



# SELLER'S PROPERTY INFORMATION REPORT

TO BE COMPLETED BY SELLER



Seller's Name(s): Jeremy & Kristin Wandasiewicz Date: 3/10/25

Property Address: 4 Ciara Drive, Grand Isle, VT 05458

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?  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? \_\_\_\_\_  YES  NO  DON'T KNOW
- (i) Do you know the location of the boundary lines of the Property?  YES  NO  DON'T KNOW

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- (j) Are the boundary lines of the Property marked in any way?  YES  NO  DON'T KNOW  
If yes, how are they marked? \_\_\_\_\_
- (k) Has the Property been surveyed?  YES  NO  DON'T KNOW  
If yes, when? \_\_\_\_\_ By whom? \_\_\_\_\_
- (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 - in garage
- (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: \_\_\_\_\_

Annual Fuel Usage: 500 Gallons Provider Cota's Propane 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: \_\_\_\_\_

Total Annual Usage \$ 1500 Electric Utility Provider VT Electric Coop 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: Consolidated but not connected
- Is cellular telephone service available at the Property?  Yes  No If yes, list available provider(s): Xfinity, Verizon
- Is internet service present at the Property?  Yes  No If yes, current provider: Xfinity  
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 We use streaming services

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**OTHER EQUIPMENT AND APPLIANCES INCLUDED IN SALE**

Mark the items 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? 6  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: We would be happy to include the washer/dryer, treadmill (if seller wants) & Dog Pen in backyard

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: \_\_\_\_\_

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: One Time / See Attached Explanation

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? 18 Years

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? \_\_\_\_\_

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: \_\_\_\_\_

**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 o/time. Buyer's inspection of these systems by a qualified inspector is strongly recommended.**

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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, 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: None

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.

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, 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? At time of building neighborhood / unsure of exact date

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:

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? 2024. Don't Know. Reports of last inspection/pumping attached? YES, NO

Date Septic Tank Last Pumped? 2024. Don't Know. By whom? MS Septic Services

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:

Mike @ MS Septic Services is wonderful and has assured the HOA that everything is in a great running order and the HOA has system pumped each year.

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**6. ADDITIONAL INFORMATION CONCERNING THE PROPERTY**

- (a) Age of building: Main Bldg. 18 yrs Additions to Main Bldg. no Additional Bldgs (a) no (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) 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 - Radon System Installed
- (k) If "yes," when? \_\_\_\_\_ By whom? \_\_\_\_\_ Results: One in garage & basement was here when we bought the house
- (l) Does the property have evidence of mold?  YES  NO  DON'T KNOW
- (m) If "yes," what has been done about the mold? \_\_\_\_\_
- (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: \_\_\_\_\_

- (o) Do you have any knowledge of termites, dry rot, or pests on or affecting the Property?  YES  NO
- (p) Do you have any knowledge of any damage to the Property caused by termites, dry rot or pests?  YES  NO
- (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: HOA Dues are \$51.25 a month

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**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

**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 [Signature] Date 3/10/25

Seller [Signature] Date 3/10/25

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: \_\_\_\_\_

## Attachment for Realtor Document on Basement

### One Event in 2017 Explained:

In 2017, the Godbout Brothers were constructing Townhouse 1A and 1B. They hired Bevins Excavation to do the groundwork. Without telling anyone, they moved our ground water drainage pipe, and did not immediately replace. This caused a back of water into our basement. It was around 2-3 inches of water. We immediately called Stanley Steamer and had them come out that morning to dry out the basement. As part of that process, they left large drying fans running in every part of the basement for over 24 hours to make sure no moisture remained. The Godbout's insurance company took responsibility and sent G.W. Savage to handle the cleaning and repairs. They removed and replaced the drywall, cleaned the entire basement, repainted the walls and stairs, and tested for mold, all tests came back negative.

We have NEVER had another issue in the 18 years. The basement has remained mold free. And again, has never had water in it since this one issue in 2017.