

SELLER'S STATEMENT OF PROPERTY CONDITION #700B (Page 1 of 8)



MASSACHUSETTS
ASSOCIATION OF REALTORS®

THIS FORM IS TO BE COMPLETED BY THE SELLER. 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 25 Carlisle Rd, 2512 Carlisle Rd, Westford MA
 Seller(s)/Owner(s) Laurie J. Stewart
 How long owned 24 years How long occupied 24 years Approximate Year Built 1930
 Selling Entity Laurie J. Stewart Name of Designated Signatory same

I. TITLE/ZONING/BUILDING INFORMATION						
		Yes	No	Unknown	N/A	Description/Explanation
1.	Title Problems or Limitations (for example, deed restriction, lot line dispute, order of conditions). Does this entity own 100% of the property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
1a.	Does this entity own 100% of the property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2.	Easements, shared access, shared parking, right of way.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3.	Zoning Classification(s) of property:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
4.	Any outstanding violations from the town/city, state, or federal government?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
5.	Have you been advised that current use is nonconforming in any way?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
6.	Do you know of any variances or special permits?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	To establish a vet Descriptive in an Industrial B zoning district, 2001.
7.	During Seller's ownership, has work been done for which a permit was required? If yes, explain.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
7a.	Were permits obtained?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See attached
7b.	Was the work approved by an inspector?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
7c.	Was a licensed contractor hired? (If yes, provide name of contractor)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See attached
7d.	Is there an outstanding notice of any building code violation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
7e.	Does the company have any current or past violations with DEP or EPA?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
8.	Is any portion of the property in a flood plain or covered by the Rivers Act, wetlands protection or local environmental bylaw?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
9.	Are there any known water drainage problems? Explain.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

II. SYSTEM AND UTILITIES INFORMATION						
		Yes	No	Unknown	N/A	Description/Explanation
10.	Type of storage tanks on the property.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
10a.	Is or Has there ever been an underground storage tank?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

SELLER'S INITIALS YAS BUYER'S INITIALS _____



SELLER'S STATEMENT OF PROPERTY CONDITION #700B (Page 2 of 8)
FOR COMMERCIAL PROPERTY



MASSACHUSETTS
 ASSOCIATION OF REALTORS®

II. SYSTEM AND UTILITIES INFORMATION (Continued)

		Yes	No	Unknown	N/A	Description/Explanation
10b.	If yes, type of tank					
10c.	If yes, is it still in use?					
10d.	If not still in use, was it removed?					
10e.	Storage Tank: <input type="checkbox"/> Leased <input type="checkbox"/> Owned (See Hazardous Materials Disclosure Page 8)					
11.	HEATING SYSTEM					
11a.	Type: <u>gas furnace boiler</u>					
11b.	Age: <u>2010, 2013 Flt.</u>					
11c.	Are there any known problems with the heating system? Explain.		X			
11d.	Identify any unheated room or area:					<u>basement 3</u>
11e.	Provide approximate date of last service:					<u>09/04/25</u>
11f.	Provide reason for service: <u>annual maintenance</u>					
12.	COOLING SYSTEM					
12a.	Type: <u>central air</u>					
12b.	Age: <u>2016 ACUING</u>					
12c.	Are there any known problems with the cooling system? Explain.		X			
12d.	Identify any uncooled room or area.					<u>basement 3</u>
12e.	Provide approximate date of last service.					<u>9/4/25</u>
12f.	Provide reason for service.					<u>maintenance</u>

III. WATER, SEWER & OTHER UTILITIES

		Yes	No	Unknown	N/A	Description/Explanation
13.	DOMESTIC HOT WATER	X				
13a.	Type:					
13b.	Age:					
13c.	Are there any known problems with the hot water? Explain.		X			
14.	SEWAGE SYSTEM					
14a.	<input type="checkbox"/> Municipal <input checked="" type="checkbox"/> Private Sewer					
14b.	If Private Sewer, describe type of system:					<u>2 septic systems</u>
14c.	Provide Name of Service Company <u>RJ Landcom</u>					
14d.	Date it was last pumped:					<u>08/29/25</u> Month Day Year
14e.	Frequency of Pumps: <u>annual</u>					

SELLER'S INITIALS JGS

BUYER'S INITIALS _____



SELLER'S STATEMENT OF PROPERTY CONDITION #700B (Page 3 of 8)
FOR COMMERCIAL PROPERTY



MASSACHUSETTS
 ASSOCIATION OF REALTORS®

III. WATER, SEWER & OTHER UTILITIES (Continued)						
		Yes	No	Unknown	N/A	Description/Explanation
14f.	During your ownership has sewage backed up into the structure or onto the yard.		X			
14g.	Does the property have a grease trap or other waste trap?		X			
14h.	Was a Title 5 Inspection performed?					
14i.	Date of Inspection:					____/____/____ Month Day Year
14j.	Is a copy of Inspection attached?					
15.	PLUMBING SYSTEM					
15a.	Type:					
15b.	Problems? Explain.		X			
15c.	Bathroom ventilation problems? Explain.		X			
16.	WATER SOURCE					
16a.	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private					
16b.	Location					
16c.	Date Last tested:					____/____/____ Month Day Year
16d.	Report Attached?					
16e.	Water Quality problems? Explain.		X			
16f.	Flow rate:					(gal. /min.)
16g.	Age of Pump:					
16h.	Is there a filtration system? If yes, indicate age and type of filtration system.					Age: _____ Type: _____

IV. ELECTRICAL SYSTEMS & UTILITIES						
		Yes	No	Unknown	N/A	Description/Explanation
17.	ELECTRICAL SYSTEM					
17a.	Voltage/Amps 200/240					
18.	EQUIPMENT					
18a.	List equipment that is included: generators					
18b.	Problems? Explain.		X			
19.	SECURITY SYSTEM					
19a.	Type:					video cams, sensors, alarm
19b.	Age: 2017, 2010, 2007					
19c.	Provide Name of Service Company					ADT
19d.	Problems? Explain.		X			
20.	SOLAR PANELS					
20a.	<input type="checkbox"/> Leased <input type="checkbox"/> Owned		X			

SELLER'S INITIALS

YJS

BUYER'S INITIALS



SELLER'S STATEMENT OF PROPERTY CONDITION #700B (Page 4 of 8)
FOR COMMERCIAL PROPERTY



MASSACHUSETTS
 ASSOCIATION OF REALTORS®

IV. ELECTRICAL SYSTEMS & UTILITIES (Continued)						
		Yes	No	Unknown	N/A	Description/Explanation
20b.	Provide terms of agreement.					

V. BUILDING/STRUCTURAL INFORMATION						
		Yes	No	Unknown	N/A	Description/Explanation
21.	FOUNDATION/SLAB					concrete / rock (fieldstone)
21a.	Source of concrete for foundation if known.			X		
21b.	Problems? Explain.			X		
22.	BASEMENT					
22a.	Problems (select any that apply): <input type="checkbox"/> Water <input type="checkbox"/> Seepage <input type="checkbox"/> Dampness <input type="checkbox"/> Other. Explain.					dry B-dry system prevents water issues.
22b.	Explain amount, frequency, and location of the problems selected in 22a.					
23.	SUMP PUMP					
23a.	If yes to 23, provide age and location.					
23b.	Problems? Explain.					
24.	ROOF					
24a.	Age: 2018, 2021, 2005					25R 4 yrs.
24b.	Problems? Explain.		X			
24c.	Location of leaks/repairs:					
25.	CHIMNEY					
25a.	Date last cleaned:			X		Month / Day / Year
25b.	Problems? Explain.					
25c.	Presence of: <input checked="" type="checkbox"/> Natural gas heating system <input type="checkbox"/> LPG heating system <input type="checkbox"/> Oil heating system <input type="checkbox"/> Waste oil heating system					
25d.	Energy Audit information.					
25f.	Is there any history of smoke/fire damage to structure? Explain.		X			
26.	FLOORS					
26a.	Type of floors under carpet/linoleum:					tile hardwood in house/burn, tile linoleum in clinic
26b.	Are there any known problems with floors (buckling, sagging, etc.)? Explain.		X			
27.	WALLS					

SELLER'S INITIALS

YJS

BUYER'S INITIALS

MASSFORMS®
 Standard Residential Real Estate Form

©2020 MASSACHUSETTS ASSOCIATION OF REALTORS®



SELLER'S STATEMENT OF PROPERTY CONDITION #700B (Page 5 of 8)
FOR COMMERCIAL PROPERTY



MASSACHUSETTS
 ASSOCIATION OF REALTORS®

V. BUILDING/STRUCTURAL INFORMATION (Continued)

	Yes	No	Unknown	N/A	Description/Explanation
27a. Interior Walls: Problems? Explain.		X			
27b. Exterior Walls: Problems? Explain.		X			
28. WINDOW/SLIDING DOORS/DOORS					
28a. Problems? Explain.		X			
29. INSULATION 25 - Fiberglass batt, 25R -					
29a. Type of insulation?					
29b. Date Installed: 25 - ? 25R - 2021					Month / Day / Year
29c. Location:					

VI. ENVIRONMENTAL ISSUES

	Yes	No	Unknown	N/A	Description/Explanation
30. Is the commercial sprinkler system in proper working condition?	X	XXX			
30a. Date of last service.					9/25
30b. Date of last inspection.					9/25
30c. Type of System: X wet <input type="checkbox"/> dry <input type="checkbox"/> chemical					
31. ASBESTOS					
31a. Is asbestos present in exterior shingles, pipe covering or boiler insulation?		X			
31b. Locations of insulation?					walls + floors / ceiling
31c. If yes to 31b., is copy attached? (See Asbestos Disclosure Page 8)					
32. LEAD PAINT					
32a. Is lead paint present?		X			
32b. If yes to 32a., locations present: (Attach copy of Inspection Reports)					
32c. If yes to 32a., describe abatement plan/interim controls, if any:					
32d. Has paint been encapsulated?					
32e. If yes to 32d. provide date of encapsulation and by whom.					Month / Day / Year
32f. Is Lead Paint Disclosure Form available? If yes attach copy. If no, Explain.	X				
33. RADON					
33a. Has test for Radon been performed? If yes, attach copy. (See Radon Disclosure Page 7)			X		
34. MOLD					
34a. Have you been advised of elevated levels of mold at the Property? Explain.		X			

SELLER'S INITIALS

YJS

BUYER'S INITIALS



SELLER'S STATEMENT OF PROPERTY CONDITION #700B (Page 6 of 8)
FOR COMMERCIAL PROPERTY



MASSACHUSETTS
 ASSOCIATION OF REALTORS®

VI. ENVIRONMENTAL ISSUES (Continued)					
	Yes	No	Unknown	N/A	Description/Explanation
35. INSECTS					
35a. History of Termites/Wood Destroying Insect or Rodent Problems?		X			
35b. If yes to 35a., explain treatment and dates:(See Chlordane Disclosure Page 8)					Month / Day / Year

VII. ACCESSORY STRUCTURES					
	Yes	No	Unknown	N/A	Description/Explanation
36. DESCRIBE ALL ACCESSORY STRUCTURES					25R ADU residence 1 BR.

VIII. COMMERCIAL CONDOMINIUM INFORMATION					
	Yes	No	Unknown	N/A	Description/Explanation
37. PARKING					
37a. Number of Spaces					12 Spaces
37b. Of those spaces, identify the number that are: <input checked="" type="checkbox"/> Deeded <input type="checkbox"/> Exclusive Easements <input type="checkbox"/> Assigned <input type="checkbox"/> Unassigned or <input type="checkbox"/> In Common area					Number of Spaces: Deeded 12 Exclusive Easements _____ Assigned _____ Unassigned _____ In Common area _____
38. CONDO FEES					N/A
38a. Current monthly fees for Unit are: Are any of the following (38b.-38g.) included in the monthly fees:					
38b. Heat					
38c. Electricity					
38d. Hot Water					
38e. Trash Removal					
38f. Landscaping					
38g. Snow Removal					
39. RESERVE FUND					
39a. Has advance payment been made to a condo reserve fund?					
39b. If yes to 39a, how much?					
40. CONDO ASSOCIATION FUND					
40a. Is owners' association currently involved in any litigation? Explain.					
40b. Have you been advised of any matter which is likely to result in a special assessment or substantially increase condominium fees? Explain.					
40c. Contact information for Condominium Association.					

SELLER'S INITIALS JS

BUYER'S INITIALS _____



SELLER'S STATEMENT OF PROPERTY CONDITION #700B (Page 7 of 8)
FOR COMMERCIAL PROPERTY



MASSACHUSETTS
 ASSOCIATION OF REALTORS®

IX. RENTAL PROPERTY INFORMATION					
	Yes	No	Unknown	N/A	Description/Explanation
41. UNITS					25R apartment 1BR
41a. Number of Commercial Units. Number of Residential Units.					
41b. Are the leases triple net?					
41c. Describe renewal terms.					
41d. Has a unit been added/subdivided since original construction?	X	X			25R
41e. If yes to 41d., was a permit for new/added unit obtained?					
42. RENT 25R	X				Rent \$ 1600 /month
42a. Attach list of units with leases including monthly rent, noting rent for parking spaces if applicable.					
42b. Any tenants without leases?	X				
42c. Is owner holding last month's rent?		X			
42d. Is owner holding security deposit?		X			
42e. If yes to 42c. and/or 42d., has interest been paid?					
42f. If security deposit held, attach a copy of Statement(s) of Conditions.					
42g. Is there any outstanding notice of sanitary code violation? Explain.					

X. MISCELLANEOUS INFORMATION					
	Yes	No	Unknown	N/A	Description/Explanation
43. 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.		X			

XI. DESCRIPTION/EXPLANATION					

SELLER'S INITIALS LJS BUYER'S INITIALS _____



SELLER'S STATEMENT OF PROPERTY CONDITION #700B (Page 8 of 8)
FOR COMMERCIAL PROPERTY



MASSACHUSETTS
ASSOCIATION OF REALTORS®

XII. 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 property is 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 #31)

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 (Question #32)

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, 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.

E. Radon Disclosure Clause (Question #33)

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 #35b.)

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 do 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 it is prudent public health policy, according to the Department, to eliminate the further introduction of chlordane into the environment.

G. Mold Information (Question #34)

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

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.

XIII. Acknowledgment

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 10-5-25 Seller Laura J. Stearns Seller _____

Buyer(s)/Prospective Buyer(s) acknowledges receipt of Seller's Statement of Property Condition prior to purchase. Buyer(s) acknowledges that Broker has not verified the information herein and Buyer(s) has been advised to verify information independently. Buyer(s) is not relying upon any representation, verbal or written, from any real estate broker or licensee concerning legal use. Any reference to the category (single family, multi-family, residential, commercial) or the use of this property in any advertisement or listing sheet, including the number of units, number of rooms or other classification is not a representation concerning legal use or compliance with zoning by-laws, building code, sanitary code or other public or private restrictions by the broker. The BUYER understands that if this information is important to BUYER, it is the duty of the BUYER to seek advice from an attorney or written confirmation from the municipality.

Date _____ Buyer _____ Buyer _____

SELLER'S INITIALS LJS BUYER'S INITIALS _____

