

**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 18 and 20 CHARLES STREET, DOUGLAS, MA 01516  
 Parcel ID: 141-28

**ANSWERS**

YES NO UNKN

**I. TITLE/ZONING/BUILDING INFORMATION**

1. Seller/Owner LORI A DZIVASEN How long owned? 7/2009
2. How long occupied? 7/2009 Approximate year built? 2007
3. Have you been advised of any title problems or limitations (for example, deed restriction, lot line dispute, order of conditions)? If yes, please explain There was a title question on an Assignment of Mortgage Seller has title insurance that is transferable to a new Buyer and Lender. Policy is available upon Request.
4. Do you know of any easement, common driveway, or right of way? If yes, please explain Driveway Easement (current deed); easement set forth on prior deeds
4. Zoning classification of property (if known) RESIDENTIAL
5. Has your city/town issued a notice of any violation which is still outstanding? If yes, explain \_\_\_\_\_
- a) Have you been advised that the current use is nonconforming in any way? Explain \_\_\_\_\_
6. Do you know of any variances or special permits? Explain 5/2006 - J.A. Taylor Construction Company filed special permit to build Duplex on the property
7. During Seller's ownership, has work been done for which a permit was required? If yes, explain \_\_\_\_\_
- a) Were permits obtained? \_\_\_\_\_
- b) Was the work approved by inspector? \_\_\_\_\_
- c) Is there an outstanding notice of any building code violation? Yes \_\_\_ No \_\_\_ Explain \_\_\_\_\_
8. Have you been informed that any part of the property is in a designated flood zone or wetlands? Explain \_\_\_\_\_
- (See Flood Zone disclosure Page 4) At time of purchase, Unit 18 showed evidence of water leaking in to the basement through the bulkhead Bulkhead sealed for leaks. 9/2009, current owner had area regraded in the back yard away from the house and bulkhead of the hill and trench dug and filled with riprap to divert water away from the house. (no further issues)
9. Water drainage problems? Explain Bulkhead sealed for leaks. 9/2009, current owner had area regraded in the back yard away from the house and bulkhead of the hill and trench dug and filled with riprap to divert water away from the house. (no further issues)

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? From the house. (no further issues)  
 If yes, is it still in use? \_\_\_\_\_  
 If not used, was it removed? \_\_\_\_\_  
 (See Hazardous Materials Disclosure Page 4)
  11. HEATING SYSTEM: Problems? Explain \_\_\_\_\_
  - a) Identify any unheated room or area \_\_\_\_\_
  - b) Approximate date of last service 11/2014 REPLACED FLUE PIPES AND DRAFT CONTROLS IN BOTH UNITS
  - c) Reason \_\_\_\_\_
  12. DOMESTIC HOT WATER: Type ELECTRIC Age 2015 Problems? Explain NEW HOT WATER TANK UNIT 20 1/2015 UNIT 18 6/2015 Burners Owned or rented? \_\_\_\_\_
  13. SEWAGE SYSTEM: Problems? Explain Replaced sewage grinder pump on Unit 20 3/2011 and 7/2013 - Grinder Pump was plugged into outlet outdoors current owner Type: Municipal Sewer X Private \_\_\_\_\_ If private, describe type of system: had pumps for both units hard wired to a distribution box (no further issues)  
 Name of service company \_\_\_\_\_  
 Date it was last pumped \_\_\_\_\_ Frequency \_\_\_\_\_  
 During your ownership has sewage backed up into house or onto yard? Yes \_\_\_ No \_\_\_ Explain \_\_\_\_\_  
 Is system shared with other homes? \_\_\_\_\_  
 Date a Title 5 inspection last performed \_\_\_\_\_ Copy attached. Yes \_\_\_ No \_\_\_

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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 Range, Refrigerator, Dishwasher, Microwave  
Any known problems? \_\_\_\_\_  
If yes, explain in both units
- 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 \_\_\_\_\_
- 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 \_\_\_\_\_  
9/2015 - AIR SEALING, ATTIC STAIR COVERTHERMAL BARRIER installed and
- 29. ASBESTOS: Do you know whether asbestos is present in exterior shingles, pipecovering or boiler insulation?  
Has a fiber count been performed? ATTIC FLOOR OPEN BLOW CELLULOSE 4" THRU CSG/MASS SAVE PROGRAM  
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 5/2009  
(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)

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**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.

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**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 9/11/15 Seller [Signature] Seller \_\_\_\_\_

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 \_\_\_\_\_

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BUYER'S INITIALS \_\_\_\_\_

Matrix: Radon in Air

Client: Kiel Dzivasen

Sample 22 A/B Charles St

Location Douglas MA 01516

Phone (774) 280-0339

This sample taken by Chris Whitten at 10:25:00 AM on  
5/13/2009. . Point of collection: Basement Stairs

### Miscellaneous Scan Report

	<u>Results</u>		<u>EPA Limits</u>
<u>Misc. Tests</u>			
Radon in Air	1.1 pCi/L	A Radioactive Gas	4.0 pCi/L
Radon in Air	0.95 pCi/L	A Radioactive Gas	4.0 pCi/L

The integrity of the sample and results are dependent on the quality of sampling. The results apply only to the actual sample tested.  
Environmental Testing and Research Laboratories shall be held harmless from any liability arising out of the use of such results.