

**PROPERTY ADDRESS: 15 Meadow Sweet Road, West Newbury, MA 01985**

ITEM	INCLUDED	EXCLUDED	NEGOTIABLE	NONE	NOTES
A/C Central	X				
A/C Individual				X	
Air Filter				X	
Area Rugs		X			
Attic Vent Fan	X				
Basketball Hoop				X	
Ceiling Fan	X				
Central Vacuum	X				
Chandelier	X				
Cupola/Weathervane				X	
Curtains & Drapes			X		
Dishwasher	X				
Dog Fence - Control Unit				X	
Dog Fence - Underground				X	
Electric Garage Door	X				
Fence				X	
Fire Alarm	X				
Fireplace Screens		X			
Freezer - Standalone		X			
Garbage Disposal				X	
Gas Stove in Sunroom	X				
Ice Maker				X	
Lighting Fixtures	X				
Mailbox / Mailbox Post				X	
Mantel	X				
Microwave	X				
Mirrors	X				Large Bathroom Mirrors
Outside Lights	X				
Pot Rack in Kitchen	X				
Refrigerator	X				
Sauna				X	
Security System	X				
Shelves / Brackets		X			
Stereo Equipment			X		
Storage Shed				X	
Stove	X				Jenn-Air Cooktop
Stove Hood	X				Jenn Air Downdraft
Sump Pump				X	
Swimming Pool				X	
Swing Set				X	
Trash Compactor	X				
Vent Fan	X				
Wall to Wall Carpet	X				
Washer/Dryer	X				
Water Filter	X				
Water Softener				X	
Whirlpool / Jacuzzi	X				
Window Blinds				X	
Window Screens	X				
Window Shades	X				

**All negotiable items, unless referenced, shall be excluded from the Sale.**

Buyer Initial(s): \_\_\_\_\_

Seller Initial(s): \_\_\_\_\_

# Special Features

15 Meadow Sweet Road  
West Newbury, MA 01985

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- Kitchen: Open Concept to Family Room & 4 Seasons Sun Room / Granite Countertop & Backsplash / Granite Island with Jenn Air Propane Gas Cook Top / Recessed Lights / Double Ovens / Trash Compactor / Custom Detailed Built-Ins / Pot Rack / Hardwood Floor / Breakfast/Eating Area / Tile Floor with Radiant Heat / Hunter Ceiling Fan / Chair Railing / Crown Molding
- Family Room: Custom Detailed Built-Ins & Bookcases / Hardwood Floor / Recessed Lights / Mantle / Oversized Brick Fireplace / Crown Molding
- Living Room / Dining Room: Hardwood Floor / Oversized Brick Fireplace / Crown Molding / Wainscoting / Custom Detailed Built-Ins & Bookcases / Recessed Lights / French Doors to Brick Patio
- Sunroom: Skylights / Hunter Ceiling Fan / Tile Floor with Radiant Heat / Cathedral Ceiling / Palladium Window / Propane Gas Stove
- Multi-Purpose Room: Recessed Lights / Private Entrance / Walkup to Unfinished Second Floor Storage Area (Possible to Finish)
- 2 Story Foyer: Turned Wood Staircase / Tile & Hardwood Floor with Radiant Heat / Vestibule Entrance with Tile Floor / Palladium Window
- Mud Room with Tile Floor / Ample Closet Space / 1<sup>st</sup> Floor Office with Built-Ins & Tile Floor
- Master Bedroom Suite: Hardwood Floor / Recessed Lights / Large Walk-In Closet / Crown Molding / Chair Rail / Custom Detailed Built-Ins & Bookcases / Hunter Ceiling Fan / Master Bathroom with Double Vanities / Whirlpool Tub / Tile Floor with Radiant Heat / First Floor Laundry (Possibility for Laundry Room in Second Floor Walk-In Closet)
- Andersen Windows / Brick Patio & Walkways / Oversized Heated Garage (possible to fit 3 cars) with Access to House & Basement / Large Private Level Lot / Mature Landscaping / Underground Irrigation with Dug Well / Extra Large Driveway
- Walk-Out Basement with Workshop Room / Whole House Fan / FHW Baseboard & Radiant Heating System (Viessmann Boiler) / Central Air Conditioning / Central Vacuum / 200Amp Electrical with Additional Sub-Panel / Cable Hook-Up / Security System
- Easy Access to Routes 110, 95, 495, the Commuter Rail, Boston and 3 Major Airports.

**EXCLUSIVE BROKER: MARK R. DICKINSON**

RE/MAX On the River  
50 Water Street  
Newburyport, MA 01950  
Telephone: (978)499-8808

**SINGLE FAMILY  
SELLER'S STATEMENT OF PROPERTY CONDITION**

**Property Address: 15 Meadow Sweet Road, West Newbury, MA 01985**

**NOTICE TO BUYERS AND SELLERS – PLEASE READ**

1. The information contained in this statement has been completed by the Seller to the best of his/her/their/its personal knowledge, information and belief. The Seller understands that a copy of this statement will be furnished to any prospective Buyer of the property. The Broker/Realtor has not prepared or provided any of the information contained herein.
2. All information in this statement is subject to verification by the Buyer. The Broker/Realtor is not responsible for the accuracy of any of such information.
3. Neither Seller nor Broker/Realtor has made any representations, warranty or guarantee as to the condition of the property or the information contained herein.
4. Buyer has been advised to obtain independent counsel and/or professional advisors to verify the condition of the property and investigate all matters related to the property, including, without limitation, the information contained in the statement.
5. Neither Seller nor Broker/Realtor is an expert on any of the matters described in this statement nor have they made any independent investigation of said matters.
6. **IF APPLICABLE (estates and bank OREO):** Seller has never occupied the property and has acquired the property either through foreclosure, by deed in lieu of foreclosure, or as a result of the death of the former Owner(s) of the property. Seller has had the property inspected. A copy of said inspection report is available for review by Buyer but only with the understanding and agreement that: neither Seller nor Broker/Realtor is responsible for the accuracy of the information contained in said report; that neither Seller nor Broker/Realtor is making any representation or warranty about the information contained in said report; and that Buyer will not rely on the information contained in said report in deciding whether to purchase the premises.

Buyers Initials:

Sellers Initials:



Property Owner's Name: MACCORMACK NOMINEE TRUST ✓

Age of Structure: 12 Years Owned: 12

Years occupied by the Owner: 12

Number of current residents: 2 If vacant, date of last occupancy:      /      /     

Year-Round? Yes Seasonal Living?     

Number of bedrooms: 4

Type of Deed MA Quitclaim Copy attached?  Yes  No

If Registered Land, location of original Certificate of Title: Essex South District Book 292 Plan 86 ✓

Did Seller obtain a title insurance policy when he/she/they purchased the premises?  
 Yes  No

**IF SO, PLEASE ATTACH A COPY OF THE PLAN.**

# of Parcels:      Lot Size:      sq.ft. Plot Plan attached?  Yes  No  
If the deed refers to a recorded plan, do you have a copy?  Yes  No  N.A.

**IF SO, PLEASE ATTACH A COPY OF THE PLAN.**

Has Seller/Owner conveyed any portion of the property originally deeded to him/her/they?  
 Yes  No

**HAVE YOU EVER OR ARE YOU CURRENTLY EXPERIENCING ANY PROBLEMS WITH THE FOLLOWING?**

**IF YES, DESCRIBE. (For additional space use the Additional Comments Sections)**

1. **BASEMENT:** Any  water  seepage  cracks  dampness  leaks  damage  etc.? No  
If yes, explain     

2. **SUMP PUMP:**  Yes  No  Permanent?  Portable?  Currently operational?  Yes  No  
Source of Power?      Where located?     

3. **ROOFING:** Age of Shingles: 12  Leaks  seepage  dampness  
 or other water problems?

Explain:     

Was part of roofing replaced?  Yes  No  Unknown  N.A.

Which part?      When?     

Was entire roofing replaced?  Yes  No  Unknown  N.A.

When?     

4. **FIREPLACE:** How many? 2 Working? 2

Location: Family Room Living Room

Non-working?      Location:     

Date last cleaned:      /      /      Date last inspected:      /      /     

5. **CHIMNEY:** How many? 2 Working? Yes

Location: West end East end of house

Non-working?      Location:     

Date last cleaned:      /      /      Date last inspected:      /      /     

6. ~~WOOD~~ **LIQUID PROPANE COAL BURNING STOVE:** How many?      Working? Yes

Location:     

Date last cleaned:      /      /      Date last inspected:      /      /      When installed?      /      / 97

Permit received?  Yes  No  Unknown  N.A.

7. **ANY FIRE OR SMOKE DAMAGE?**  Yes  No  Unknown  N.A.

If yes, describe:     

8. **ANY EXTERIOR OR INTERIOR STRUCTURAL PROBLEMS?** No

Buyers Initials:

Sellers Initials: S.F. MacC ytm

- (for example, floors, ceilings, walls, windows)  Yes  No  Unknown  N.A.  
 If yes, describe: \_\_\_\_\_
9. ANY **DAMPNESS ANYWHERE?**  Yes  No  Unknown  N.A.  
 If yes, describe: \_\_\_\_\_
10. ANY **VENTILATION PROBLEMS?**  Yes  No  Unknown  N.A.  
 If yes, describe: \_\_\_\_\_
11. **INSULATION?**  Yes  No  Unknown  N.A.  
 If yes, describe: Fiber Glass  
 Walls type: \_\_\_\_\_ Ceiling type: \_\_\_\_\_  
 When installed: / / 96 By whom? Serry Byrne Co When? / /  
 Room Location: \_\_\_\_\_  
 Is there now, or has there ever been Urea Formaldehyde Foam-in-place Insulation (UFFI)  
 Installed?  Yes  No If yes, when? / / By whom? \_\_\_\_\_  
 Removed?  Yes  No By whom? \_\_\_\_\_ When? / / Has air test  
 for UFFI been done?  Yes  No  Unknown  N.A.  
 Is there a report available?  Yes  No  Unknown  N.A.
12. **TERMITE OR OTHER INSECT INFESTATION?**  
 If yes, identify No  
 Type of treatment: \_\_\_\_\_  
 By whom: \_\_\_\_\_ When? / /  
 Treatment contract in effect?  Yes  No  Unknown  N.A.  
 When does treatment contract expire? / /  
 Is treatment contract transferable?  Yes  No  Unknown  N.A.
13. **LEAD PAINT:**  
 Was the house built prior to 1978?  Yes  No  Unknown  N.A.  
 Have you ever had a lead paint inspection conducted?  
 Yes  No  Unknown  N.A.  
 If yes, by whom? \_\_\_\_\_ When? / /  
 Copy of report available?  Yes  No  Unknown  N.A.  
 Are you aware of the existence of any lead paint anywhere inside or outside?  
 Yes  No  Unknown  N.A.  
 If yes, location: \_\_\_\_\_
14. **RADON:**  
 Has the property been tested for radon?  Yes  No  Unknown  N.A.  
 If yes, date: / / Copy of report available?  Yes  No  Unknown  N.A.
15. **ASBESTOS AND HAZARDOUS WASTE:**  
 Is asbestos and/or asbestos containing insulation or materials present in exterior shingles, floor  
 tiles, ceiling tiles, walls, cement, plaster products or otherwise present on the pipes or property?  
 Yes  No  Unknown  N.A.  
 If yes, describe: \_\_\_\_\_  
 Are you aware of any hazardous waste on this property?  Yes  No  Unknown  N.A.  
 Are you aware of any hazardous waste site within one mile or near this property?  
 Yes  No  Unknown  N.A.  
 If yes to either question, explain: \_\_\_\_\_

Buyers Initials:

Sellers Initials: SF/M YTM

If you indicated a history of any repairs, improvements, or problems with any of the following by checking yes, then please give dates of problems, or repairs and explain.

16. **ELECTRICAL SERVICE:** Service: Amps 200 amp  Circuit breakers  Fuses  
Type of wiring:  Copper  Aluminum  Knob and Tube  
Any electrical permits or approvals by City/Town conducted during ownership?  
 Yes  No  Unknown  N.A.  
Improvements and Repairs?  
 Yes  No  Unknown  N.A.  
If yes, explain: \_\_\_\_\_
17. **HEATING SYSTEM:** Type of fuel: oil If oil, size of tank: 2 275 gal gals.  
Estimated annual fuel / oil consumption / Gallons: 1609 / year  
Estimated annual fuel / gas consumption / Dollars: 4016.09 / year  
Includes domestic hot water fuel usage?  Yes  No  
Oven/stove usage?  Yes  No  
 Underground  In Basement  Other  
Improvements and repairs?  Yes  No  Unknown  N.A.  
If yes, explain: \_\_\_\_\_  
Age of heating system: 12 years  
Heating Company's name: Northern Essex Fuel  
Heating Contractor's name: MacCormack Plumbing and Heating  
Any service contract in effect now?  Yes  No  Unknown  N.A.  
Is copy available?  Yes  No  Unknown  N.A.  
Any unheated finished rooms?  Yes  No  Unknown  N.A.  
Location: \_\_\_\_\_  
Any supplemental heating?  Yes  No  Unknown  N.A.  
If yes, what kind? Liquid Propane stove on porch  
Any change in type of fuel used during ownership?  Yes  No  Unknown  N.A.  
Has heating system been converted from oil to:  
 Gas  Wood/Coal  Electric  Other  
If yes, has oil tank been removed or capped?  Yes  No  Unknown  N.A.  
Is there an **underground oil storage tank** present on the property?  
 Yes  No  Unknown  N.A.  
If yes, give location: \_\_\_\_\_  
Has it been tested for leaks and/or ground contamination?  Yes  No  Unknown  N.A.  
If yes, by whom: \_\_\_\_\_ When? \_\_\_\_/\_\_\_\_/\_\_\_\_  
If not in use, has the Fire Department been notified?  Yes  No  Unknown  N.A.  
To Seller's knowledge, has any underground tank ever existed on the property?  
 Yes  No  Unknown  N.A.  
What kind? \_\_\_\_\_
18. **AIR CONDITIONING SYSTEM:** Type:  Central  Window  Other  
Improvements and Repairs or Problems?  Yes  No  Unknown  N.A.  
If yes, explain: General servicing
19. **PLUMBING SYSTEM:**  Plumbing leaks  Freezing  Seepage  Back-up  
Improvements and Repairs?  Yes  No  Unknown  N.A.  
If yes, explain: \_\_\_\_\_  
Any plumbing permits or approvals obtained from City/Town during ownership?  
 Yes  No  Unknown  N.A.  
Bathroom ventilation problems?  Yes  No  Unknown  N.A.  
If yes, explain: \_\_\_\_\_
20. **SEWAGE SYSTEM:** If there is a private sewer system on the premises, the buyer should consult a qualified professional regarding its condition and compliance with applicable laws.

Buyers Initials:

Sellers Initials:

*S F M* *g T m*

Type:  Private  Public  Both  Unknown  
 If private, type of system:  Septic  Cesspool Size of tank \_\_\_\_\_  
 Location of system Backyard  
 When installed \_\_\_/\_\_\_/96 When last pumped? \_\_\_/\_\_\_/06  
 Improvements, repairs or problems?  Yes  No  Unknown  N.A.  
 If yes, explain: Replaced distribution box

If septic system or cesspool, was the system pumped 4 times or more in the last year?  
 Yes  No  Unknown  
 Garbage grinder?  Yes  No  
 Is the laundry connected to the septic system or cesspool?  
 Yes  No  Unknown  N.A.  
 Is the septic system or cesspool shared with any other property owner?  
 Yes  No  Unknown  N.A.  
 Has the septic system or cesspool been upgraded during your ownership?  Yes  No  
 If yes, was a Certificate of Compliance obtained from the Board of Health?  Yes  No  
 Any current or outstanding water or sewage betterments existing, in process or planned?  
 Yes  No  Unknown  N.A.  
 If yes, give dollar amount and specify \$ \_\_\_\_\_

21. **WATER SYSTEM: Improvements and Repairs?**  Yes  No  Unknown  N.A.  
 If yes, explain: \_\_\_\_\_

22. **DRINKING WATER SOURCE:**  
 Private  Public If private:  Dug well  Shallow  Artesian  Drilled well  
 Location: \_\_\_\_\_ Tested quality \_\_\_\_\_ quantity \_\_\_\_\_  
 Date last tested: \_\_\_/\_\_\_/\_\_\_  
 Is inspection certificate available?  Yes  No  Unknown  N.A.  
**IF YES, ATTACH COPY.**  
 Has a back flow device been installed (MA. CMR222)?  Yes  No  Unknown  N.A.  
 Improvements, repairs or problems currently experienced, Known or believed by Seller to exist?  
 Yes  No  Unknown  N.A.  
 If yes, explain: \_\_\_\_\_

23. **DOMESTIC HOT WATER:**  
 Type:  Gas  Electric  Oil Capacity of tank 50 gal Age, if known 12 yr  
 Free standing  Off furnace  Tankless  
 Owned  Rented  
 If rented, what are the monthly costs \$ \_\_\_\_\_  
 Improvements and/or Repairs  Yes  No  Unknown  N.A.  
 If yes, explain: \_\_\_\_\_

24. **APPLIANCES:**  
 Which appliances stay with the house? (Refer to Inclusion / Exclusion Sheet) All  
 Any Problems?  Yes  No  Unknown  N.A.  
 Which appliances do not stay with the house? (Refer to Inclusion / Exclusion Sheet) \_\_\_\_\_

25. **TAXES:** \$ 10,225.58 for fiscal year ending 07. Tax rate \$ 10.79 Assessed Value \$ 923,000  
 Any re-evaluation of taxes in process or expected?  Yes  No  Unknown  N.A.  
 If yes, when \_\_\_/\_\_\_/\_\_\_ Any abatements granted?  Yes  No  Unknown  N.A.  
 If so when? \_\_\_/\_\_\_/\_\_\_ How much? \$ \_\_\_\_\_

Buyers Initials:

Sellers Initials: SF MacC YTM

26. **EASEMENTS:** Any recorded or unrecorded easements, restrictions, covenants, encroachments, agreements, or rights of way on or affecting the property?  
 Yes  No  Unknown  N.A.  
 If yes, please explain Access easement granted to lot #2 (13 Meadow Sweet) August 1995, 325 sq ft
27. **BETTERMENTS.**  
 Are street, sidewalk, water or sewerage betterments in process or planned?  
 Yes  No  Unknown  N.A.  
 Any street, sidewalk, water, or sewage betterment charges outstanding?  
 Yes  No  Unknown  N.A.  
 Amount \$ \_\_\_\_\_ (Seller must payoff prior to closing)
28. **BANKRUPTCY:**  
 Are you involved in any current litigation/bankruptcy which may involve your right to full and complete enjoyment, use or the right to convey, free and clear of liens or claims of others?  
 Yes  No  Unknown  N.A.  
 If yes, please explain \_\_\_\_\_
29. **AGREEMENTS:** List all oral or written agreements or contracts affecting the property that would bind Buyer or the property.  
None
30. **ROADS AND SIDEWALKS ABUTTING PROPERTY:**  Public  Private  Paper  
 Explain: \_\_\_\_\_  
 Town/City approved roads? Sidewalks?  Yes  No  Unknown  N.A.  
 Explain: \_\_\_\_\_  
 Town/City plowed roads?  Yes  No  Unknown  N.A.  
 Explain: \_\_\_\_\_
31. **TRASH PICK-UP:**  Private  Public Fee \$ \_\_\_\_\_
32. **FENCES:**  
 Are fences surrounding the property owned by you?  Yes  No  Unknown  N.A.  
 If no, explain: \_\_\_\_\_  
 Are fences within property boundaries?  Yes  No  Unknown  N.A.  
 If no, explain: \_\_\_\_\_
34. **BOUNDARY, POSSESSION, OR OTHER DISPUTES**  
 Are there any pending or threatened legal proceedings against or involving the property or your right to ownership, use or possession of any part of the property?  
 Yes  No  Unknown  N.A.  
 Explain: \_\_\_\_\_  
 Has anyone suggested or asserted or have the right to assert, any claim against the ownership, use or possession of any part of the property?  
 Yes  No  Unknown  N.A.

Buyers Initials:

Sellers Initials: SHM/C YTM

Explain: \_\_\_\_\_

Are all structures, shrubs, driveways within the boundaries of the property as described in the deed?  Yes  No  Unknown  N.A.

Explain: \_\_\_\_\_

**35. ZONING:**

Is the current use a permitted use under the current zoning regulations?  Yes  No  Unknown  N.A.

Classification? Residential If no, explain: \_\_\_\_\_

Is the current use non-conforming in any way?  Yes  No  Unknown  N.A.

Does the structure meet the current setback and sideline requirements?  Yes  No  Unknown  N.A.

If no, did it conform with the setback requirements with built?  Yes  No  Unknown  N.A.

Have you applied for, been granted or denied any permit or variance on this property?  Yes  No  Unknown  N.A.

Explain: \_\_\_\_\_

Have you ever received any notices of zoning violations?  Yes  No  Unknown  N.A.

Explain: \_\_\_\_\_

**36. BUILDING PERMITS:**

Has there been an improvement or repair to the property during the current ownership exceeding \$1,000 in cost?  Yes  No  Unknown  N.A.

If so, list: \_\_\_\_\_

Were permits obtained?  Yes  No  Unknown  N.A.

Are you aware of any **building code or sanitary code** violations?  Yes  No  Unknown  N.A.

If yes, explain: \_\_\_\_\_

**37. SOIL REPORTS:**

Are percolation, hazardous waste, etc. reports available for inspection by the Buyer?  Yes  No  Unknown  N.A.

**IF SO, ATTACH APPLICATION COPIES** and list type of report and date here:  
\_\_\_\_\_

**38. FLOOD PLAIN:**

Is the property or any part of the property within a Flood Plain?  Yes  No  Unknown  N.A.

Buyers Initials:

Sellers Initials: S.F. Wood YTM

Are you required to carry Flood Plain Insurance?  Yes  No  Unknown  N.A.

**39. STANDING WATER:**

Is there any standing water on the property?  Yes  No  Unknown  N.A.

**40. WETLANDS:**

Is the property or any part of the property within Wetlands?  Yes  No  Unknown  N.A.

Explain: As described in order of conditions

Is the property subject to a Conservation Commission Order of Conditions?  
 Yes  No  Unknown  N.A.

**IF SO, ATTACH COPY:**

**41. POOLS & EQUIPMENT:** Type of swimming pool \_\_\_\_\_

Have you ever experienced any problems?  Yes  No  Unknown  N.A.

If yes, explain: \_\_\_\_\_

Maintenance history: \_\_\_\_\_

Was permit obtained for the pool?  Yes  No  Unknown  N.A.

**42. SMOKE DETECTOR:**  Yes  No  Portable  Hard-wired *monitored by central station*

**NOTE:** Seller is required to provide a certificate prior to closing.

**43. RENTAL INFORMATION:** *NA*

a. Is the property subject to rent control, regulation or review?  
 Yes  No  Unknown  N.A.

b. If no, reason:  Exempt  Decontrolled  Other

c. If yes, list maximum rents \_\_\_\_\_

d. Are there written leases in effect?  Yes  No  Unknown  N.A.

e. If rented, lease periods/tenancy at will \_\_\_\_\_

Rents \$ \_\_\_\_\_ /Month \_\_\_\_\_

**ATTACH ANY LEASES, RENTAL AGREEMENTS, TENANT CORRESPONDENCE, STATEMENTS OF CONDITION, ECT.**

f. If rented, owner is holding:

i. last month's rent: Amount \$ \_\_\_\_\_

ii. security deposit in escrow: Amount \$ \_\_\_\_\_

g. If rented, has interest been paid on last month's rent/security deposit?

Date \_\_\_/\_\_\_/\_\_\_ Amount \_\_\_\_\_

**44. OTHER MATERIAL INFORMATION:**

Is Seller aware of any other information concerning any part of the property, which might affect the decision of a Buyer to buy or affect the value of the property or its use by a Buyer?

Yes  No  Unknown  N.A.

Explain: \_\_\_\_\_

Buyers Initials:

Sellers Initials: *SF/Med* *YTM*

Are you aware of any town plans that would affect the property?

Yes  No  Unknown  N.A.

Explain: \_\_\_\_\_

**45. ADDITIONAL COMMENTS SECTION (If additional space is needed, attach sheet)**

Buyers Initials:

Sellers Initials:

*SP MacC*      *YTM*

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

- A. **Flood Hazard Insurance Disclosure Clause.** The lender may require Flood Hazard Insurance as a condition of the mortgage loan, if the lender determines that the premises is in a flood hazard zone.
- B. **Chlordane Disclosure Clause.** 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 a risk of cancer. Although existing data does 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.
- C. **Urea-Formaldehyde Foam Insulation Disclosure Clause.** The Buyer acknowledges that s/he/they has/have been advised that Urea Formaldehyde Foam Insulation (UFFI) has been declared by the Massachusetts Department of Public Health (DPH) to be a banned hazardous substance and that new installation is prohibited. Where UFFI was previously installed, the Seller is required to advise the Buyer (1) where such UFFI is located and, if known, when it was installed; (2) a copy test results concerning the air level of formaldehyde; and (3) a copy of information form the DPH concerning UFFI and formaldehyde levels. Under certain circumstances the cost of removal may be reimbursed. Exposure to hazardous levels or formaldehyde may cause personal injuries, including headaches, nausea or cancer. The Buyer acknowledges that s/he/they has/have been advised to consult the DPH or her/his/their attorney for further information.
- D. **Asbestos Disclosure Clause.** The United States Consumer Product 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 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.
- E. **Lead Paint Disclosure Clause.** 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 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 or age will become a resident, the new owner is required by law to remove said paint, plaster or cover with appropriate materials so as to make it inaccessible to such child.
- F. **Hazardous Material Disclosure Clause.** In certain circumstances Massachusetts law can hold an owner of real estate liable to pay for the cost of removing hazardous or toxic material 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 s/he/they may have the property professional 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.

Buyers Initials:

Sellers Initials:

*S. J. Mac*      *Y T M*

