

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 424 River Rd Uxbridge MA 01569

ANSWERS

YES NO UNKN

I. TITLE/ZONING/BUILDING INFORMATION

1. Seller/Owner Keegan Realty Trust How long owned? TRUST / 1987
2. How long occupied? N/A Approximate year built? TOWN - 1937
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 _____
4. Do you know of any easement, common driveway, or right of way? If yes, please explain _____
4. Zoning classification of property (if known) _____
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 _____
7. During Seller's ownership, has work been done for which a permit was required? If yes, explain previously owned by parent - unknown
- 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)
9. Water drainage problems? Explain _____

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? YES NO UNKN
If yes, is it still in use? _____
If not used, was it removed? _____
(See Hazardous Materials Disclosure Page 4)
11. HEATING SYSTEM: Problems? Explain has issues Recently discovered water feed
a) Identify any unheated room or area _____
b) Approximate date of last service _____
c) Reason _____
12. DOMESTIC HOT WATER: Type IN Boiler Age ? Problems? Explain see above
Burners Owned or rented? _____
13. SEWAGE SYSTEM: Problems? Explain verbally Cesspool not up to code and informed
Type: Municipal Sewer _____ Private If private, describe type of system: Cesspool
Name of service company N/A
Date it was last pumped N/A 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 N/A 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 Resully 300 ft in BACK yard
b) Date last tested N/A Report: Attached N/A Not attached _____
c) Water quality problems? Explain _____
d) Water quantity problems? Explain well professional inspected + cannot determine
e) Flow rate (gal. min.) exact problem of low pressure
f) Age of pump EST 12 yr per professional inspection
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 _____
- 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 Carpet removed due to pet stains
- 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 was ant problem addressed approx 20 yrs ago
(See Chlordane disclosure Page 4)

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* Property was tested for radon during home inspection of previous buyer.
Levels averaged 15.8 during this test which was recieved on 1/31/17.
Results of this test are attached below.

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BUYER'S INITIALS _____



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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 1/9/17 Seller Cheryl Kegan, Trustee Seller Jail Newcombe, Trustee

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 _____

MASSFORMS™
Statewide Standard Real Estate Forms
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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.

H. Fair Housing Notice

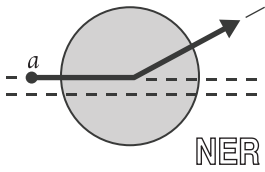
It is unlawful to discriminate on the basis of race, color, religious creed, national origin, age, gender, sex, ancestry, marital status, veteran status, sexual orientation, disability, presence of a child, receipt of public assistance or other protected classification in the sale or rental of covered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

SELLER'S INITIALS

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BUYER'S INITIALS

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NEW ENGLAND RADON, LTD.

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Salem, New Hampshire 03079

603-893-4260

Fax: 603-893-8163

Email: despinal@newenglandradon.com

Website: www.newenglandradon.com

RADON ANALYSIS

DATE: 01/31/2017

R.J. INSPECTIONS
270 LAWRENCE ST
METHUEN, MA 01844

ZACH ETSCHMAN

TEST SITE: 424 RIVER ROAD, UXBRIDGE, MA

EXPOSURE START: 20170126 AT 13:15

EXPOSURE STOP: 20170128 AT 21:35

CODE NO.	TEST RESULTS (pCi/L)	TEST LOCATION
148133	15.3	BASEMENT
148132	16.2	BASEMENT
AVERAGE	15.8	

THIS READING IS ABOVE THE EPA ACTION GUIDE LEVEL OF 4.0 pCi/L.

(THIS READING IS VALID ONLY IF HOUSE CONDITIONS ARE MAINTAINED AS SPECIFIED FOR THE DURATION OF THE TEST. NEW ENGLAND RADON, LTD. CANNOT BE HELD LIABLE FOR ERRONEOUS READINGS IF APPROPRIATE HOUSE CONDITIONS ARE NOT MAINTAINED.)