

Coldwell Banker Residential Brokerage

Hamilton Village Colonial
27 Walnut Road

Hamilton, Massachusetts

\$537,500

BOSTON NORTH
RealEstate.com



Classic turn-of-the-century home, that was originally built as a doctor's office is anchored moments from residential neighborhoods, shops, dining, schools, and the commuter rail. Framed by a wrap around porch with columns and rails, wide formal entry hall; this home says "WelcomeHome". The living room has a wood burning fireplace, a formal dining room with a built-in china cabinet, and spacious kitchen round out the first floor living space. There are 4 bedrooms with ample closet space on the 2d level. Large level yard round out this offering.

Property Details:
Rooms: Eight
Bedrooms: Four
Bathrooms: One and one half
Interior: 2348+/- SF
Fireplaces: One

Exclusive Listing Agents:
John & Cindy Farrell
978.233.2831
BostonNorthRealEstate.com

Coldwell Banker Residential Brokerage | 54 Dodge Street, Beverly 01915 | 978.233.2831

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John & Cindy Farrell
 978.468.9576 direct - 978.233.2831 direct & fax
 farrell@BostonNorthRealEstate.com
 BostonNorthRealEstate.com

MLS # 71307524 - Price Changed
 Single Family - Detached



27 WALNUT ROAD

List Price:
\$537,500

**Hamilton, MA : South Hamilton
 01982-1919**

Essex County

Style: **Colonial**

Total Rooms: **8**

Color: **White**

Bedrooms: **4**

Grade School:

Bathrooms: **1f 1h**

Middle School: **MRMS**

Master Bath: **No**

High School: **HWRHS**

Fireplaces: **1**

Handicap Access/Features:

Directions: **Bay>Walnut**

Remarks

Classic turn-of-the-century home. Fabulous front wrap around porch, wide with columns and rails. Enter from the porch to a wide well detailed formal entry hall that looks through glass doors the living room with a wood burning fireplace. Spacious formal dining room with built-in china cabinets, & spacious kitchen, office and back mud room round out the first floor living space. There are 4 bedrooms, 1 1/2 baths and a one car garage. Close to shops, dining, schools, & the commuter rail.

Property Information

Approx. Living Area: **2348 sq. ft.** Approx. Acres: **0.52 (22800 sq. ft.)** Garage Spaces: **1 Detached, Side Entry**

Living Area Includes: Heat Zones: **2 Steam, Gas** Parking Spaces: **6 Off-Street, Paved Driveway**

Living Area Source: **Public Record** Cool Zones: **0 None** Approx. Street Frontage: **140 ft**

Living Area Disclosures:

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	15x20	Flooring - Hardwood, Window(s) - Bay/Bow/Box
Dining Room:	1	15x14	Closet/Cabinets - Custom Built, Flooring - Hardwood, Window(s) - Bay/Bow/Box
Kitchen:	1	15x15	Flooring - Wood, Dining Area, Pantry, Countertops - Stone/Granite/Solid, Kitchen Island
Master Bedroom:	2	15x15	Closet, Flooring - Hardwood, Window(s) - Bay/Bow/Box
Bedroom 2:	2	15x15	Closet, Flooring - Wall to Wall Carpet, Window(s) - Bay/Bow/Box
Bedroom 3:	2	10x10	Closet, Flooring - Wall to Wall Carpet, Window(s) - Bay/Bow/Box
Bedroom 4:	2	10x10	Closet, Flooring - Wall to Wall Carpet
Bath 1:	1	5x4	Bathroom - Half
Bath 2:	2	7x8	Bathroom - Full
Laundry:	1	6x9	Flooring - Hardwood
Foyer:	1	15x12	Closet/Cabinets - Custom Built, Flooring - Hardwood

Features

Appliances: **Range, Dishwasher, Microwave, Refrigerator, Washer, Dryer, Vent Hood**

Other Property Info

Adult Community: **No**
 Disclosure Declaration: **Yes**

Area Amenities: **Public Transportation, Shopping, Swimming Pool, Tennis Court, Park, Walk/Jog Trails, Stables, Golf Course, Medical Facility, Public School, T-Station**

Basement: **Yes Full, Interior Access, Bulkhead, Sump Pump, Concrete Floor**

Beach: **Yes Lake/Pond**

Beach Ownership: **Public**

Beach - Miles to: **1 to 2 Mile**

Construction: **Frame**

Electric: **Circuit Breakers, 200 Amps, Knob & Tube Wiring**

Energy Features: **Storm Windows**

Exterior: **Clapboard, Wood**

Exterior Features: **Porch, Gutters, Screens**

Flooring: **Wood, Tile, Wall to Wall Carpet**

Foundation Size: **31x34**

Foundation Description: **Fieldstone, Granite**

Hot Water: **Natural Gas, Tank**

Insulation: **Unknown**

Interior Features: **Cable Available**

Lot Description: **Paved Drive, Level**

Road Type: **Public, Paved, Publicly Maint., Sidewalk**

Roof Material: **Asphalt/Fiberglass Shingles**

Sewer Utilities: **Private Sewerage - Title 5: Pass**

Terms: **Contract for Deed**

Utility Connections: **for Gas Range**

Water Utilities: **City/Town Water**

Waterfront: **No**

Disclosures: **Interior photos provided by the seller. Dimensions are approximate. See Escrow Agent Notification.**

Exclusions:

Home Own Assn: **No**

Lead Paint: **Unknown**

UFFI: **Unknown** Warranty Features: **No**

Year Built: **1907** Source: **Public Record**

Year Built Description: **Approximate**

Year Round: **Yes**

Short Sale w/Lndr.App.Req: **No**

Lender Owned: **No**

Tax Information

Pin #: **M:0062 B:0000 L:0009**

Assessed: **\$471,500**

Tax: **\$8105** Tax Year: **2011**

Book: **20527** Page: **543**

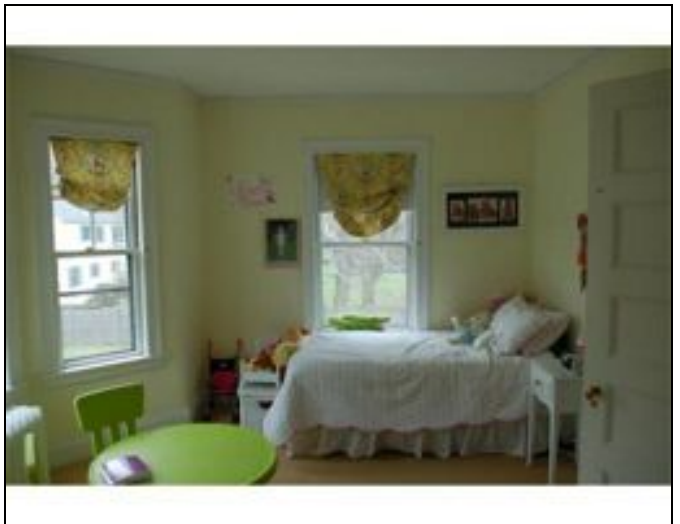
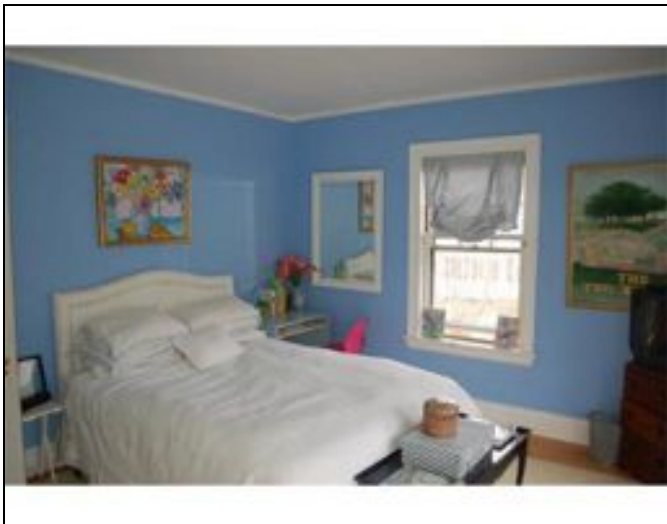
Cert:

Zoning Code: **R1A**

Map: Block: Lot:





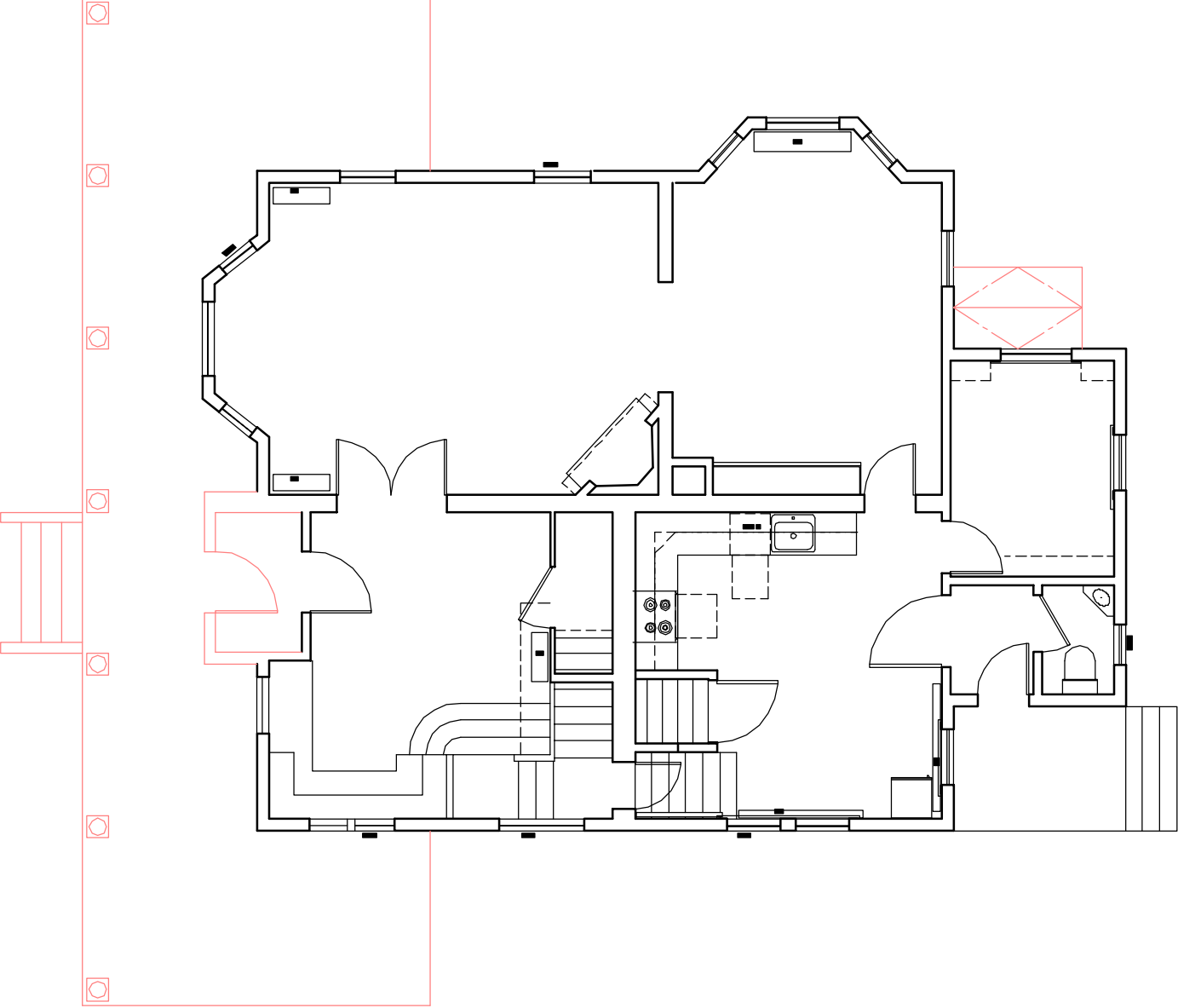


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We Bring The North Shore Home To You!

Derek Bloom Architects

16 Bassett Street Marblehead, MA 01945 Tel: 617 470 3164 Fax : 781 823 7688 db@derekbloomarchitects.com



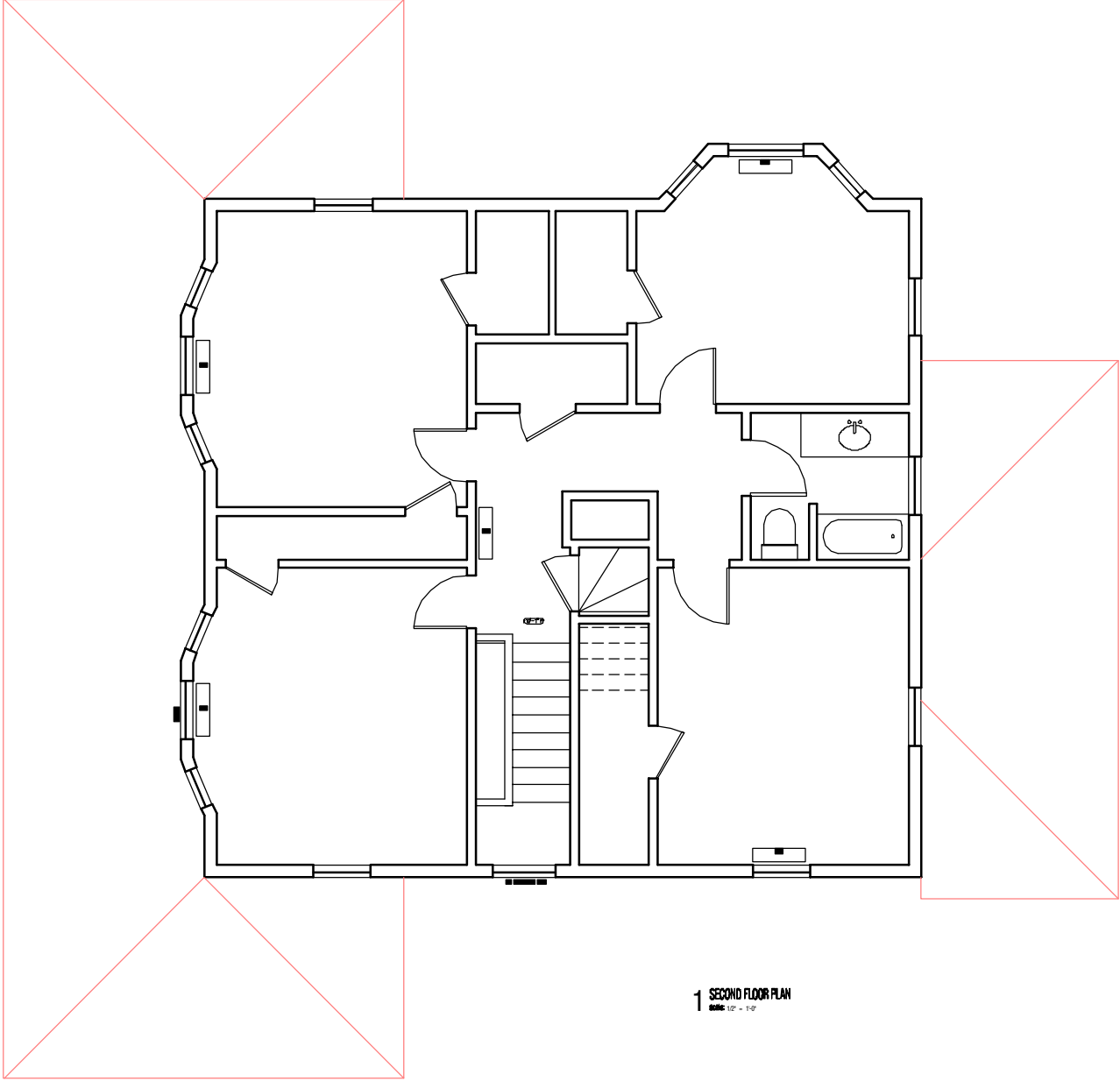
Pollard Residence First Floor Plan

1/8" = 1'-0"

Date

Derek Bloom Architects

16 Bassett Street Marblehead, MA 01945 Tel: 617 470 3164 Fax : 781 823 7688 db@derekbloomarchitects.com



Pollard Residence Second Floor Plan

1/8" = 1'-0"

Date

20
50

QUITCLAIM DEED

We, John M. Gray and Megan L. Gray, of Hamilton, Essex County, Massachusetts, as tenants by the entirety, for consideration paid of \$591,000,

grant to Nicholas Pollard and Lindsay Pollard, AS HUSBAND AND WIFE, TENANTS BY THE ENTIRETY, WITH QUITCLAIM COVENANTS,

the land described as follows, together with the buildings thereon. The parcel of land situated in Hamilton, Essex County, Massachusetts, shown as "Other Land of Larcher" on a plan entitled "Plot Plan, Soil Log and Percolation Test Report for Lots 2 and 3 Fairfield Drive, Hamilton, Mass. Owned by Henry F. and Elizabeth J. Larcher, 27 Walnut Rd., Hamilton, Mass." Dated 18 March, 1975, Lawrence M. Peterson, R.P.E. Mass. No. 3956, So. Hamilton, Mass., recorded with Essex Deeds, Plan Book 174, Plan 86, on Nov. 2, 1982, and bounded and described as follows:

Beginning at the corner of the said parcel of land shown as "other Land of Larcher" and the corner of land of Pray on Walnut Road, thence

- NORTHEASTERLY by Walnut Road, formerly Walnut Street, 140 feet, more or less;
- NORTHWESTERLY by land of O'Connor, formerly of Pierce, 140 feet to a pipe;
- NORTHWESTERLY by Lot 3, as shown on said plan, 20.38 feet To a concrete bound;
- SOUTHWESTERLY by Lot 3, in two courses, 141.43 feet and 80.79 feet to a pipe;
- SOUTHEASTERLY by Fairfield Drive, a Private Way, 39.72 feet to a pipe;
- NORTHEASTERLY by land of Pray, formerly of Mehman, 78.14 feet;
- SOUTHEASTERLY by land of Pray, formerly of Mehman, 100 Feet to the point of beginning on Walnut Road.

PROPERTY ADDRESS: 27 WALNUT ROAD HAMILTON, MA

REC + RETURN TO:
NICHOLAS + LINDSEY POLLARD
27 WALNUT ROAD
HAMILTON MA 01982

601.3
DEEDS & S 10
ESSEX SOUTH
WALNUT STAM 01
2003040400750
TEL 508.946.946
COST 112554.96



PLAN BOOK (17) PLAN 15
 1175
 HENRY F. & ELIZABETH L. LARONER
 1000 W. 10th St.
 S.W. 10th St.
 J. P. O'Connell
 1175

PERCOLATION TEST REPORT FOR LOTS 2 & 3

SOIL LOG
 MADE 18 MARCH, 1935

DEPTH	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6
0-12"	CLAY	CLAY	CLAY	CLAY	CLAY
12-24"	CLAY	CLAY	CLAY	CLAY	CLAY
24-36"	CLAY	CLAY	CLAY	CLAY	CLAY
36-48"	CLAY	CLAY	CLAY	CLAY	CLAY
48-60"	CLAY	CLAY	CLAY	CLAY	CLAY
60-72"	CLAY	CLAY	CLAY	CLAY	CLAY
72-84"	CLAY	CLAY	CLAY	CLAY	CLAY
84-96"	CLAY	CLAY	CLAY	CLAY	CLAY
96-108"	CLAY	CLAY	CLAY	CLAY	CLAY
108-120"	CLAY	CLAY	CLAY	CLAY	CLAY

WALNUT ROAD TRACT
 PLOT PLAN

THIS PLAN IS PREPARED IN ACCORD WITH THE RULES & REGULATIONS OF THE
 DIVISION OF HIGHWAYS FOR LITIGATION & RECORD MAPS. DRAWN BY H. J. O'CONNOR



Division 2: P.L.S. FOR LOTS 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

LOT 2 & 3 FAIRFIELD DRIVE, HENNINGTON, MISS.
 PERCOLATION TEST REPORT

Owned By HENRY F. & ELIZABETH L. LARONER
 BY WALNUT RD., HENNINGTON, MISS.

DATE: 18 MARCH, 1935

Prepared by J. P. O'CONNOR, S.W.C. No. 1175

Division 2: P.L.S. FOR LOTS 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

Town of Hamilton

*No. 1544 P. 1
Sent to Homeowner
5/27/11*



BOARD OF HEALTH
577 Bay Rd., P.O. Box 429
Hamilton, MA 01936

Telex: 978-468-5579

Fax: 978-468-5592

Please be advised that the Board of Health received on 5-23-11 and reviewed the SUBSURFACE SEWAGE DISPOSAL SYSTEM INSPECTION report received for:

Address of property 27 Walnut Road

Owner Lindsey Pollard Date of inspection 4-22-11

At this time, the Board of Health has determined that:

PASS: No further action/investigation is required. The Board concurs with the findings of the inspector. The following suggestions are provided:

PASS: However, the dwelling has been un-occupied since _____; therefore, normal flows have not been established. The Title 5 inspection reflects dry conditions only.

CONDITIONAL PASS:
The garbage grinder must be removed by a licensed plumber with a permit from the Plumbing Inspector.
The following repairs are to be made in order to comply with Title 5:

Upon completion of the repairs, the system may need to be re-evaluated.

FAILURE:
The system is in FAILURE and must be upgraded within (2) two years of the inspection date.
The system is in FAILURE and constitutes a public health nuisance. The system shall be upgraded within _____ days of receipt of this notice. Pumping of the affected component shall be done immediately and continue until the system is repaired.

Please be advised that the number of bed/rooms for which a building permit could be issued is based on the certificate of compliance for the septic system (not a Title 5 Inspection report).

The seller is required to supply a copy of the Title 5 Inspection report to the buyer, according to Title 5.

If you have any questions concerning this report, please contact the Board of Health office at 978-468-5579.

Sincerely,
Leslie Whelan
Leslie Whelan, R.S.
Health Agent

5-27-11
Date

ANSWERS

YES	NO	UNK	I. TITLE/ZONING/BUILDING INFORMATION
			1. Seller/Owner <u>NICHOLAS & LINDAY ALMO</u> How long owned? <u>8+</u>
			2. How long occupied? <u>8+</u> Approximate year built? <u>1988</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Have you been advised of any title problems or limitations (for example, deed restriction, lot line dispute, order of encumbrances)? If yes, please explain <u>NONE</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	a) Do you know of any easements, common driveway, or right of way? If yes, explain <u>NONE</u>
			4. Zoning classification of property (if known) <u>RESIDENTIAL</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Has your city/town issued a notice of any violation which is still outstanding? If yes, explain <u>NONE</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	a) Have you been advised that the current use is nonconforming in any way? Explain <u>NO</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6. Do you know of any variances or special permits? Explain <u>NO</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	7. During Seller's ownership, has work been done for which a permit was required? If yes, explain <u>NO</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	a) Were permits obtained?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	b) Was the work approved by inspectors?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	c) Is there an outstanding notice of any building code violation? Yes _____ No <u>X</u> Explain _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	8. Have you been informed that any part of the property is in a designated flood area or wetlands? Explain <u>NO</u> (See Flood Zone disclaimer Page 3)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9. Water drainage problems? Explain <u>BASINENT WAS FLOODED DURING MAJOR LONG RAIN STORMS</u>

YES	NO	UNK	II. SYSTEM UTILITIES INFORMATION
			DO YOU KNOW OF ANY CURRENT PROBLEMS WITH ANY SYSTEMS LISTED BELOW?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	10. Has there ever been an UNDERGROUND FUEL TANK? If yes, is it still in use? If not used, was it removed? (See Hazardous Materials Disclosure Page 3)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	11. HEATING SYSTEM: Problems? Explain _____ a) Identify any unheated room or area _____ b) Approximate date of last service _____ c) Reason _____
			12. DOMESTIC HOT WATER: Type <u>GAS</u> Age <u>10</u> Problems? Explain <u>NONE</u> Barriers owned or rehab? _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	13. SEWAGE SYSTEM: Problems? Explain <u>NO</u> Type: Municipal Sewer _____ Private <u>X</u> If private, describe type of system: (septic, septic tank, etc.) <u>SEPTIC</u> Name of service company <u>BECKER SEPTIC</u> Date it was last pumped <u>8/11</u> Frequency <u>EVERY 3-4 YRS</u> During your ownership has sewage backed up into house or onto yard? Yes _____ No <u>X</u> Explain _____ Is system shared with other homes? Date a Title 3 inspection last performed <u>8/11</u> Copy attached Yes <u>X</u> No _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	14. PLUMBING SYSTEM: Problems/Leaks/Freezing? Explain <u>NONE</u> Bathroom ventilator problems? Explain <u>NONE</u>
			15. DRINKING WATER SOURCE: Public <u>X</u> Private _____ If private: a) Location _____ b) Date last tested _____ Report: Attached _____ Not attached _____ c) Water quality problems? Explain <u>NO</u> d) Water quantity problems? Explain <u>NO</u> e) Flow rate (gal. min.) <u>UNKNOWN</u>

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	If yes, explain _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	18. SECURITY SYSTEM: None <u>X</u> Type _____ Age _____ Company _____ Problems? Explain _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	19. AIR CONDITIONING: Central _____ Window _____ Other _____ None <u>X</u> Problems? Explain _____
YES	NO	UNKN	III. BUILDING/STRUCTURAL IMPROVEMENTS INFORMATION
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	20. FOUNDATION / SLAB: Problems? Explain <u>MINOR WATER SEEPAGE & CRACKING FOUND ON MAJOR SEAMS</u>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	21. BASEMENT: Water <u>X</u> Sump <u>X</u> Dripless <u>X</u> Explain amount, frequency, and location <u>1-2 TIMES / yr early 2-3 yrs</u> a) _____ Sump Pump? If yes, age <u>3</u> locate <u>UNCOMMON</u> Problems _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	22. ROOF: Problems? Explain <u>SMALL SECTION OF ROOF ON GARAGE NEED REPAIRMENT</u> Location of leak/problems <u>GARAGE</u>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	23. CHIMNEY/FIREPLACE: Date last cleaned <u>2009</u> Problems? <u>NO - REPAIRS & TESTED IN 2009</u> Wood/Coal/Buffin Stove in compliance with installation regulations/code/bylaws? _____ If not, explain _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	24. History of smoke / fire damage to structure, if any? Explain <u>NO</u>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	25. FLOORS: Type of floor under carpet/tile/etc? <u>HARDWOOD</u> Problems with floors (buckling, sagging, etc.)? Explain <u>NONE</u>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	26. WALLS: a) INTERIOR Walls: Problems? Explain <u>NONE</u> b) EXTERIOR Walls: Problems? Explain <u>NONE</u>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	27. WINDOWS / SLIDING DOORS / DOORS: Problems or leaks? Explain <u>NONE</u>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	28. INSULATION: Does house have insulation? If yes, type <u>SPRAYFOAM</u> Date installed <u>LATE 2000s</u> Location <u>ASLG</u>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	29. ASBESTOS: Do you know whether asbestos is present in ceiling shingles, pipecovering or boiler insulation? _____ Has a fiber count been performed? _____ If yes, attach copy <u>UNCOMMON</u> (See Asbestos disclosure Page 3)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	30. LEAD PAINT: Is lead paint present? _____ If yes, locations (attach copy of inspection reports) _____ If yes, describe abatement plan/treatment controls, if any _____ Has paint been encapsulated? If yes, when and by whom? <u>MONITORING COSTS UP NEW PAINT ENCAPSULATED</u> (See Lead Paint disclosure Page 3)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	31. RADON: Has test for radon been performed? If yes attach copy <u>DON'T HAVE A COPY 2005</u> (See Radon disclosure Page 3)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	32. INSECTS: History of Termites/Wood Destroying Insects or Rodent Problems? If yes, explain treatment and dates _____ <u>NONE NONE WERE NEEDED UNTIL MORE</u> (See Chlorine disclosure Page 3)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	33. SWIMMING POOL / JACUZZI: Problems? Explain <u>NONE</u> Name of Service Company _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	34. GARAGE / SHED / OR OTHER STRUCTURE: Problems? Explain <u>ONE SECTION OF GARAGE ROOF NEEDS TO BE RE-STRUCTURED</u>
YES	NO	UNKN	IV. MISCELLANEOUS INFORMATION
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	35. Do you know of any other problems which may affect the value or use of the property which may not be obvious to a prospective buyer? Explain _____
YES	NO	UNKN	V. CONDOMINIUM INFORMATION
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	36. If converted to condominium, are documents provided (Master deed/Unit deed etc.) _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	37. PARKING: Is parking space included? If yes, is it deeded, exclusive/tenement or common? _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	38. CONDO FEES: Current monthly fee for Unit are \$ _____ Fees Included? Yes _____ No _____ Other fees included? Yes _____ No _____

YES	NO	UNKN	VI. RENTAL PROPERTY INFORMATION	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	42. NUMBER OF UNITS: _____ Has a unit been added/delivered since original construction? If yes, was a permit for new/delivered unit obtained? _____	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	43. RENTS: Number of units occupied _____ Rents \$ _____ /month Expiration date of each lease _____ Any tenants without leases? _____ Is owner holding last month's rent _____ security deposit? _____ If yes, has interest been paid? _____ If security deposit held attach a copy of statements of condition Attached _____ Not Attached _____	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	44. Is there any outstanding notice of any sanitary code violation? Yes _____ No _____ Expired _____	

VII. ACKNOWLEDGEMENTS

Seller(s) hereby acknowledge that the information set forth above is true and accurate to the best of my (our) knowledge. I (we) further agree to defend and indemnify the broker(s) and any subagents for disclosure of any of the information contained herein. Seller(s) further acknowledge receipt of copy of Seller's Statement of Property Condition.

Date 11/18/11

Seller

[Signature]

Seller

[Signature]

Buyer/Prospective Buyer acknowledges receipt of Seller's Statement of Property Condition before purchase. Buyer acknowledges that Broker has not verified the information herein and Buyer has been advised to verify information independently.

Date _____

Buyer

Buyer

VIII. EXPLANATORY MATERIAL

The following claims 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 #6)

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. 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 215. 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 #15)

The United States Consumer Product Safety Commission has maintained that asbestos materials are hazardous if they release asbestos fibers which can be inhaled. Asbestos is a common insulative material on heating pipes, boilers, and furnaces. It may also be present in certain types of floor and ceiling materials, shingles, glass 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 Clause (Question #34)

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 lead 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 undergo a change of ownership, as a result, a child under six years of age will become a resident, the new owner is required by law to remove lead paint, plaster or cover with appropriate materials so as to make it inaccessible to such child. Buyer should receive information pamphlet from Department of Public Health.

E. Radon Disclosure Clause (Question #31)

Radon is a naturally occurring radioactive gas that can be inhaled. Studies indicate the risk of sustained exposure to high levels of radon may increase the risk of developing lung cancer.

F. Chlorobenzene Disclosure Clause (Question #32)

Pesticide products containing chlorobenzene were banned in Massachusetts on June 11, 1993, following a determination by the Department of Food and Agriculture that the use of chlorobenzene may cause unreasonable adverse effects on the environment including risk of cancer. Although existing data does not conclusively prove that significant health effects have occurred as a direct result of chlorobenzene use, the long-term potential health risks are such that it prudent public health policy, according to the Department, to eliminate the further introduction of chlorobenzene into the environment.

G. Mold Information

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 eat materials such as wood, paper, dry-wall 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 of 2003, 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, religion, creed, national origin, sex, 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.

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) 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) 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) 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.

Seller: [Signature] Date: 10/25/11 Seller: [Signature] Date: 10/25/2011

Purchaser: [Signature] Date: 10/25/11 Purchaser: _____ Date: _____
Agent: _____ Date: _____ Agent: _____ Date: _____

Address of Property / Unit: 27 Walnut Rd. Haverham, MA 01889



OFFICE FORM 10-1-02011, Rev. 1/01

