

# Property Information Report

Property Owner: Charles Strobel III

Property Location: 5122 Rte. 5 Weatherfield VT

Type of property:  Single Family  Multi Family  Condo/Townhouse  Commercial

**Introduction:** This report provides information from the seller based on seller's personal knowledge concerning the above property. Unless otherwise disclosed, seller does not have any expertise in construction, architecture, engineering, surveying, or any other skills that would provide seller with special knowledge concerning the condition of the property. Other than having owned the property, seller has no greater knowledge about the property than that which could be obtained by a careful inspection performed by or on behalf of a potential buyer. The real estate agents involved with the sale of this property do not conduct or perform any inspection of the property. Unless otherwise disclosed, seller has not inspected or examined those portions of the property that are generally inaccessible. **THIS REPORT DOES NOT CONSTITUTE A WARRANTY OF ANY KIND BY THE SELLER OR BY ANY REAL ESTATE AGENT CONCERNING THE CONDITION OF THE PROPERTY. THIS REPORT IS NOT A SUBSTITUTE FOR A PROPERTY INSPECTION. BUYER HAS THE OPPORTUNITY TO REQUEST THAT THE SELLER AGREE TO A PROPERTY INSPECTION AS PART OF ANY CONTRACT FOR THE SALE OF THE PROPERTY.**

**INTRODUCTIONS TO SELLER:** (1) Answer ALL questions. (2) Disclose conditions that you know about that affect the property. (3) Attach additional pages to this report if additional information is available (4) Complete this form yourself (5) If some items do not apply to this property, write "N/A" (Not Applicable). IF YOU DO NOT KNOW THE FACTS, WRITE "DON'T KNOW" DO NOT GUESS THE ANSWER TO ANY QUESTION. WHERE MULTIPLE ANSWERS ARE SUPPLIED, CIRCLE ANSWERS THAT APPLY OR WRITE IN THE ANSWER.

## WATER SUPPLY

Town Water \_\_\_\_\_ Annual charge \_\_\_\_\_ Problems \_\_\_\_\_

Water Supply Type: Drilled Well Spring/Dug Well On Site Off Site Shared (If shared, cost per year \$ \_\_\_\_\_)

Gallons Per Minute 3/4 Well Depth 520 Drilled By VALLEY ARTESIAN WELL Date of Install \_\_\_\_\_

Well Location \_\_\_\_\_ (Note on Septic Diagram)

Features: Cistern/Holding Tank Water Softener/Conditioner Reverse Osmosis/Infrared Light Other \_\_\_\_\_

Water Filter: YES NO Filter For \_\_\_\_\_

Has your water supply ever run out or run dry? NO If so, Describe: \_\_\_\_\_

Does the water have any odor, bad taste, cloudiness or discoloration? YES If "yes" to any describe in detail: IRON

Date Water Was Last Tested: \_\_\_\_\_ By \_\_\_\_\_ Phone \_\_\_\_\_

Results of water Test \_\_\_\_\_ (Attach copy if available)

**SPECIAL NOTICE:** Water supplies, especially those that are not public or municipal supplies, are affected by many conditions about which seller may have no knowledge or have any ability to control. These water supply systems can change, deteriorate, or fail often with no warning signs.

**Seller makes no warranty or representation whatsoever that the water supply, including quality or quantity will operate or continue to function for any period of time. Buyer's inspection of these systems by a qualified inspector is strongly recommended.**

Buyer Initials \_\_\_\_\_

ROOF

Rubber Flat Roof

Type: Asphalt Shingle Architectural Shingle Slate Metal Standing Seam Age \_\_\_\_\_

Difficulties/Leakage? NO Repaired/Replaced \_\_\_\_\_

Contractor/Repairman PETER REED Phone \_\_\_\_\_

Heating/Temperature Control

Type: Base Board Hot Water Forced Hot Air Steam / Radiators Splits Pellet Stove Woodstove

Fuel Type: Oil Propane Electric Kerosene Pellets Wood WASTE OIL

Gallons Used Per Year \_\_\_\_\_ Supplier \_\_\_\_\_ Furnace Age \_\_\_\_\_

Second Heat Source Amount Used Per Year: \_\_\_\_\_ Supplier \_\_\_\_\_

Last Cleaning/Service \_\_\_\_\_ Serviced By \_\_\_\_\_ Phone \_\_\_\_\_

Any Known Buried Tanks on Property? YES / NO Location \_\_\_\_\_

Fuel Tank Location: Basement Buried Building Interior Exterior Last Inspected \_\_\_\_\_

Total Number of Flues 1 Last Chimney Inspection \_\_\_\_\_ Last Chimney Cleaning \_\_\_\_\_

Chimney Serviced By \_\_\_\_\_ Phone \_\_\_\_\_

Water Heater: Domestic/Off Furnace On Demand/Tankless Tank (Own Rent) Size 10 Gallons

Hot Water Fuel Type: Oil Electric Gas Geothermal Solar

Supplier \_\_\_\_\_ Phone \_\_\_\_\_

Propane: YES / NO Tank: Owned or Supplied By Provider Supplier/ Provider: Superior Propane (RYMES)

SEPTIC AND SEWER

Town Sewer Available? NO Annual Charge \$ \_\_\_\_\_ Malfunctions? NO

State Approved System? ? Tank Type: Plastic Metal Concrete Other unknown Tank Size ?

Date of Installation ? Leach Field: Inground Mound Pump Station Drywell Other \_\_\_\_\_

Reported Problems/Treatments NONE

Date of Last Cleaning \_\_\_\_\_ Serviced By \_\_\_\_\_ Phone \_\_\_\_\_

Location \_\_\_\_\_ Please Provide A Sketch Or Copy Of Layout To Indicate Location On Property

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## LAND AND TITLE

Type of Deed \_\_\_\_\_

Land Surveyed? YES / NO Copy of Survey Available? YES / NO (If yes, please supply a copy)

Surveyor Name STEVE MUNGEE Phone \_\_\_\_\_

Are Boundaries Marked? \_\_\_\_\_ Any Boundary Disputes? NO Is Land in State Use/Current Use Program? \_\_\_\_\_

Have you sub-divided your land during your ownership? NO Was it done within the last 6 years? \_\_\_\_\_

## LAND ACCESS

Access to Driveway: Shared Driveway Town Road State Highway

Road Maintenance Performed By \_\_\_\_\_ Annual Fees \$ \_\_\_\_\_

Private Maintenance Performed By \_\_\_\_\_ Annual Fees \$ \_\_\_\_\_

## TAXES/ZONING

Real Estate Tax \$ \_\_\_\_\_ Tax Year \_\_\_\_\_ Town Of \_\_\_\_\_

Assessed Value \$ \_\_\_\_\_ Current Zoning \_\_\_\_\_

Other Assessments \_\_\_\_\_ Proposed Changes \_\_\_\_\_

**Pleas Provide Copy of Current Property Tax Invoice.**

## OTHER

Insurance Provider Liberty Mutual

Do You Now or Have Ever Been Notified That You Are Required To Have Flood Insurance? NO

Do You Know If Any Of Your Neighbors Have Been Required To Have Flood Insurance? NO

Rubbish Removal: Self Private Hire Recycling Location/Removal Service: CASSELLA'S

Any Details That Should Be Known About The Property: \_\_\_\_\_

What Have You Enjoyed About This Home/Area? \_\_\_\_\_

What do you have for internet service/What is available? DSL ;

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Condo/Associates Fees \$ \_\_\_\_\_ Monthly/Quarterly/Annually

Fees Include: Grounds Road Interior or Exterior Building Maintenance Trash Removal

Property Owned Less Than 6 Years? NO If Yes, Seller May Incur A Tax Penalty, Vermont Land Gains.  
Tax Responsibility Questions Should Be Directed To Your Attorney.

### SCHOOLS

Name of Area Schools: Elementary \_\_\_\_\_ Bus Available? Yes \_\_\_\_\_ No \_\_\_\_\_  
Middle \_\_\_\_\_ Bus Available? Yes \_\_\_\_\_ No \_\_\_\_\_  
High \_\_\_\_\_ Bus Available? Yes \_\_\_\_\_ No \_\_\_\_\_

### INCLUDED IN SALE PRICE

	Included:		Type / Manufactured	Age
	Yes	No		
Range/Stove ( Gas or Electric )	_____	_____	_____	_____
Refrigerator	_____	_____	_____	_____
Dishwasher	_____	_____	_____	_____
Disposal	_____	_____	_____	_____
Freezer	_____	_____	_____	_____
Clothes Washer	_____	_____	_____	_____
Clothes Dryer ( Gas or Electric )	_____	_____	_____	_____
Microwave	_____	_____	_____	_____
Generator ( Auto or Portable )	_____	_____	_____	_____
Air Conditioner (Window or Central)	_____	_____	_____	_____
Wood / Pellet Stove	_____	_____	_____	_____
Fireplace Screen / Equipment	_____	_____	_____	_____
Window Dressings/ Drapes	_____	_____	_____	_____
Other _____	_____	_____	_____	_____

Security System \_\_\_\_\_

Is Surveillance in operation at time of viewings? Yes / No

Audio Video Both

Items NOT Included in Sale \_\_\_\_\_

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## SELLER'S STATEMENT

Seller is providing the information in this report to reduce the likelihood of DISPUTES or LEGAL ACTION concerning the sale of the Property. The information provided herein does not constitute any warranty, express or implied, by Seller about the Property or any feature of the Property. Seller hereby authorizes any real estate agent to provide a copy of this report to any prospective buyer.

**IN DELIVERING THIS REPORT TO A BUYER OR PROSPECTIVE BUYER, NO REPRESENTATION IS MADE BY ANY REAL ESTATE AGENT THAT THEY HAVE ANY INDEPENDENT OR PERSONAL KNOWLEDGE ABOUT THE CONDITION OF THE PROPERTY, THAT THEY HAVE MADE ANY INQUIRY OR INVESTIGATION ABOUT THE CONDITION OF THE PROPERTY OR ANY OF THE INFORMATION PROVIDED IN THIS REPORT BY THE SELLER OR THAT THEY HAVE VERIFIED THE INFORMATION PROVIDED IN THIS REPORT BY THE SELLER.**

Seller Acknowledges That The Information Provided In This Report Is Correct To The Best Of The Seller's Knowledge As Of The Date Signed By Seller.

SELLER Signature



Date

10-17-24

SELLER Signature \_\_\_\_\_

Date \_\_\_\_\_

BUYER/ PROSPECTIVE BUYER Acknowledges Receipt Of This Report As Of The Day Signed Below

BUYER Signature \_\_\_\_\_

Date \_\_\_\_\_

BUYER Signature \_\_\_\_\_

Date \_\_\_\_\_

Buyer Initials \_\_\_\_\_

## PLUMBING

Type of Pipe: Lead Galvanized Brass Copper PVC PEX

Problems? NO Plumber used \_\_\_\_\_ Phone \_\_\_\_\_

If Pipes Are Wrapped, What Are They Wrapped With: Asbestos Foam Heat Tape

## ELECTRICAL

Size of Entrance Box \_\_\_\_\_ AMP Fuses Circuit Breakers 220 Available for Dryer 220 Available for Range

Have you done any rewiring or electrical work during ownership? Yes No Difficulties? Yes No

Please describe \_\_\_\_\_

Electrician used \_\_\_\_\_ Phone \_\_\_\_\_

Average Electric expenses \$ 300.00 (Subject to Usage) Monthly X Yearly \_\_\_\_\_

Solar: Yes No Owned or Leased Contact/Supplier/Source \_\_\_\_\_

## CONSTRUCTION

Year Building Was Constructed \_\_\_\_\_ Construction type: Wood Frame Post & Beam METAL Log Modular Manufactured

Interior Wall Type: Sheetrock Plaster Other Wall Type METAL

Contractor Name \_\_\_\_\_ Phone \_\_\_\_\_

Foundation Type: Poured Concrete Cinder Block Stone Brick

Basement Type: Full Slab Partial Crawl Space NONE

Basement/Lower-Level Problems? NO Sump Pump? \_\_\_\_\_

Evidence of Infestation: Yes No Type: \_\_\_\_\_

Exterminator Name \_\_\_\_\_ Phone \_\_\_\_\_

## INSULATION

Date Insulation installed \_\_\_\_\_ Type: Fiberglass Blown-in Urea-Formaldehyde Vermiculite

Amount in Sidewalls: UNKNOWN Attic: \_\_\_\_\_ Crawl Space: \_\_\_\_\_

## SIDING

Siding Type: Wood Clapboard Cedar Shingle Vinyl Asbestos Composition Aluminum METAL

Age of Siding \_\_\_\_\_ Paint contractor \_\_\_\_\_ Phone \_\_\_\_\_

Date Last Painted/Stained \_\_\_\_\_ Material Under Siding \_\_\_\_\_

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WARRANTY DEED

Return No.

Signed Paul H. Daniels, Clerk

Date August 13, 1992

KNOW ALL MEN BY THESE PRESENTS: That R & G PROPERTIES, INC., a New Hampshire corporation of the Town of Cornish, in the County of Sullivan and State of New Hampshire, in consideration of One Dollar (\$1.00) and other valuable consideration paid to our full satisfaction by CHARLES H. STROBEL, III, of the City of Claremont, Sullivan County, State of New Hampshire, Grantee, by these presents does freely, GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the Grantee, his heirs and assigns forever a certain piece of land in the Town of Weathersfield, in the County of Windsor, and State of Vermont described as follows:

BEGINNING on the west side of U.S. Route #5 running from Ascutney to Weathersfield Bow on the northerly side of Mill Brook at the northeast corner of the land formerly of W.J. Wilgus and at the edge of the highway right of way which is two rods on each side of the center line of U.S. Route #5, then running northerly along the westerly side line of U.S. Route #5 on an approximate true bearing of North 15° West 1000 feet to a point presently unmarked; thence turning to approximate North 80° West for a distance of 55 feet along land now belonging to the State of Vermont and purchased as a separate parcel from the original Thomas parcel; then turning to an approximate South 75° West approximately 160 feet along land belonging to the State of Vermont following an existing fence line to an iron pipe on the west side of Mountain Brook which separates the Thomas property from land now belonging to Katherine Tarro to an iron pipe; then turning to an approximate bearing of South 80° West along land of Tarro approximately 155 feet along a wire fence to a 60" maple; then turning to a bearing of approximately South 5° East along the land of Sarah Warren Estate following a wire fence for approximately 930 feet to a stone post located at the edge of Mill Road on the south side of Mill Brook; then turning easterly along Mill Road at an approximate bearing of due East for an approximate distance of 360 feet to an unmarked point representing the westerly edge of the Wilgus Mill Lot of unknown size, then turning to an approximate bearing of North 5° West for a distance of approximately 90 feet crossing Mill Brook to an unmarked corner on a wire fence on the north side of Mill Brook;



then turning to an approximate bearing of North 80° East along the wire fence a distance of about 240 feet to the point of BEGINNING.

Being the same premises conveyed by warranty deed of Amoco Oil Company to Roger E. Hinkley and Gertrude P. Hinkley dated April 22, 1976, recorded in the Weathersfield Land Records in Book 53, Pages 162-4.

Excepting and reserving herefrom a parcel of land containing 0.09 acre as conveyed by Roger E. Hinkley and Gertrude P. Hinkley to the State of Vermont by warranty deed dated August 28, 1979 recorded in the Weathersfield Land Records in Book 57, Page 361.

Meaning and intending to convey hereby all and the same premises conveyed to the grantor by warranty deed of Roger E. Hinkley and Gertrude P. Hinkley dated December 31, 1991, and to be recorded in the Weathersfield Land Records.

TO HAVE AND TO HOLD said granted premises with all of the privileges and appurtenances thereof to the said Grantee, Charles H. Strobel, III, and his heirs and assigns, to their own use and behoof forever and the said Grantors, R & G Properties, Inc., for itself and its successors and assigns does covenant with the said Grantee, Charles H. Strobel, III and his heirs and assigns, that until the ensealing of these presents it is the sole owner of the premises and has good right and title to convey the same in manner aforesaid, that they are free from every encumbrance, except as aforesaid; and it does hereby engage to warrant and defend the same against all lawful claims whatsoever.

IN WITNESS WHEREOF, R & G Properties, Inc., has caused its corporate name and seal to be hereunto affixed by Roger E. Hinkley, President, duly authorized, this 10<sup>th</sup> day of August, 1992.

R & G PROPERTIES, INC.

By: Roger E. Hinkley  
Its President  
Duly Authorized

William P. Kimball  
Witness

[Signature]  
Witness



STATE OF NEW HAMPSHIRE  
GRAFTON, SS.

On this 10<sup>th</sup> day of August, 1992, before me,  
William A. Baker, the undersigned officer, personally appeared  
Roger E. Hinkley, who acknowledged himself to be the President  
of R & G Properties, Inc., a New Hampshire corporation, and  
that he, as President, being authorized so to do, executed the  
foregoing instrument for the purposes therein contained by  
signing the name of the corporation by himself as President.

Before me,

  
\_\_\_\_\_  
Justice of the Peace

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