
(initial)***

Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

***Certification of Accuracy***

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information respectively provided by each of them is true and accurate.

Seller: Richard E. Jonner 6/12/19  
(Signature) Date

Purchaser: \_\_\_\_\_  
(Signature) Date

Seller: \_\_\_\_\_  
(Signature) Date

Purchaser: \_\_\_\_\_  
(Signature) Date

Seller: \_\_\_\_\_  
(Signature) Date

Purchaser: \_\_\_\_\_  
(Signature) Date

Seller: \_\_\_\_\_  
(Signature) Date

Purchaser: \_\_\_\_\_  
(Signature) Date