

MASSACHUSETTS ASSOCIATION OF REALTORS®
SELLER'S STATEMENT OF PROPERTY CONDITION



MASSACHUSETTS ASSOCIATION OF REALTORS®

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: 292 Salem Street, Revere, MA 02151

Seller(s)/Owner(s): Karen D Coombes

How long owned: 11 years How long occupied: 11 years Approximate Year Built: 1987

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):	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2.	Easement, Common Driveway, or Right of Way	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3.	Zoning Classification(s) of property:			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4.	Has the City/Town issued notice of outstanding violation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
5.	Have you been advised that current use is nonconforming in any way?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
6.	Do you know of any variances or special permits?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
7.	During Seller's ownership, has work been done for which a permit was required? If yes, explain.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	City permit for walk in shower install
7a.	Were permits obtained?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
7b.	Was the work approved by an inspector?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
7c.	Was a licensed contractor hired? (If yes, provide name of contractor)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Long Home
7d.	Is there an outstanding notice of any building code violation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
8.	Have you been informed that any part of the property is in a designated flood zone or wetland?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
9.	Are there any known water drainage problems? Explain.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

II. SYSTEM AND UTILITIES INFORMATION

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

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II. SYSTEM AND UTILITIES INFORMATION (Continued)						
		Yes	No	Unknown	N/A	Description/Explanation
11.	HEATING SYSTEM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Central Heating and Cooling, Woburn MA
11a.	Type:					Heating and Air Conditioning unit replaced.
11b.	Age:					Entire unit replaced 2013
11c.	Are there any known problems with the heating system? Explain.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
11d.	Identify any unheated room or area:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11e.	Provide approximate date of last service:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11f.	Provide reason for service:			<input type="checkbox"/>	<input checked="" type="checkbox"/>	

III. WATER, SEWER & OTHER UTILITIES						
		Yes	No	Unknown	N/A	Description/Explanation
12.	DOMESTIC HOT WATER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Hot water heater replaced 2023
12a.	Type:			<input checked="" type="checkbox"/>	<input type="checkbox"/>	Electric
12b.	Age:			<input checked="" type="checkbox"/>	<input type="checkbox"/>	1 year
12c.	Are there any known problems with the hot water? Explain.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
13.	SEWAGE SYSTEM					
13a.	<input type="checkbox"/> Municipal <input type="checkbox"/> Private Sewer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13b.	If Private Sewer, describe type of system:			<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13c.	Provide Name of Service Company			<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13d.	Date it was last pumped:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Month Day Year
13e.	Frequency of Pumps:			<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13f.	During your ownership has sewage backed up into house or onto yard? Explain	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13g.	Is system shared with other homes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13h.	Was a Title 5 Inspection performed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13i.	Date of Inspection:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Month Day Year
13j.	Is a copy of Inspection attached?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
14.	PLUMBING SYSTEM					
14a.	Type:			<input type="checkbox"/>	<input checked="" type="checkbox"/>	
14b.	Problems? Explain	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
14c.	Bathroom ventilation problems? Explain	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
15.	WATER SOURCE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
15a.	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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III. WATER, SEWER & OTHER UTILITIES (continued)						
		Yes	No	Unknown	N/A	Description/Explanation
15b.	Location			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
15c.	Date Last tested:			<input checked="" type="checkbox"/>	<input type="checkbox"/>	Month Day Year
15d.	Report Attached?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
15e.	Water Quality problems? Explain.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
15f.	Flow rate:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	(gal. /min.)
15g.	Age of Pump:			<input type="checkbox"/>	<input checked="" type="checkbox"/>	
15h.	Is there a filtration system? If yes, indicate age and type of filtration system.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Age: _____ Type: _____

IV. ELECTRICAL SYSTEMS & UTILITIES						
		Yes	No	Unknown	N/A	Description/Explanation
16.	ELECTRICAL SYSTEM					
16a.	Problems? Explain.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
17.	APPLIANCES					
17a.	List appliances that are included:			<input type="checkbox"/>	<input type="checkbox"/>	Stove, microwave, refrigerator, dish washer,
17b.	Problems? Explain.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
18.	SECURITY SYSTEM	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
18a.	Type:			<input type="checkbox"/>	<input checked="" type="checkbox"/>	
18b.	Age:			<input type="checkbox"/>	<input checked="" type="checkbox"/>	
18c.	Provide Name of Service Company			<input type="checkbox"/>	<input checked="" type="checkbox"/>	
18d.	Problems? Explain.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
19.	AIR CONDITIONING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
19a.	<input checked="" type="checkbox"/> Central <input type="checkbox"/> Window <input type="checkbox"/> Other. Explain.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	When heating was installed air conditioninncc
19b.	Problems? Explain.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
20.	SOLAR PANELS	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
20a.	<input type="checkbox"/> Leased <input type="checkbox"/> Owned	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
20b.	If leased, explain terms of agreement.			<input type="checkbox"/>	<input type="checkbox"/>	

V. BUILDING/STRUCTURAL INFORMATION						
		Yes	No	Unknown	N/A	Description/Explanation
21.	FOUNDATION/SLAB					
21a.	Problems? Explain.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
22.	BASEMENT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
22a.	Problems (select any that apply): <input type="checkbox"/> Water <input type="checkbox"/> Seepage <input type="checkbox"/> Dampness <input type="checkbox"/> Other. Explain.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	


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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.			<input type="checkbox"/>	<input checked="" type="checkbox"/>	
23.	SUMP PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
23a.	If yes to 23, provide age and location.			<input type="checkbox"/>	<input checked="" type="checkbox"/>	
23b.	Problems? Explain.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
24.	ROOF					
24a.	Age:			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
24b.	Problems? Explain.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
24c.	Location of leaks/repairs:			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
25.	CHIMNEY/FIREPLACE					
25a.	Date last cleaned:			<input checked="" type="checkbox"/>	<input type="checkbox"/>	Month Day Year
25b.	Problems? Explain.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
25c.	Presence of: <input type="checkbox"/> Wood Stove <input type="checkbox"/> Coal Stove <input type="checkbox"/> Pellet Stove Gas Stove	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
25d.	If yes to 25c, in compliance with installation regulations/code/bylaws?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
25e.	If no to 25d, Explain.			<input type="checkbox"/>	<input checked="" type="checkbox"/>	
25f.	Is there any history of smoke/fire damage to structure? Explain.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
26.	FLOORS					
26a.	Type of floors under carpet/linoleum:			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
26b.	Are there any known problems with floors (buckling, sagging, etc.)? Explain.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
27.	WALLS					
27a.	Interior Walls: Problems? Explain	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
27b.	Exterior Walls: Problems? Explain	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
28.	WINDOW/SLIDING DOORS/DOORS					
28a.	Problems? Explain	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cleaning windows outside are hard
29.	INSULATION					
29a.	Does house have insulation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
29b.	If yes, type:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
29c.	Date Installed:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Month Day Year
29d.	Location:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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

VII. OUTDOOR AMENITIES & STRUCTURES						
		Yes	No	Unknown	N/A	Description/Explanation
36.	SWIMMING POOL/JACUZZI	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
36a.	Problems? Explain.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
36b.	Name of Service Company:			<input type="checkbox"/>	<input type="checkbox"/>	
37.	GARAGE/SHED/OR OTHER STRUCTURE	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
37a.	Problems? Explain.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

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VIII. CONDOMINIUM INFORMATION						
		Yes	No	Unknown	N/A	Description/Explanation
38.	PARKING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
38a.	Number of Spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1 (#38) Spaces
38b.	Of those spaces, identify the number that are: <input checked="" type="checkbox"/> Deeded <input type="checkbox"/> Exclusive Easements <input type="checkbox"/> Assigned <input type="checkbox"/> Unassigned or <input type="checkbox"/> In Common area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Number of Spaces: Deeded #38 Exclusive Easements _____ Assigned _____ Unassigned _____ In Common area _____
39.	CONDO FEES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
39a.	Current monthly fees for Unit are: Are any of the following (39b.-39g.) included in the monthly fees:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$275
39b.	Heat	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
39c.	Electricity	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
39d.	Hot Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
39e.	Trash Removal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
39f.	Landscaping	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
39g.	Snow Removal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
40.	RESERVE FUND	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
40a.	Has advance payment been made to a condo reserve fund?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
40b.	If yes to 40a, how much?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	
41.	CONDO ASSOCIATION FUND	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
41a.	Is owners' association currently involved in any litigation? Explain.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
41b.	Have you been advised of any matter which is likely to result in a special assessment or substantially increase condominium fees? Explain	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

IX. RENTAL PROPERTY INFORMATION						
		Yes	No	Unknown	N/A	Description/Explanation
42.	UNITS			<input type="checkbox"/>	<input type="checkbox"/>	_____ Units
42a.	Number of Units:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	I believe 5 or 6
42b.	Has a unit been added/subdivided since original construction?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
42c.	If yes to 42b., was a permit for new/added unit obtained?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
43.	RENT	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Rent \$ _____ /month
43a.	Expiration date of each lease:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Month _____ Day _____ Year _____
43b.	Any tenants without leases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
43c.	Is owner holding last month's rent?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
43d.	Is owner holding security deposit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
43f.	If security deposit held, attach a copy of Statement(s) of Conditions.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
43g.	Is there any outstanding notice of sanitary code violation? Explain	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

XI. DESCRIPTION/EXPLANATION	
This unit has been well maintained by owner.	

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.

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

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.

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

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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.

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.

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.

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.

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.

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 01/21/2024 Seller *Karen D Coombes* dotloop verified
01/21/24 11:12 AM EST
0P4J-LAYV-D43W-QGZD Seller

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

SELLER'S INITIALS *KDC*

BUYER'S INITIALS



Inclusion/Exclusion Sheet for: 292 Salem Street, Revere, MA 02151

ADDRESS

ITEM	Incl.	Excl.	Clarification if Necessary	N/A
REFRIGERATOR(S)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
MICROWAVE	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
PORTABLE DISHWASHER	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
COMPACTOR	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>
PORTABLE AIR CONDITIONER(S)	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>
WASHER	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
DRYER	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
DINING ROOM LIGHT	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
OTHER LIGHT FIXTURES	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>
DRAPES CURTAINS WNDW TREATMENTS	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
HARDWARE FOR WINDOW TREATMENTS	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
FIREPLACE SCREEN & EQUIPMENT	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>
SWINGSET PLAY STRUCTURE	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>
SHED	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>
PLANTS WINDOW BOXES	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>
MOUNTED STEREO SPEAKERS	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>
CENTRAL VAC ATTACHMENTS	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>
POOL EQUIPMENT	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>
TELEVISION(S)	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>
TELEVISION MOUNTS	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>
BASEMENT WORKBENCH	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>
BASEMENT SHELVING	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>
WALL MOUNTED FLOATING SHELVES	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>
BATHROOM MIRROR	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
BATHROOM HANGING CABINET	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
BATHROOM FREESTANDING CABINET	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>
KITCHEN FREESTANDING ISLAND	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>
EXCESS MATCHING PAINT	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>
EXCESS MATCHING ROOF TILES	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>
EXCESS MATCHING FLOOR TILES	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>
ORIGINAL DOORS THAT ARE NOT HUNG	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
OTHER	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
OTHER	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>

SELLER Karen D Coombes dotloop verified 01/21/24 11:12 AM EST JVDG-QTGS-NTRZ-LMGI DATE 01/21/2024

SELLER _____ DATE _____

BUYER _____ DATE _____

BUYER _____ DATE _____

Note: Real Estate law stipulates that any items that are attached to the house must remain with the property, unless excluded.

UTILITY COSTS

Property Address: 292 Salem Street, Revere, MA 02151

Please provide a monthly estimate of your utility costs if you have any recent utility bills, it would be helpful to provide us with a copy.

UTILITY	SUPPLIER	AVG. MONTHLY COST
Heating (Please Check one) Oil <input type="checkbox"/> Gas <input type="checkbox"/> Propane. <input type="checkbox"/>		
Electricity	National Grid	Summer - Approx \$100-150 Winter - Approx \$250-350 Entire unit is Electric
Gas		
Water/Sewer		Water is supplied by condo fee
Cable	Comcast/Xfinity	\$240
Security System		
Other		

Karen D Coombes
dotloop verified
01/21/24 11:12 AM EST
NFGP-QCR4-J6GW-ZU3R
 Seller Date

Seller Date

Buyer Date

Buyer Date

SYSTEMS & APPLIANCES

Property Address: 292 Salem Street, Revere, MA 02151

Please provide an estimate of the dates when major systems were replaced/updated and appliances purchased.

ITEM	DATE	COMMENTS
Refrigerator (If Included)		Purchased 2013
Range		Whirlpool purchased approx 2020
Microwave		Whirlpool purchased approx 2020
Dish Washer		Whirlpool purchased approx 2021
Trash Compactor		
Central Air		Heating/AC replaced 2013. - Central Heating & Cooling
Washer (If Included)		Stackable washer/dryer replaced 2013
Dryer (If Included)		
Roof		
Windows		
Furnace Last Serviced		
Hot Water Heater	10/01/2023	Replaced by Hinchey Bros. Melrose
Electrical		
Chimney Last Cleaned		
Septic - Tile V		

Karen D Coombes dotloop verified
01/21/24 11:12 AM EST
VLZ4-KQMN-NS4R-RSHJ
Seller Date

Seller Date

Buyer Date

Buyer Date