



SELLER'S PROPERTY INFORMATION REPORT
TO BE COMPLETED BY SELLER

Seller's Name(s): Fred + Susan Spencer

Date: 04/11/18

Property Address: 1912 Millbrook Rd. Fayston
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: Bed + Breakfast

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 required. 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).**

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

- (a) Has any fill or off-site material been placed on the Property? YES NO DON'T KNOW
- (b) Do you know of any sliding, settling, subsidence, earth movement, upheaval or earth stability problems that have affected the Property? YES NO 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? YES NO DON'T KNOW
- (d) Do you know of any past or present drainage, high water table, or flood problems affecting the Property? YES NO DON'T KNOW
- (e) Is the Property served by a road maintained by the municipality? YES NO DON'T KNOW
- (f) If the answer to (e) above is "No," how is the road serving the property maintained?
 Road Maintenance Agreement Homeowners/Road Association 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? YES NO DON'T KNOW
- (h) Are there currently any underground fuel storage tanks on the Property? YES NO DON'T KNOW
If "yes", Fuel Type: _____

Seller's initials Fg FS SS

Buyer's initials

- (i) Have there been any underground fuel storage tanks on the Property in the past? YES NO DON'T KNOW
 If "yes", have they been removed? YES NO DON'T KNOW
 When? _____ By whom? _____
- (j) Do you know the location of the boundary lines of the Property? YES NO DON'T KNOW
- (k) Are the boundary lines of the Property marked in any way? YES NO DON'T KNOW
 If "yes", how are they marked? Stakes
- (l) Has the Property been surveyed? YES NO DON'T KNOW
 If "yes", when? 2 Years Ago By whom? Tom Clark
- (m) Is a copy of the survey available? YES NO DON'T KNOW
- (n) Are there any easements or rights of way affecting the Property? YES NO 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? YES NO 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: Base Board Hot Air Radiant Other (explain) _____ Age of Furnace/Boiler 18 yrs Don't Know
 Fuel Type: Oil Natural Gas Propane Electric Wood Wood Pellet Coal Solar Geothermal
 Other (explain) _____ (Check all that apply). Annual Fuel Usage:
125 Gallons (or other measure). Provider Gillespie/Bourne. 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.) _____

(c) Hot Water System: Hot Water Tank Domestic/Off Boiler On Demand Age of Hot Water System 20 yrs Don't Know
 Fuel Type: Oil Electric Natural Gas Propane Coal Solar Wood Pellet
 Other Wood (Check all that apply).
 Hot Water Tank is: Owned Rented. If rented, from whom _____ Monthly rental fee: \$ _____

(d) Alternative Energy System(s): Solar Wind Hydroelectric Geothermal Unknown (Check all that apply). Energy returned to grid: Yes No

(e) Electrical System: Electrical service panel has: Fuses Circuit Breakers Other (explain) _____
 Main Breaker Amperes 200 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:

Annual electricity usage: \$ 0 Electric utility provider: Green Mtn Power Property used Full Time Seasonally
 Electricity consumption may vary by user, number of occupants, number of appliances and weather conditions

TELEPHONE / INTERNET / TELEVISION

(g) Is landline telephone service present at the Property? Yes No If "yes", current provider: WCVT

(h) Is cellular telephone service available at the Property? Yes No If "yes", list available provider(s): Various

(i) Is internet service present at the Property? Yes No If "yes", current provider: WCVT
 If "yes", service is: Dial Up Broadband Cable Satellite DSL

(j) Is television service present at the Property? Yes No If "yes", current provider: _____
 If "yes", source is: Antenna Cable Satellite DSL

(k) OTHER EQUIPMENT AND APPLIANCES INCLUDED IN SALE

Check the items that will be included in the sale of the Property:

<input type="checkbox"/> Electric Garage Door Opener - Number of Transmitters _____	<input type="checkbox"/> Security Alarm System <input type="checkbox"/> Owned <input type="checkbox"/> Leased <input type="checkbox"/> Humidifier
<input type="checkbox"/> Dehumidifier <input type="checkbox"/> Lawn Sprinklers <input type="checkbox"/> Automatic Timer	<input checked="" type="checkbox"/> Smoke Detectors - How Many? <u>9</u> <input type="checkbox"/> Swimming Pool
<input type="checkbox"/> Pool Heater <input type="checkbox"/> Spa/Hot Tub <input type="checkbox"/> Pool/Spa Equipment (list): _____	
<input checked="" type="checkbox"/> Refrigerator <u>2</u> <input checked="" type="checkbox"/> Stove <input checked="" type="checkbox"/> Microwave Oven	<input checked="" type="checkbox"/> Washer <input checked="" type="checkbox"/> Dryer <input checked="" type="checkbox"/> Dishwasher <input type="checkbox"/> Trash Compactor <input type="checkbox"/> Intercom
<input type="checkbox"/> Ceiling Fans <input type="checkbox"/> Sump Pump <input checked="" type="checkbox"/> Well Pump	<input type="checkbox"/> Central Vacuum <input checked="" type="checkbox"/> Freezer <input checked="" type="checkbox"/> Woodstove <input type="checkbox"/> Satellite Dish
<input type="checkbox"/> Indoor/Outdoor Grill <input type="checkbox"/> Garbage Disposal	<input checked="" type="checkbox"/> Hood/Fan <input type="checkbox"/> Whirlpool Bath <input type="checkbox"/> Attic Fan(s) <input type="checkbox"/> Window A/C
<input type="checkbox"/> Wood/Gas/Pellet/Other Stove (describe) _____	

OTHER: _____

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Buyer's initials

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
- 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? 5 years

Yes No Don't Know, if "yes", explain in detail: NEW drainage pipe on E+N side of house. ago

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
 DON'T KNOW

ROOF: Shingle Slate Metal Tile Other (describe) _____

Approximate age of roof? 18 years

Has the roof ever leaked since you have owned the Property?

YES NO DON'T KNOW

If "yes", explain: occasional ice dam on valley of East facing roof

Has the roof been replaced or repaired since you have owned the Property?

YES NO DON'T KNOW

If "yes", when? 18 years ago

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 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: unknown Tag #: _____ Depth: 200 ft.
- Gallons Per Minute (at time of driller's report): unknown Date of driller's report: unknown

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CONDITION OF WATER AND WATER SYSTEM

Has the water been tested for coliform bacteria?

Yes No Don't Know If "yes", when? once yearly

By whom? Vt. State Food/Lodging Inspector Results: We passed the test

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: Some mineralization in water - causes white scale which can be removed with vinegar.

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 2 Tanks
- New or Alternate Technology (explain technology) _____ Septic Tank
- Cesspool Sewage Pump Dry Well Conventional disposal area Mound System disposal area Holding Tanks
- 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? 35 years ago

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: _____ w/ with concrete tank

By whom? _____ metal tank replaced 3/1/2020 F.S.S.S.

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

Septic tank capacity (in gallons) 2,000 Don't Know

Date Septic Tank Last Inspected? 13 years ago Don't Know Reports of last inspection/pumping attached Yes No

Date Septic Tank Last Pumped? 2005 Don't Know By whom? _____

To your knowledge, is any portion of the system in need of repair or replacement? Yes No

If "yes", describe in detail: _____

6. ADDITIONAL INFORMATION CONCERNING THE PROPERTY

- a) Age of building: Main Bldg. 192 years Additions to Main Bldg. 35 yrs Additional Bldgs (a) 58 yrs (b) 30 yrs
- b) Is Seller currently occupying the Property? Yes No If "no", how long has it been since Seller occupied? _____
- 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? Yes No If "yes", please explain: built garage, renovated Inn + Added
- d) If "yes," did you obtain all necessary permits and approvals for such work? Yes No Dining Room w/ 3 bedrooms upstairs.
- e) Are any property or development rights (e.g. conservation easements to Land Trusts, etc.) owned by others? If "yes", by whom: _____
- f) Has Seller received written notice of any violations of local, state or federal laws, building codes and/or zoning ordinances affecting the Property? Yes No
- g) Are there any property tax abatements, land use tax stabilization agreements or other special property tax arrangements applicable to the Property? Yes No Don't Know

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Buyer's initials

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- h) Has Seller received notice that the Property will be reassessed by any taxing authority during the next 12 months? Yes No
- i) Does the property have Urea-Formaldehyde Foam Insulation? Yes No Don't Know
- j) Does the Property have Asbestos and/or Asbestos Materials in the siding-walls-plaster-flooring-insulation-heating system?
 Yes No Don't Know
- k) Has the Property been tested for Radon Gas? Yes No Don't Know
- l) If "yes", when? _____ By whom? _____ Results: _____
- m) Does the Property have evidence of mold? Yes No 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.? Yes No
If "yes," explain in detail: _____

- p) Is there any infestation by pests that affect the property? Yes No Don't Know
If "yes", explain: _____
- q) Do you have any knowledge of any damage to the Property caused by pests? Yes No Don't Know
- r) Is the Property currently under warranty or other coverage by a licensed pest control company? Yes No Don't Know
- s) Do you know of any termite/pest control reports or treatments for the Property in the last five years? Yes No Don't Know
- t) Further explanation of answers to any of the above: _____

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)? Yes No Don't Know If "yes", Condo docs or CC&R's attached? Yes No
- b) Is there any defect, damage, or problem with any common elements or common areas? Yes No Don't Know If "yes", describe below.
- c) Is there any condition or claim which may result in an increase in assessment or fees?
 Yes No Don't Know If "yes", describe below.
- d) Are any required stormwater permits current? Yes No Don't Know
- e) Are there any homeowners' association or "common area" expenses or assessments affecting the Property? Yes No Don't Know
- f) Are there presently any outstanding special assessment(s) on the Property? Yes No If "yes," amount: \$ _____ Purpose for special assessment(s): _____
- g) Are there any anticipated special assessments on the Property: Yes No If "yes," anticipated amount: \$ _____
 Monthly Quarterly Yearly. Purpose of special assessments: _____
Years or term remaining on any outstanding special assessments: _____
- h) Are there any current actions, disputes or lawsuits pending between the homeowners/condominium owners' association and any other parties? Yes No Don't Know If "yes", describe below.
- 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?
 Yes No Don't Know If "yes", describe below.
- j) Contact person/manager for condominium/homeowner association: _____
Phone number/e-mail: _____

Further explanation of answers to 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:

Nice stream out back, paved driveway + parking lot, whubarb, blueberry, raspberry + asparagus patches, raised bed gardens, perennial flower gardens. Friendly neighbors.

Seller's initials

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Buyer's initials

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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 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.

Seller: Fred L. Spencer (signature) Date 4/11/2018 , 2018

Seller: Susan L. Spencer (signature) Date 04/11/ , 2018

Seller: _____ (signature) Date _____ , 20

Seller: _____ (signature) Date _____ , 20

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.

Buyer/Prospective Buyer: _____ (signature) Date _____ , 20

Buyer/Prospective Buyer: _____ (signature) Date _____ , 20

Buyer/Prospective Buyer: _____ (signature) Date _____ , 20

Buyer/Prospective Buyer: _____ (signature) Date _____ , 20