



MASSACHUSETTS ASSOCIATION OF REALTORS®

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

THE SELLER AUTHORIZES THE BROKERS OR SALESPERSONS TO PROVIDE THE FOLLOWING INFORMATION TO PROSPECTIVE BUYERS. 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 SHOULD INDEPENDENTLY VERIFY ALL INFORMATION BEFORE PURCHASE.

Property Address 60 Ivan St Lexington

ANSWERS

YES NO UNKN

I. TITLE/ZONING/BUILDING INFORMATION

- | | | | |
|--------------------------|-------------------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1. Seller/Owner <u>Xuesong Li and Xiaolei Ao</u> How long owned? <u>21years3mon</u> |
| | | | 2. How long occupied? <u>21y</u> Approximate year built? <u>1972</u> |
| | | | 3. Have you been advised of any title problems or limitations (for example, deed restriction, lot line dispute, order of conditions)? If yes, please explain
<u>no</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | a) Do you know of any easement, common driveway, or right of way? If yes, please explain. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Zoning classification of property (if known) <u>residential? not aware any others</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 |
| | | | a) Have you been advised that the current use is nonconforming in any way? Explain |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 6. Do you know of any variances or special permits? Explain |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7. During Seller's ownership, has work been done for which a permit was required? If yes, explain |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | a) Were permits obtained? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | b) Was the work approved by inspector? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | c) Is there an outstanding notice of any building code violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> 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 zone or wetlands? Explain. |
| | | | (See Flood Zone disclosure Page 4) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 9. Water drainage problems? Explain |

YES NO UNKN

II. SYSTEM AND UTILITIES INFORMATION

DO YOU KNOW OF ANY CURRENT PROBLEM WITH ANY SYSTEM LISTED BELOW?

- | | | | |
|--------------------------|-------------------------------------|--------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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 4) |
| <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 |
| | <input checked="" type="checkbox"/> | | 12. DOMESTIC HOT WATER: Type <u>electric water tank</u> Age <u>5 years</u> Problems? Explain <u>no</u>
Burners Owned or rented? _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 13. SEWAGE SYSTEM: Problems? Explain |
| | | | Type: Municipal Sewer <input type="checkbox"/> Private <input type="checkbox"/> If private, describe type of system:
(cesspool, septic tank, etc.) |
| | | | Name of service company |
| | | | Date it was last pumped Frequency |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | During your ownership has sewage backed up into house or onto yard? Yes <input type="checkbox"/> No <input type="checkbox"/> Explain |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is system shared with other homes? |
| | | | Date a Title 5 inspection last performed Copy attached. Yes <input type="checkbox"/> No <input type="checkbox"/> |

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02/02/18
9:45PM EST

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02/02/18
10:59PM EST

BUYER'S INITIALS

1 of 4

MASSFORMS™
Statewide Standard Real Estate Forms

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Form No. 700

ANSWERS

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	14. PLUMBING SYSTEM: Problems/Leaks/Freezing? Explain _____ Bathroom ventilation problems? Explain _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	15. DRINKING WATER SOURCE: Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> If private: a) Location _____ b) Date last tested _____ Report: Attached <input type="checkbox"/> Not attached <input type="checkbox"/> c) Water quality problems? Explain _____ d) Water quantity problems? Explain _____ e) Flow rate (gal. min.) _____ f) Age of pump _____ g) Is there a filtration system? _____ Age/Type of filtration system _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	16. ELECTRICAL SYSTEM: Problems? Explain _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17. APPLIANCES: List appliances that are included _____ Any known problems? <u>microwave front panel has some problem</u> If yes, explain _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	18. SECURITY SYSTEM: None <input type="checkbox"/> Type <input type="checkbox"/> Age <input type="checkbox"/> Company <u>ADT</u> Problems? Explain <u>have not been used for more than 10 years. needs upgrade</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	19. AIR CONDITIONING: Central <input checked="" type="checkbox"/> Window <input type="checkbox"/> Other <input checked="" type="checkbox"/> None <input type="checkbox"/> Problems? Explain _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
YES	NO	UNKN	III. BUILDING/STRUCTURAL IMPROVEMENTS INFORMATION
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	20. FOUNDATION/SLAB: Problems? Explain _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	21. BASEMENT: Water <input type="checkbox"/> Seepage <input type="checkbox"/> Dampness <input type="checkbox"/> Explain amount, frequency, and location _____ a) Sump pump? If yes, age <u>5y</u> location <u>laundry</u> Problems? _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	22. ROOF: Problems? Explain _____ Location of leaks/repairs _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	23. CHIMNEY/FIREPLACE: Date last cleaned _____ Problems? _____ Wood/Coal/Pellet Stove in compliance with installation regulations/code/bylaws? _____ If not, explain _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	24. History of smoke/fire damage to structure, if any? Explain _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	25. FLOORS: Type of floors under carpet/linoleum? <u>plywood</u> Problems with floors (buckling, sagging, etc.)? Explain _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	26. WALLS: a) INTERIOR Walls: Problems? Explain _____ b) EXTERIOR Walls: Problems? Explain _____
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	27. WINDOWS/SLIDING DOORS/DOORS: Problems or leaks? Explain _____
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	28. INSULATION: Does house have insulation? If yes, type _____ Date installed _____ Location _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	29. ASBESTOS: Do you know whether asbestos is present in exterior shingles, pipecovering or boiler insulation? Has a fiber count been performed? If yes, attach copy _____ (See Asbestos disclosure Page 4)
<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/interim controls, if any _____ Has paint been encapsulated? If yes, when and by whom? _____ (See Lead Paint disclosure Page 4)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	31. RADON: Has test for radon been performed? If yes, attach copy <u>lost it</u> . (See Radon disclosure Page 4)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	32. INSECTS: History of Termites/Wood Destroying Insects or Rodent Problems? If yes, explain treatment and dates _____ (See Chlordane disclosure Page 4)

SELLER'S INITIALS


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02/02/18
10:59PM EST

BUYER'S INITIALS





ANSWERS

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

33. SWIMMING POOL/JACUZZI: Problems? Explain _____
Name of service company _____
34. GARAGE/SHED/OR OTHER STRUCTURE: Problems, explain _____

35. Have you been advised of elevated levels of mold at the Property?
Explain _____

YES NO UNKN

IV. MISCELLANEOUS INFORMATION

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

YES NO UNKN

V. CONDOMINIUM INFORMATION

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

37. If converted to condominium, are documents recorded (Master deed/Unit deed etc.)? _____
38. PARKING: Number of Spaces _____ Of those spaces, identify number that are _____ deeded; _____ exclusive easements;
assigned; _____ Unassigned or in common area? _____
39. CONDO FEES: Current monthly fees for Unit are \$ _____
Heat included? Yes ☐ No ☐
Electricity included? Yes ☐ No ☐
40. RESERVE FUND: Has an advance payment been made to a condo reserve fund?
If yes, how much \$ _____
41. CONDO ASSOC. INFO: Is owners' association currently involved in any litigation? _____
If yes, explain _____
42. Have you been advised of any matter which is likely to result in a special assessment or substantially increase condominium fees?
Explain _____

YES NO UNKN

VI. RENTAL PROPERTY INFORMATION

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

43. NUMBER OF UNITS: _____
Has a unit been added/subdivided since original construction?
If yes, was a permit for new/added unit obtained? _____
44. 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 ☐
45. Is there any outstanding notice of any sanitary code violation? Yes ☐ No ☐ Explain _____

VII. ACKNOWLEDGMENT

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 on the information contained herein. Seller(s) further acknowledge receipt of copy of Seller's Statement of Property Condition.

Date 02/01/2018

Seller

XiaoLei Qo
dotloop verified
02/02/18 9:45PM EST
3WX1-PMBU-1STO-EWK4

Seller

Xuesong Li
dotloop verified
02/02/18 10:59PM EST
RUNH-UCRY-SWUO-KXGC

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. BUYER is not relying upon any representation, verbal or written, from any real estate broker or licensee concerning legal use. Any reference to the category (single family, multi-family, residential, commercial) or the use of this property in any advertisement or listing sheet, including the number of units, number of rooms or other classification is not a representation concerning legal use or compliance with zoning by-laws, building code, sanitary code or other public or private restrictions by the broker. The BUYER understands that if this information is important to BUYER, it is the duty of the BUYER to seek advice from an attorney or written confirmation from the municipality.

Date _____

Buyer

Buyer

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BUYER'S INITIALS

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VIII. 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 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 #29)

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 be present in certain types of floor and ceiling materials, shingles, plaster products, cements and other building materials. The buyer may have the property professionally inspected for the presence of asbestos and if repair or removal of asbestos is desired, proper safety guidelines must be observed.

D. Lead Paint Disclosure Clause (Question #30)

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, 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.

E. Radon Disclosure Clause (Question #31)

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 #32)



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 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 is prudent public health policy, according to the Department, to eliminate the further introduction of chlordane 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 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 of 2002, U.S. governmental agencies reported that a determination had not been made what quantity of mold was acceptable in an indoor environment. For more information on mold, contact an engineer or other qualified mold inspector. Information may also be found at the web site for the U. S. Environmental Protection Agency, www.epa.gov.

H. Fair Housing Notice

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

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BUYER'S INITIALS  