Authentisign ID: DF656097-C387-F111-B337-000D3A1FE58D

SELLER'S STATEMENT OF PROPERTY CONDITION #700

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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 **58 Gates Lane, Stow, MA 01775**

Seller(s)/Owner(s) **Michael Don, Christine Don**

How long owned _____ How long occupied _____ Approximate Year Built _____

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.	☒				- House addition, 3 season porch, open kitchen, expand master bathroom - new roof - new heater/boiler - stonewall & patio
7a.	Were permits obtained?	☒				- new water filter with sump pump
7b.	Was the work approved by an inspector?	☒				
7c.	Was a licensed contractor hired? (If yes, provide name of contractor)	☒				- Dick Morse - Bonica Excavation - Stow Landscaping - AMC Heating - County Pump (well pump)
7d.	Is there an outstanding notice of any building code violation?		☒			- Sahlberg Plumbing
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	☒				Oil
11a.	Type:					Buderis with baseboard hot water heat, and radiant heat in kitchen and master bathroom
11b.	Age:					Estimated at 25 years but has been fully
11c.	Are there any known problems with the heating system? Explain.		☒			maintained and upgraded as needed
11d.	Identify any unheated room or area:				☒	Heat is in every room
11e.	Provide approximate date of last service:	☒				March 2026
11f.	Provide reason for service:					Periodic cleaning and renovation per maintenance plan

III. WATER, SEWER & OTHER UTILITIES

		Yes	No	Unknown	N/A	Description/Explanation
12.	DOMESTIC HOT WATER	☒				From heater/boiler
12a.	Type:					- Buderis
12b.	Age:					- estimated at 25 years
12c.	Are there any known problems with the hot water? Explain.		☒			
13.	SEWAGE SYSTEM					
13a.	__ Municipal ☒ Private Sewer	☒				Tanks & leech field
13b.	If Private Sewer, describe type of system:					Two receiving tanks with associate leech field
13c.	Provide Name of Service Company					- RM Ratta
13d.	Date it was last pumped:	☒				11 / 25 / 2025 Month Day Year
13e.	Frequency of Pumps:					- Annual per maintenance schedule
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?	☒				RM Ratta
13i.	Date of Inspection:					07 / 17 / 2026 Month Day Year
13j.	Is a copy of Inspection attached?		☒			- Copy provided to realtor
14.	PLUMBING SYSTEM					
14a.	Type:					- Standard 2.5 bathroom with full kitchen
14b.	Problems? Explain.		☒			
14c.	Bathroom ventilation problems? Explain		☒			
15.	WATER SOURCE	☒				Private well
15a.	__ Public ☒ Private	☒				

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III. WATER, SEWER & OTHER UTILITIES (Continued)						
		Yes	No	Unknown	N/A	Description/Explanation
15b.	Location					sewage and power are in front of house, well in back
15c.	Date Last tested:					07 / ____ / 2026 Month Day Year
15d.	Report Attached?		☒			Not received as yet
15e.	Water Quality problems? Explain.			☒		
15f.	Flow rate:			☒		(gal. /min.)
15g.	Age of Pump:			☒		estimated to be 10 years
15h.	Is there a filtration system? If yes, indicate age and type of filtration system.	☒				Age: 2 years Type: Oxygen system

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:					- stove - refrigerator - second refrigerator in basement - second stove in basement - washer/dryer - dishwasher
17b.	Problems? Explain.		☒			
18.	SECURITY SYSTEM		☒			
18a.	Type:					
18b.	Age:					
18c.	Provide Name of Service Company					
18d.	Problems? Explain.					
19.	AIR CONDITIONING	☒				Mitsubishi mini-split
19a.	__ Central __ Window ☒ Other. Explain.					Mini-split type but AC only. There is also a full house fan
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.		☒			
22.	BASEMENT	☒				Full basement that is approximately 80% finished
22a.	Problems (select any that apply): __ Water __ Seepage __ Dampness __ Other. Explain.		☒			

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V. BUILDING/STRUCTURAL INFORMATION (Continued)						
		Yes	No	Unknown	N/A	Description/Explanation
22b.	Explain amount, frequency, and location of the problems selected in 22a.					
23.	SUMP PUMP	☒				
23a.	If yes to 23, provide age and location.					2 years old, adjacent to internal water pump/bladder
23b.	Problems? Explain.					and water filter system
24.	ROOF					
24a.	Age:					6 years old
24b.	Problems? Explain.		☒			
24c.	Location of leaks/repairs:					
25.	CHIMNEY/FIREPLACE	☒				
25a.	Date last cleaned:					10 / 10 / 2014 Month Day Year
25b.	Problems? Explain.		☒			
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:					
26b.	Are there any known problems with floors (buckling, sagging, etc.)? Explain.					Plywood
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?	☒				
29b.	If yes, type:					- Fiberglass & Tyvek, and “blown in”
29c.	Date Installed:					05 / / 2002 Month Day Year
29d.	Location: Exterior and walls, attic					

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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: (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:				☒	
37.	GARAGE/SHED/OR OTHER STRUCTURE	☒				
37a	Problems? Explain.		☒			

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VIII. CONDOMINIUM INFORMATION						
		Yes	No	Unknown	N/A	Description/Explanation
38.	PARKING	☒				Private
38a.	Number of Spaces	☒				5 Spaces
38b.	Of those spaces, identify the number that are: ☒ Deeded __ Exclusive Easements __ Assigned __ Unassigned or __ In Common area					Number of Spaces: Deeded 5 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?				☒	
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?				☒	

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IX. RENTAL PROPERTY INFORMATION (Continued)						
		Yes	No	Unknown	N/A	Description/Explanation
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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B. Hazardous Materials Disclosure Clause (Question #10)
In certain circumstances Massachusetts law can hold an owner of real estate liable to pay for the cost of removing hazardous or toxic materials from real estate and for damages resulting from the release of such materials, according to the Massachusetts Oil and Hazardous Material Release and Response Act, General Laws, Chapter 21E. The buyer acknowledges that he may have the property professionally inspected for the presence of, or the substantial likelihood of release of oil or hazardous material and such proof of inspection may be required as a prerequisite for financing the property.

C. Asbestos Disclosure Clause (Question #30)
The United States Consumer Produce Safety Commission has maintained that asbestos materials are hazardous if they release separate fibers which can be inhaled. Asbestos is a common insulation material on heating pipes, boilers, and furnaces. It may also be present in certain types of floor and ceiling materials, shingles, plaster products, cements and other building materials. The buyer may have the property professionally inspected for the presence of asbestos and if repair or removal of asbestos is desired, proper safety guidelines must be observed.

D. Lead Paint Disclosure (Question #31)
Whenever a child under six years of age resides in any residential premises in which any paint, plaster or other accessible material contains dangerous levels of lead, the owner is required by law to remove all said paint, plaster or cover with appropriate materials so as to make it inaccessible to a child under six years of age. Consumption of lead is poisonous and may cause serious personal injury. Whenever such residential premises containing dangerous levels of lead undergoes a change of ownership, and as a result a child under six years of age will become a resident, the new owner is required by law to remove said paint, plaster cover or encapsulate it with appropriate materials so as to make it inaccessible to such child. Buyer should receive information pamphlet from Department of Public Health.

F. Chlordane Disclosure Clause (Question #34b.)
Pesticide products containing chlordane were banned in Massachusetts on June 11, 1985, following a determination by the Department of Food and Agriculture that the use of chlordane may cause unreasonable adverse effects on the environment including risk of cancer. Although existing data do not conclusively prove that significant health effects have occurred as a direct result of chlordane use, the long-term potential health risks are such that it is prudent public health policy, according to the Department, to eliminate the further introduction of chlordane into the environment.

G. Mold Information (Question #33)
Molds are naturally occurring organisms that exist both indoors and outdoors. More than 1000 different kinds of mold have been found in homes in the United States. Molds are fungi that reproduce by making spores. Spores are small and lightweight and able to travel through the air. Molds need moisture and food to grow and their growth is stimulated by warm, damp and humid conditions. Molds can use materials such as wood, paper, drywall and carpet as food sources. Reducing dampness indoors is often key to reducing the growth of mold. Depending on the level of mold, allergies, respiratory problems and other health consequences can be triggered in sensitive individuals. However, exposure to mold does not always result in health problems. As of July 2002, U.S. governmental agencies reported that a determination had not been made what quantity of mold was acceptable in an indoor environment. For more information on mold, contact an engineer or other qualified mold inspector. Information may also be found at the web site for the U.S. Environmental Protection Agency, www.epa.gov.

H. Fair Housing Notice
It is unlawful to discriminate on the basis of race, color, religious creed, national origin, age, gender, sex, ancestry, marital status, veteran status, sexual orientation, disability, presence of a child, receipt of public assistance or other protected classification in the sale or rental of covered housing.

XIII. Acknowledgment

Seller(s) hereby acknowledges that the information set forth above is true and accurate to the best of his or her knowledge. Seller(s) agrees to defend and indemnify the broker(s) and any subagents for disclosure of any information contained herein. Seller(s) acknowledges receipt of a copy of the Seller's Statement of Property Condition.

Date _____ Seller Michael Don 08/03/2026 Seller Christine Don 08/03/2026

Michael Don **Christine Don**

Buyer(s)/Prospective Buyer(s) acknowledges receipt of Seller's Statement of Property Condition prior to purchase. Buyer(s) acknowledges that Broker has not verified the information herein and Buyer(s) has been advised to verify information independently. Buyer(s) is not relying upon any representation, verbal or written, from any real estate broker or licensee concerning legal use. Any reference to the category (single family, multi-family, residential, commercial) or the use of this property in any advertisement or listing sheet, including the number of units, number of rooms or other classification is not a representation concerning legal use or compliance with zoning by-laws, building code, sanitary code or other public or private restrictions by the broker. The BUYER understands that if this information is important to BUYER, it is the duty of the BUYER to seek advice from an attorney or written confirmation from the municipality.

Date _____ Buyer _____ Buyer _____

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