



SELLER'S PROPERTY INFORMATION REPORT

TO BE COMPLETED BY SELLER

Date Prepared: 04/17/2023

Seller's Name(s): David Tretter Kathryn C. Tretter

Physical Property Address: 37 Gateway Court, 1-A Mendon
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 type="checkbox"/> NO	<input checked="" 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 type="checkbox"/> NO	<input checked="" 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 type="checkbox"/> YES	<input checked="" 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 checked="" type="checkbox"/> Homeowners/Road Association Other (explain): _____ Annual Cost(s): _____			
(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 type="checkbox"/> NO	<input checked="" 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 type="checkbox"/> NO <input type="checkbox"/> NO	<input checked="" type="checkbox"/> DON'T KNOW <input checked="" type="checkbox"/> DON'T KNOW
(j)	Do you know the location of the boundary lines of the Property?	<input type="checkbox"/> YES	<input checked="" 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?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> DON'T KNOW
(l)	Has the Property been surveyed? If "Yes," when? _____ By whom? _____	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> DON'T KNOW
(m)	Are copies of any of the following available? <input type="checkbox"/> Site Plan <input type="checkbox"/> Survey <input type="checkbox"/> Tax Map <input type="checkbox"/> Subdivision Plan/Sketch	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> DON'T KNOW
(n)	Are there any easements or rights of way affecting the Property?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" 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:

Empty box for further explanation.

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 Steam
 Other (explain): _____ Age of Furnace/Boiler: _____ Don't Know
 Primary Fuel Type: Oil Natural Gas Propane Electric Wood Wood Pellet Coal Solar Geothermal
 Other (explain): _____
 Primary Annual Fuel Usage: _____ Gallons (or other measure) Date Range _____ Provider: _____
 Secondary Fuel Type: Oil Natural Gas Propane Electric Wood Wood Pellet Coal Solar Geothermal
 Other (explain): fire place
 Secondary Annual Fuel Usage: _____ Gallons (or other measure) Date Range _____ Provider: _____
 If propane, who owns propane tank? Owner Propane Supplier Association
 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 type and number of units (central, heat pump, window, etc.)

(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: 2 yrs _____ 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: \$3600 Date Range: _____ Electric utility provider: Green Mountain power
 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) Has a Vermont Home Energy Profile been created?
 If yes, when? _____ by whom? _____ YES NO DON'T KNOW

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

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TELEPHONE / INTERNET / TELEVISION

(h)	Is landline telephone service present at the Property? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If "Yes," current provider: _____
(i)	Is cellular telephone service available at the Property? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO If "Yes," list available providers: _____
(j)	Is internet service available at the Property? <input type="checkbox"/> YES <input type="checkbox"/> NO If "Yes", current provider: <u>xfinity</u> If "Yes," service is: <input type="checkbox"/> Dial Up <input type="checkbox"/> Broadband <input checked="" type="checkbox"/> Cable <input type="checkbox"/> Satellite <input type="checkbox"/> DSL <input type="checkbox"/> Fiber Optic
(k)	Is television service available at the Property? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO If "Yes", current provider: <u>xfinity</u> If "Yes," source is: <input type="checkbox"/> Antenna <input checked="" type="checkbox"/> Cable <input type="checkbox"/> Satellite <input type="checkbox"/> DSL <input type="checkbox"/> Fiber Optic

OTHER EQUIPMENT AND APPLIANCES

(l) 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? _____ Whirlpool Bath

Swimming Pool Pool Heater Spa/Hot Tub Pool/Spa Equipment (list): _____

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 Mini Split Compost Bin

Wood/Gas/Pellet/Other Stove (describe): gas stove

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

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:

3. STRUCTURAL COMPONENTS

Type of construction (check all that apply)

Manufactured Modular Wood Frame Other (describe): _____

Age of Building(s): Main Bldg. _____ Additions to Main Bldg. _____ Additional Building(s): (a) _____ (b) _____

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:
kitchen cabinets replaced, bathtub shower re

If "yes," did you obtain all necessary permits and approvals for such work? Yes No

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

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:

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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? _____

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 Driven Point Well On-site Off-site

Drilled Well Dug Well Spring Lake/Pond None Don't Know Other _____

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

Age of Water System: _____

If Drilled Well: Drilled by: _____ Tag #: _____ Depth: _____

Gallons Per Minute (at time of driller's report): _____ Date of driller's report: _____

What is the annual cost for municipal water \$ _____ Date Range: _____ Metered YES NO

CONDITION OF WATER AND WATER SYSTEM

Has the water been tested for coliform bacteria? YES NO DON'TKNOW

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

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

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

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

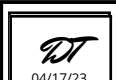



Are you aware of low pressure in your water system? YES NO

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





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

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

Water test show high lead level. Utilize water filter to remove for drinking and cooking or bottled water

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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):	
<input checked="" type="checkbox"/> Public or Municipal Sewer System <input type="checkbox"/> Shared <input type="checkbox"/> On-site septic/wastewater system <input type="checkbox"/> Off-site septic/wastewater system <input type="checkbox"/> Septic Tank <input type="checkbox"/> New or Alternate Technology (explain technology) _____ <input type="checkbox"/> Holding Tanks <input type="checkbox"/> Cesspool <input type="checkbox"/> Sewage Pump <input type="checkbox"/> Dry Well <input type="checkbox"/> Conventional disposal area <input type="checkbox"/> Mound System disposal area <input type="checkbox"/> At Grade <input type="checkbox"/> Other <input type="checkbox"/> Don't Know If other, please explain: _____ What is the annual cost of municipal/shared sewer? \$ _____ Date Range: _____	
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? <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> DON'T KNOW	
If "No," where is it? _____	
Has the system been repaired since you have owned the Property? <input type="checkbox"/> YES <input type="checkbox"/> NO If "Yes," when? _____	
What was done? _____ By whom? _____	
Type of septic tank: <input type="checkbox"/> Concrete <input type="checkbox"/> Metal <input type="checkbox"/> Fiberglass <input type="checkbox"/> Other (describe) _____ <input type="checkbox"/> Don't Know	
Septic tank capacity (in gallons) _____ <input type="checkbox"/> Don't Know	
Date Septic Tank Last Inspected? _____ <input type="checkbox"/> Don't Know Reports of last inspection/pumping attached: <input type="checkbox"/> YES <input type="checkbox"/> NO	
Date Septic Tank Last Pumped? _____ Don't Know By whom? _____	
If required by a State of Vermont wastewater permit, have required periodic maintenance/inspections been completed? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If so, date of most recent service _____ Cost: \$ _____ By whom: _____	
To your knowledge, is any portion of the system in need of repair or replacement? <input type="checkbox"/> YES <input type="checkbox"/> NO If "Yes," describe in detail: _____	
Has the property been occupied as a primary residence for at least 181 days during any one calendar year between December 31, 1986 and December 31, 2006? <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> DON'T KNOW	

6. ADDITIONAL INFORMATION CONCERNING THE PROPERTY

(a)	Is Seller currently occupying the Property? If "No," how long has it been since Seller occupied? Marh 2023	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
(b)	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	
(c)	Is property enrolled in Vermont's Current Use program?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
(d)	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	
(e)	Are there any property tax abatements, land use value appraisal, land use tax stabilization agreements or other special property tax arrangements applicable to the Property?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> DON'T KNOW
(f)	If the house was built after December 31, 1997, is a Residential Building Energy Standard (RBES) certification available?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
(g)	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	
(h)	Does the property have Urea-Formaldehyde Foam Insulation?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> DON'T KNOW
(i)	Does the Property have Asbestos and/or Asbestos Materials in the siding, walls, plaster, flooring, insulation, heating system?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> DON'T KNOW
(j)	Has the Property been tested for Radon Gas? If "Yes," when? _____ By whom? _____ Results: _____	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> DON'T KNOW
(k)	Has paint containing lead been used on the Property?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> DON'T KNOW
(l)	Does the Property have evidence of mold? If "Yes," what has been done about the mold? _____	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW

Seller's Initials DT KCT

Purchaser's Initials

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: *David Fretter* dotloop verified
04/17/23 8:00 PM EDT
YSTV-KTWA-D3HX-DD4Q
(Signature) Date

Purchaser:
(Signature) Date

Seller: *Kathryn C. Fretter* dotloop verified
04/17/23 7:46 PM EDT
ATTI-DDS3-TFCT-OLYZ
(Signature) Date

Purchaser:
(Signature) Date

Seller:
(Signature) Date

Purchaser:
(Signature) Date

Seller:
(Signature) Date

Purchaser:
(Signature) Date