



SELLER'S PROPERTY INFORMATION REPORT

TO BE COMPLETED BY SELLER

Seller's Name(s): _____

Date: _____, _____

Property Address: _____
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 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).**

1. 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 _____

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- (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? _____
- (l) Has the Property been surveyed? YES NO DON'T KNOW
 If yes, when? _____ By whom? _____
- (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 _____ 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: _____ Gallons (or other measure). Provider _____ . 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 _____ Don't Know
 Fuel Type: Oil Electric Natural Gas Propane Coal Solar Wood Pellet
 Other _____ (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 _____ 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: \$ _____ Electric utility provider: _____ 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: _____
- (h) Is cellular telephone service available at the Property? Yes No If "yes", list available provider(s): _____
- (i) Is internet service present at the Property? Yes No If "yes", current provider: _____
 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:

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

OTHER: _____

Seller's initials _____

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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 been significant 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: _____

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? _____
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 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: _____ Tag #: _____ Depth: _____
Gallons Per Minute (at time of report): _____ Date of driller's report: _____

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 water 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? _____

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) _____ Don't Know

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

Date Septic Tank Last Pumped? _____ 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. _____ Additions to Main Bldg. _____ Additional Bldgs (a) _____ (b) _____
- (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: _____
- (d) If "yes," did you obtain all necessary permits and approvals for such work? Yes No
- (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

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- (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
- (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: _____

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: _____ Date _____
(signature)

Seller: _____ Date _____
(signature)

Seller: _____ Date _____
(signature)

Seller: _____ Date _____
(signature)

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: _____ Date _____
(signature)

Buyer/Prospective Buyer: _____ Date _____
(signature)

Buyer/Prospective Buyer: _____ Date _____
(signature)

Buyer/Prospective Buyer: _____ Date _____