



SELLER'S PROPERTY INFORMATION REPORT
TO BE COMPLETED BY SELLER



Seller's Name(s): Melanie Jannery Date: 12/20/2023

Property Address: 124 Plattsburg Avenue, Burlington Vermont 05408

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

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? (Bad Soil for garden 2013) 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? 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? _____ By whom? _____
- (i) Do you know the location of the boundary lines of the Property? YES NO DON'T KNOW

Seller(s) Initials _____

- (j) Are the boundary lines of the Property marked in any way? YES NO DON'T KNOW
 If yes, how are they marked? there is a corner marker front corner of property.
Rear + side setbacks are 5' from shed as indicated site plan from 1994 on
- (k) Has the Property been surveyed? YES NO DON'T KNOW
 If yes, when? _____ By whom? Burlington Property Associates.
- (l) Is a copy of the survey available? YES NO DON'T KNOW
- (m) Are there any easements or rights of way (other than utility easements) affecting 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 affecting the Property? 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 1
- (2) Heating Electric Fuel Oil Natural Gas Propane Wood Base Board Hot Air Other _____
- (3) Hot Water Electric Fuel Oil Natural Gas Propane Domestic Solar Other _____

Are you aware of any problems regarding these systems? YES NO, if "yes," explain in detail:
Very Happy with these systems.

Annual Fuel Usage: _____ Gallons Provider _____ Property used: Full Time Seasonally
 Fuel consumption may vary by user, number of occupants and weather conditions

ELECTRICAL SYSTEM

Electrical service panel has: Fuses Circuit Breakers _____ AMPS (if known)
 Are you aware of any problems or conditions that affect the electrical system? YES NO
 If yes, explain in detail: Have not had any issues with electricity or breakers. Flip switches.

Total Annual Usage \$ _____ Electric Utility Provider _____ Property used Full Time Seasonally
 Electricity consumption may vary by user, number of occupants, number of appliances and weather conditions

ELECTRICAL SYSTEM

- Is land line telephone service present at the Property? Yes No If yes, current provider: At&T yes - No Landline Now.
- Is cellular telephone service available at the Property? Yes No If yes, list available provider(s): Use Verizon Network No phone
- Is internet service present at the Property? Yes No If yes, current provider: Burlington Telecom
 If yes, service is: Dial Up Broadband Cable Satellite DSL
- Is television service present at the Property? Yes No If yes, current provider: _____
 If yes, source is: Antenna Cable Satellite DSL

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? 3 Swimming Pool
- Pool Heater Spa/Hot Tub 1 Pool/Spa Equipment (list): Combo
- 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: Access to ABH

on back of house PRC 2013 10/24/14

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 _____

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:

Everything is in good/excellent health from what I can tell.

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: _____

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: Garage Wall gets damp on occasion - dehumidifier area set up there

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: I removed wallboard in 2017/2018 to the air leak.

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

Porch area was with opening - I fixed it with foam - shrink over was fine to let reduce moisture keep heat in, etc. I learned from Butts w/ door open added moisture to house

Has paint containing lead been used on the Property? YES NO DON'T KNOW NOT IN MY TIME,

ROOF: Shingle Slate Metal Tile Other (describe) _____ Don't know

Approximate age of roof? Shingled 2018

Has the roof ever leaked since you have owned the Property? YES NO DON'T KNOW

Has the roof been replaced or repaired since you have owned the Property? YES NO DON'T KNOW

If "yes," when? Shingled over 2018

Are there any current problems with the roof? YES NO DON'T KNOW

If "yes," explain: _____

If any of your answers in this section are "YES," explain in detail: Moisture issue was resolved by lifestyle changes + fixing Air leaks - There is an inactive sump pump + wall drain in basement. I never had water come in - I installed gutters as precautionary measure.

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/unction/or any period of time. Buyer's inspection of these systems by a qualified inspector is strongly recommended.

Seller(s) Initials MJ

Type of System:

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

- Public or Municipal Community Private Shared
- On-site Off-site Drilled Well Dug Well Spring Lake/Pond None Don't know
- Water System Features (if known): Cistern/Reservoir/Holding Tank Water Softener/Conditioner Reverse Osmosis
- Infrared Light None Don't know Other: _____

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

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: _____

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" to any, 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. 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? _____

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? MA

Has the septic/wastewater system been repaired since you owned the Property? YES NO If "yes," when? _____

What was done: 2013 cleaned out pipe due to tree roots - had trees removed.

By whom? Routa Ruter NOT RESPONSIBLE

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 sewer/septic/wastewater system in need of repair or replacement? YES NO

If "yes," describe in detail: _____

Seller(s) Initials _____

6. ADDITIONAL INFORMATION CONCERNING THE PROPERTY

- (a) Age of building: Main Bldg. 1974 Additions to Main Bldg. _____ Additional Bldgs (a) SHED (b) 1994
- (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: Roof, window upgrade, gutter, porch gate
- (d) If "yes," did you obtain all necessary permits and approvals for such work? YES NO Replace stairs to porch + all closed.
- (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 There is foam insulation in house. Not sure what it is called.
- (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
- (k) If "yes," when? _____ By whom? I ordered tests but never completed them. Results: _____
- (l) Does the property have evidence of mold? YES NO DON'T KNOW Mildew? In past 2017?
- (m) If "yes," what has been done about the mold? I had a moisture issue - had beams with door open - had air leak in bsmt under porch + cleaned + wipe down stuff
- (n) 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 in detail: Bihe Lane is New - No on-street parking - the town is adding a spot or using back st after
- (o) Do you have any knowledge of termites, dry rot, or pests on or affecting the Property? YES NO Neighbor repairs
- (p) Do you have any knowledge of any damage to the Property caused by termites, dry rot or pests? YES NO now.
- (q) Is the property currently under warranty or other coverage by a licensed pest control company? YES NO
- (r) Do you know of any termite/pest control reports or treatments for the Property in the last five years? YES NO
- (s) 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 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, 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 "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 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.
- (g) Do you know of any violations of local, state, or federal laws or regulations, condominium rules or CC&R's relating to this property? YES NO DON'T KNOW

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

N/A

Seller(s) Initials MS

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 property if you were buying it.)

YES NO DON'T KNOW OF ANYTHING ELSE

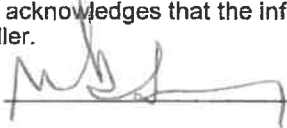
Side yard by driveway has been great for garden + composting. Soil is rich.
In winter I snow blow this area for extra parking option if need arises.

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 THE 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 
MELANIE JANNERY

Date 12/20/2023

Seller _____

Date _____

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 MAYBE 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 acting on behalf of Seller Buyer/Prospective Buyer's Real Estate Agency

Signed: _____

Signed: _____