SELLER'S STATEMENT OF PROPERTY CONDITION #700 (Page 1 of 8)

MASSACHUSETTS ASSOCIATION OF REALTORS®

kw BOSTON NORTHWEST KELLER WILLIAMS REALTY

THIS FORM IS TO BE COMPLETED BY THE SELLER. THE SELLER(S) AUTHORIZES THE BROKER OR SALESPERSON(S) TO PROVIDE THE FOLLOWING INFORMATION TO PROSPECTIVE BUYER(S). THIS INFORMATION IS BASED UPON THE SELLER'S KNOWLEDGE, BUT IS NOT INTENDED AS A GUARANTEE OF THE CONDITION OF THE PROPERTY OR THE CONTINUED SATISFACTORY OPERATION OF ANY SYSTEM. THE BUYER(S) SHOULD INDEPENDENTLY VERIFY ALL INFORMATION BEFORE PURCHASE.

Property Address 18 Robert Road, Stow, MA 01775

Seller(s)/Owner(s) Mark Pieper and Sue Pieper

How long owned 29 years How long occupied 29 years Approximate Year Built 1979

I. TITLE/ZONING/BUILDING INFORMATION

		Yes	No	Unknown	N/A	Description/Explanation
1.	Title Problems or Limitations (for example, deed restriction, lot line dispute, order of conditions):	☐	☒	☐	☐	
2.	Easement, Common Driveway, or Right of Way	☐	☒	☐	☐	
3.	Zoning Classification(s) of property:			☐	☐	
4.	Has the City/Town issued notice of outstanding violation?	☐	☒	☐	☐	
5.	Have you been advised that current use is nonconforming in any way?	☐	☒	☐	☐	
6.	Do you know of any variances or special permits?	☐	☒	☐	☐	
7.	During Seller's ownership, has work been done for which a permit was required? If yes, explain.	☒	☐	☐	☐	Various Projects
7a.	Were permits obtained?	☒	☐	☐	☐	
7b.	Was the work approved by an inspector?	☒	☐	☐	☐	
7c.	Was a licensed contractor hired? (If yes, provide name of contractor)	☒	☐	☐	☐	
7d.	Is there an outstanding notice of any building code violation?	☐	☒	☐	☐	
8.	Have you been informed that any part of the property is in a designated flood zone or wetland?	☐	☒	☐	☐	
9.	Are there any known water drainage problems? Explain.	☐	☒	☐	☐	

II. SYSTEM AND UTILITIES INFORMATION

		Yes	No	Unknown	N/A	Description/Explanation
10.	STORAGE TANK					
10a.	Is or Has there ever been an underground storage tank?	☐	☒	☐	☐	
10b.	If yes, type of tank			☐	☐	
10c.	If yes, is it still in use?	☐	☐	☐	☐	
10d.	If not still in use, was it removed?	☐	☐	☐	☐	
10e.	Storage Tank: ☐Leased ☐Owned (See Hazardous Materials Disclosure Page 8)	☐	☐	☐	☐	

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II. SYSTEM AND UTILITIES INFORMATION (Continued)						
		Yes	No	Unknown	N/A	Description/Explanation
11.	HEATING SYSTEM					
11a.	Type: Oil fired boiler Heat Pump					
11b.	Age: Est 2004 and 2016					
11c.	Are there any known problems with the heating system? Explain.	☐	☒	☐	☐	
11d.	Identify any unheated room or area:	☐	☒	☐	☐	
11e.	Provide approximate date of last service:	☐	☐	☐	☐	12/2025
11f.	Provide reason for service: Annual Maintenance			☐	☐	

III. WATER, SEWER & OTHER UTILITIES						
		Yes	No	Unknown	N/A	Description/Explanation
12.	DOMESTIC HOT WATER					
12a.	Type: Indirect water heater			☐	☐	
12b.	Age: EST: 20 years			☐	☐	
12c.	Are there any known problems with the hot water? Explain.	☐	☒	☐	☐	
13.	SEWAGE SYSTEM					
13a.	☐ Municipal ☒ Private Sewer	☐	☐	☐	☐	
13b.	If Private Sewer, describe type of system: Septic tank			☐	☐	
13c.	Provide Name of Service Company Curtis Septic Co			☐	☐	
13d.	Date it was last pumped: 12/19/25	☐	☐	☐	☐	12 (Month) 19 (Day) 25 (Year)
13e.	Frequency of Pumps: Annually			☐	☐	
13f.	During your ownership has sewage backed up into house or onto yard? Explain.	☐	☒	☐	☐	
13g.	Is system shared with other homes?	☐	☒	☐	☐	
13h.	Was a Title 5 Inspection performed?	☒	☐	☐	☐	
13i.	Date of Inspection:	☐	☐	☐	☐	12 (Month) 8 (Day) 2023 (Year)
13j.	Is a copy of Inspection attached?	☒	☐	☐	☐	
14.	PLUMBING SYSTEM					
14a.	Type: Copper and PEX			☐	☐	
14b.	Problems? Explain.	☐	☒	☐	☐	
14c.	Bathroom ventilation problems? Explain.	☐	☒	☐	☐	

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III. WATER, SEWER & OTHER UTILITIES (Continued)						
		Yes	No	Unknown	N/A	Description/Explanation
15.	WATER SOURCE					
15a.	☐Public ☒Private	☐	☐	☐	☐	
15b.	Location Front yard			☐	☐	
15c.	Date Last tested:			☐	☐	12 (Month) 9 (Day) 2024 (Year)
15d.	Report Attached?	☒	☐	☐	☐	
15e.	Water Quality problems? Explain.	☒	☐	☐	☐	Iron sediment
15f.	Flow rate:	☐	☐	☒	☐	(gal. /min.)
15g.	Age of Pump: 4 years			☐	☐	
15h.	Is there a filtration system? If yes, indicate age and type of filtration system.	☒	☐	☐	☐	Age: Various Type: See attached

IV. ELECTRICAL SYSTEMS & UTILITIES						
		Yes	No	Unknown	N/A	Description/Explanation
16.	ELECTRICAL SYSTEM					
16a.	Problems? Explain.	☐	☒	☐	☐	
17.	APPLIANCES					
17a.	List appliances that are included: Refrigerator, cooktop, ovens, Microwave, all located in kitchen Washer/dryer. Ovens in basement			☐	☐	
17b.	Problems? Explain.	☐	☒	☐	☐	
18.	SECURITY SYSTEM					
18a.	Type:			☐	☒	
18b.	Age:			☐	☒	
18c.	Provide Name of Service Company			☐	☒	
18d.	Problems? Explain.	☐	☐	☐	☒	
19.	AIR CONDITIONING					
19a.	☒Central ☐Window ☐Other. Explain.	☒	☐	☐	☐	
19b.	Problems? Explain.	☐	☒	☐	☐	
20.	SOLAR PANELS					
20a.	☐Leased ☐Owned	☐	☒	☐	☐	
20b.	If leased, explain terms of agreement.			☐	☐	

V. BUILDING/STRUCTURAL INFORMATION						
		Yes	No	Unknown	N/A	Description/Explanation
21.	FOUNDATION/SLAB					
21a.	Problems? Explain.	☐	☒	☐	☐	

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V. BUILDING/STRUCTURAL INFORMATION (Continued)						
		Yes	No	Unknown	N/A	Description/Explanation
22.	BASEMENT					
22a.	Problems (select any that apply): ☐Water ☐Seepage ☐Dampness ☐Other. Explain.	☐	☒	☐	☐	
22b.	Explain amount, frequency, and location of the problems selected in 22a.			☐	☐	
23.	SUMP PUMP					
23a.	If yes to 23, provide age and location.			☐	☒	
23b.	Problems? Explain.	☐	☐	☐	☒	
24.	ROOF					
24a.	Age: 1 year			☐	☐	
24b.	Problems? Explain.	☐	☒	☐	☐	
24c.	Location of leaks/repairs:			☐	☐	
25.	CHIMNEY/FIREPLACE					
25a.	Date last cleaned:			☐	☐	2024 Month Day Year
25b.	Problems? Explain.	☐	☐	☐	☐	CHIMNEY Fully Lined (SS)
25c.	Presence of: ☐Wood Stove ☐Coal Stove ☐Pellet Stove ☐Gas Stove	☐	☒	☐	☐	
25d.	If yes to 25c, in compliance with installation regulations/code/bylaws?	☐	☐	☐	☐	
25e.	If no to 25d, Explain.			☐	☐	
25f.	Is there any history of smoke/fire damage to structure? Explain.	☐	☒	☐	☐	
26.	FLOORS					
26a.	Type of floors under carpet/linoleum: Subfloor			☐	☐	
26b.	Are there any known problems with floors (buckling, sagging, etc.)? Explain.	☐	☒	☐	☐	
27.	WALLS					
27a.	Interior Walls: Problems? Explain.	☐	☒	☐	☐	
27b.	Exterior Walls. Problems? Explain.	☐	☒	☐	☐	
28.	WINDOW/SLIDING DOORS/DOORS					
28a.	Problems? Explain.	☐	☒	☐	☐	
29.	INSULATION					
29a.	Does house have insulation?	☒	☐	☐	☐	

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V. BUILDING/STRUCTURAL INFORMATION (Continued)						
		Yes	No	Unknown	N/A	Description/Explanation
29b.	If yes, type: Fiberglass Batt	☒	☐	☐	☐	
29c.	Date Installed: 1979	☐	☐	☐	☐	1979 Month Day Year
29d.	Location: Attic and exterior walls	☐	☐	☐	☐	

VI. ENVIRONMENTAL ISSUES						
		Yes	No	Unknown	N/A	Description/Explanation
30.	ASBESTOS					
30a.	Is asbestos present in exterior shingles, pipe covering or boiler insulation?	☐	☒	☐	☐	
30b.	Has a fiber count been performed?	☐	☐	☐	☐	
30c.	If yes to 30b., is copy attached? (See Asbestos Disclosure Page 8)	☐	☐	☐	☐	
31.	LEAD PAINT					
31a.	Is lead paint present?	☐	☒	☐	☐	
31b.	If yes to 31a., locations present: (Attach copy of Inspection Reports)	☐	☐	☐	☐	
31c.	If yes to 31a., describe abatement plan/ interim controls, if any:	☐	☐	☐	☐	
31d.	Has paint been encapsulated?	☐	☐	☐	☐	
31e.	If yes to 31d. provide date of encapsulation and by whom.			☐	☐	Month Day Year
31f.	Is Lead Paint Disclosure Form available? If yes attach copy. If no, Explain.	☐	☐	☐	☐	
32.	RADON					
32a.	Has test for Radon been performed? If yes, attach copy. (See Radon Disclosure Page 7)	☐	☒	☐	☐	
33.	MOLD					
33a.	Have you been advised of elevated levels of mold at the Property? Explain.	☐	☒	☐	☐	
34.	INSECTS					
34a.	History of Termites/Wood Destroying Insect or Rodent Problems?	☒	☐	☐	☐	
34b.	If yes to 34a., explain treatment and dates: Occasional Mice - Traps (See Chlordane Disclosure Page 8)			☐	☐	Month Day Year
35.	ENERGY AUDIT					
35a.	Has an Energy Audit been performed? If yes, attach a copy.	☐	☒	☐	☐	

VII. OUTDOOR AMENITIES & STRUCTURES						
		Yes	No	Unknown	N/A	Description/Explanation
36.	SWIMMING POOL/JACUZZI					
36a.	Problems? Explain.	☐	☒	☐	☐	
36b.	Name of Service Company: Snyder Pools			☐	☐	

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VII. OUTDOOR AMENITIES & STRUCTURES (Continued)						
		Yes	No	Unknown	N/A	Description/Explanation
37.	GARAGE/SHED/OR OTHER STRUCTURE					
37a.	Problems? Explain.	☐	☒	☐	☐	

VIII. CONDOMINIUM INFORMATION						
		Yes	No	Unknown	N/A	Description/Explanation
38.	PARKING					
38a.	Number of Spaces	☐	☐	☐	☐	_____ Spaces
38b.	Of those spaces, identify the number that are: ☐ Deeded ☐ Exclusive Easements ☐ Assigned ☐ Unassigned or ☐ In Common area	☐	☐	☐	☐	Number of Spaces: Deeded _____ Exclusive Easements _____ Assigned _____ Unassigned _____ In Common area _____
39.	CONDO FEES					
39a.	Current monthly fees for Unit are: Are any of the following (39b.-39g.) included in the monthly fees:	☐	☐	☐	☐	
39b.	Heat	☐	☐	☐	☐	
39c.	Electricity	☐	☐	☐	☐	
39d.	Hot Water	☐	☐	☐	☐	
39e.	Trash Removal	☐	☐	☐	☐	
39f.	Landscaping	☐	☐	☐	☐	
39g.	Snow Removal	☐	☐	☐	☐	
40.	RESERVE FUND					
40a.	Has advance payment been made to a condo reserve fund?	☐	☐	☐	☐	
40b.	If yes to 40a, how much?			☐	☐	
41.	CONDO ASSOCIATION FUND					
41a.	Is owners' association currently involved in any litigation? Explain.	☐	☐	☐	☐	
41b.	Have you been advised of any matter which is likely to result in a special assessment or substantially increase condominium fees? Explain.	☐	☐	☐	☐	

IX. RENTAL PROPERTY INFORMATION						
		Yes	No	Unknown	N/A	Description/Explanation
42.	UNITS					
42a.	Number of Units:			☐	☐	_____ Units
42b.	Has a unit been added/subdivided since original construction?	☐	☐	☐	☐	
42c.	If yes to 42b., was a permit for new/added unit obtained?	☐	☐	☐	☐	

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IX. RENTAL PROPERTY INFORMATION						
		Yes	No	Unknown	N/A	Description/Explanation
43.	RENT	☐	☐	☐	☐	Rent $ _____ /month
43a.	Expiration date of each lease:	☐	☐	☐	☐	_____ Month Day Year
43b.	Any tenants without leases?	☐	☐	☐	☐	
43c.	Is owner holding last month's rent?	☐	☐	☐	☐	
43d.	Is owner holding security deposit?	☐	☐	☐	☐	
43e.	If yes to 43c. and/or 43de., has interest been paid?	☐	☐	☐	☐	
43f.	If security deposit held, attach a copy of Statement(s) of Conditions.	☐	☐	☐	☐	
43g.	Is there any outstanding notice of sanitary code violation? Explain.	☐	☐	☐	☐	

X. MISCELLANEOUS INFORMATION						
		Yes	No	Unknown	N/A	Description/Explanation
44.	Do you know of any other problem which may affect the value or use of the property which may not be obvious to a prospective buyer? Explain.	☐	☒	☐	☐	

XI. DESCRIPTION/EXPLANATION

XII. EXPLANATORY MATERIAL

The following clauses are provided for descriptive purposes only. For detailed information, consult the Massachusetts Department of Public Health, the Massachusetts Department of Environmental Protection, or other appropriate agency, or your attorney.

A. Flood Hazard Insurance Disclosure Clause (Question #8)
The lender may require Flood Hazard Insurance as a condition of the mortgage loan if the lender determines that the property is in a flood hazard zone.

E. Radon Disclosure Clause (Question #32)
Radon is an odorless, colorless, tasteless gas produced naturally in the ground by the normal decay of uranium and radium. Radon can lead to the development of radioactive particles which can be inhaled. Studies indicate the result of extended exposure to high levels of radon may increase the risk of developing lung cancer.

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SELLERS STATEMENT OF PROPERTY CONDITION #700
ADDENDUM

15h:
Big Blue 5"x20" cartridge filter
Water softener: original with purchase of house in 1997. The media was replaced around 2010. The controller head was rebuilt around that same time.
Greensand Filter:GRSD10-25SXT, backwashing greensand filter, KMnO4. ~2020
Sediment Filter: AG10 backwashable sediment filter. ~2022

Garden Plants: Plants that are located in the backyard garden that will be removed by seller before closing are marked. They are located in the front half of the garden.

SELLER: VMP AP

BUYER: