



# SELLER'S PROPERTY INFORMATION REPORT

TO BE COMPLETED BY SELLER



Seller's Name(s): Matthew Witt Date: 3-11-24  
Brittany Witt

Property Address: 18 McLane Cir - Shelburne, VT 05482

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

Seller(s) Initials MW BW

- (i) 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 \_\_\_\_\_
- (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: \_\_\_\_\_ 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: \_\_\_\_\_

Total Annual Usage \$ 1200 Electric Utility Provider GM? Property used  Full Time  Seasonally  
Electricity consumption may vary by user, number of appliances and weather conditions

### ELECTRICAL SYSTEM

Is land line telephone service present at the Property?  Yes  No If yes, current provider: Comcast/Xfinity

Is cellular telephone service available at the Property?  Yes  No If yes, list available provider(s): Verizon, AT&T

Is internet service present at the Property?  Yes  No If yes, current provider: Comcast/Xfinity  
If yes, service is:  Dial Up  Broadband  Cable  Satellite  DSL

Is television service present at the Property?  Yes  No If yes, current provider: Comcast/Xfinity  
If yes, source is:  Antenna  Cable  Satellite  DSL

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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? 9  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: Upstairs Undercounter Refrigerator

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: Clothes dryer just started rotation noise

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  Roof  
 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: \_\_\_\_\_

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? 15 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 function/or any period o/time. Buyer's inspection of these systems by a qualified inspector is strongly recommended.**

Seller(s) Initials MLB JS



**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? AnnualBy whom? Town of Shelburne    Results: \_\_\_\_\_

Has any other water quality or water chemistry testing been done?

 YES     NO     DON'T KNOW    If "yes," when? AnnualBy whom? Town of Shelburne    Results: \_\_\_\_\_Are you aware of low water pressure in your water system?     YES     NOHas 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: \_\_\_\_\_**6. 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 the 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 Tank  
 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? \_\_\_\_\_Has the septic/wastewater system been repaired since you owned the Property?     YES     NO    If "yes," when? \_\_\_\_\_

What was done: \_\_\_\_\_

By whom? \_\_\_\_\_     Don't knowType 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    Reports of last inspection/pumping attached     YES     NODate 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. 15-10 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) 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
- (k) If "yes," when? \_\_\_\_\_ By whom? \_\_\_\_\_ Results: \_\_\_\_\_
- (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: Under monthly service by Orkin Pest Control

## 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:

Community HOA run by resident volunteer board members

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