

SELLER'S STATEMENT OF PROPERTY CONDITION



THE SELLER AUTHORIZES THE BROKERS OR SALESPERSONS TO PROVIDE THE FOLLOWING INFORMATION TO PROSPECTIVE BUYERS. THIS INFORMATION IS BASED UPON THE SELLER'S KNOWLEDGE, BUT IS NOT INTENDED AS A GUARANTEE OF THE CONDITION OF THE PROPERTY AFTER SALE OR THE CONTINUED SATISFACTORY OPERATION OF ANY SYSTEM. THE BUYER SHOULD INDEPENDENTLY VERIFY ALL INFORMATION BEFORE PURCHASE.

Property Address 9 Home Park Ave Hopedale, MA

ANSWERS

YES NO UNKN

I. TITLE/ZONING/BUILDING INFORMATION

- 1. Seller/Owner How long owned?
2. How long occupied? Approximate year built?
3. Have you been advised of any title problems or limitations...
a) Do you know of any easement, common driveway, or right of way?
4. Zoning classification of property (if known)
5. Has your city/town issued a notice of any violation which is still outstanding?
a) Have you been advised that the current use is nonconforming in any way?
6. Do you know of any variances or special permits?
7. During Seller's ownership, has work been done for which a permit was required?
a) Were permits obtained?
b) Was the work approved by inspector?
c) Is there an outstanding notice of any building code violation?
8. Have you been informed that any part of the property is in a designated flood zone or wetlands?
(See Flood Zone disclosure Page 4)
9. Water drainage problems?

YES NO UNKN

II. SYSTEM AND UTILITIES INFORMATION

DO YOU KNOW OF ANY CURRENT PROBLEM WITH ANY SYSTEM LISTED BELOW?

- 10. Has there ever been an UNDERGROUND FUEL TANK? If yes, is it still in use? If not used, was it removed?
11. HEATING SYSTEM: Problems? Explain
a) Identify any unheated room or area
b) Approximate date of last service
c) Reason
12. DOMESTIC HOT WATER: Type Age Problems? Explain Burners Owned or rented?
13. SEWAGE SYSTEM: Problems? Explain
Type: Municipal Sewer Private If private, describe type of system:
Name of service company
Date it was last pumped Frequency
During your ownership has sewage backed up into house or onto yard?
Is system shared with other homes?
Date a Title 5 inspection last performed Copy attached.

SELLER'S INITIALS

MO [Signature]

BUYER'S INITIALS



**ANSWERS**

- 14. PLUMBING SYSTEM: Problems/Leaks/Freezing? Explain \_\_\_\_\_  
Bathroom ventilation problems? Explain \_\_\_\_\_
- 15. DRINKING WATER SOURCE: Public  Private \_\_\_\_\_ If private:  
a) Location \_\_\_\_\_  
b) Date last tested \_\_\_\_\_ Report: Attached \_\_\_\_\_ Not attached \_\_\_\_\_  
c) Water quality problems? Explain \_\_\_\_\_  
d) Water quantity problems? Explain \_\_\_\_\_  
e) Flow rate (gal. min.) \_\_\_\_\_  
f) Age of pump \_\_\_\_\_  
g) Is there a filtration system? \_\_\_\_\_ Age/Type of filtration system \_\_\_\_\_
- 16. ELECTRICAL SYSTEM: Problems? Explain \_\_\_\_\_
- 17. APPLIANCES: List appliances that are included \_\_\_\_\_  
Any known problems? \_\_\_\_\_  
If yes, explain \_\_\_\_\_
- 18. SECURITY SYSTEM: None  Type \_\_\_\_\_ Age \_\_\_\_\_ Company \_\_\_\_\_  
Problems? Explain \_\_\_\_\_
- 19. AIR CONDITIONING: Central \_\_\_\_\_ Window \_\_\_\_\_ Other  None \_\_\_\_\_  
Problems? Explain \_\_\_\_\_

YES NO UNKN

**III. BUILDING/STRUCTURAL IMPROVEMENTS INFORMATION**

- 20. FOUNDATION/SLAB:  
Problems? Explain \_\_\_\_\_
- 21. BASEMENT: Water \_\_\_\_\_ Seepage \_\_\_\_\_ Dampness \_\_\_\_\_  
Explain amount, frequency, and location \_\_\_\_\_  
a) Sump pump? If yes, age \_\_\_\_\_ location \_\_\_\_\_ Problems? \_\_\_\_\_
- 22. ROOF:  
Problems? Explain \_\_\_\_\_  
Location of leaks/repairs Ice Dam - leak Back windows Remold Ice Dam before Damage
- 23. CHIMNEY/FIREPLACE: Date last cleaned \_\_\_\_\_ Problems \_\_\_\_\_  
Wood/Coal/Pellet Stove in compliance with installation regulations/code/bylaws? \_\_\_\_\_  
If not, explain \_\_\_\_\_
- 24. History of smoke/fire damage to structure, if any? Explain \_\_\_\_\_
- 25. FLOORS: Type of floors under carpet/linoleum? \_\_\_\_\_  
Problems with floors (buckling, sagging, etc.)? Explain \_\_\_\_\_
- 26. WALLS:  
a) INTERIOR Walls: Problems? Explain \_\_\_\_\_  
b) EXTERIOR Walls: Problems? Explain \_\_\_\_\_
- 27. WINDOWS/SLIDING DOORS/DOORS:  
Problems or leaks? Explain \_\_\_\_\_
- 28. INSULATION: Does house have insulation? If yes, type \_\_\_\_\_ Date installed \_\_\_\_\_ Location \_\_\_\_\_
- 29. ASBESTOS: Do you know whether asbestos is present in exterior shingles, pipecovering or boiler insulation?  
Has a fiber count been performed? \_\_\_\_\_  
If yes, attach copy \_\_\_\_\_  
(See Asbestos disclosure Page 4)
- 30. LEAD PAINT: Is lead paint present?  
If yes, locations (attach copy of inspection reports) \_\_\_\_\_  
If yes, describe abatement plan/interim controls, if any \_\_\_\_\_  
Has paint been encapsulated? If yes, when and by whom? \_\_\_\_\_  
(See Lead Paint disclosure Page 4)
- 31. RADON: Has test for radon been performed? If yes, attach copy \_\_\_\_\_  
(See Radon disclosure Page 4)
- 32. INSECTS: History of Termites/Wood Destroying Insects or Rodent Problems? If yes, explain treatment and dates \_\_\_\_\_  
(See Chlordane disclosure Page 4)

SELLER'S INITIALS

NO

<sup>DS</sup>  
[Signature]

BUYER'S INITIALS

**MASSFORMS™**

Statewide Standard Real Estate Forms

This form is in use by Chris Whitten; usage by anyone other than a participant in the transaction is not permitted.



**ANSWERS**

- 33. SWIMMING POOL/JACUZZI: Problems? Explain \_\_\_\_\_  
Name of service company \_\_\_\_\_
- 34. GARAGE/SHED/OR OTHER STRUCTURE: Problems, explain \_\_\_\_\_  
\_\_\_\_\_

YES NO UNKN

**IV. MISCELLANEOUS INFORMATION**

- 35. Do you know of any other problem which may affect the value or use of the property which may not be obvious to a prospective buyer?  
Explain \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

YES NO UNKN

**V. CONDOMINIUM INFORMATION**

- 36. If converted to condominium, are documents recorded (Master deed/Unit deed etc.)?
- 37. PARKING: Is parking space included? If yes, is it deeded, exclusive easement or common? \_\_\_\_\_
- 38. CONDO FEES: Current monthly fees for Unit are \$ \_\_\_\_\_  
Heat included? Yes \_\_\_ No \_\_\_  
Electricity included? Yes \_\_\_ No \_\_\_
- 39. RESERVE FUND: Has an advance payment been made to a condo reserve fund?  
If yes, how much \$ \_\_\_\_\_
- 40. CONDO ASSOC. INFO: Is owners' association currently involved in any litigation? \_\_\_\_\_  
If yes, explain \_\_\_\_\_
- 41. Have you been advised of any matter which is likely to result in a special assessment or substantially increase condominium fees?  
Explain \_\_\_\_\_  
\_\_\_\_\_

YES NO UNKN

**VI. RENTAL PROPERTY INFORMATION**

- 42. NUMBER OF UNITS: \_\_\_\_\_  
Has a unit been added/subdivided since original construction?  
If yes, was a permit for new/added unit obtained? \_\_\_\_\_
- 43. RENTS: Number of units occupied \_\_\_\_\_ Rents \$ \_\_\_\_\_/month  
Expiration date of each lease \_\_\_\_\_  
Any tenants without leases? \_\_\_\_\_  
Is owner holding last month's rent \_\_\_\_\_ security deposit? \_\_\_\_\_  
If yes, has interest been paid? \_\_\_\_\_  
If security deposit held attach a copy of statements of condition.. Attached \_\_\_ Not attached \_\_\_\_\_
- 44. Is there any outstanding notice of any sanitary code violation? Yes \_\_\_ No \_\_\_ Explain \_\_\_\_\_

**VII. ACKNOWLEDGMENTS**

Seller(s) hereby acknowledge that the information set forth above is true and accurate to the best of my (our) knowledge. I (we) further agree to defend and indemnify the broker(s) and any subagents for disclosure of any on the information contained herein. Seller(s) further acknowledge receipt of copy of Seller's Statement of Property Condition.

Date 3/8/15 Seller [Signature] Seller [Signature]  
DocuSigned by: D6D095F83A88449...

Buyer/Prospective Buyer acknowledges receipt of Seller's Statement of Property Condition before purchase. Buyer acknowledges that Broker has not verified the information herein and Buyer has been advised to verify information independently.

Date \_\_\_\_\_ Buyer \_\_\_\_\_ Buyer \_\_\_\_\_

SELLER'S INITIALS [Signature] [Signature] BUYER'S INITIALS \_\_\_\_\_



### VIII. EXPLANATORY MATERIAL

The following clauses are provided for descriptive purposes only. For detailed information, consult the Massachusetts Department of Public Health, the Massachusetts Department of Environmental Protection, or other appropriate agency, or your attorney.

**A. Flood Hazard Insurance Disclosure Clause (Question #8)**

The lender may require Flood Hazard Insurance as a condition of the mortgage loan if the lender determines that the premises are in a flood hazard zone.

**B. Hazardous Materials Disclosure Clause (Question #10)**

In certain circumstances Massachusetts law can hold an owner of real estate liable to pay for the cost of removing hazardous or toxic materials from real estate and for damages resulting from the release of such materials, according to the Massachusetts Oil and Hazardous Material Release and Response Act, General Laws, Chapter 21E. The buyer acknowledges that he may have the property professionally inspected for the presence of, or the substantial likelihood of release of oil or hazardous material and such proof of inspection may be required as a prerequisite for financing the property.

**C. Asbestos Disclosure Clause (Question #29)**

The United States Consumer Product Safety Commission has maintained that asbestos materials are hazardous if they release separate fibers which can be inhaled. Asbestos is a common insulation material on heating pipes, boilers, and furnaces. It may also be present in certain types of floor and ceiling materials, shingles, plaster products, cements and other building materials. The buyer may have the property professionally inspected for the presence of asbestos and if repair or removal of asbestos is desired, proper safety guidelines must be observed.

**D. Lead Paint Disclosure Clause (Question #30)**

Whenever a child under six years of age resides in any residential premises in which any paint, plaster or other accessible material contains dangerous levels of lead, the owner is required by law, to remove all said paint, plaster or cover with appropriate materials so as to make it inaccessible to a child under six years of age. Consumption of lead is poisonous and may cause serious personal injury. Whenever such residential premises containing dangerous levels of lead undergoes a change of ownership, as a result, a child under six years of age will become a resident, the new owner is required by law to remove said paint, plaster cover or encapsulate it with appropriate materials so as to make it inaccessible to such child. Buyer should receive information pamphlet from Department of Public Health.

**E. Radon Disclosure Clause (Question #31)**

Radon is an odorless, colorless, tasteless gas produced naturally in the ground by the normal decay of uranium and radium. Radon can lead to the development of radioactive particles which can be inhaled. Studies indicate the result of extended exposure to high levels of radon may increase the risk of developing lung cancer.

**F. Chlordane Disclosure Clause (Question #32)**

Pesticide products containing chlordane were banned in Massachusetts on June 11, 1985, following a determination by the Department of Food and Agriculture that the use of chlordane may cause unreasonable adverse effects on the environment including risk of cancer. Although existing data does not conclusively prove that significant health effects have occurred as a direct result of chlordane use, the long-term potential health risks are such that is prudent public health policy, according to the Department, to eliminate the further introduction of chlordane into the environment.

**G. Mold Information**

Molds are naturally occurring organisms that exist both indoors and outdoors. More than 1000 different kinds of mold have been found in homes in the United States. Molds are fungi that reproduce by making spores. Spores are small and lightweight and able to travel through the air. Molds need moisture and food to grow and their growth is stimulated by warm, damp and humid conditions. Molds can use materials such as wood, paper, drywall and carpet as food sources. Reducing dampness indoors is often key to reducing the growth of mold. Depending on the level of mold, allergies, respiratory problems and other health consequences can be triggered in sensitive individuals. However, exposure to mold does not always result in health problems. As of July of 2002, U.S. governmental agencies reported that a determination had not been made what quantity of mold was acceptable in an indoor environment. For more information on mold, contact an engineer or other qualified mold inspector. Information may also be found at the web site for the U. S. Environmental Protection Agency, [www.epa.gov](http://www.epa.gov).

**H. Fair Housing Notice**

It is unlawful to discriminate on the basis of race, color, religious creed, national origin, age, gender, sex, ancestry, marital status, veteran status, sexual orientation, disability, presence of a child, receipt of public assistance or other protected classification in the sale or rental of covered housing.

SELLER'S INITIALS MD <sup>DS</sup> [Signature] BUYER'S INITIALS \_\_\_\_\_

NELAC NY 11769  
 NRPP 101193 AL  
 NRSB ARL0017

 EPA Method #402-R-92-004  
 Charcoal Canister  
 NRPP Device Code 1017, 1159  
 NRSB Device Code 10302

## Laboratory Report For

## Property Tested

 Julie Deininger  
 182 Cushman Road  
 North Attleboro MA 02760

 9 Home Park Avenue  
 Hopedale MA

Log Number	Device Number	Area Tested	Result (pCi/L)
1510356	478780	Basement	1.4
1510357	478781	Basement Duplicate	1.5
<b>Average:</b>			<b>1.4 pCi/L</b>

Radon test results are below the EPA action level of 4 pCi/L. No further action is required at this time. The EPA suggests that you may want to test again in the future to ensure that radon levels remain below the action level. If the property tested uses water from a private well, you may wish to consider testing for radon in water.

**Comment:** Mass Inspections was e-mailed a copy of this report. A copy of this report was emailed to julied2311@hotmail.com.

Distributed By: Mass Inspections

Test Performed By: Garrett Fitzgerald Certification Number: 420-247

Test Began:	6/13/2013	7:00 pm	Date Received:	6/17/2013
Test Ended:	6/15/2013	8:00 pm	Date Analyzed:	6/17/2013
Test Exposure Duration	49.0 Hours		Date Reported:	6/18/2013

Report Reviewed By: M. Gray Report Approved By: Carolyn K. Allen

Carolyn K. Allen President, AccuStar Labs

**Disclaimer:**

The uncertainty of this radon measurement is +/- 10%. Factors contributing to uncertainty include statistical variations, daily and seasonal variations in radon concentrations, sample collection techniques and operation of the dwelling. Interference with test conditions may influence the test results.

This report may only be transferred to a third party in its entirety. Analytical results relate to the samples AS RECEIVED BY THE LABORATORY. Results shown on this report represent levels of radon gas measured between the dates shown in the room or area of the site identified above as "Property Tested". Incorrect information will affect results. The results may not be construed as either predictive or supportive of measurements conducted in any area of this structure at any other time. AccuStar Labs, its employees and agents are not responsible for the consequences of any action taken or not taken based upon the results reported or any verbal or written interpretation of the results.



**PROPERTY TRANSFER NOTIFICATION CERTIFICATION**

This form is to be signed by the prospective purchaser before signing a purchase and sale agreement or a memorandum of agreement, or by the lessee-prospective purchaser before signing a lease with an option to purchase for residential property built before 1978, for compliance with federal and Massachusetts lead-based paint disclosure requirements.

**Required Federal Lead Warning Statement:**

Every purchaser of any interest in residential 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**

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

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

(ii) <sup>DS</sup> MC Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) \_\_\_\_\_ 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 (circle documents below).

(ii) <sup>DS</sup> MC Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

**Purchaser's or Lessee Purchaser's Acknowledgment (initial)**

(c) \_\_\_\_\_ Purchaser or lessee purchaser has received copies of all documents circled above.

(d) \_\_\_\_\_ Purchaser or lessee purchaser has received no documents.

(e) \_\_\_\_\_ Purchaser or lessee purchaser has received the Property Transfer Lead Paint Notification.

(f) \_\_\_\_\_ Purchaser or lessee purchaser has (check (i) or (ii) below):

(i) \_\_\_\_\_ 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

(ii) \_\_\_\_\_ 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)**

(g) <sup>DS</sup> MC Agent has informed the seller of the seller's obligations under federal and state law for lead-based paint disclosure and notification, and is aware of his/her responsibility to ensure compliance.

(h) \_\_\_\_\_ Agent has verbally informed purchaser or lessee-purchaser of the possible presence of dangerous levels of lead in paint, plaster, putty or other structural materials and his or her obligation to bring a property into compliance with the Massachusetts Lead Law - either through full deleading or interim control - if it was built before 1978 and a child under six years old resides or will reside in the property.

**Certification of Accuracy**

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

DocuSigned by: [Signature] 3/5/2015  
Date  
Seller ID: FF3CD96E47B...

DocuSigned by: [Signature] 3/6/2015  
Date  
Seller ID: D095F83A88449...

Purchaser  
DocuSigned by: [Signature] 3/5/2015  
Date  
Agent ID: EDFF74BA42047A...

Purchaser  
Date  
Agent  
Date

Property Address: 9 HOME PARK AVE, HOPEDALE, MA 01747