

PROPERTY ADDRESS: 843 Main Street, 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	
Chandeliers		X			Kit, Dining, Liv Rm; Frt Hallway, Mas Bed
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	
Ice Maker				X	
Lighting Fixtures		X			Chandeliers (see above)
Mailbox / Mailbox Post				X	
Mantel	X				
Microwave		X			
Mirrors	X				Except 2nd Fl Bathroom Mirror
Outside Lights	X				
Refrigerator	X				
Sauna	X				
Security System				X	
Shelves / Brackets				X	
Stereo Equipment		X			
Storage Shed				X	
Stove	X				
Stove Hood	X				
Sump Pump				X	
Swimming Pool				X	
Swing Set				X	
Trash Compactor				X	
TV Antenna				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				
Wood Stove				X	
Work Bench				X	

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

Buyer Initial(s): _____

Seller Initial(s): _____

Special Features

843 Main Street
West Newbury, MA 01985

- Kitchen: Open Concept Kitchen and Family Room / Pantry / Double Bowl Sink / Recessed Lights / Access to Attached 2 Car Garage
- Family Room: Brick Fireplace / 2 French Doors Leading to 3 Seasons Sun Room, Hardwood Floor
- Dining Room: Detailed Moldings / Hardwood Floor
- Living Room: Hardwood Floor
- Optional First Floor Office or Bedroom Suite: Hardwood Floor / Full Bathroom with Tile Floor and Pedestal Sink
- First Floor Half Bathroom / Laundry Room: Tile Floor and Pedestal Sink
- 2 Story Foyer: Extra Wide / Front Door with Full Side Lights / Palladium Window / Open Wood Staircase / Hardwood Floor
- Master Bedroom with Sitting Area / Hardwood Floor
- Second Floor Common Bathroom with Tile Floor
- (2) Bedrooms with Hardwood Floors
- 3 Seasons Sun Room: Slate Floor / Walls of Windows
- Large Private Yard – 2.6 Acres / Professionally Landscaped – Meticulously Maintained
- Farmers Porch / Exterior Clapboard / Stone Front
- Easy Access to Newburyport, Routes 95 and 495, the Commuter Rail, Boston and 3 Major Airports.

PROPERTY TRANSFER NOTIFICATION CERTIFICATION

This form is to be signed by the prospective purchaser before signing a purchase and sale agreement or a memorandum of agreement, or by the lessee-prospective purchaser before signing a lease with an option to purchase for residential property built before 1978, for compliance with federal and Massachusetts lead-based paint disclosure requirements.

Required Federal Lead Warning Statement:

Every purchaser of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) SB Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) _____ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (circle documents below).

Lead Inspection Report; Risk Assessment Report; Letter of Interim Control; Letter of Compliance

(ii) SB Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's or Lessee Purchaser's Acknowledgment (initial)

(c) _____ Purchaser or lessee purchaser has received copies of all documents circled above.

(d) _____ Purchaser or lessee purchaser has received no documents.

(e) _____ Purchaser or lessee purchaser has received the Property Transfer Lead Paint Notification.

(f) _____ Purchaser or lessee purchaser has (check (i) or (ii) below):

(i) _____ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) _____ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

(g) WR Agent has informed the seller of the seller's obligations under federal and state law for lead-based paint disclosure and notification, and is aware of his/her responsibility to ensure compliance.

(h) _____ Agent has verbally informed purchaser or lessee-purchaser of the possible presence of dangerous levels of lead in paint, plaster, putty or other structural materials and his or her obligation to bring a property into compliance with the Massachusetts Lead Law — either through full deleading or interim control — if it was built before 1978 and a child under six years old resides or will reside in the property.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

<u>W. J. Boyd</u> Seller	<u>9/14/09</u> Date	<u>S. E. Byrd</u> Seller	<u>9/14/09</u> Date
_____ Purchaser	_____ Date	_____ Purchaser	_____ Date
_____ Agent	_____ Date	_____ Agent	_____ Date

Address of Property / Unit 843 MAIN ST, WEST NEWBURY MA 01985

Home Inspectors

FACTS FOR CONSUMERS

Commonwealth of Massachusetts Office of Consumer Affairs Division of Professional Licensure
Mitt Romney, Governor

Board of Registration of Home Inspectors
www.state.ma.us/reg/boards/hi

Board of Registration of Home Inspectors is charged with evaluating the qualifications of applicants and granting licensure to those who qualify. It establishes rules and regulations to ensure the integrity and competence of licenses. The Board protects the public health and welfare through regulation of the profession in accordance with the state statutes and board regulations.

The Board is responsible for insuring that licensed home inspectors have proper training and experience through an education program and meet minimum inspection requirements in each inspection performed. Applicants are required to pass a board approved examination prior to licensure and fulfill continuing education requirements for license renewal.

The Board publishes a Standards of Practice and Code of Ethics for home inspectors.

About Home Inspections

A standard home inspection is a visual examination of the physical structure and major interior systems of a residential building consisting of one to four dwelling units. An inspection can be likened to a physical exam by a physician; however, it should be clearly understood that a home inspection is not to be confused with an appraisal, a building code inspection, a guarantee of any kind, and/or an insurance policy on the condition of the property.

During an inspection, the inspector will review the readily accessible exposed portions of the structure of the home, including the roof, the attic, walls, ceilings, floors, windows, doors, basement, and foundation as well as the heating/air-conditioning systems, interior plumbing and electrical systems for potential problems.

Home inspections are not intended to point out every small problem or any invisible or latent defect in a home. Most minor or cosmetic flaws, for example, should be apparent to the buyer without the aid of a professional.

Timing of the Home Inspection

A home inspector is typically hired by a potential homebuyer right after the offer to purchase contract is signed, prior to executing the final purchase and sale agreement. However, before the potential buyer signs the offer to purchase contract, he/she should be sure that there is an inspection clause in the contract making the purchase obligation contingent upon the findings of a professional home inspection. This clause should specify the terms to which both the buyer and seller are obligated.

A current homeowner may also want to get a home inspection to identify any problems, especially if the owner plans to sell the home in the near future.

Selecting a Home Inspector

Good referral sources for home inspection services are friends, neighbors, or business acquaintances who have been satisfied with a home inspector. In addition, lawyers and mortgage brokers may also recommend a home inspector. The names of local inspectors can be found by searching the Division of Professional Licensure website or in the Yellow Pages where many advertised under "Building Inspection Service" or "Home Inspection Service."

Real estate brokers and salesmen may not directly recommend a specific home inspection company or home inspector unless representing the buyer as a buyer's broker. Brokers, however, may provide assistance to buyers in accessing information on licensed home inspectors.

Received by

Date