

SELLER'S PROPERTY INFORMATION REPORT
TO BE COMPLETED BY SELLER



Seller's Name(s): Nancy E. Binter

Date: 3/1/11

Bela Ratkowitz Ratkowitz

Property Address: 490 Lime Kiln Rd, Charlotte, VT 05445

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) 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 required. (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.

**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 occurred on the property or in the immediate neighborhood? ☐ 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? McCabe Brook ☒ YES ☐ NO ☐ DON'T KNOW
- (d) Do you know of any past or present drainage, high water table, or flood problems affecting the property or adjacent properties? ☐ YES ☒ NO ☐ DON'T KNOW
- (e) Is the property served by a road maintained by the municipality? ☒ YES ☐ NO ☐ DON'T KNOW
- (f) Are there public or private landfills or dumps (compacted or otherwise) on the property or on any abutting property? ☐ YES ☒ NO ☐ DON'T KNOW
- (g) Are there currently any underground storage tanks, including gasoline, propane and/or fuel oil on the property? ☒ YES ☐ NO ☐ DON'T KNOW
- (h) Have there been any underground storage tanks, including gasoline, propane and/or fuel oil on the property in the past?
If yes, have they been removed? ☐ YES ☒ NO ☐ DON'T KNOW
When? ☐ YES ☐ NO ☐ DON'T KNOW
- (i) Do you know the location of the boundary lines of the property? ☒ YES ☐ NO ☐ DON'T KNOW
- (j) Are the boundary lines of the property marked in any way? ☒ YES ☐ NO ☐ DON'T KNOW
If yes, how are they marked? survey markers + field fence
- (k) Has the property been surveyed? ☐ YES ☐ NO ☐ DON'T KNOW
If yes, when? 3/31/97 By whom? Stuart Mowbray

Eff. 10/1/2004

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Seller(s) Initials 207 31

- (l) Is a copy of the survey available? ☐ YES ☐ NO ☒ DON'T KNOW
- (m) Are there any easements or rights of way (other than customary utility easements that service the property)? ☐ YES ☒ NO ☐ DON'T KNOW
- (n) Are there any boundary line disputes, claims of adverse possession, encroachments, shared driveways, party walls or zoning set back violations? ☐ YES ☒ NO ☐ DON'T KNOW

If any of your answers in this section are "YES," explain in detail: _____

2. MECHANICAL, ELECTRICAL, APPLIANCES & OTHER SYSTEMS

HEATING/AIR CONDITIONING/HOT WATER

- (1) Air Conditioning ☒ Central Air ☐ Window ☐ (#) AC Units Included in Sale _____
- (2) Heating ☒ Electric ☐ Fuel Oil ☐ Natural Gas ☐ Base Board ☒ Hot Air ☒ Propane ☐ Wood ☐ Other _____
- (3) Hot Water ☒ Electric ☐ Fuel Oil ☐ Natural Gas ☐ Domestic ☐ Solar ☒ Propane ☐ Other _____
- Are you aware of any problems regarding these systems? ☐ YES ☒ NO, if "yes," explain in detail: _____

electric is not used, but still in place

ELECTRICAL SYSTEM

Are you aware of any problems or conditions that affect the electrical system? ☐ YES ☒ NO, if "yes," explain in detail: _____

OTHER EQUIPMENT AND APPLIANCES INCLUDED IN SALE

Mark the items 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? 24 ☒ 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 ☒ Cable/Satellite - (receiver/dish)
- ☐ Indoor/Outdoor Grill ☐ Garbage Disposal ☐ Hood/Fan ☐ Whirlpool Bath ☐ Attic Fans ☐ Other: _____

gas stove in Den

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, Excluded From Sale of the Property

** Dining room Chandelier do not stay.*

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, please describe the defect or malfunction or items that need significant repair: _____

Has there ever been any water leakage, accumulation of water, dampness or visible mold within the basement or in 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 or crawl space?

☐ YES ☒ NO ☐ DON'T KNOW, if "yes," explain in detail: _____

Are any of the above recurring problems? ☐ YES ☐ NO, if "yes," when and how often have they recurred? _____

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

Has paint containing lead been used on the property? ☐ YES ☒ NO ☐ DON'T KNOW

my BJ

ROOF

☒ Asphalt or Composition Shingle ☐ Fiberglass Shingle ☐ Wood Shingle ☐ Slate ☒ Metal ☐ Tile ☐ Asbestos Composition Shingle
☒ Rain Gutters ☐ Other (describe) heated eaves ☐ Don't know.
Approximate age of roof? _____
Has the roof ever leaked since you have owned the property? ☐ YES ☒ NO
Has the roof been replaced or repaired since you have owned the property? ☒ YES ☐ NO If "yes," when? New construct
Do you know of any current problems with the roof? ☐ YES ☒ NO If "yes," explain: _____

If any of your answers in this section are "YES," explain in detail: _____

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.

Buyer's inspection of these systems by a qualified inspector is strongly recommended.

Type of System:

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

☐ Public or Municipal Water System ☐ Community Water System ☒ Private On-Site Water System ☐ Shared Water System
☐ On-site ☐ Off-site (check one) ☒ Well ☐ Well/Pump ☐ Cistern/Reservoir/Holding Tank ☐ Spring ☐ Lake
☐ Pond Supply ☐ Spring/Lake/Pond/Pump
Supplemental systems: ☒ Water Softener/Conditioner ☐ Infrared Light ☐ Reverse Osmosis
☐ Other: _____
Water Pipes are: ☐ Copper ☐ Galvanized Metal ☐ Lead ☒ PVC (Plastic) ☐ Combination ☐ Don't know.

Condition of 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: _____

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," please explain _____

Please explain 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" to any, please describe _____

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.

Buyer's inspection of these systems by a qualified inspector is strongly recommended.

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 ☒ Subsurface Leach Field ☐ Mound System ☐ Other ☐ Don't know

Condition of System:

If other than public or municipal sewer system, please answer the following:

Date septic system installed? don't know

If the septic/wastewater system is other than a public or municipal system, is the system entirely on your Property?

☒ YES ☐ NO ☐ DON'T KNOW, If "no," where is it? _____Has the septic/wastewater system been repaired since you owned the Property? ☒ YES ☐ NO If "yes," when? _____What was done? metal holding tank replaced by concrete MODURITE P+P septic

By whom? _____

Type of septic tank: ☒ Concrete ☐ Metal ☐ Fiberglass ☐ Other (describe) _____ ☐ Don't KnowSeptic tank capacity (in gallons) _____ ☒ Don't KnowDate Septic Tank Last Inspected? _____ ☒ Don't Know Date Septic Tank Last Cleaned? _____ ☒ Don't KnowBy whom? P+P septicTo your knowledge, is any portion of the sewer/septic/wastewater system in need of repair or replacement? ☐ YES ☒ NO

If "yes," please explain: _____

6. ADDITIONAL INFORMATION CONCERNING THE PROPERTY

- (a) Age of building: Main Bldg. 1970? Additions to Main Bldg. see list Additional Bldgs (a) see list (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: _____
- If "yes," did you obtain all necessary permits and approvals for such work? ☒ YES ☐ NO
- (d) Did any former owners of the property make any additions, structural changes, or other alterations to the property?
☐ YES ☐ NO ☒ DON'T KNOW
 If your answer is "yes," was all work done with all necessary permits and approvals in compliance with building codes?
☐ YES ☐ NO ☒ DON'T KNOW If your answer is "no," please explain: _____
- (e) 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
- (f) 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
- (g) Has Seller received notice that the Property will be reassessed by any taxing authority during the next 12 months?
☐ YES ☒ NO
- (h) Does the property have Urea-Formaldehyde Foam Insulation? ☐ YES ☐ NO ☒ DON'T KNOW
- (i) Does the property have Asbestos and/or Asbestos Materials in the siding-walls-plaster-flooring-insulation-heating system?
☐ YES ☐ NO ☒ DON'T KNOW
- (j) Has the property been tested for Radon Gas? ☐ YES ☐ NO ☒ DON'T KNOW
 If "yes," when? _____ By whom? _____ Results: _____
- (k) Does the property have evidence of mold? ☐ YES ☒ NO ☐ DON'T KNOW If "yes," what has been done about the mold? _____
- (l) 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 ☐ DON'T KNOW If "yes," please explain: _____
- (m) Do you have any knowledge of termites, dry rot, or pests on or affecting the property? ☐ YES ☒ NO
- (n) Do you have any knowledge of any damage to the property caused by termites, dry rot or pests? ☐ YES ☒ NO
- (o) Is the property currently under warranty or other coverage by a licensed pest control company? ☐ YES ☒ NO
- (p) Do you know of any termite/pest control reports or treatments for the property in the last five years? ☐ YES ☒ NO
- If any of your answers in this section are "yes," explain in detail: _____

7. CONDOMINIUMS AND OTHER HOMEOWNERS ASSOCIATIONS

- (a) Is the property part of a condominium or other common ownership or is it subject to covenants, conditions and restrictions (CC&R's)? ☐ YES ☒ NO ☐ DON'T KNOW
- (b) Is there any defect, damage, or problem with any common elements or common areas, which could affect their value or desirability? ☐ YES ☒ NO ☐ DON'T KNOW
- (c) Is there any condition or claim which may result in an increase in assessment or fees?
☐ YES ☐ NO ☐ DON'T KNOW If your answer to (b) or (c) is "yes," please explain: _____
- (d) Are 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 any current actions, disputes or lawsuits pending between the homeowners/condominium owners' association and any other parties? ☐ YES ☐ NO ☐ DON'T KNOW If any of your answers in this section are "YES," explain in detail: _____

8. OTHER MATTERS

- (a) Is there any existing or threatened legal action affecting the property? ☐ YES ☒ NO ☐ DON'T KNOW
- (b) Do you know of any violations of local, state, or federal laws or regulations relating to this property?
☐ YES ☒ NO ☐ DON'T KNOW
- (c) IS THERE ANYTHING ELSE THAT SHOULD BE DISCLOSED ABOUT THE PROPERTY?
☐ YES ☒ NO ☐ DON'T KNOW OF ANYTHING ELSE
(In answering this question, you should be guided by what you would want to know about the property if you were buying it.)

If any of your answers in this section are "YES," explain in detail: _____

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 OR THAT THEY HAVE MADE ANY INQUIRY OR INVESTIGATION ABOUT THE CONDITION OF THE PROPERTY OR ANY OF THE INFORMATION PROVIDED BY THE SELLER IN THIS REPORT OR THAT THEY HAVE VERIFIED THE INFORMATION PROVIDED BY THE SELLER IN THIS REPORT.

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 Nancy E. Smith Date 3/1/11

Seller Debra R. H. Smith Date 3/2/11

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 _____

Buyer/Prospective Buyer _____ Date _____

On _____, this report, prepared by Seller, was provided to Buyer/Prospective Buyer by _____, acting as (check one):

☐ Seller's Real Estate Agency ☐ Broker's Agent ☐ Buyer's Real Estate Agency

Signed: _____

NS DS