MASSACHUSETTS ASSOCIATION OF REALTORS® SELLER'S STATEMENT OF PROPERTY CONDITION



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

	Property Address: 127 Main of		harl	evat		The water and the			
	Property Address: 127 Main of Seller(s)/Owner(s): David Kong								
	How long owned: How long occupied: Approximate Year Built:								
	I. TITLE/ZONING/BUILDING INFOR	MATI	ON		79	re II Pavoide masso series dans of Jam serang.			
	S 429	Yes	No	Unknown	N/A	Description/Explanation			
1.	Title Problems or Limitations (for example, deed restriction, lot line dispute, order of conditions):								
2.	Easement, Common Driveway, or Right of Way					TORGINA WORK REPORT OF STREET			
3.	Zoning Classification(s) of property:					NT AND TO LOUISE MOVED.			
4.	Has the City/Town issued notice of outstanding violation?		A			// #W MY /			
5.	Have you been advised that current use is nonconforming in any way?		б			76.7			
6.	Do you know of any variances or special permits?		Ø			Reference to the second			
7.	During Seller's ownership, has work been done for which a permit was required? If yes, explain.	Ø				new bathrooms 1st fl kitchen			
a.	Were permits obtained?	W,							
b.	Was the work approved by an inspector?	Ø				Research regarders at text of few 9 CT			
c.	Was a licensed contractor hired? (If yes, provide name of contractor)	\square							
d.	Is there an outstanding notice of any building code violation?		Ø			Confidence and the state of the			
3.	Have you been informed that any part of the property is in a designated flood zone or wetland?		Ø			Filtrig et 12 peter			
9.	Are there any known water drainage problems? Explain.		Q			process to a subgular service per acceptable and the service of th			
					Ы	And I look straight about a control to control			
	II. SYSTEM AND UTILITIES INFORM	IATIO	N			The lot report on the second			
		Yes	No	Unknown	N/A	Description/Explanation			
).	STORAGE TANK								
)a.	Is or Has there ever been an underground storage tank?		Ø						
Ob.	If yes, type of tank					# CLOSESSACTORES -			
Oc.	If yes, is it still in use?					da Type			
Od.	If not still in use, was it removed?					His Problems Laplain			
De.	Storage Tank: LeasedOwned (See Hazardous Materials Disclosure Page 8)					TO A SERVICE STATE OF THE STATE			



SELLER'S INITIALS

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BUYER'S INITIALS



	II. SYSTEM AND UTILITIES INFORM	IATIO	N (Con	tinued)	RO SEL	THE SELLERIS ALCHORIZES LET HOL
	Standard Color Standard Color Standard	Yes	No	Unknown	N/A	Description/Explanation
11.	HEATING SYSTEM	Ø		z yat 🗖 agye		TOMORRANIA, DISTORACIONE
11a.	Type: Hotmates			يليد لمدية		Both boilers about 5 yes old
11b.	Age:					and hunt revenue Mension
11c.	Are there any known problems with the heating system? Explain.		Ø			man har are made
11d.	Identify any unheated room or area:					3rd fl + attic
11e.	Provide approximate date of last service:	Ø				2024
11f.	Provide reason for service:		mesi P			Routure
	III. WATER, SEWER & OTHER UTIL	ITIES				Conditions)
		Yes	No	Unknown	N/A	Description/Explanation
12.	DOMESTIC HOT WATER	M				ties the Circ/Loss Lond series
12a.	Type: Well					electric hot water heater
12b.	Age:					PROPERTY OF THE STREET
12c.	Are there any known problems with the hot water? Explain.		a			on and done of constants of the stands
13.	SEWAGE SYSTEM					super ser :
13a.	Municipal ☐ Private Sewer					TSupple of the second s
13b.	If Private Sewer, describe type of system:			0		asy the consequence of a set of
13c.	Provide Name of Service Company					Gertalied true to entrone others on an execution
13d.	Date it was last pumped:					Month Day Year
13e.	Frequency of Pumps:					Serving Booth behanger L. C. Anagem N. Servings N. Ser
13f.	During your ownership has sewage backed up into house or onto yard? Explain					e produce and the station of the station of the station of the state of the station of the stati
13g.	Is system shared with other homes?					
13h.	Was a Title 5 Inspection performed?					(STM153171) 17 1 6XA (S31878 31
13i.	Date of Inspection:					Month Day Year
13j.	Is a copy of Inspection attached?					. Signatur ekin — resk pore ekind agente (
14.	PLUMBING SYSTEM					200. If the Sec. Age of mok
14a.	Type:					South the West Styll
14b.	Problems? Explain		Ø			terra a en transa presenti Historia (a. j. del)
14c.	Bathroom ventilation problems? Explain		Ø			The state of the s
15.	WATER SOURCE					
15a.	☐ Public ☐ Private					

MASSFORMSTM
Statewide Standard Real Estate Forms

SELLER'S INITIALS

BUYER'S INITIALS





	III. WATER, SEWER & OTHER UTILITIES (continued)								
	stalijesas fore divinoriteiruses (I	Yes	No	Unknown	N/A	Description/Explanation			
15b.	Location					west side of building			
15c.	Date Last tested:					Month Day Year Marthly			
15d.	Report Attached?	Ø				upou request			
15e	Water Quality problems? Explain.		Ø						
15f.	Flow rate:					(gal. /min.)			
15g.	Age of Pump:								
15h.	Is there a filtration system? If yes, indicate age and type of filtration system.		Ø			Age:Type:			
	IV. ELECTRICAL SYSTEMS & UTILI	TIES				and the second s			
		Yes	No	Unknown	N/A	Description/Explanation			
16.	ELECTRICAL SYSTEM	Y				177 France (Blokutt) 12			
16a.	Problems? Explain.		Ø						
17.	APPLIANCES					7.0 Problems Fruhre.			
17a.	List appliances that are included: refrigerator stove, dishwasher wusher, dryer								
17b.	Problems? Explain.		Ø			NOTE 180 E2			
18.	SECURITY SYSTEM					docted with a state of the second second second second second			
18a.	Type coveras (BUNK)								
18b.	Age:		,			2.54 [17 ge to 2.74.3 veloqui			
18c.	Provide Name of Service Company		/						
18d.	Problems? Explain.					of spices, but about to the continuous small at			
19.	AIR CONDITIONING								
19a.	☐ Central☐ Window☐ Other. Explain.		Ū∕			Catorial Type of the contract			
19b.	Problems? Explain.					ere i en aradau emal ar embos			
20.	SOLAR PANELS					ranger of an indigent gardening a deci-			
20a.	☐ Leased ☐ Owned		Ø			ELLEN COL			
20b.	If leased, explain terms of agreement.	0				A PROPERTY OF THE PROPERTY OF			
	V. BUILDING/STRUCTURAL INFORM	TATION	V			.00			
	Dellomoration to the contract in tork	Yes	No	Unknown	N/A	Description/Explanation			
21.	FOUNDATION/SLAB					Field stare			
21a.	Problems? Explain.		M			1.000			
22.	BASEMENT								
22a.	Problems (select any that apply): Water Seepage Dampness Other. Explain.		Ø						



SELLER'S INITIALS ______



BUYER'S INITIALS



	V. BUILDING/STRUCTURAL INFORM					D 1.0 75 1 .0
	Emple Fig. 2 at only 1994	Yes	No	Unknown	N/A	Description/Explanation
	Explain amount, frequency, and location of the problems selected in 22a.				_	
2b.					-61	
3.	SUMP PUMP					
a.	If yes to 23, provide age and location.					
Bb.	Problems? Explain.					
١.	ROOF			19	01	was municified to sept the 1
a.	Age: SLATE					
b.	Problems? Explain.		回			The suppose of the su
c.	Location of leaks/repairs:					
	CHIMNEY/FIREPLACE					LI ECTEVO IN STRUCT
a.	Date last cleaned:					Month Day Year
b.	Problems? Explain.					27 9211102
Sc.	Presence of: Wood Stove Coal Stove Pellet Stove Gas Stove				0	Propue store 2 nd fl
d.	If yes to 25c, in compliance with installation regulations/code/bylaws?					11 (11 12 (11 11 11 11 11 11 11 11 11 11 11 11 11
ie.	If no to 25d, Explain.					
if.	Is there any history of smoke/fire damage to structure? Explain.					703 E A T T T T T T T T T T T T T T T T T T
	FLOORS					Contro > C
a.	Type of floors under carpet/linoleum:					mwasi sana
b.	Are there any known problems with floors (buckling, sagging, etc.)? Explain.		Ø			108 (pr. 1 1 v 25) (pr. 1
	WALLS		,			Const
a.	Interior Walls: Problems? Explain		of]			in surroum of the american design of the macroscent
b.	Exterior Walls: Problems? Explain		Ø			
	WINDOW/SLIDING DOORS/DOORS		_			
a.	Problems? Explain		Q		0	COMMITTED AND AND AND AND AND AND AND AND AND AN
).	INSULATION				-	Q a training arms and
a.	Does house have insulation?		Ø			paraller of transfer and
b.	If yes, type:					The Strate of
c.	Date Installed:					Month Day Year
	Location:					1. I Continue Day 1 Cm







	VI. ENVIRONMENTAL ISSUES									
	politically 2 National Control	Yes	No	Unknown	N/A	Description/Explanation				
30.	ASBESTOS			Ø		I PARKUNG -				
30a.	Is asbestos present in exterior shingles, pipe covering or boiler insulation?					5.547 [1 50000] 327				
30b.	Has a fiber count been performed?					21 HOLE STREET HIS LITTERS PROBER STREET				
30c.	If yes to 30b., is copy attached? (See Asbestos Disclosure Page 8)					(8) Explanation of the second				
31.	LEAD PAINT			Ø		e in leasy reach []				
31a.	Is lead paint present?					assis aminas a m FT				
31b.	If yes to 31a., locations present: (Attach copy of Inspection Reports)					en sul Lad see vidice a susua 3 L				
31c.	If yes to 31a., describe abatement plan/interim controls, if any:					nder och av Sentifica gravelint att to vun et e				
31d.	Has paint been encapsulated?					2ag 1 / 14 (line 1 2ag 1				
31e	If yes to 31d, provide date of encapsulation and by whom.					Month Day Year				
31f.	Is Lead Paint Disclosure Form available? If yes attach copy. If no, Explain.					intensit wert 1 sek				
32.	RADON					garipodared (vi				
32a.	Has test for Radon been performed? If yes, attach copy. (See Radon Disclosure Page 7)									
33.	MOLD	D I	E			OFFICE OF THE MARKET STORY OF THE STORY OF T				
33a.	Have you been advised of elevated levels of mold at the Property? Explain.		Q							
34.	INSECTS	m		,	57.	neal two an alexans generally reason is a well in a				
34a.	History of Termites/Wood Destroying Insect or Rodent Problems?			Ø						
2.415	If yes to 34a., explain treatment and dates:					Service Communication (Service)				
34b.	(See Chlordane Disclosure Page 7)			Ľ		Month Day Year				
35.	ENERGY AUDIT			,	707	ARCHITELTHISTORY AND ARTHUR DEPOCHE				
35a.	Has an Energy Audit been performed? If yes, attach a copy.		回							
	VII. OUTDOOR AMENITIES & STRUC									
	5,00 and part	Yes	No	Unknown	N/A	Description/Explanation				
36.	SWIMMING POOL/JACUZZI		Ø							
36a.	Problems? Explain.					5801679 I				
36b.	Name of Service Company:	1				Constitution of each leave				
37.	GARAGE/SHED/OR OTHER STRUCTURE	M				A the stage concerns with the project				
37a	Problems? Explain.					it is old, needs update				
	SELLER'S INITIALS DOLL BUYER'S INITIALS									







	VIII. CONDOMINIUM INFORMATION									
	golfsasiya Maoliyi medil	Yes	No	Unknown	N/A	Description/Explanation				
38.	PARKING	Ø				7 ASBESTOS				
38a.	Number of Spaces	Ø				Spaces				
38b.	Of those spaces, identify the number that are: Deeded Exclusive Easements Assigned Unassigned or In Common area					Number of Spaces: Deeded Exclusive EasementsO Assigned Unassigned In Common areaO				
39.	CONDO FEES		Ø			In seem anomals, all mass H				
39a.	Current monthly fees for Unit are: Are any of the following (39b39g.) included in the monthly fees:									
39b.	Heat					Traditional actions state that each				
39c.	Electricity					another than 1 etc.				
39d.	Hot Water									
39e.	Trash Removal –					Species at the second section of the second				
39f.	Landscaping					REXIM				
39g.	Snow Removal					The section west accept and test and				
40.	RESERVE FUND					V(100 H00 H0, 200 H)				
40a.	Has advance payment been made to a condo reserve fund?					TO THE TOTAL				
40b.	If yes to 40a, how much?					In the company to beginn most you work.				
41.	CONDO ASSOCIATION FUND					groups: Nilogy off on the litter				
4la.	Is owners' association currently involved in any litigation? Explain.									
41b.	Have you been advised of any matter which is likely to result in a special assessment or substantially increase condominium fees? Explain					HART TO THE PROPERTY OF THE PR				
	IX. RENTAL PROPERTY INFORMAT	ION				35 - ENERGY ACDIT				
		Yes	No	Unknown	N/A	Description/Explanation				
42.	UNITS					Units				
42a.	Number of Units: 2					STR & CHIDOUR VARIABLES & STR				
42b.	Has a unit been added/subdivided since original construction?	Q				tong true ago				
42c.	If yes to 42b., was a permit for new/added unit obtained?			Q						
43.	RENT					Rent S 1000/month first floor				
43a.	Expiration date of each lease:					Month Day Year				
43b.	Any tenants without leases?					ower occupied and fl				
43c	Is owner holding last month's rent?		Ø	/ 0		material Constitutes.				
43d.	Is owner holding security deposit?		M							
	SELLER'S INITIALS DU BUYER'S INITIALS									





	to the distribution of solution in the Department of the	Yes	No	Unknown	N/A	Description/Explanation
3e.	If yes to 43c. and/or 43de., has interest been paid?				Ø	
f.	If security deposit held, attach a copy of Statement(s) of Conditions.				Ø	murtarian 2 temak apuberta ranamas (1200). Temak arti
g.	Is there any outstanding notice of sanitary code violation? Explain		Ø			a con lacronou indicatora de constitución a de el moderno de de el moderno de constitución de el moderno de constitución de el moderno de el m
	o day o provide a translation by sample, damp and ha		orten	Territori	and the same	and has made as the first configuration of the
	X. MISCELLANEOUS INFORMATIO			1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1	Solve Live Speciment of Specimens and Specim
	continue on the least of spill ellerges, require	Yes	No	Unknown	N/A	Description/Explanation
	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.		ď			
	XI. DESCRIPTION/EXPLANATION	eV, gms	mH ms	LH		Lead Papel Developme (Opens), or 2313
r(e)	of any accommon contained benefit. Selle	Sursol	dangi hun su pah s			
	The following clauses are provided for descrip			ATORY MAT		tion, consult the Massachusetts Department
he le ban if . H n cert o pay or da fassa	of Public Health, the Massachusetts Department of Public Health, the Massachusetts Department of Hazard Insurance Disclosure Clause (Question #8) ander may require Flood Hazard Insurance as a condition the lender determines that the property is in a flood hazardous Materials Disclosure Clause (Question #10) aim circumstances Massachusetts law can hold an owner for the cost of removing hazardous or toxic materials mages resulting from the release of such material chusetts Oil and Hazardous Material Release and Reschapter 21E. The buyer acknowledges that he may have SELLER'S INITIALS	ion of the ard zone. Trof real from reals, according to the according to the according to the architecture.	estate lia l estate : ling to act. Gene	E. Radon I age Radon is an the normal radioactive exposure to F. Chlorda Pesticide prand 1985, follow the use of ceral including ri	Disclosure odorless. decay of u particles whigh levels one Disclos oducts conving a detahlordane risk of cancealth effec	her appropriate agency, or your attorney. Clause (Question #32) colorless, tasteless gas produced naturally in the ground by tranium and radium. Radon can lead to the development of which can be inhaled. Studies indicate the result of extended to fradon may increase the risk of developing lung cancer. Sture Clause (Question #34b.) taining chlordane were banned in Massachusetts on June 11, termination by the Department of Food and Agriculture that may cause unreasonable adverse effects on the environment ter. Although existing data do not conclusively prove that the state occurred as



IX.

RENTAL PROPERTY INFORMATION (continued)



may be required as a prerequisite for financing the property.

C. Asbestos Disclosure Clause (Question #30)

The United States Consumer Produce 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 (Question #31)

Date 3/11/21-Seller

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 or other protected classification in the sale or rental of covered housing. 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, and 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.

property professionally inspected for the presence of, or the substantial a direct result of chlordane use, the long-term potential health risks are such likelihood of release of oil or hazardous material and such proof of inspection that it is prudent public health policy, according to the Department, to eliminate the further introduction of chlordane into the environment.

G. Mold Information (Question #33)

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 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

Seller

Whenever a child under six years of age resides in any residential premises in 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

XIII.	Ac	kno	wl	ed	gm	ent
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Seller(s) hereby acknowledges that the information set forth above is true and accurate to the best of his or her knowledge. Seller(s) agrees to defend and indemnify the broker(s) and any subagents for disclosure of any information contained herein. Seller(s) acknowledges receipt of a copy of the Seller's Statement of Property Condition.

Date //9	155		out of Dunanty Conditi	on mion to munchoos Duvor(s)
				on prior to purchase. Buyer(s) verify information independently.
				ensee concerning legal use. Any
				property in any advertisement or
				sentation concerning legal use or
				ons by the broker. The BUYER dvice from an attorney or written
	from the municipality.	tant to bo TER, it is the daty	of the Bo Thic to seek at	wice from an amonie, or without
	egicall souther to that Availer or one one of the training of the second	e (Carathe and adding and dependence Carbon secure de la letteration as		
Date	Buyer		Buyer	
	and garden to a regular at their			
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