



SELLER'S PROPERTY INFORMATION REPORT

TO BE COMPLETED BY SELLER

Date Prepared: 07/07/2020

Seller's Name(s): Paul M. Bazzano and Paul Oliveira, Co-Trustees, The Victoria L. Bazzano Revocable Trust dated November 3, 2010 as Amended and Restated March 12, 2015

Property Address: 36 Densmore Road Chelsea
Street City/Town

Type of Property: Single Family Residence Multi-Family Residence (duplex, triplex, etc.)
 Condominium/Townhouse Land Only Commercial

Use of Property: Primary Residence Vacation Property Rental Property Other: _____

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 SELLER AGREE TO A PROPERTY INSPECTION AS PART OF ANY CONTRACT FOR THE SALE OF THE PROPERTY.**

INSTRUCTIONS TO SELLER: (1) Complete this form yourself. (2) Answer ALL questions. (3) Disclose conditions that you know about that affect the Property. (4) Attach additional pages to this Report if additional information is provided. (5) IF YOU DO NOT KNOW THE FACTS, WRITE "DON'T KNOW." DO NOT GUESS THE ANSWER TO ANY QUESTION.

**THE STATEMENTS IN THIS REPORT ARE MADE BY THE SELLER.
 THEY ARE NOT STATEMENTS OR REPRESENTATIONS MADE BY ANY REAL ESTATE AGENT(S).**

1. LAND (SOILS, DRAINAGE, BOUNDARIES AND EASEMENTS)

(a)	Has any fill or off-site material been placed on the Property?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(b)	Do you know of any sliding, settling, subsidence, earth movement, upheaval or earth stability problems that have affected the Property?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(c)	Is the Property located in a federal flood hazard zone or wetlands, public waters or conservation zones designated by federal, state or local statute, regulation or ordinance?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(d)	Do you know of any past or present drainage, high water table, or flood problems affecting the Property?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(e)	Is the Property served by a road maintained by the municipality?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(f)	If the answer to (e) above is "No," how is the road serving the property maintained? <input type="checkbox"/> Road Maintenance Agreement <input type="checkbox"/> Homeowners/Road Association <input checked="" type="checkbox"/> Private (by owner) Annual Cost(s): _____ Other (explain): _____			
(g)	Are there public or private landfills or dumps (compacted or otherwise) on the Property or on any abutting property?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW

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(h)	Are there currently any underground fuel storage tanks on the Property? If "Yes," Fuel Type: _____	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(i)	Have there been any underground fuel storage tanks on the Property in the past? If "Yes," have they been removed? When? _____ By whom? _____	<input type="checkbox"/> YES <input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO <input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW <input type="checkbox"/> DON'T KNOW
(j)	Do you know the location of the boundary lines of the Property?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(k)	Are the boundary lines of the Property marked in any way? If "Yes," how are they marked? landscapers boundary pins	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(l)	Has the Property been surveyed? If "Yes," when? 2017 & 2007 By whom? American Survey Co. Williamstown VT	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(m)	Is a copy of the survey available?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(n)	Are there any easements or rights of way affecting the Property?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(o)	Are there any boundary line disputes, claims of adverse possession, encroachments, shared driveways, party walls or zoning set back violations affecting the Property?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW

Further explanation of any of the above: _____

2. MECHANICAL, ELECTRICAL, APPLIANCES & OTHER SYSTEMS

HEATING/AIR CONDITIONING/HOT WATER SYSTEMS

(a) **Heating System (check all that apply):** Base Board Hot Air Radiant Heat Pump Direct Vent
 Other (explain): 2nd floor baseboard Age of Furnace/Boiler: 1 year Don't Know
 Fuel Type: Oil Natural Gas Propane Electric Wood Wood Pellet Coal Solar
 Geothermal Other (explain): _____
 Annual Fuel Usage: 2700 Gallons (or other measure) Provider: Irving Gas Co
 Property used: Full Time Seasonally Fuel consumption may vary by user, number of occupants and weather conditions.

(b) **Air Conditioning:** YES NO If "Yes," describe (central, heat pump, window, etc.):
 Mitsubishi mini split AC master suite only

(c) **Hot Water System (check all that apply):** Hot Water Tank Domestic/Off Boiler On Demand Heat Pump Water Heater
 Age of Hot Water System: 3 years Don't Know
 Fuel Type: Oil Electric Natural Gas Propane Coal Solar Wood Pellet Other _____
 Hot Water Tank is: Owned Rented If rented, from whom: _____ Monthly rental fee: \$ _____

(d) **Alternative Energy System(s) (check all that apply):** Solar Wind Hydroelectric Geothermal Unknown
 Energy returned to grid: YES NO Owned _____ or Leased _____

(e) **Electrical System:** Electrical service panel has: Fuses Circuit Breakers Other (explain) _____
 Annual electricity usage: \$ 2650 Electric utility provider: Washington Electric
 Property used: Full Time Seasonally Electricity consumption may vary by user, number of occupants, number of appliances and weather conditions.
 Main Breaker Amperes: _____ Amps Don't Know

(f) Are you aware of any problems or conditions that affect any of the above systems? YES NO If "Yes," explain in detail:

TELEPHONE / INTERNET / TELEVISION

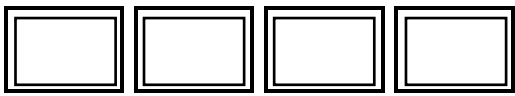
(g) Is landline telephone service present at the Property? YES NO If "Yes," current provider: Consolidated

(h) Is cellular telephone service available at the Property? YES NO If "Yes," list available providers: Verizon

(i) Is internet service available at the Property? YES NO If "Yes", current provider: Consolidated
 If "Yes," service is: Dial Up Broadband Cable Satellite DSL

(j) Is television service available at the Property? YES NO If "Yes", current provider: Direct TV
 If "Yes," source is: Antenna Cable Satellite DSL

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(k) **OTHER EQUIPMENT AND APPLIANCES INCLUDED IN SALE**
 Check the items that will be included in the sale of the Property:

Electric Garage Door Opener - Number of Transmitters 2 _____ Security Alarm System Owned Leased Humidifier
 Dehumidifier Lawn Sprinklers Automatic Timer Smoke Detectors - How Many? 8 _____ Whirlpool Bath
 Swimming Pool Pool Heater Spa/Hot Tub Pool/Spa Equipment (list): sauna in exercise room
 Refrigerator Stove Hood/Fan Microwave Oven Dishwasher Garbage Disposal Trash Compactor
 Washer Dryer Central Vacuum Freezer Intercom Ceiling Fans Woodstove Sump Pump Well Pump
 Satellite Dish Indoor/Outdoor Grill Attic Fan(s) Window A/C
 Wood/Gas/Pellet/Other Stove (describe): _____
 OTHER: _____
Are any of the items that will be included in the sale of the Property in need of repair or replacement? YES NO
If "yes", explain in detail: _____

List equipment and appliances, including any AC units, that will be excluded from the sale of the Property:

3. STRUCTURAL COMPONENTS

Check any of the following items that have significant defects or malfunctions or that need significant repair:

Foundation Slab Chimney Fireplace Interior Walls Ceilings Floors Roof
 Windows Doors Storms/Screens Exterior Walls Driveway Sidewalks Pool Roof
 Outside Retaining Walls Other Structures/Components: _____
If any of the above items are checked, describe the defect, malfunction or item(s) that need significant repair: _____

Has there ever been damage to the Property or any of the structures from fire, wind, floods, earth movements or landslides?
 YES NO DON'T KNOW If "Yes," explain in detail, including any repairs: _____

BASEMENT/CELLAR/CRAWL SPACE:
 Has there ever been any water leakage, accumulation of water, dampness or visible mold within the basement, cellar or any crawl space?
 YES NO If "Yes," explain in detail: _____

Have there been any repairs or other attempts to control any water or dampness within the basement, cellar or crawl space?
 YES NO DON'T KNOW If "Yes," explain in detail, including any repairs:





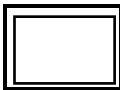



Are any of the above recurring problems? YES NO If "Yes," what are the problems and how often have they recurred?

Has paint containing lead been used on the Property? YES NO DON'T KNOW

ROOF: Shingle Slate Metal Tile Other (describe) _____ Don't Know
 Approximate age of roof? 10 years
 Has the roof ever leaked since you have owned the Property? YES NO DON'T KNOW
 If "Yes," explain: _____
 Has the roof been replaced or repaired since you have owned the Property? YES NO DON'T KNOW
 If "Yes," when? _____
 Are there any current problems with the roof? YES NO DON'T KNOW
 If "Yes," explain: _____

4. WATER SUPPLY

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. Inspection of these systems by a qualified inspector is strongly recommended. As required*

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by law, any seller with a potable water supply that is not served by a public water system shall provide the Purchaser with an informational brochure developed by the Vermont Department of Health regarding Testing Water from Private Water Supplies within 72 hours of the execution of a contract for the purchase of the Property.

TYPE OF WATER SYSTEM The Property is connected to and serviced by (check all applicable boxes):

Public or Municipal Community Private Shared

On-site Off-site Drilled Well Dug Well Spring Lake/Pond Lake Well None Don't Know

Water System Features : Cistern/Reservoir/Holding Tank Water Softener/Conditioner Reverse Osmosis Infrared Light

Ultraviolet Other: _____ None Don't Know

Water Pipes are: Copper Galvanized Metal Lead PVC (Plastic) Combination Don't Know

If Drilled Well: Drilled by: Sargent Artisanal Well Co. Tag #: 39992 Depth: 520 feet

Gallons Per Minute (at time of driller's report): 3 gpm Date of driller's report: 7/7/2010

CONDITION OF WATER AND WATER SYSTEM

Has the water been tested for coliform bacteria? YES NO DON'T KNOW

If "Yes," when? _____ By whom? _____ Results: _____

Has any other water quality or water chemistry testing been done? YES NO DON'T KNOW

If "Yes," when? _____ By whom? _____ Results: _____

Water softener YES NO If "Yes," Own Rent If rented, from whom: _____ Monthly Rental Fee: \$ _____

Are you aware of low pressure in your water system? YES NO

Has your water supply ever run out or run low? YES NO If "Yes," describe: _____

Describe in detail any other problems you have had with your water system, including water quality or quantity:

Does the water have any odor, bad taste, cloudiness or discoloration? YES NO If "Yes," describe in detail:

5. SEWER/SEPTIC/WASTEWATER SYSTEM

Special Notice: Sewer septic and wastewater systems that are not public or municipal systems are not designed to perform indefinitely and are affected by many conditions about which Seller may have no knowledge or have any ability to control. In addition, the useful life of these systems is affected by the amount and type of use, soil conditions, maintenance, the inherent design of these systems and many other factors. *Seller makes no warranty or representation whatsoever that these systems will operate or continue to function for any period of time. Inspection of these systems by a qualified inspector is recommended. State and local permits may be required for sewer, septic and wastewater systems.*

TYPE OF SYSTEM The Property is connected to and serviced by (check appropriate boxes):

Public or Municipal Sewer System On-site septic/wastewater system Off-site septic/wastewater system Septic Tank

New or Alternate Technology (explain technology) _____ Holding Tanks

Cesspool Sewage Pump Dry Well Conventional disposal area Mound System disposal area At Grade

Other Don't Know If other, please explain: _____

CONDITION OF SYSTEM If other than public or municipal sewer/wastewater system, answer the following:

Date system installed: January 2010 Is the system entirely on your Property? YES NO DON'T KNOW

If "No," where is it? _____

Has the system been repaired since you have owned the Property? YES NO If "Yes," when? _____

What was done? _____ By whom? _____

Type of septic tank: Concrete Metal Fiberglass Other (describe) _____ Don't Know

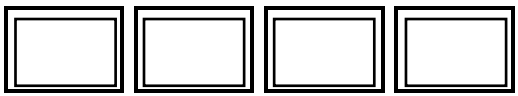
Septic tank capacity (in gallons) 2000 Don't Know

Date Septic Tank Last Inspected? sept 2019 Don't Know Reports of last inspection/pumping attached: YES NO

Date Septic Tank Last Pumped? sept 2019 Don't Know By whom? Barre Septic Service Co *pump annually/clean filter 2x yr

To your knowledge, is any portion of the system in need of repair or replacement? YES NO If "Yes," describe in detail:

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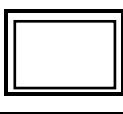
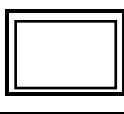
6. ADDITIONAL INFORMATION CONCERNING THE PROPERTY

(a)	Age of Building(s): Main Bldg. <u>10 years</u> Additions to Main Bldg. <u>10 years</u> Additional Building(s): (a) <u>barn</u> (b) <u>garage and sand shed</u>			
(b)	Is Seller currently occupying the Property? If "No," how long has it been since Seller occupied? _____	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
(c)	Has Seller built or caused to be built any of the buildings on the Property, or made any additions, modifications, alterations or renovations to any building on the Property? If "Yes," please explain: _____	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
(d)	If "yes," did you obtain all necessary permits and approvals for such work?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	
(e)	Are any property or development rights (e.g. conservation easements to Land Trusts, etc.) owned by others? If "Yes," by whom: _____	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
(f)	Has Seller received written notice of any violations of local, state or federal laws, building codes and/or zoning ordinances affecting the Property?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
(g)	Are there any property tax abatements, land use tax stabilization agreements or other special property tax arrangements applicable to the Property?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(h)	Has Seller received notice that the Property will be reassessed by any taxing authority during the next 12 months?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
(i)	Does the property have Urea-Formaldehyde Foam Insulation?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(j)	Does the Property have Asbestos and/or Asbestos Materials in the siding-walls-plaster-flooring-insulation-heating system?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(k)	Has the Property been tested for Radon Gas?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(l)	If "Yes," when? _____ By whom? _____ Results: _____			
(m)	Does the Property have evidence of mold?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(n)	If "Yes," what has been done about the mold? _____			
(o)	Are you aware of any off-site conditions in your neighborhood/community that could adversely affect the value or desirability of the Property, such as noise, proposed major new development, relocation or major construction of roads or highways, proposed zoning changes, etc.? If "Yes," explain in detail: _____	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
(p)	Is there any infestation by pests that affect the property? If "Yes," explain: _____	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(q)	Do you have any knowledge of any damage to the Property caused by pests?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(r)	Is the Property currently under warranty or other coverage by a licensed pest control company?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(s)	Do you know of any termite/pest control reports or treatments for the Property in the last five years?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(t)	Does the Property have any audio and/or video surveillance or recording equipment? If Yes, will said equipment be active during showings? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(u)	Has the Property received a home energy audit/assessment/rating/profile? If yes, when? <u>2011</u> by whom? <u>Efficiency Vermont</u>	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(v)	Further explanation of answers to any of the above: <div style="border: 1px solid black; height: 30px; width: 100%;"></div>			

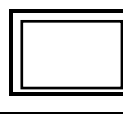
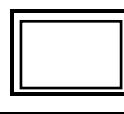
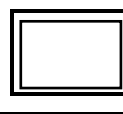
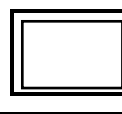
7. CONDOMINIUMS SUBDIVISIONS/ HOMEOWNERS' ASSOCIATIONS/ROAD MAINTENANCE AGREEMENTS/ROAD MAINTENANCE ASSOCIATIONS

(a)	Is the Property part of a condominium or other common interest ownership regime or is it subject to covenants, conditions and restrictions (CC&R's)? If "Yes," Condo docs or CC&R's attached?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
(b)	Is there any defect, damage, or problem with any common elements or common areas? If "Yes," describe below.	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(c)	Is there any condition or claim which may result in an increase in assessment or fees? If "Yes," describe below.	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(d)	Are any required storm water permits current?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW

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(e)	Are there any homeowners' association or "common area" expenses or assessments affecting the Property?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(f)	Are there presently any outstanding special assessment(s) on the Property? If "Yes," amount: \$ _____	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
(g)	Are there any anticipated special assessments on the Property? If "Yes," anticipated amount: \$ _____ <input type="checkbox"/> Monthly <input type="checkbox"/> Quarterly <input type="checkbox"/> Yearly Purpose of special assessments: _____ Years or term remaining on any outstanding special assessments: _____	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
(h)	Are there any current actions, disputes or lawsuits pending between the homeowners/condominium owners' association and any other parties? If "Yes," describe below.	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(i)	Do you know of any violations of local, state, or federal laws or regulations, condominium rules or CC&R's relating to the Property? If "Yes," describe below.	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(j)	Contact person/manager for condominium/homeowner association: Name: _____ Phone number/e-mail: _____			

Further explanation of any of the above:

IS THERE ANYTHING ELSE THAT SHOULD BE DISCLOSED ABOUT THE CONDITION OF THE PROPERTY? (In answering this question, you should be guided by what you would want to know about the condition of the Property if you were buying it.)
 YES NO DON'T KNOW OF ANYTHING ELSE. If "Yes," explain:

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 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 Seller's knowledge as of the date signed by Seller.

BUYER/PROSPECTIVE BUYER ACKNOWLEDGES RECEIPT OF A COPY OF THIS REPORT ON THE DATE SET FORTH BELOW. BUYER/PROSPECTIVE BUYER UNDERSTANDS THAT THIS REPORT PROVIDES INFORMATION ABOUT THE PROPERTY MADE BY THE SELLER AS OF THE ABOVE DATE. IT IS NOT A WARRANTY OF ANY KIND BY SELLER OR ANY REAL ESTATE AGENT. THIS REPORT IS NOT A SUBSTITUTE FOR ANY PROPERTY INSPECTION. BUYER/PROSPECTIVE BUYER MAY OBTAIN A PROPERTY INSPECTION. HOWEVER, ANY SUCH INSPECTION MUST BE BY WRITTEN AGREEMENT WITH SELLER. BUYER/PROSPECTIVE BUYER UNDERSTANDS THAT THERE MAY BE MATTERS RELATING TO THE PROPERTY WHICH ARE NOT ADDRESSED IN THIS REPORT.

Seller: *Paul M. Bazzano* dotloop verified
07/09/20 2:43 PM EDT
1LWT-2TF0-NYMB-CIPU
 (Signature) Date

Purchaser:
 (Signature) Date

Seller: *Paul Oliveira* dotloop verified
07/09/20 8:30 PM EDT
NR9V-B3TP-XWVO-NMKR
 (Signature) Date

Purchaser:
 (Signature) Date

Seller:
 (Signature) Date

Purchaser:
 (Signature) Date

Seller:
 (Signature) Date

Purchaser:
 (Signature) Date