Hartland Hill Farm

83 Town Farm Hill Road Hartland, VT



For more information, please contact:

Story Jenks
Principal | Regional Managing Broker
sjenks@landvest.com
M: 802.238.1332

4 The Green, Woodstock, VT 05091

www.landvest.com

LandVest

CHRISTIE'S
INTERNATIONAL REAL ESTATE

All information provided is deemed reliable but is not guaranteed and should be independently verified. 24481

LandVest

STATEMENT OF LIMITATIONS

This Property Profile is a compilation of public record information and additional information from the Seller regarding 83 Town Farm Hill Road that is currently offered for sale by LandVest, Inc. (hereinafter, the "Offered Property").

Neither the Seller nor Seller's representatives make any express or implied representation or warranty as to the accuracy or completeness of any information in this property profile or any of the exhibits attached hereto, and none of such persons shall have any liability relating to or arising from use of any information or any errors therein or omissions therefrom. Prospective buyers are not entitled to rely on the accuracy or completeness of this information and shall be entitled to rely solely on their due diligence and such representations and warranties, if any, and to the extent as may be expressly stated in a Purchase and Sale Agreement relating to the proposed acquisition, subject to the terms and conditions of such Agreement.

Any alternative use of the Offered Property implied in this Property Profile does not constitute a warranty or guarantee of approval. It is the sole responsibility of the Buyer to determine the viability of any contemplated use or alteration of the property under pertinent federal, state, and local regulations and applicable covenants, easements, and restrictions on title. The Seller makes no representation as to the likelihood of approval of any proposed use or alteration.

Neither Seller nor any of its representatives are under any legal obligation and shall have no liability of any nature whatsoever with respect to the proposed acquisition by virtue of this Property Profile or otherwise.

No legal liability is created by this Property Profile, and this document is to be used in whole and not in part. Any sketches produced by LandVest or plans prepared by other professionals in this Property Profile are included only to assist the reader in visualizing the property.

Access to the property is not allowed unless accompanied by an authorized employee of LandVest, Inc.

LandVest, Inc. by reason of this Property Profile, may not be required to give testimony in court with reference to the Offered Property described herein.

Hartland Hill Farm

Hartland, VT

Base Plan Orthophotograph



Legend

- Subject Property - 93.6 ±Ac
- Adjacent Properties
- Class 3 (Gravel)
- Protected Land
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams
- Contours (ft)



Credits: 2023 imagery from ESRI 'World Imagery' map service.

Project Number: VT1693

Date: 07/02/26

0 150 300 600 Feet

Scale: 1' = 300 "

This plan is conceptual only and is not represented as an engineered plan.

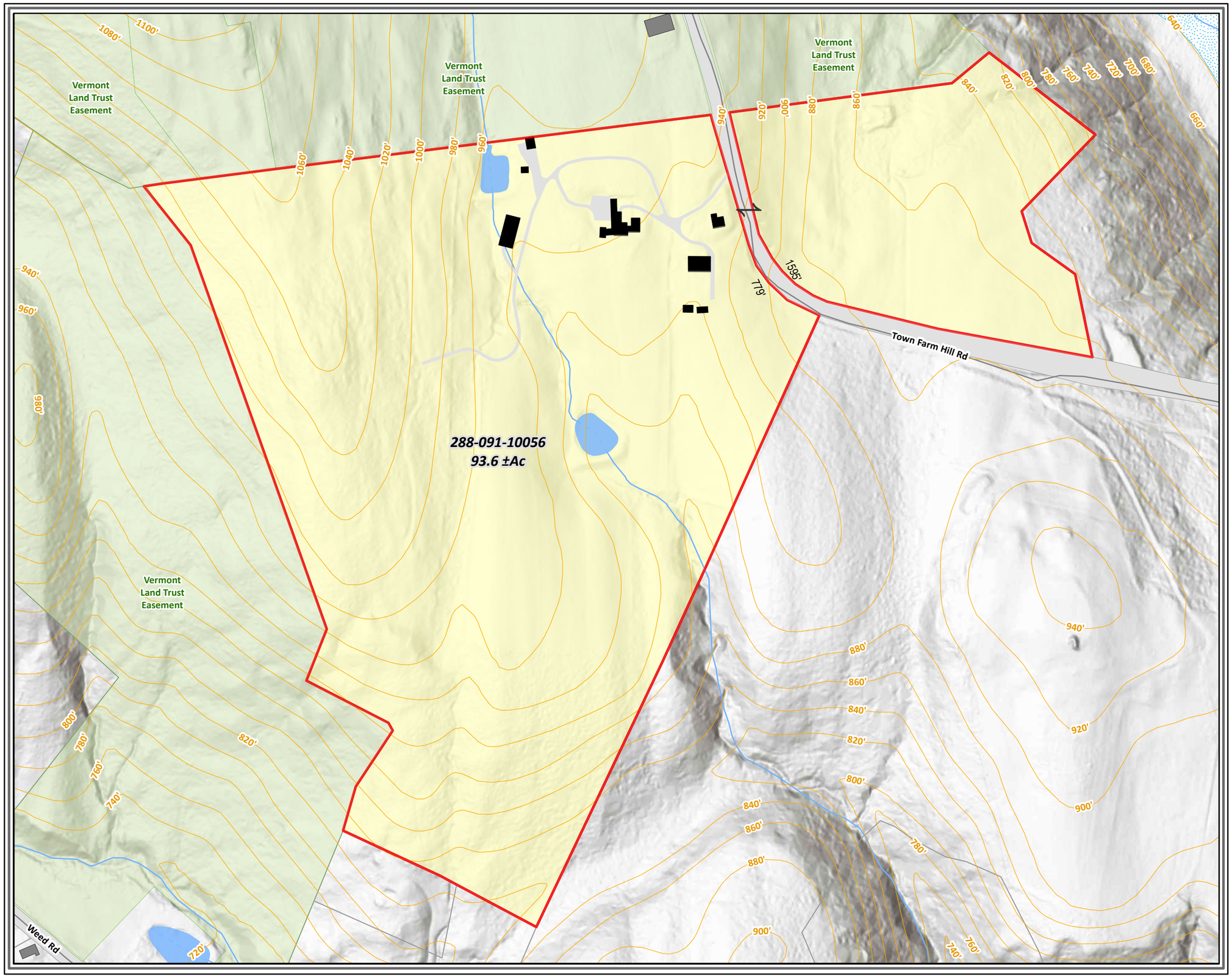
LandVest

Path: \\wazgis-bos\RECG-GIS\aaGISOrg\Projects\Assigned\VT1693 Hartland Hill Farm, Hartland, VT\VT1693 ortho.aprx

Hartland Hill Farm

Hartland, VT

Base Plan



Legend

- Subject Property - 93.6 ±Ac
- Class 3 (Gravel)
- Adjacent Properties
- Protected Land
- Building Footprints
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams
- Contours (ft)



Credits: Background from ESRI 'Terrain Base' map service

Project Number: VT1693

Date: 07/02/26

N
W
E
S

0 150 300 600 Feet

Scale: 1' = 300 "

This plan is conceptual only and is not represented as an engineered plan.

LandVest

Path: \\vazgis-bos\RECG-GIS\aaGISOrg\Projects\Assigned\VT1693 Hartland Hill Farm, Hartland, VT\VT1693 base.aprx

Hartland Hill Farm

Hartland, VT

Base Plan Orthophotograph

Legend

- Subject Property - 93.6 ±Ac
- Adjacent Properties
- Class 3 (Gravel)
- Protected Land
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams
- Contours (ft)



Credits: 2023 imagery from ESRI 'World Imagery' map service.

Project Number: VT1693
Date: 07/02/26

N
W E
S

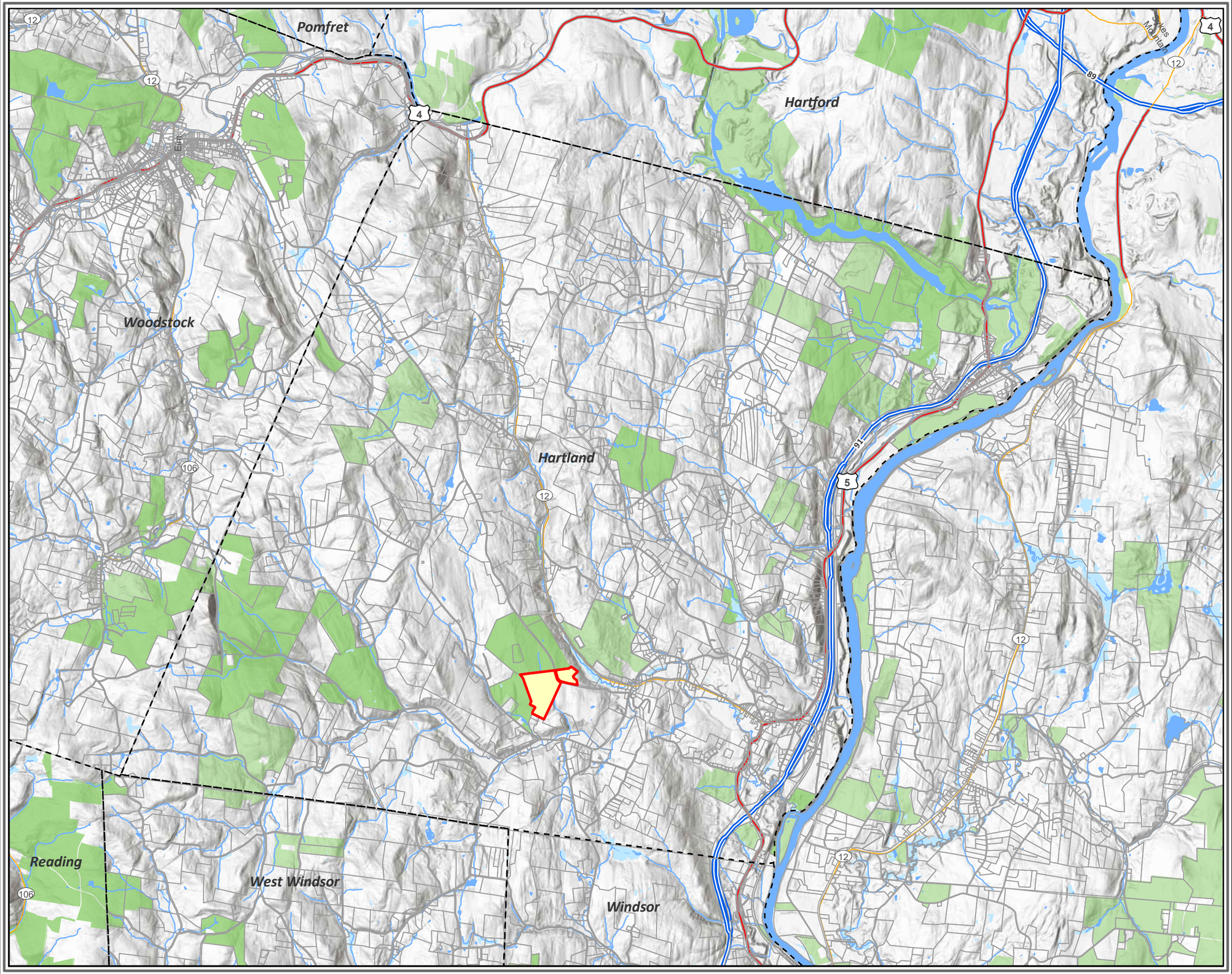
0 150 300 600 Feet

Scale: 1' = 300 "

This plan is conceptual only and is not represented as an engineered plan.

LandVest

Path: \\vazgis-bos\RECG-GIS\aaGISOrg\Projects\Assigned\VT1693 Hartland Hill Farm, Hartland, VT\VT1693 ortho.aprx



Hartland Hill Farm

Hartland, VT

Town Locus

Legend

- Subject Property - 93.6 ±Ac
- Adjacent Properties
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams



Notes

Credits: Background from ESRI 'Terrain Base' map service

Project Number: VT1693

Date: 07/02/26

N
W
E
S

0 2,500 5,000 10,000 Feet

Scale: 1' = 5,000 "

This plan is conceptual only and is not represented as an engineered plan.

LandVest

Path: \\vazgis-bos\RECG-GIS\aaGISOrg\Projects\Assigned\VT1693 Hartland Hill Farm, Hartland, VT\VT1693 town locus.aprx

PROPERTY DETAILS ADDENDUM
HARTLAND HILL FARM
81-83 TOWN FARM HILL RD, HARTLAND, VT

PROPERTY

93.6 acres
Enrolled in Current Use
View of Mount Ascutney
Stone fire pit (2019)
Apple orchard (2 acres)
2-bedroom, 2-bathroom Guest House
2 sleeping cabins
2 ponds, seasonal stream
Stone walls
Split rail fence
3 barns
2 walkout animal shelters (2022)
5 pastures, 3 hay fields, 2 paddocks
Electric fencing (3 miles)
Perrenial beds
Buried electrical service
VAST trail access
Property boundary trail

MAIN RESIDENCE
83 Town Farm Hill Rd, Hartland, VT

Style – Modern farmhouse (2019)
Layout – 4 Bedroom, 7 Bathroom (Lister Card)
- 6 Bedroom, 7 Bathroom (Floor Plan)
  - **1st floor** – 1 guest suite
  - **2nd floor** – 3 bedrooms en suite, plus 1 apt. above garage
  - **3rd floor** – 1 childrens suite

Architect – Hamady (Greenwich, CT)
Finished Square Footage
- 7,715 SQFT (Lister Card)
- 8,592 SQFT (Floor Plans)

2 single-bay attached garage spaces
Oak floor throughout
Covered porches
Wine cellar
Stone patio
Full home stereo system

FIRST FLOOR

Mudroom
Stone tile floor
Soapstone farm sink w/ copper fixtures
Painted wood walls
Laundry closet w/ Maytag washer/dryer

Bathroom
Stone tile floor
Tile shower w/ glass door
Soapstone countertops

Hall
Stone tile floor
Painted wood walls
Doors on both sides out to patio or yard

Kitchen
Soapstone countertops
Kitchen island with hand sink, cabinets, drawers
Appliances
- Wolf gas 6-burner range w/ griddle, two ovens, and hood vent and food warmers
- Wolf electric wall oven
- Wolf microwave
- Wolf toaster oven
- Wolf drawer cooler (in kitchen island)
- SubZero fridge and freezer
- SubZero wine cooler
- Cove dishwashers (X2)

Soapstone farm sink w/ porcelain fixtures
Wooden cabinets
Pantry closet
Glass light fixtures

Dining Room
8'10" ceiling height

All Season Room
Slate tile floor
Stone fireplace with brick firebox
Gas lantern
Shiplap ceiling
Runtal wall heaters
10'11" ceiling height
Chandelier

Family Room
Exterior doors to covered patio
Wall-mounted TV

Bedroom 1

3/4 Bathroom
Tiled shower
Marble vanity
Passthrough doors

Hallway

Living Room
Fireplace with brick firebox and granite hearth
Chandeliers

1/2 Bathroom
Tile floor
Hand sink w/ soapstone countertop

PROPERTY DETAILS ADDENDUM
HARTLAND HILL FARM
81-83 TOWN FARM HILL RD, HARTLAND, VT

Bar
Soapstone countertops
Appliances:
- SubZero mini-fridge
- SubZero ice maker
- Wooden cabinets
- Asko dishwasher

Attached 1-Bay Garage A
Radiant floor
Storage closet
Stainless steel utility sink
Automatic door

Attached 1-Bay Garage B
Radiant floor
Automatic door
Utility shed – electrical utilities
Chargepoint EV car charger

SECOND FLOOR

Hall
Closet (X2)

Bathroom
Tile floor
Tile shower w/ glass door
Marble countertop

Bedroom 2 Suite
Sitting room
Bedroom

1/2 Bathroom
Wall paper
Hand sink w/ soapstone counter

Bedroom 3

Office/Library
Built-in bookshelves

Sitting Room

Bedroom 4 (Primary)

Primary Bathroom
Porcelain bath tub w/ marble countertop
Tiled shower stall with marble accents
Hand sink vanities (X2)
Marble countertops

Laundry/Dressing Room
Samsung washer/dryer

Landing
Closet

Bedroom Suite 5 (Above Garage)
Keyed entry
Kitchenette
- Wolf electric induction stovetop
- Drawer microwave
- Stainless steel sink
- Soapstone countertop
- Wood cabinets and drawers

Bathroom
Hand sink vanity w/ marble countertop
Tiled shower w/ glass door
Utility closet

THIRD FLOOR

Bedroom 6
Two queen built-in cubby beds
Entertainment room
Storage closet

Bathroom
Stone tile floor
Tiled shower
Hand sink w/ vanity
Soapstone countertops

BASEMENT

Mix of slate tile and concrete floor
Cabinet wall at base of stairs
Storage closet
Bulkhead door
Crawlspace
Utility rooms
Laundry

Storage Room 1
Poured concrete floor

Laundry Room
Samsung washer/dryer
Stainless steel utility sink
Storage area

Storage Room 2
Stone floor
Built-in cedar shelves
Cedar board walls

Wine Cellar
Added in 2025

PROPERTY DETAILS ADDENDUM
HARTLAND HILL FARM
81-83 TOWN FARM HILL RD, HARTLAND, VT

UTILITIES

Heat – Radiant heat, 7+ zones. Propane boiler.
Propane Tanks –1,000-gallon tank buried between four season room and stone patio (facing view of Mount Ascutney). 1,000-gallon tank buried at North edge of property line for generator. Dead River #8084.
Air – iSeries mini-splits (X4)
Electric – 400-Amp service. Buried at North edge of property line. GMP Meters #6194834 (Main House), #6186054 (Bank Barn).
Generator – Generac Protector. Located at North edge of property line. Installed 2022.
Well Water

- **WRN#:33097** (Main House) Installed Sept. 2006. Located along backyard fenceline South of sleeping cabin. 345-ft depth, 5GPM.
- **WRN#:55020** (Farmstand Barn) Installed Nov. 2017. 465-ft depth, 10GPM.

Hot Water – 110-gallon propane domestic hot water heater.
Water treatment – Pressure tank, Culligan sediment filter, reverse osmosis water filtration system, and water softener.
Waste Water Permit – N/A
Septic System –Tank and leach field located on south side of home in yard facing Mt. Ascutney.
Internet – Fiber optic, VTel, Araknis network
Security – CyberPower security, Honeywell hard-wired smoke and CO detectors
Sound – Crestron 18-room sound system

CONSTRUCTION

Foundation - Concrete
Frame – Wood frame
Roof – Standing seam metal
Siding – Wood clapboard
Floors – Hardwood oak throughout, slate tile

OUTBUILDINGS

Chicken Coops (X2) – one stationary, one "chicken tractor" on wheels.

4-Bay Pole Barn – 200-Amp electricity, heated workshop space. 120-gallon above ground Dead River propane tanks behind building (X2). Diesel fuel tank.

Barn – Electricity, water, mezzanine hay loft, farmstand, Norlake 200 SQFT walk-in freezer (installed 2021). Portable generator hookup.

English Bank Barn – Hand-hewn post and beam timber frame. Standing seam metal roof. Lightning rods. Electricity, wifi router. Feed troughs**,** corales.

Run-in sheds (X2) – Wood frame, standing seam metal roof, running water. 600 SQFT each. Built in 2022.

Sleeping Cabins (X2) - Wood frame, standing seam metal roof, electricity. Window unit A/C.

PROPERTY DETAILS ADDENDUM
HARTLAND HILL FARM
81-83 TOWN FARM HILL RD, HARTLAND, VT

GUEST HOUSE
81 Town Farm Hill Rd, Hartland, VT

Style – Farmhouse Cape **(**c.1939)
Layout – 2 Bedroom, 2 Bathroom
Finished Square Footage
- 1,590 SQFT (Lister Card)
- 1,673 SQFT (Floor Plans)

First Floor

Mud Room
Ceramic tile floor
Coat closets (X2)
Spiral staircase

Library
Carpet floor
Washed pine board walls and ceiling
Rinnai EnergySaver 556F space heater
Built-in bookcases

Bathroom (Full)
Corner hand sink
Shower stall w/ tub
Linoleum floor

Living / Dining Area
Resolute woodstove
Built-in bookcases

Kitchen
Wood cabinets
2-bay stainless steel sink
Appliances
- GE Electric 4-burner stovetop and oven
- Whirlpool refrigerator / freezer

Bedroom 1
Closets (X2)

Second Floor

Office
Spiral staircase
Carpet floor
Skylight

Bathroom
Bath tub
Linoleum floor
Porcelain pedestal sink
Skylight

Bedroom 2
Carpet floor
Closet
Skylight

Basement

Laundry - Kenmore washer, Amana dryer
Kenmore freezer
Poured concrete foundation and floor

UTILITIES

Heat – ThermoPride oil burner, forced hot air. Serviced by Dead River. 275-gallon oil tank.
Secondary Heat Sources – Rinnai EnergySaver 556F space heater. Resolute wood stove.
Propane – 120-gallon above ground tank owned by Dead River. Tag #249670. Provides fuel only to Rinnai space heater in the library.
Air – iSeries mini-splits (X4)
Electric –GMP Meter #6019595, #6081283
Generator – 12V Duro portable XP5500 propane generator. 5-gallon Blue Rhino tank.
Well Water –
Hot Water – American ProLine 80-gallon domestic hot water heater (electric)
Water treatment – Sediment filter, pressure tank.
Waste Water Permit – N/A
Septic System – Dry well, located in east side yard facing Town Farm Hill Rd.
Internet – VTel
Security - CyberPower
Radon Mitigation Fan

CONSTRUCTION

Foundation – Poured concrete
Frame – Wood frame
Roof – Standing seam metal
Siding – Wood clapboard
Floors – Pine except where otherwise noted

dotloop signature verification: dtlp.us/r8s5-u3hD-Rh6j

Vermont Mandatory Flood Disclosure

Date Prepared: 06/29/2026

Seller's Name(s): Karen Adametz NA

NA NA

Property Address: 81-83 Town Farm Hill Road, Hartland, VT 05048

Street City/Town

27 V.S.A. § 380 requires all Sellers of real property in Vermont to disclose the flood risk and status of their property to the Buyer. Sellers are required to provide a physical, electronic, or digital link to a copy of the official Flood Insurance Rate Map (FIRM) published by FEMA. It is the Seller's responsibility to locate this map, either online or through their Town office. The Federal Emergency Management Agency (FEMA) search engine can be found at https://msc.fema.gov/portal/home.

☑ A copy of the FEMA map for the Property is attached; or,

☐ A link to the FEMA map for the Property is as follows:

https://msc.fema.gov/portal/search?AddressQuery=83%20Town%20farm%20hill%20road%2C%20hartland%2C% ; or,

☐ A FEMA map is unavailable for the Property or the community in which the property is located.

1	Has the Property been subject to flooding or flood damage while the seller possessed the property, including flood damage from inundation or from flood-related erosion or landslide damage?	☐ Yes	☑ No
1a	If yes, please describe: NA NA		
2	Does the seller maintain flood insurance on the Property?	☐ Yes	☑ No

THE STATEMENTS IN THIS REPORT ARE MADE BY THE SELLER. THEY ARE NOT STATEMENTS OR REPRESENTATIONS MADE BY ANY REAL ESTATE AGENT(S).

Seller: Karen Adametz dotloop verified 07/15/26 10:42 PM EDT TPEC-2GKJ-KVMG-SFBO (Signature) (Date)

Seller: (Signature) (Date)

Seller: (Signature) (Date)

Seller: (Signature) (Date)

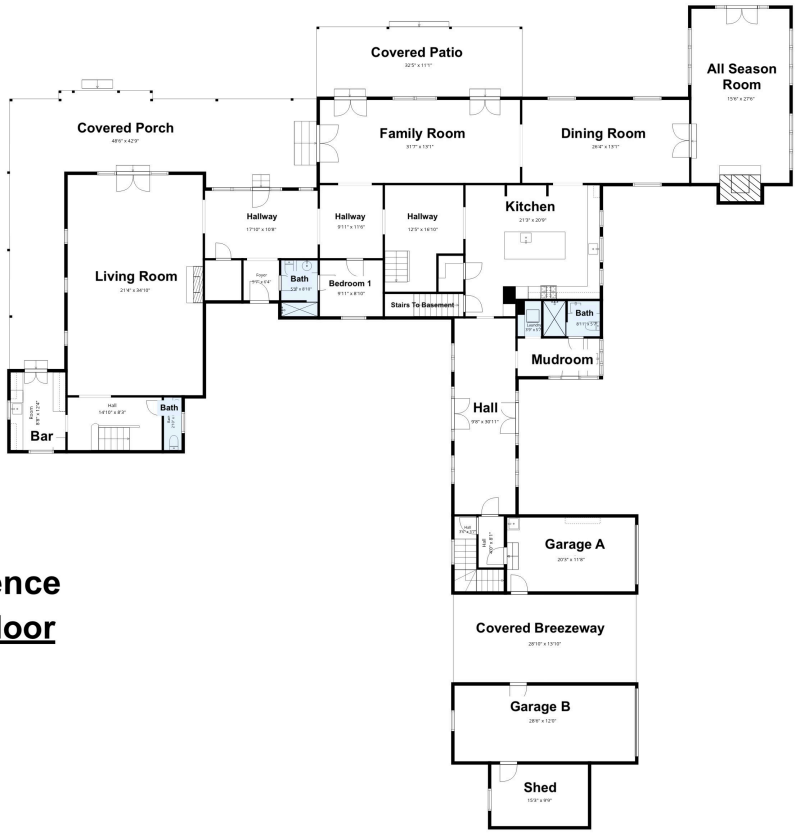
Buyer acknowledges receipt of this Disclosure. It is the Buyer's responsibility to review any attached or linked maps for information regarding potential flood hazard areas affecting the Property. There may be map amendments or other information available at https://msc.fema.gov/portal/home.

Buyer: (Signature) (Date)

Buyer: (Signature) (Date)

Buyer: (Signature) (Date)

Buyer: (Signature) (Date)



Residence
First Floor

TOTAL: 8592 sq. ft
Basement: 1136 sq. ft, 1st floor: 4237 sq. ft, 2nd floor: 2667 sq. ft, 3rd floor: 552 sq. ft
EXCLUDED AREAS: BASEMENT: 631 sq. ft, STORAGE: 573 sq. ft, UTILITY: 63 sq. ft,
GARAGE: 637 sq. ft, COVERED PATIO: 1250 sq. ft, PATIO: 400 sq. ft,
FIREPLACE: 22 sq. ft, OPEN TO BELOW: 51 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



Studio Apartment Above Garage

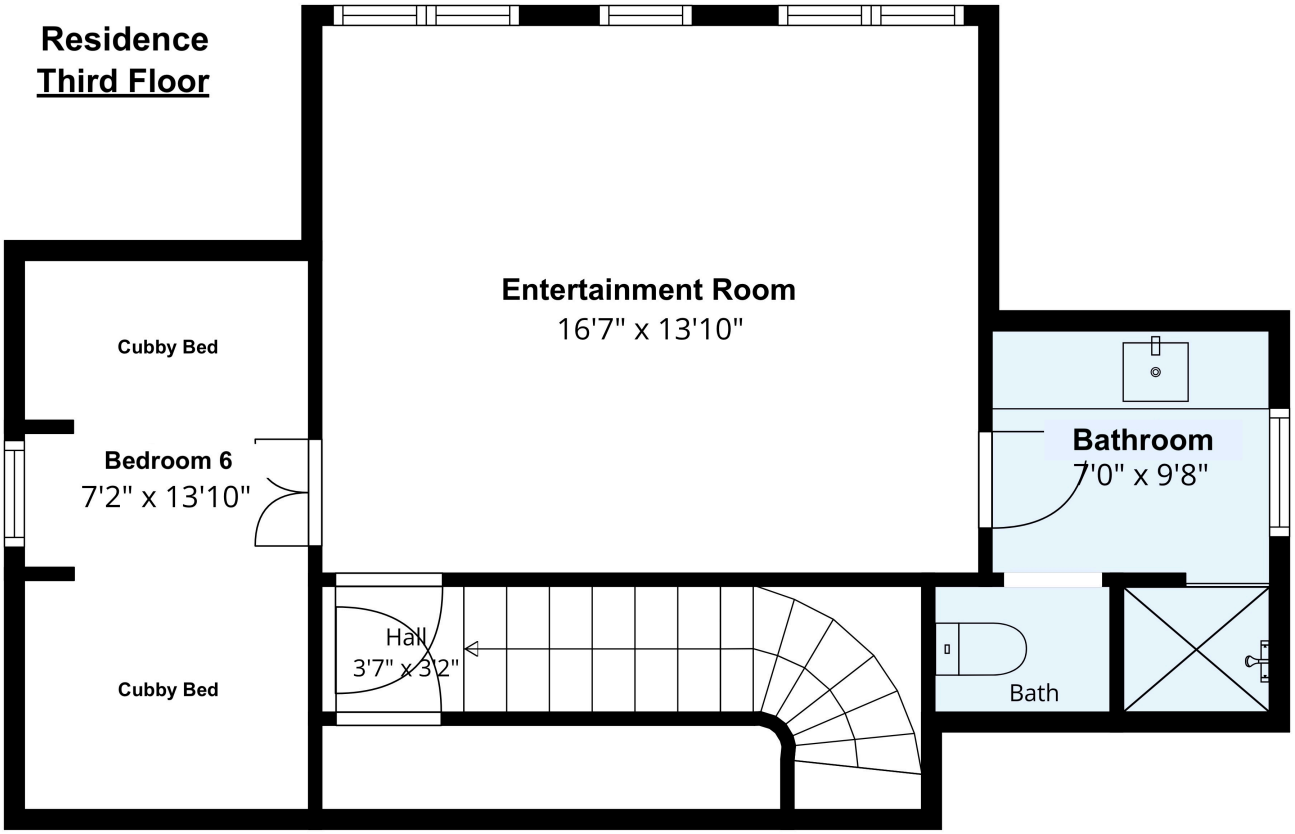


Residence
Second Floor

TOTAL: 8592 sq. ft
Basement: 1136 sq. ft, 1st floor: 4237 sq. ft, 2nd floor: 2667 sq. ft, 3rd floor: 552 sq. ft
EXCLUDED AREAS: BASEMENT: 631 sq. ft, STORAGE: 573 sq. ft, UTILITY: 63 sq. ft,
GARAGE: 637 sq. ft, COVERED PATIO: 1250 sq. ft, PATIO: 400 sq. ft,
FIREPLACE: 22 sq. ft, OPEN TO BELOW: 51 sq. ft

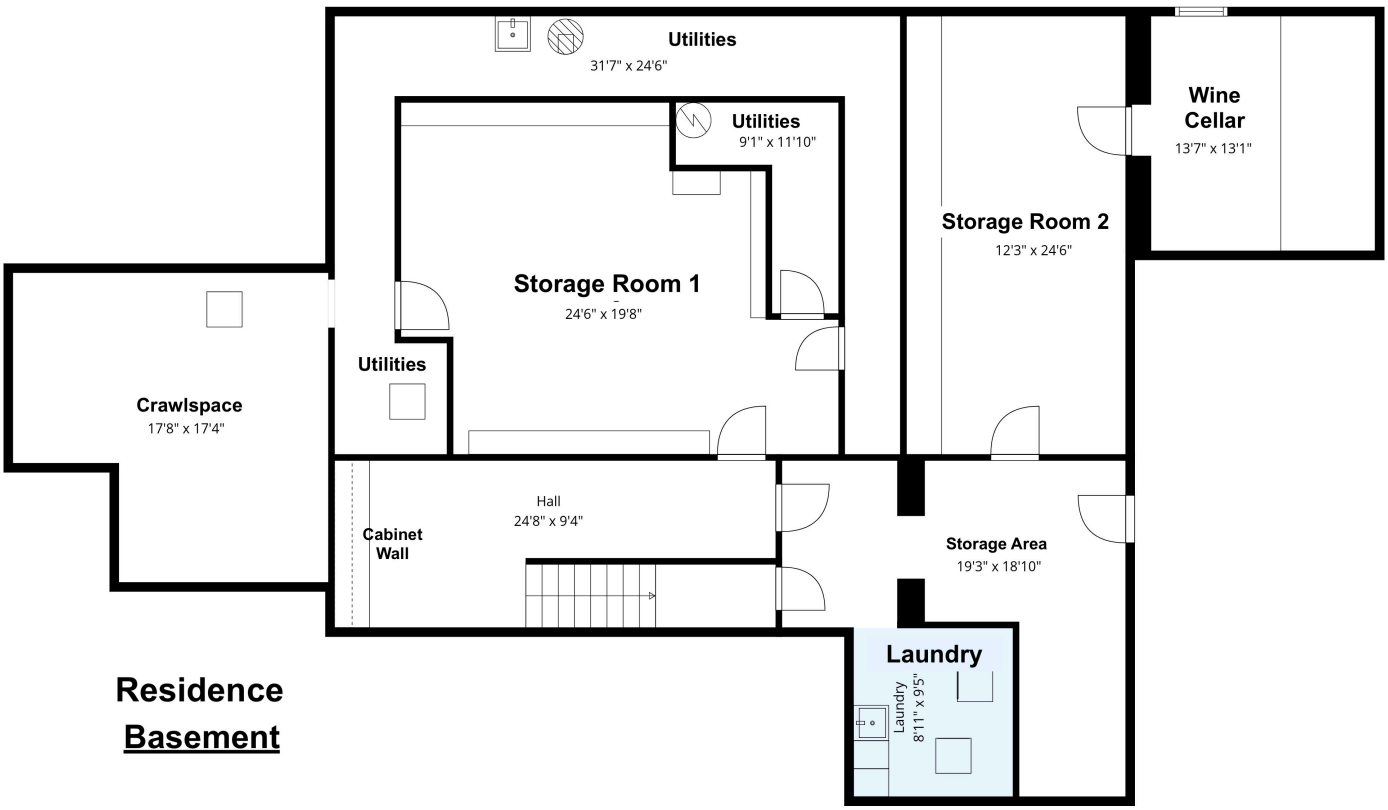
Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

Residence
Third Floor



TOTAL: 8592 sq. ft
Basement: 1136 sq. ft, 1st floor: 4237 sq. ft, 2nd floor: 2667 sq. ft, 3rd floor: 552 sq. ft
EXCLUDED AREAS: BASEMENT: 631 sq. ft, STORAGE: 573 sq. ft, UTILITY: 63 sq. ft,
GARAGE: 637 sq. ft, COVERED PATIO: 1250 sq. ft, PATIO: 400 sq. ft,
FIREPLACE: 22 sq. ft, OPEN TO BELOW: 51 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



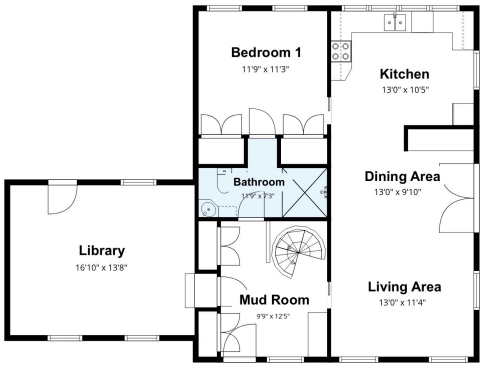
Residence
Basement

TOTAL: 8592 sq. ft

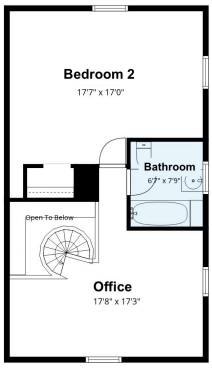
Basement: 1136 sq. ft, 1st floor: 4237 sq. ft, 2nd floor: 2667 sq. ft, 3rd floor: 552 sq. ft
EXCLUDED AREAS: BASEMENT: 631 sq. ft, STORAGE: 573 sq. ft, UTILITY: 63 sq. ft,
GARAGE: 637 sq. ft, COVERED PATIO: 1250 sq. ft, PATIO: 400 sq. ft,
FIREPLACE: 22 sq. ft, OPEN TO BELOW: 51 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

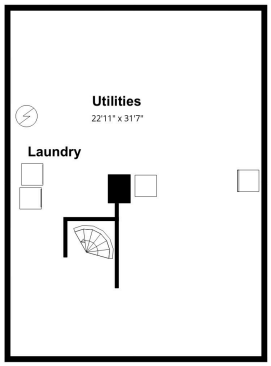
Guest House Master Floor Plan



First Floor



Second Floor



Basement

TOTAL: 1673 sq. ft

Basement: 0 sq. ft, 1st floor: 1103 sq. ft, 2nd floor: 570 sq. ft

EXCLUDED AREAS: BASEMENT: 779 sq. ft, OPEN TO BELOW: 37 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

dotloop signature verification: dtlp.us/Lnr3-XSIB-yBV6

Residence

SELLER'S PROPERTY INFORMATION REPORT

TO BE COMPLETED BY SELLER

Date Prepared: 07/21/2026

Seller's Name(s): Karen Adametz | NA

NA | NA

Physical Property Address: 83 Town Farm Hill Road, Hartland, VT 05048

Street | City/Town

Type of Property: ☑ Single Family Residence ☐ Multi-Family Residence (duplex, triplex, etc.)
☐ Condominium/Townhouse ☐ Land Only ☐ Commercial

Use of Property: ☐ Primary Residence ☑ Vacation Property ☐ Rental Property
☐ Other: _____

INTRODUCTION: This Report provides information from the Seller based on Seller's personal knowledge concerning the above Property. Unless otherwise disclosed, Seller does not have any expertise in construction, architecture, engineering, surveying or any other skills that would provide Seller with special knowledge concerning the condition of the Property. Other than having owned the Property, Seller has no greater knowledge about the Property than that which could be obtained by a careful inspection performed by or on behalf of a potential buyer. The real estate agents involved with the sale of this Property do not conduct or perform any inspection of the Property. Unless otherwise disclosed, Seller has not inspected or examined those portions of the Property that are generally inaccessible. **THIS REPORT DOES NOT CONSTITUTE A WARRANTY OF ANY KIND BY THE SELLER OR BY ANY REAL ESTATE AGENT CONCERNING THE CONDITION OF THE PROPERTY. THIS REPORT IS NOT A SUBSTITUTE FOR A PROPERTY INSPECTION. BUYER HAS THE OPPORTUNITY TO REQUEST THAT SELLER AGREE TO A PROPERTY INSPECTION AS PART OF ANY CONTRACT FOR THE SALE OF THE PROPERTY.**

INSTRUCTIONS TO SELLER: (1) Complete this form yourself. (2) Answer ALL questions. (3) Disclose conditions that you know about that affect the Property. (4) Attach additional pages to this Report if additional information is provided. (5) IF YOU DO NOT KNOW THE FACTS, WRITE "DON'T KNOW." DO NOT GUESS THE ANSWER TO ANY QUESTION.

Seller's Initials [KA 07/21/26 3:04 PM EDT] [ ] [ ] [ ] Buyer's Initials [ ] [ ] [ ] [ ]

dotloop signature verification: dtlp.us/Lnr3-XSIB-yBV6

THE STATEMENTS IN THIS REPORT ARE MADE BY THE SELLER.
THEY ARE NOT STATEMENTS OR REPRESENTATIONS MADE BY ANY REAL ESTATE AGENT(S).

1. SOILS, DRAINAGE, BOUNDARIES AND EASEMENTS)				
(a)	Has any fill or off-site material been placed on the Property?	☐ YES	☐ NO	☑ DON'T KNOW
(b)	Do you know of any sliding, settling, subsidence, earth movement, upheaval or earth stability problems that have affected the Property?	☐ YES	☑ NO	☐ DON'T KNOW
(c)	Is the Property located in a federal flood hazard zone or wetlands, public waters or conservation zones designated by federal, state or local statute, regulation or ordinance?	☐ YES	☑ NO	☐ DON'T KNOW
(d)	Do you know of any past or present drainage, high water table, or flood problems affecting the Property?	☐ YES	☑ NO	☐ DON'T KNOW
(e)	Is the Property served by a road maintained by the municipality? If "No," how is the road serving the Property maintained? ☐ Road Maintenance Agreement ☐ Homeowners/Road Assoc. ☐ Shared Driveway ☐ Other (explain): _____ Annual Cost(s): _____	☑ YES	☐ NO	☐ DON'T KNOW
(f)	Are there public or private landfills or dumps (compacted or otherwise) on the Property or on any abutting property?	☐ YES	☑ NO	☐ DON'T KNOW
(g)	Are there currently any underground fuel storage tanks on the Property? If "Yes," Fuel Type: Propane	☑ YES	☐ NO	☐ DON'T KNOW
(h)	Have there been any underground fuel storage tanks on the Property in the past? If "Yes," have they been removed? _____ When? _____ By whom? _____	☐ YES	☐ NO	☑ DON'T KNOW
(i)	Do you know the location of the boundary lines of the Property?	☑ YES	☐ NO	☐ DON'T KNOW
(j)	Are the boundary lines of the Property marked in any way? If "Yes," how are they marked? _____	☐ YES	☐ NO	☑ DON'T KNOW
(k)	Has the Property been surveyed? If "Yes," when? 1976 By whom? Michael Engineering Company	☑ YES	☐ NO	☐ DON'T KNOW
(l)	Are copies of any of the following available? ☑ Site Plan ☑ Survey ☑ Tax Map ☐ Subdivision Plan/Sketch	☑ YES	☐ NO	☐ DON'T KNOW
(m)	Are there any easements or rights of way affecting the Property?	☐ YES	☑ NO	☐ DON'T KNOW
(n)	Are there any boundary line disputes, claims of adverse possession, encroachments, or zoning set back violations affecting the Property?	☐ YES	☑ NO	☐ DON'T KNOW

Further explanation of any of the above: _____

Seller's Initials [ ] [ ] [ ] [ ] 07/21/26 3:04 PM EDT dotloop verified

Buyer's Initials [ ] [ ] [ ] [ ]

dotloop signature verification: dtlp.us/Lnr3-XSIB-yBV6

2. MECHANICAL, ELECTRICAL, AND OTHER SYSTEMS

(a) **Primary Heating System (check all that apply):** ☐ Base Board ☐ Hot Air ☑ Radiant ☐ Direct ☑ Heat Pump ☐ Vent ☐ Steam ☐ Other (please explain): _____

(b) Age of Heating System: 2019 ☐ DON'T KNOW

(c) **Primary** Fuel Type: ☐ Oil ☐ Natural Gas ☑ Propane ☐ Electric ☐ Wood ☐ Wood Pellet ☐ Coal ☐ Solar ☐ Geothermal ☐ Other (please explain): _____
If propane, who owns the propane tank? ☐ Owner ☐ Propane Supplier ☐ Association
If oil, when was the tank last inspected? _____ By whom? _____

(d) When was the **primary** heating system last serviced? June 2026
By whom? Home Climate Systems

(e) **Primary** heating service and/or inspection reports attached? ☐ YES ☑ NO

(f) **Primary** Annual Fuel Usage: 2500 Gallons (or other measure) Date Range: June 2025-June 2026
Fuel consumption may vary by user, number of occupants and weather conditions.

(g) **Primary** fuel provider: Dead River

(h) Secondary Heating System (check all that apply): ☐ Base Board ☐ Hot Air ☐ Radiant ☐ Direct ☐ Heat Pump ☐ Vent ☐ Steam ☐ Other (please explain): _____

(i) Secondary Fuel Type: ☐ Oil ☐ Natural Gas ☐ Propane ☐ Electric ☐ Wood ☐ Wood Pellet ☐ Coal ☐ Solar ☐ Geothermal ☐ Other (please explain): _____
If propane, who owns the propane tank? ☐ Owner ☐ Propane Supplier ☐ Association
If oil, when was the tank last inspected? _____ By whom? _____

(j) When was the secondary heating system last serviced? _____
By whom? _____

(k) Secondary heating service and/or inspection reports attached? ☐ YES ☐ NO

(l) Secondary Annual Fuel Usage: _____ Gallons (or other measure) Date Range: _____
Fuel consumption may vary by user, number of occupants and weather conditions.

(m) Secondary fuel provider: _____

(n) Property used: ☐ Full Time ☑ Seasonally

(o) Is there air conditioning? ☑ YES ☐ NO
If "Yes," describe type and number of units (central, heat pump, window, etc.): 5 Unico iSeries high velocity mini-split inverters

(p) **Hot Water System (check all that apply):** ☐ Hot Water Tank ☑ Domestic/Off Boiler ☐ On Demand ☐ Heat Pump Water Heater

(q) Age of Hot Water System: 2019 ☐ DON'T KNOW

(r) Hot Water Tank is: ☑ Owned ☐ Rented
If rented, from whom: _____ Monthly rental fee: $ _____

(s) **Alternative Energy System(s) (check all that apply):** ☐ Solar ☐ Wind ☐ Hydroelectric ☐ Geothermal ☐ Unknown
Energy returned to grid?: ☐ YES ☐ NO Owned or Leased?: _____

(t) **Electrical System:** Electrical service panel has: ☐ Fuses ☑ Circuit Breakers ☐ Knob and Tube ☐ Other (please explain): _____
Main Breaker Amperes: 400 Amps ☐ DON'T KNOW

dotloop signature verification: dtlp.us/Lnr3-XSIB-yBV6

(u)	Annual electricity usage: $ 7,920 Date Range: June 2025-June 2026 *Electricity consumption may vary by user, number of occupants, appliances and weather conditions.*			
(v)	Electric Utility Provider: Green Mountain Power			
(w)	Has a Vermont Home Energy Profile been created? If "Yes," when? _____ By whom? _____	☐ YES	☐ NO	☑ DON'T KNOW
(x)	Are you aware of any problems or conditions that affect any of the above systems? If "Yes," explain in detail:	☐ YES	☑ NO	

3. OTHER EQUIPMENT, APPLIANCES, AND FIXTURES

(a) Check the items that will be ***included*** in the sale of the Property:

☑ Beverage Cooler	☑ Freezer	☑ Refrigerator
☐ Central Air	☐ Hot Tub	☐ Satellite Dish
☐ Central Vacuum	☐ Humidifier	☑ Security System:
☑ Ceiling Fans	☐ Irrigation System	ʘ Owned ʘ Leased
☑ CO Detectors - # 3	☑ Microwave	☑ Smoke Detectors – # 7
☐ Compost Bin	☑ Mini-Fridge	☐ Sprinkler System
☐ Cooktop Stove	☑ Mini split	☑ Standby Generator
☐ Dehumidifier	☐ Pool – above-ground	☑ Stove:
☑ Dishwasher	☐ Pool – in-ground	☑ Gas ☐ Wood ☐ Pellet
☐ Disposal	☐ Pool Equipment	☐ Sump Pump
☑ Dryer	☐ Portable Generator	☑ Wall Oven
☑ Electric Garage Door Opener –	☐ Radon Mitigation	☑ Washer
Number of transmitters 2	☐ Range-Electric	☐ Window AC
☐ Energy Recovery Ventilator Unit	☑ Range-Gas	☐ OTHER:
	☑ Range Hood	

(b)	Are any of the items that will be included in the sale of the Property in need of repair or replacement? If "Yes," explain in detail:	☐ YES	☑ NO	
(c)	List equipment and appliances that will be ***excluded*** from the sale of the Property:			

dotloop signature verification: dtlp.us/Lnr3-XSIB-yBV6

4. TELEPHONE/INTERNET/TELEVISION				
(a)	Is landline telephone service present at the Property? If "Yes," current provider: VTel	☑ YES	☐ NO	
(b)	Is cellular telephone service available at the Property? If "Yes," list available providers:	☐ YES	☑ NO	
(c)	Is internet service available at the Property? If "Yes," current provider: VTel	☑ YES	☐ NO	
(d)	What type of internet service is available: ☐ Dial Up ☐ Broadband ☐ Cable ☐ Satellite ☐ DSL ☑ Fiber Optic ☐ None			
(e)	Is television service available at the Property? If "Yes," current provider: VTel	☑ YES	☐ NO	
(f)	What type of television service is available: ☐ Antenna ☐ Cable ☐ Satellite ☐ DSL ☑ Fiber Optic ☐ None			

5. STRUCTURAL COMPONENTS				
(a)	Type of construction (check all that apply): ☐ Manufactured ☐ Modular ☑ Wood Frame ☐ Other (describe):			
(b)	Year Building(s) Constructed: Main Building 2019 Additions to Main Building: Additional Building(s): (a) 2023 (b) 2022 (c) 2020 (d)			
(c)	Have you built, or caused to be built, any of the buildings on the Property, or made any additions, modifications, alterations, or renovations to any building on the Property? If "Yes," please explain: New residence constructed in 2019 A) 4-Bay pole barn open garage with heated workshop (2023), B) 2 farm animal shelters (2022), C) Red barn with mezzanine hay loft (2020) If required, did you obtain all permits and approvals for such work? ☐ YES ☐ NO ☐ DON'T KNOW	☑ YES	☐ NO	
(d)	Check any of the following items that have defects or malfunctions that need repair: ☐ Foundation ☐ Slab ☐ Chimney ☐ Fireplace ☐ Interior Walls ☐ Ceilings ☐ Floors ☐ Windows ☐ Doors ☐ Storms/Screens ☐ Exterior Walls ☐ Driveway ☐ Sidewalks ☐ Pool ☐ Roof ☐ Outside Retaining Walls ☐ Other Structures/Components: **If any of the above items are checked, describe the defect, malfunction or item(s) that need repair:**			
(e)	Has there ever been damage to the Property or any of the structures from fire, wind, floods, earth movements, or landslides? If "Yes," explain in detail, including any repairs:	☐ YES	☑ NO	☐ DON'T KNOW

Seller's Initials [KW] 07/21/26 3:04 PM EDT Helen verified [ ] [ ] [ ] Buyer's Initials [ ] [ ] [ ] [ ]

dotloop signature verification: dtlp.us/Lnr3-XSIB-yBV6

(f)	Has there ever been damage to the Property due to broken pipes or failed appliances and/or equipment causing water damage? If "Yes," explain in detail, including any repairs:	☐ YES	☑ NO	

BASEMENT/CELLAR/CRAWL SPACE

(g)	Has there ever been any water leakage, accumulation of water, or dampness within the basement, cellar or any crawl space? If "Yes," explain in detail:	☐ YES	☑ NO	
(h)	Have there been any repairs or other attempts to control any water or dampness in the basement, cellar or crawl space? If "Yes," explain in detail, including any repairs:	☐ YES	☑ NO	☐ DON'T KNOW
(i)	Are any of the above recurring problems? If "Yes," what are the problems and how often have they recurred?	☐ YES	☑ NO	

ROOF

(j)	Type of roof: ☐ Shingle ☐ Slate ☑ Standing Seam Metal ☐ Corrugated Metal ☐ Tile ☐ Other (describe) ☐ DON'T KNOW Approximate age of roof? 2019			
(k)	Has the roof ever leaked since you have owned the Property? If "Yes," explain:	☐ YES	☑ NO	☐ DON'T KNOW
(l)	Has the roof been replaced or repaired since you have owned the Property? If "Yes," when?	☐ YES	☑ NO	☐ DON'T KNOW
(m)	Are there any current problems with the roof? If "Yes," explain:	☐ YES	☑ NO	☐ DON'T KNOW

dotloop signature verification: dtlp.us/Lnr3-XSIB-yBV6

6. WATER SUPPLY

Special Notice: Water supplies, especially those that are not public or municipal supplies, are affected by many conditions about which Seller may have no knowledge or have any ability to control. These water supply systems can change, deteriorate or fail, often with no warning signs. *Seller makes no warranty or representation whatsoever that the water supply, including quality or quantity, will operate or continue to function for any period of time.* **Inspection of these systems by a qualified inspector is strongly recommended. As required by law, any Seller with a water supply that is not served by a public water system shall provide the Buyer with an informational brochure developed by the Vermont Department of Health regarding Testing Water from Private Water Supplies within 72 hours of the execution of a contract for the purchase of the Property.**

TYPE OF WATER SYSTEM

(a)	The Property is connected to and serviced by (check all applicable boxes): ☐ Public or Municipal ☐ Community ☐ Private ☐ Shared ☐ Driven Point Well ☐ On-site ☐ Off-site ☑ Drilled Well ☐ Spring ☐ Lake/Pond ☐ None ☐ DON'T KNOW ☐ OTHER:
(b)	If Drilled Well: Drilled by: Valley Artesian Tag #: 33097 Depth: 345 Gallons Per Minute (at time of driller's report): 5 Date of driller's report: Sept. 2006
(c)	Age of Water System:
(d)	Water System Features: ☐ Cistern/Reservoir/Holding Tank ☑ Water Softener/Conditioner ☑ Reverse Osmosis ☐ Infrared Light ☐ Ultraviolet ☑ Sediment Filter ☐ Other: ☐ None ☐ DON'T KNOW
(e)	What is the annual cost for municipal water? $ Date Range: Metered ☐ YES ☐ NO

CONDITION OF WATER AND WATER SYSTEM

(f)	Has the water been tested for coliform bacteria? If "Yes," when? By whom? Results:	☐ YES	☐ NO	☑ DON'T KNOW
(g)	Has any other water quality or water chemistry testing been done? If "Yes," when? By whom? Results:	☐ YES	☐ NO	☑ DON'T KNOW
(h)	Are you aware of low pressure in your water system?	☐ YES	☑ NO	
(i)	Has your water supply ever run out or run low? If "Yes," describe:	☐ YES	☑ NO	
(j)	Does the water have any odor, bad taste, cloudiness or discoloration? If "Yes," describe in detail:	☐ YES	☑ NO	☐ DON'T KNOW
(k)	Describe in detail any other problems you have had with your water system, including water quality or quantity:			

Seller's Initials [KW] [ ] [ ] [ ] 07/21/26 3:04 PM EDT Initial & Verified

Buyer's Initials [ ] [ ] [ ] [ ]

dotloop signature verification: dtlp.us/Lnr3-XSIB-yBV6

7. SEWER/SEPTIC/WASTEWATER SYSTEM

Special Notice: Sewer, septic and wastewater systems that are not public or municipal systems are not designed to perform indefinitely and are affected by many conditions about which Seller may have no knowledge or have the ability to control. In addition, the useful life of these systems is affected by the amount and type of use, soil conditions, maintenance, the inherent design of these systems and many other factors. *Seller makes no warranty or representation whatsoever that these systems will operate or continue to function for any period of time*. **Inspection of these systems by a qualified inspector is recommended. State and local permits may be required for sewer, septic and wastewater systems.**

TYPE OF SYSTEM

(a)	The Property is connected to and serviced by (check all applicable boxes): ☐ Public or Municipal ☐ Community ☐ Private ☐ Shared ☑ On-site septic/wastewater system ☐ Off-site septic/wastewater system ☑ Septic Tank ☐ New or Alternate Technology (explain technology): _____ ☐ Holding Tanks ☐ Cesspool ☐ Sewage Pump ☐ Dry Well ☐ Conventional Disposal Area ☐ Mound System Disposal Area ☐ At Grade ☐ Other ☐ DON'T KNOW If other, please explain:
(b)	What is the annual cost of municipal sewer? $_____ Date Range: _____

CONDITION OF SYSTEM If other than public or municipal sewer/wastewater system, answer the following:

(c)	Date system installed: Unknown			
(d)	Is the system entirely on your Property? If "No," where is it?	☑ YES	☐ NO	☐ DON'T KNOW
(e)	Has the system been repaired since you have owned the Property? If "Yes," when? What was done? By whom?	☐ YES	☐ NO	☑ DON'T KNOW
(f)	Type of septic tank: ☐ Concrete ☐ Metal ☐ Fiberglass ☐ Other (describe): ☑ DON'T KNOW			
(g)	Septic tank capacity (in gallons) ☑ DON'T KNOW			
(h)	Date septic tank last inspected? ☑ DON'T KNOW By whom?			
(i)	Date septic tank last pumped? ☑ DON'T KNOW By whom?			
(j)	Reports of last inspection/pumping attached?	☐ YES	☑ NO	
(k)	If required by a State of Vermont wastewater permit, have required periodic maintenance/inspections been completed? If so, date of most recent service: Cost: $ By whom:	☐ YES	☐ NO	

dotloop signature verification: dtlp.us/Lnr3-XSIB-yBV6

(l)	To your knowledge, is any portion of the system in need of repair or replacement? ☐ YES ☐ NO If "Yes," describe in detail:	☐ YES	☑ NO	
(m)	Has the Property been occupied as a primary residence for at least 181 days during any one calendar year between December 31, 1986 and December 31, 2006?	☑ YES	☐ NO	☐ DON'T KNOW

8. ADDITIONAL INFORMATION CONCERNING THE PROPERTY				
(a)	Are you currently occupying the Property? If "No," how long has it been since Seller occupied?	☑ YES	☐ NO	
(b)	Are there any property or development rights (e.g. conservation easements to Land Trusts, etc.) owned by others? If "Yes," by whom?	☐ YES	☑ NO	
(c)	Is Property enrolled in Vermont's Current Use program?	☑ YES	☐ NO	
(d)	Have you received written notice of any violations of local, state or federal laws, building codes and/or zoning ordinances affecting the Property?	☐ YES	☑ NO	
(e)	Are there any property tax abatements, land use value appraisal, land use tax stabilization agreements or other special property tax arrangements applicable to the Property? If "Yes," explain:	☐ YES	☑ NO	☐ DON'T KNOW
(f)	Was the house built after December 31, 1997? If "Yes," is a Residential Building Energy Standard (RBES) certification available? ☐ YES ☐ NO ☑ DON'T KNOW	☑ YES	☐ NO	
(g)	Have you received notice that the Property will be reassessed by any taxing authority during the next 12 months?	☐ YES	☑ NO	
(h)	Does the Property have urea-formaldehyde foam insulation?	☐ YES	☑ NO	☐ DON'T KNOW
(i)	Does the Property have asbestos and/or asbestos materials in the siding, walls, plaster, flooring, insulation, heating system?	☐ YES	☑ NO	☐ DON'T KNOW
(j)	Has the Property been tested for radon gas? If "Yes," when? _____ By whom? _____ Results:	☐ YES	☐ NO	☑ DON'T KNOW
(k)	Has paint containing lead been used on the Property?	☐ YES	☑ NO	☐ DON'T KNOW
(l)	Does the Property have evidence of mold? If "Yes," what has been done about the mold?	☐ YES	☑ NO	☐ DON'T KNOW

Seller's Initials [KW] [ ] [ ] [ ] 07/21/26 3:04 PM EDT Helen verified

Buyer's Initials [ ] [ ] [ ] [ ]

dotloop signature verification: dtlp.us/Lnr3-XSIB-yBV6

(m)	Are you aware of any off-site conditions in your neighborhood/community that could affect the value or desirability of the Property such as noise, proposed major new development, relocation or major construction of road or highways, proposed zoning changes, etc.? If "Yes," explain in detail: _____	☐ YES	☑ NO	
(n)	Is there any infestation by pests that affect the Property? If "Yes," explain: _____	☐ YES	☑ NO	☐ DON'T KNOW
(o)	Do you have any knowledge of any damage to the Property caused by pests?	☐ YES	☑ NO	☐ DON'T KNOW
(p)	Is the Property currently under warranty or other coverage by a pest control company?	☐ YES	☑ NO	☐ DON'T KNOW
(q)	Do you know of any termite/pest control reports or treatments for the Property in the last five years?	☐ YES	☑ NO	☐ DON'T KNOW
(r)	Does the Property have any audio and/or surveillance or recording equipment? If "Yes," will said equipment be active during showings? ☑ YES ☐ NO	☑ YES	☐ NO	☐ DON'T KNOW
Further explanation of any of the above: _____				

9. CONDOMINIUMS/SUBDIVISIONS/HOMEOWNERS' ASSOCIATIONS				
(a)	Is the Property part of a condominium or other common interest ownership association or is it subject to covenants, conditions and restrictions (CC&R's)? If "Yes," Condo docs or CC&R's attached? _____	☐ YES	☑ NO	
(b)	Is there any defect, damage, or problem with any common elements or common areas? If "Yes," describe below.	☐ YES	☐ NO	☐ DON'T KNOW
(c)	Is there any condition or claim which may result in an increase in assessment or fees? If "Yes," describe below.	☐ YES	☐ NO	☐ DON'T KNOW
(d)	Are pets allowed? If "Yes," what is allowed? _____	☐ YES	☐ NO	☐ DON'T KNOW
(e)	Are there any rental restrictions? If "Yes", what is the rule? _____	☐ YES	☐ NO	
(f)	Are there any homeowners' association dues associated with the Property? If "Yes," amount $ _____ ☐ Monthly ☐ Quarterly ☐ Yearly	☐ YES	☐ NO	

dotloop signature verification: dtlp.us/Lnr3-XSIB-yBV6

(g)	Are there any special assessments on the Property? If "Yes," amount $_____ ☐ Monthly ☐ Quarterly ☐ Yearly Purpose of special assessment: _____ Years of term remaining on any outstanding special assessments:	☐ YES	☐ NO	
(h)	Are there any current actions, disputes or lawsuits pending between the homeowners/condominium owners' association and any other parties? If "Yes," describe below.	☐ YES	☐ NO	☐ DON'T KNOW
(i)	Do you know of any violations of local, state, or federal laws or regulations, condominium rules or CC&R's relating to the Property? If "Yes," describe below.	☐ YES	☐ NO	☐ DON'T KNOW
(j)	Contact person/manager for condominium/homeowner association: Name: _____ Phone number/email: _____			
Further explanation of any of the above: _____				

IS THERE ANYTHING ELSE THAT SHOULD BE DISCLOSED ABOUT THE CONDITION OF THE PROPERTY? (In answering this question, you should be guided by what you would want to know about the condition of the Property if you were buying it.)

☐ YES ☐ NO ☑ DON'T KNOW OF ANYTHING ELSE If "Yes," explain:

Seller's Statement: Seller is providing the information in this report to reduce the likelihood of disputes or legal action concerning the sale of the Property. The information provided herein does not constitute any warranty, express or implied, by Seller about the Property or any feature of the Property. Seller hereby authorizes any real estate agent to provide a copy of this report to any prospective buyer. **In delivering this report to a buyer or prospective buyer, no representation is made by any real estate agent that they have any independent or personal knowledge about the condition of the Property, that they have made any inquiry or investigation about the condition of the Property, or any of the information provided in this report by the Seller or that they have verified the information provided in this report by the Seller.** Seller acknowledges that the information provided in this report is correct to the best of Seller's knowledge as of the date signed by the Seller.

Seller's Initials [KW] [ ] [ ] [ ] 07/21/26 3:04 PM EDT Helen verified

Buyer's Initials [ ] [ ] [ ] [ ]

dotloop signature verification: dtlp.us/Lnr3-XSIB-yBV6

Buyer/prospective buyer acknowledges receipt of a copy of this report on the dates set forth below. Buyer/prospective buyer understands that this report provides information about the Property made by the Seller as of the above date. It is not a warranty of any kind by Seller or any real estate agent. This report is not a substitute for any property inspection. Buyer/prospective buyer may obtain a property inspection. However, any such inspection must be by written agreement with Seller. Buyer/prospective buyer understands that there may be matters relating to the Property which are not addressed in this report.

Seller: Karen Adametz dotloop verified 07/21/26 3:04 PM EDT TC6V-JSBJ-OL8J-HTZN Buyer: _____

(Signature) (Date) (Signature) (Date)

Seller: _____ Buyer: _____

(Signature) (Date) (Signature) (Date)

Seller: _____ Buyer: _____

(Signature) (Date) (Signature) (Date)

Seller: _____ Buyer: _____

(Signature) (Date) (Signature) (Date)

dotloop signature verification: dtlp.us/deU5-2TFy-kDgV

Vermont Association of Realtors®

Guest House

EQUAL HOUSING OPPORTUNITY

SELLER'S PROPERTY INFORMATION REPORT

TO BE COMPLETED BY SELLER

Date Prepared: 07/21/2026

Seller's Name(s): Karen Adametz

Physical Property Address: 81 Town Farm Hill Road, Hartland, VT 05048
Street City/Town

Type of Property: ☑ Single Family Residence ☐ Multi-Family Residence (duplex, triplex, etc.)
☐ Condominium/Townhouse ☐ Land Only ☐ Commercial

Use of Property: ☐ Primary Residence ☐ Vacation Property ☑ Rental Property
☐ Other:

INTRODUCTION: This Report provides information from the Seller based on Seller's personal knowledge concerning the above Property. Unless otherwise disclosed, Seller does not have any expertise in construction, architecture, engineering, surveying or any other skills that would provide Seller with special knowledge concerning the condition of the Property. Other than having owned the Property, Seller has no greater knowledge about the Property than that which could be obtained by a careful inspection performed by or on behalf of a potential buyer. The real estate agents involved with the sale of this Property do not conduct or perform any inspection of the Property. Unless otherwise disclosed, Seller has not inspected or examined those portions of the Property that are generally inaccessible. **THIS REPORT DOES NOT CONSTITUTE A WARRANTY OF ANY KIND BY THE SELLER OR BY ANY REAL ESTATE AGENT CONCERNING THE CONDITION OF THE PROPERTY. THIS REPORT IS NOT A SUBSTITUTE FOR A PROPERTY INSPECTION. BUYER HAS THE OPPORTUNITY TO REQUEST THAT SELLER AGREE TO A PROPERTY INSPECTION AS PART OF ANY CONTRACT FOR THE SALE OF THE PROPERTY.**

INSTRUCTIONS TO SELLER: (1) Complete this form yourself. (2) Answer ALL questions. (3) Disclose conditions that you know about that affect the Property. (4) Attach additional pages to this Report if additional information is provided. (5) IF YOU DO NOT KNOW THE FACTS, WRITE "DON'T KNOW." DO NOT GUESS THE ANSWER TO ANY QUESTION.

Seller's Initials KA 07/21/26 3:00 PM EDT [illegible] verified ____ ____ ____ Buyer's Initials ____ ____ ____ ____

dotloop signature verification: dtlp.us/deU5-2TFy-kDgV

THE STATEMENTS IN THIS REPORT ARE MADE BY THE SELLER.
THEY ARE NOT STATEMENTS OR REPRESENTATIONS MADE BY ANY REAL ESTATE AGENT(S).

1. SOILS, DRAINAGE, BOUNDARIES AND EASEMENTS)				
(a)	Has any fill or off-site material been placed on the Property?	☐ YES	☐ NO	☑ DON'T KNOW
(b)	Do you know of any sliding, settling, subsidence, earth movement, upheaval or earth stability problems that have affected the Property?	☐ YES	☑ NO	☐ DON'T KNOW
(c)	Is the Property located in a federal flood hazard zone or wetlands, public waters or conservation zones designated by federal, state or local statute, regulation or ordinance?	☐ YES	☑ NO	☐ DON'T KNOW
(d)	Do you know of any past or present drainage, high water table, or flood problems affecting the Property?	☐ YES	☑ NO	☐ DON'T KNOW
(e)	Is the Property served by a road maintained by the municipality? If "No," how is the road serving the Property maintained? ☐ Road Maintenance Agreement ☐ Homeowners/Road Assoc. ☐ Shared Driveway ☐ Other (explain): _____ Annual Cost(s): _____	☑ YES	☐ NO	☐ DON'T KNOW
(f)	Are there public or private landfills or dumps (compacted or otherwise) on the Property or on any abutting property?	☐ YES	☑ NO	☐ DON'T KNOW
(g)	Are there currently any underground fuel storage tanks on the Property? If "Yes," Fuel Type: Propane	☑ YES	☐ NO	☐ DON'T KNOW
(h)	Have there been any underground fuel storage tanks on the Property in the past? If "Yes," have they been removed? _____ When? _____ By whom? _____	☐ YES	☐ NO	☑ DON'T KNOW
(i)	Do you know the location of the boundary lines of the Property?	☑ YES	☐ NO	☐ DON'T KNOW
(j)	Are the boundary lines of the Property marked in any way? If "Yes," how are they marked? _____	☐ YES	☐ NO	☑ DON'T KNOW
(k)	Has the Property been surveyed? If "Yes," when? 1976 By whom? Michael Engineering Company	☑ YES	☐ NO	☐ DON'T KNOW
(l)	Are copies of any of the following available? ☑ Site Plan ☑ Survey ☑ Tax Map ☐ Subdivision Plan/Sketch	☐ YES	☐ NO	☐ DON'T KNOW
(m)	Are there any easements or rights of way affecting the Property?	☐ YES	☑ NO	☐ DON'T KNOW
(n)	Are there any boundary line disputes, claims of adverse possession, encroachments, or zoning set back violations affecting the Property?	☐ YES	☑ NO	☐ DON'T KNOW

Further explanation of any of the above: _____

Seller's Initials [ ] [ ] [ ] [ ] 07/21/26 3:00 PM EDT dotloop verified

Buyer's Initials [ ] [ ] [ ] [ ]

dotloop signature verification: dtlp.us/deU5-2TFy-kDgV

2. MECHANICAL, ELECTRICAL, AND OTHER SYSTEMS

(a) **Primary Heating System (check all that apply):** ☐ Base Board ☑ Hot Air ☐ Radiant ☐ Direct ☐ Heat Pump ☐ Vent ☐ Steam ☐ Other (please explain): _____

(b) Age of Heating System: _____ ☑ DON'T KNOW

(c) **Primary** Fuel Type: ☑ Oil ☐ Natural Gas ☐ Propane ☐ Electric ☐ Wood ☐ Wood Pellet ☐ Coal ☐ Solar ☐ Geothermal ☐ Other (please explain): _____
If propane, who owns the propane tank? ☐ Owner ☐ Propane Supplier ☐ Association
If oil, when was the tank last inspected? _____ By whom? _____

(d) When was the **primary** heating system last serviced? Don't know.
By whom? _____

(e) **Primary** heating service and/or inspection reports attached? ☐ YES ☑ NO

(f) **Primary** Annual Fuel Usage: 209 Gallons (or other measure) Date Range: Annual 2025-2026
Fuel consumption may vary by user, number of occupants and weather conditions.

(g) **Primary** fuel provider: Dead River

(h) Secondary Heating System (check all that apply): ☐ Base Board ☐ Hot Air ☐ Radiant ☐ Direct ☐ Heat Pump ☐ Vent ☐ Steam ☑ Other (please explain): Wood Stove, propane space heater

(i) Secondary Fuel Type: ☐ Oil ☐ Natural Gas ☑ Propane ☐ Electric ☑ Wood ☐ Wood Pellet ☐ Coal ☐ Solar ☐ Geothermal ☐ Other (please explain): _____
If propane, who owns the propane tank? ☐ Owner ☑ Propane Supplier ☐ Association
If oil, when was the tank last inspected? _____ By whom? _____

(j) When was the secondary heating system last serviced? Don't Know.
By whom? _____

(k) Secondary heating service and/or inspection reports attached? ☐ YES ☑ NO

(l) Secondary Annual Fuel Usage: 3 cord wood Gallons (or other measure) Date Range: Annual 2025-2026
Fuel consumption may vary by user, number of occupants and weather conditions.

(m) Secondary fuel provider: 120-gallon propane tank owned and serviced by Dead River. Annual usage 50 gallons.

(n) Property used: ☑ Full Time ☐ Seasonally

(o) Is there air conditioning? ☐ YES ☑ NO
If "Yes," describe type and number of units (central, heat pump, window, etc.): _____

(p) **Hot Water System (check all that apply):** ☐ Hot Water Tank ☑ Domestic/Off Boiler ☐ On Demand ☐ Heat Pump Water Heater

(q) Age of Hot Water System: _____ ☑ DON'T KNOW

(r) Hot Water Tank is: ☑ Owned ☐ Rented
If rented, from whom: _____ Monthly rental fee: $_____

(s) **Alternative Energy System(s) (check all that apply):** ☐ Solar ☐ Wind ☐ Hydroelectric ☐ Geothermal ☐ Unknown
Energy returned to grid?: ☐ YES ☐ NO Owned or Leased?: _____

(t) **Electrical System:** Electrical service panel has: ☐ Fuses ☑ Circuit Breakers ☐ Knob and Tube ☐ Other (please explain): _____
Main Breaker Amperes: _____ Amps ☑ DON'T KNOW

dotloop signature verification: dtlp.us/deU5-2TFy-kDgV

(u)	Annual electricity usage: $ 1,800 Date Range: 2025 *Electricity consumption may vary by user, number of occupants, appliances and weather conditions.*			
(v)	Electric Utility Provider: Green Mountain Power			
(w)	Has a Vermont Home Energy Profile been created? If "Yes," when? _____ By whom? _____	☐ YES	☐ NO	☑ DON'T KNOW
(x)	Are you aware of any problems or conditions that affect any of the above systems? If "Yes," explain in detail:	☐ YES	☑ NO	

3. OTHER EQUIPMENT, APPLIANCES, AND FIXTURES

(a) Check the items that will be ***included*** in the sale of the Property:

☐ Beverage Cooler	☐ Freezer	☑ Refrigerator
☐ Central Air	☐ Hot Tub	☐ Satellite Dish
☐ Central Vacuum	☐ Humidifier	☐ Security System:
☐ Ceiling Fans	☐ Irrigation System	ʘ Owned ʘ Leased
☑ CO Detectors - #_____	☐ Microwave	☑ Smoke Detectors – #_____
☐ Compost Bin	☐ Mini-Fridge	☐ Sprinkler System
☐ Cooktop Stove	☐ Mini split	☐ Standby Generator
☐ Dehumidifier	☐ Pool – above-ground	☑ Stove:
☑ Dishwasher	☐ Pool – in-ground	☐ Gas ☑ Wood ☐ Pellet
☐ Disposal	☐ Pool Equipment	☐ Sump Pump
☑ Dryer	☑ Portable Generator	☐ Wall Oven
☐ Electric Garage Door Opener –	☑ Radon Mitigation	☑ Washer
Number of transmitters _____	☑ Range-Electric	☐ Window AC
☐ Energy Recovery Ventilator Unit	☐ Range-Gas	☐ OTHER:
	☐ Range Hood	

(b)	Are any of the items that will be included in the sale of the Property in need of repair or replacement? If "Yes," explain in detail: Dishwasher not currently working or in use. Radon mitigation system should be inspected for functionality.	☑ YES	☐ NO	
(c)	List equipment and appliances that will be ***excluded*** from the sale of the Property:			

Seller's Initials [KW] 07/21/26 3:00 PM EDT Helen verified [ ] [ ] [ ] Buyer's Initials [ ] [ ] [ ] [ ]

dotloop signature verification: dtlp.us/deU5-2TFy-kDgV

4. TELEPHONE/INTERNET/TELEVISION				
(a)	Is landline telephone service present at the Property? If "Yes," current provider: VTEL	☑ YES	☐ NO	
(b)	Is cellular telephone service available at the Property? If "Yes," list available providers:	☐ YES	☑ NO	
(c)	Is internet service available at the Property? If "Yes," current provider: VTEL	☑ YES	☐ NO	
(d)	What type of internet service is available: ☐ Dial Up ☐ Broadband ☐ Cable ☐ Satellite ☐ DSL ☑ Fiber Optic ☐ None			
(e)	Is television service available at the Property? If "Yes," current provider: VTEL	☑ YES	☐ NO	
(f)	What type of television service is available: ☐ Antenna ☐ Cable ☐ Satellite ☐ DSL ☑ Fiber Optic ☐ None			

5. STRUCTURAL COMPONENTS				
(a)	Type of construction (check all that apply): ☐ Manufactured ☐ Modular ☑ Wood Frame ☐ Other (describe):			
(b)	Year Building(s) Constructed: Main Building 1939 Additions to Main Building: Additional Building(s): (a) (b) (c) (d)			
(c)	Have you built, or caused to be built, any of the buildings on the Property, or made any additions, modifications, alterations, or renovations to any building on the Property? If "Yes," please explain: New primary residence constructed in 2019. See SPIR for 83 Town Hill Farm Rd. If required, did you obtain all permits and approvals for such work? ☐ YES ☐ NO ☐ DON'T KNOW	☑ YES	☐ NO	
(d)	Check any of the following items that have defects or malfunctions that need repair: ☐ Foundation ☐ Slab ☐ Chimney ☐ Fireplace ☐ Interior Walls ☐ Ceilings ☐ Floors ☐ Windows ☐ Doors ☐ Storms/Screens ☐ Exterior Walls ☐ Driveway ☐ Sidewalks ☐ Pool ☐ Roof ☐ Outside Retaining Walls ☐ Other Structures/Components: **If any of the above items are checked, describe the defect, malfunction or item(s) that need repair:**			
(e)	Has there ever been damage to the Property or any of the structures from fire, wind, floods, earth movements, or landslides? If "Yes," explain in detail, including any repairs:	☐ YES	☑ NO	☐ DON'T KNOW

dotloop signature verification: dtlp.us/deU5-2TFy-kDgV

(f)	Has there ever been damage to the Property due to broken pipes or failed appliances and/or equipment causing water damage? If "Yes," explain in detail, including any repairs:	☐ YES	☑ NO	

BASEMENT/CELLAR/CRAWL SPACE

(g)	Has there ever been any water leakage, accumulation of water, or dampness within the basement, cellar or any crawl space? If "Yes," explain in detail:	☐ YES	☑ NO	
(h)	Have there been any repairs or other attempts to control any water or dampness in the basement, cellar or crawl space? If "Yes," explain in detail, including any repairs:	☐ YES	☑ NO	☐ DON'T KNOW
(i)	Are any of the above recurring problems? If "Yes," what are the problems and how often have they recurred?	☐ YES	☐ NO	

ROOF

(j)	Type of roof: ☐ Shingle ☐ Slate ☑ Standing Seam Metal ☐ Corrugated Metal ☐ Tile ☐ Other (describe) ☐ DON'T KNOW Approximate age of roof?			
(k)	Has the roof ever leaked since you have owned the Property? If "Yes," explain:	☐ YES	☐ NO	☑ DON'T KNOW
(l)	Has the roof been replaced or repaired since you have owned the Property? If "Yes," when?	☐ YES	☑ NO	☐ DON'T KNOW
(m)	Are there any current problems with the roof? If "Yes," explain:	☐ YES	☐ NO	☑ DON'T KNOW

Seller's Initials [KH] 07/21/26 3:00 PM EDT Helen Hatfield [ ] [ ] [ ] Buyer's Initials [ ] [ ] [ ] [ ]

dotloop signature verification: dtlp.us/deU5-2TFy-kDgV

6. WATER SUPPLY

Special Notice: Water supplies, especially those that are not public or municipal supplies, are affected by many conditions about which Seller may have no knowledge or have any ability to control. These water supply systems can change, deteriorate or fail, often with no warning signs. *Seller makes no warranty or representation whatsoever that the water supply, including quality or quantity, will operate or continue to function for any period of time.* **Inspection of these systems by a qualified inspector is strongly recommended. As required by law, any Seller with a water supply that is not served by a public water system shall provide the Buyer with an informational brochure developed by the Vermont Department of Health regarding Testing Water from Private Water Supplies within 72 hours of the execution of a contract for the purchase of the Property.**

TYPE OF WATER SYSTEM

(a)	The Property is connected to and serviced by (check all applicable boxes): ☐ Public or Municipal ☐ Community ☐ Private ☐ Shared ☐ Driven Point Well ☐ On-site ☐ Off-site ☑ Drilled Well ☐ Spring ☐ Lake/Pond ☐ None ☐ DON'T KNOW ☐ OTHER:
(b)	If Drilled Well: Drilled by: Tag #: 33097 Depth: 345 Gallons Per Minute (at time of driller's report): 5 Date of driller's report: Sept. 2006
(c)	Age of Water System: 2006
(d)	Water System Features: ☐ Cistern/Reservoir/Holding Tank ☐ Water Softener/Conditioner ☐ Reverse Osmosis ☐ Infrared Light ☐ Ultraviolet ☑ Sediment Filter ☐ Other: ☐ None ☐ DON'T KNOW
(e)	What is the annual cost for municipal water? $ Date Range: Metered ☐ YES ☐ NO

CONDITION OF WATER AND WATER SYSTEM

(f)	Has the water been tested for coliform bacteria? If "Yes," when? By whom? Results:	☐ YES	☐ NO	☑ DON'T KNOW
(g)	Has any other water quality or water chemistry testing been done? If "Yes," when? By whom? Results:	☐ YES	☐ NO	☑ DON'T KNOW
(h)	Are you aware of low pressure in your water system?	☐ YES	☑ NO	
(i)	Has your water supply ever run out or run low? If "Yes," describe:	☐ YES	☑ NO	
(j)	Does the water have any odor, bad taste, cloudiness or discoloration? If "Yes," describe in detail:	☐ YES	☑ NO	☐ DON'T KNOW
(k)	Describe in detail any other problems you have had with your water system, including water quality or quantity:			

Seller's Initials [KW] [ ] [ ] [ ] 07/21/26 3:00 PM EDT Initial & Verified

Buyer's Initials [ ] [ ] [ ] [ ]

dotloop signature verification: dtlp.us/deU5-2TFy-kDgV

7. SEWER/SEPTIC/WASTEWATER SYSTEM

Special Notice: Sewer, septic and wastewater systems that are not public or municipal systems are not designed to perform indefinitely and are affected by many conditions about which Seller may have no knowledge or have the ability to control. In addition, the useful life of these systems is affected by the amount and type of use, soil conditions, maintenance, the inherent design of these systems and many other factors. *Seller makes no warranty or representation whatsoever that these systems will operate or continue to function for any period of time*. **Inspection of these systems by a qualified inspector is recommended. State and local permits may be required for sewer, septic and wastewater systems.**

TYPE OF SYSTEM

(a)	The Property is connected to and serviced by (check all applicable boxes): ☐ Public or Municipal ☐ Community ☐ Private ☐ Shared ☑ On-site septic/wastewater system ☐ Off-site septic/wastewater system ☑ Septic Tank ☐ New or Alternate Technology (explain technology): _____ ☐ Holding Tanks ☐ Cesspool ☐ Sewage Pump ☑ Dry Well ☐ Conventional Disposal Area ☐ Mound System Disposal Area ☐ At Grade ☐ Other ☐ DON'T KNOW If other, please explain: _____
(b)	What is the annual cost of municipal sewer? $_____ Date Range: _____

CONDITION OF SYSTEM If other than public or municipal sewer/wastewater system, answer the following:

(c)	Date system installed: Don't know			
(d)	Is the system entirely on your Property? If "No," where is it? _____	☑ YES	☐ NO	☐ DON'T KNOW
(e)	Has the system been repaired since you have owned the Property? If "Yes," when? _____ What was done? _____ By whom? _____	☐ YES	☐ NO	☑ DON'T KNOW
(f)	Type of septic tank: ☐ Concrete ☐ Metal ☐ Fiberglass ☐ Other (describe): _____			☑ DON'T KNOW
(g)	Septic tank capacity (in gallons) _____			☑ DON'T KNOW
(h)	Date septic tank last inspected? _____ By whom? _____			☑ DON'T KNOW
(i)	Date septic tank last pumped? _____ By whom?			☑ DON'T KNOW
(j)	Reports of last inspection/pumping attached?	☐ YES	☑ NO	
(k)	If required by a State of Vermont wastewater permit, have required periodic maintenance/inspections been completed? If so, date of most recent service: _____ Cost: $_____ By whom: _____	☐ YES	☐ NO	

Seller's Initials [KM] [ ] [ ] [ ] 07/21/26 3:00 PM EDT Helen verified

Buyer's Initials [ ] [ ] [ ] [ ]

dotloop signature verification: dtlp.us/deU5-2TFy-kDgV

(l)	To your knowledge, is any portion of the system in need of repair or replacement? ☐ YES ☐ NO If "Yes," describe in detail:	☐ YES	☑ NO	
(m)	Has the Property been occupied as a primary residence for at least 181 days during any one calendar year between December 31, 1986 and December 31, 2006?	☑ YES	☐ NO	☐ DON'T KNOW

8. ADDITIONAL INFORMATION CONCERNING THE PROPERTY				
(a)	Are you currently occupying the Property? If "No," how long has it been since Seller occupied?	☑ YES	☐ NO	
(b)	Are there any property or development rights (e.g. conservation easements to Land Trusts, etc.) owned by others? If "Yes," by whom?	☐ YES	☑ NO	
(c)	Is Property enrolled in Vermont's Current Use program?	☑ YES	☐ NO	
(d)	Have you received written notice of any violations of local, state or federal laws, building codes and/or zoning ordinances affecting the Property?	☐ YES	☑ NO	
(e)	Are there any property tax abatements, land use value appraisal, land use tax stabilization agreements or other special property tax arrangements applicable to the Property? If "Yes," explain:	☐ YES	☑ NO	☐ DON'T KNOW
(f)	Was the house built after December 31, 1997? If "Yes," is a Residential Building Energy Standard (RBES) certification available? ☐ YES ☐ NO ☐ DON'T KNOW	☐ YES	☑ NO	
(g)	Have you received notice that the Property will be reassessed by any taxing authority during the next 12 months?	☐ YES	☑ NO	
(h)	Does the Property have urea-formaldehyde foam insulation?	☐ YES	☐ NO	☑ DON'T KNOW
(i)	Does the Property have asbestos and/or asbestos materials in the siding, walls, plaster, flooring, insulation, heating system?	☐ YES	☐ NO	☑ DON'T KNOW
(j)	Has the Property been tested for radon gas? If "Yes," when? _____ By whom? _____ Results:	☐ YES	☐ NO	☑ DON'T KNOW
(k)	Has paint containing lead been used on the Property?	☐ YES	☐ NO	☑ DON'T KNOW
(l)	Does the Property have evidence of mold? If "Yes," what has been done about the mold?	☐ YES	☐ NO	☑ DON'T KNOW

dotloop signature verification: dtlp.us/deU5-2TFy-kDgV

(m)	Are you aware of any off-site conditions in your neighborhood/community that could affect the value or desirability of the Property such as noise, proposed major new development, relocation or major construction of road or highways, proposed zoning changes, etc.? If "Yes," explain in detail: _____	☐ YES	☑ NO	
(n)	Is there any infestation by pests that affect the Property? If "Yes," explain: _____	☐ YES	☑ NO	☐ DON'T KNOW
(o)	Do you have any knowledge of any damage to the Property caused by pests?	☐ YES	☑ NO	☐ DON'T KNOW
(p)	Is the Property currently under warranty or other coverage by a pest control company?	☑ YES	☐ NO	☐ DON'T KNOW
(q)	Do you know of any termite/pest control reports or treatments for the Property in the last five years?	☐ YES	☑ NO	☐ DON'T KNOW
(r)	Does the Property have any audio and/or surveillance or recording equipment? If "Yes," will said equipment be active during showings? ☐ YES ☐ NO	☐ YES	☑ NO	☐ DON'T KNOW
Further explanation of any of the above: _____				

9. CONDOMINIUMS/SUBDIVISIONS/HOMEOWNERS' ASSOCIATIONS				
(a)	Is the Property part of a condominium or other common interest ownership association or is it subject to covenants, conditions and restrictions (CC&R's)? If "Yes," Condo docs or CC&R's attached? _____	☐ YES	☐ NO	
(b)	Is there any defect, damage, or problem with any common elements or common areas? If "Yes," describe below.	☐ YES	☐ NO	☐ DON'T KNOW
(c)	Is there any condition or claim which may result in an increase in assessment or fees? If "Yes," describe below.	☐ YES	☐ NO	☐ DON'T KNOW
(d)	Are pets allowed? If "Yes," what is allowed? _____	☐ YES	☐ NO	☐ DON'T KNOW
(e)	Are there any rental restrictions? If "Yes", what is the rule? _____	☐ YES	☐ NO	
(f)	Are there any homeowners' association dues associated with the Property? If "Yes," amount $ _____ ☐ Monthly ☐ Quarterly ☐ Yearly	☐ YES	☐ NO	

dotloop signature verification: dtlp.us/deU5-2TFy-kDgV

(g)	Are there any special assessments on the Property? If "Yes," amount $_____ ☐ Monthly ☐ Quarterly ☐ Yearly Purpose of special assessment: _____ Years of term remaining on any outstanding special assessments:	☐ YES	☐ NO	
(h)	Are there any current actions, disputes or lawsuits pending between the homeowners/condominium owners' association and any other parties? If "Yes," describe below.	☐ YES	☐ NO	☐ DON'T KNOW
(i)	Do you know of any violations of local, state, or federal laws or regulations, condominium rules or CC&R's relating to the Property? If "Yes," describe below.	☐ YES	☐ NO	☐ DON'T KNOW
(j)	Contact person/manager for condominium/homeowner association: Name: _____ Phone number/email: _____			
Further explanation of any of the above: _____				

IS THERE ANYTHING ELSE THAT SHOULD BE DISCLOSED ABOUT THE CONDITION OF THE PROPERTY? (In answering this question, you should be guided by what you would want to know about the condition of the Property if you were buying it.)

☐ YES ☐ NO ☑ DON'T KNOW OF ANYTHING ELSE If "Yes," explain:

Seller's Statement: Seller is providing the information in this report to reduce the likelihood of disputes or legal action concerning the sale of the Property. The information provided herein does not constitute any warranty, express or implied, by Seller about the Property or any feature of the Property. Seller hereby authorizes any real estate agent to provide a copy of this report to any prospective buyer. **In delivering this report to a buyer or prospective buyer, no representation is made by any real estate agent that they have any independent or personal knowledge about the condition of the Property, that they have made any inquiry or investigation about the condition of the Property, or any of the information provided in this report by the Seller or that they have verified the information provided in this report by the Seller.** Seller acknowledges that the information provided in this report is correct to the best of Seller's knowledge as of the date signed by the Seller.

Seller's Initials [KW] [ ] [ ] [ ] 07/21/26 3:00 PM EDT Helen verified

Buyer's Initials [ ] [ ] [ ] [ ]

dotloop signature verification: dtlp.us/deU5-2TFy-kDgV

Buyer/prospective buyer acknowledges receipt of a copy of this report on the dates set forth below. Buyer/prospective buyer understands that this report provides information about the Property made by the Seller as of the above date. It is not a warranty of any kind by Seller or any real estate agent. This report is not a substitute for any property inspection. Buyer/prospective buyer may obtain a property inspection. However, any such inspection must be by written agreement with Seller. Buyer/prospective buyer understands that there may be matters relating to the Property which are not addressed in this report.

Seller: Karen Adametz dotloop verified 07/21/26 3:00 PM EDT 43PY-ZR1F-W25N-GYRF Buyer: _____

(Signature) (Date) (Signature) (Date)

Seller: _____ Buyer: _____

(Signature) (Date) (Signature) (Date)

Seller: _____ Buyer: _____

(Signature) (Date) (Signature) (Date)

Seller: _____ Buyer: _____

(Signature) (Date) (Signature) (Date)

Hartland Hill Farm - Main House
83 Town Farm Hill Rd, Hartland, VT

Estimated Annual Operation and Maintenance Expenses

		Vendor Name	Contact Info	Usage / Notes	Est $/Yr Avg
UTILITIES					
	Propane	Dead River	909 W. Woodstock Rd, Woodstock, VT 05091, 80-457-1610	2,500 Gallons	$10,000.00
	Electric	Green Mountain Power	163 Acorn Lane, Colchester, VT, 05446, 888-835-4672	36,000 kWh	$7,920.00
	Cable/Internet	Vtel	354 River Street, Springfield, VT 05156, 800-279-4049	Monthly Subscription	$2,600.00
	Rubbish Removal	Hartland Waste Management	2590 N. Hartland Rd, White River Junction, VT 05001, 802-295-2673	78 "punches" per year	$421.00
	Generator Service	Vermont Generator Systems	802-342-4329	Annual service	$350.00
	Pest Control	Orkin	Orkin, Williston, VT, 866-430-4595	2 service calls per year, as needed	$300.00
	Snow Removal, Lawn Mowing, and Landscaping	Owner / Staff		Performed by property owner and staff	$8,000.00
	Security	Countryside Alarm Systems	495 Old Turnpike Rd, Mount Holly, VT 05758, 802-259-2213	Monthly Subscription	$1,200.00
	Other	Culligan Water Softener	154 Brentwood Drive Suite 1, Colchester, VT 05446, 802-283-5062	Water softening salt	$1,000.00
				Main House Utilities	**$31,791.00**

Hartland Hill Farm - Guest House
81 Town Farm Hill Rd, Hartland, VT

		Vendor Name	Contact Info	Usage / Notes	Est $/Yr Avg
UTILITIES					
	Propane	Dead River	909 W. Woodstock Rd, Woodstock, VT 05091, 80-457-1610	50 gallons annually	$217.45
	Heating Oil	Dead River	909 W. Woodstock Rd, Woodstock, VT 05091, 80-457-1610	209 gallons annually	$992.54
	Firewood			3 Cords per year	$1,350.00
	Electric	Green Mountain Power	163 Acorn Lane, Colchester, VT, 05446, 888-835-4672	6000 kWh	$1,800.00
	Cable/Internet	Vtel	354 River Street, Springfield, VT 05156, 800-279-4049	Monthly Subscription	$1,200.00
	Rubbish Removal	Hartland Waste Management	2590 N. Hartland Rd, White River Junction, VT 05001, 802-295-2673	30 "punches" per year	$200.00
	Generator Service	Vermont Generator Systems	802-342-4329	Annual service	$350.00
	Pest Control	Orkin	Orkin, Williston, VT, 866-430-4595	2 service calls per year, as needed	$300.00
				Guest House Utilities	**$6,409.99**

TOTAL UTILITIES		
	Main House and Guest House Combined	**$38,200.99**
TAXES		
	Annual Property Tax	**$54,197.62**
TOTAL		
	Estimated Annual Operation and Maintenance Expenses	**$92,398.61**

This information is for estimate purposes only and should be confirmed by the Purchaser from the various vendors.

LIST OF CAPITAL IMPROVEMENTS

HARTLAND HILL FARM

81-83 TOWN FARM HILL RD, HARTLAND, VT

2019	**Modern Farmhouse constructed**
2019	**Half Mile Road Extension and Split Rail Fence**
2019	**Fire/BBQ Pit**
2019	**Three Miles of Electric Fence**
2019	**Spring-Fed Fish Pond**
2020	**Relocate and Restore 800 SQFT Red Barn with Mezzanine**
2020	**Five Pastures and Three Hay Fields**
2021	**Walk-In Freezer (200 SQFT)**
2022	**Two 3,000 SQFT Paddocks with Subbase, Fencing and Gates**
2022	**Two 600 SQFT Wood Frame Animal Shelters with Standing Seam Metal Roofs**
2022	**Back Up Generator/Emergency Power**
2023	**Four Bay Pole Barn Garage with Heated Farm Office/Workshop (3,000 SQFT)**
2023	**Apple Orchard (2 Acres)**
2025	**Wine Cellar and Tasting Room**

The statements and figures presented herein, while not guaranteed, were secured from sources we believe reliable. Description, images and design © Copyright LandVest, Inc., 2025.

Story Jenks - 802-238-1332 - sjenks@landvest.com Dia Jenks - 802-238-1549 - djenks@landvest.com

4 The Green, Woodstock, Vermont
www.landvest.com

PAYABLE TO:
MAIL TO:

Town of Hartland

P. O. Box 349
Hartland VT 05048-0349

Tele:802-436-2464

TAX BILL

This is the only tax bill you will receive.

PARCEL ID	BILL DATE	TAX YEAR
008046.000	07/25/2025	2025-2026

Taxes unpaid after the final due date are delinquent. Maximum interest allowable by law will be charged after each due date. Collectors fee of 8% charged after 2/13/2026

Description: 2 HOUSES OUTBLDGS & LAND
Location: 81 TOWN FARM HILL RD

OWNER **STONY BOTTOM LLC**
165 TREMONT STREET, UNIT 705
BOSTON MA 02111

SPAN # 288-091-10056 SCL CODE: 091
TOTAL PARCEL ACRES 93.60

FOR INCOME TAX PURPOSES

ASSESSED VALUE		NONHOMESTEAD
REAL	2,410,500	2,410,500
EXEMPTION		
LAND USE	- 339,200	- 339,200
TOTAL TAXABLE VALUE	2,071,300	2,071,300
GRAND LIST VALUES	20,713.00	20,713.00

MUNICIPAL TAXES

TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
TOWN	0.3903	x20,713.00=	8,084.27
HIGHWAY	0.3029	x20,713.00=	6,273.97
LOCAL	0.0042	x20,713.00=	86.99
County Tax	0.0066	x20,713.00=	136.71
TOTAL MUNICIPAL TAX			14,581.94
MUNICIPAL STATE PAYMENT			0.00
MUNICIPAL NET TAX DUE			14,581.94

EDUCATION TAXES

TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
NON HOMESTEAD EDUCATION	1.9126	x20,713.00=	39,615.68

1.7030 (state rate) / 89.04% (CLA - SA) = 1.9126

Payments		
1	09/12/2025	27,098.81
2	02/13/2026	27,098.81

TOTAL EDUCATION TAX	39,615.68
EDUCATION STATE PAYMENT	0.00
EDUCATION NET TAX DUE	39,615.68

TAX SUMMARY
Municipal + Education

TOTAL TAX	54,197.62
TOTAL STATE PAYMENT	0.00
TOTAL NET TAX DUE	54,197.62

DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

Town of Hartland
TAX YEAR 2025-2026

1ST PAYMENT DUE	
09/12/2025	
OWNER NAME	
STONY BOTTOM LLC	
PARCEL ID	
008046-000	
AMOUNT DUE	27098.81
AMOUNT PAID	

If receipt is required, please send self addressed stamped envelope with payment. Postmarks are accepted as payment on time.

Town of Hartland
TAX YEAR 2025-2026

2ND PAYMENT DUE	
02/13/2026	
OWNER NAME	
STONY BOTTOM LLC	
PARCEL ID	
008046-000	
AMOUNT DUE	27098.81
AMOUNT PAID	

If receipt is required, please send self addressed stamped envelope with payment. Postmarks are accepted as payment on time.

CORRECTIVE WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that I, HUBERT DALE GEIGER, III, of Boston, Massachusetts, Grantor, in the consideration of One Dollar and Other Valuable Consideration, paid to my full satisfaction by STONY BOTTOM, LLC, a Vermont Limited Liability Company with its principal place of business in Hartland, Vermont, Grantee, by these presents do freely GIVE, GRANT, SELL, CONVEY, AND CONFIRM to the Grantee, STONY BOTTOM, LLC, and its successors and assigns forever, certain real property located in the Town of Hartland, Windsor County, Vermont, described as follows:

Being all and the same lands and premises conveyed by Warranty Deed of Robert Bacon and Robert Perkins, Trustees of the Katharine J. Bacon 1994 Trust to Hubert Dale Geiger, III dated October 30 and recorded in the Hartland Land records at Book 194, Page 51 wherein it is more particularly described as follows:

"Being two parcels of land, with any improvements situated thereon, located at 80 Town Farm Hill Road, in the Town of Hartland, County of Windsor, and State of Vermont, and more particularly described as follows:

Parcel No. 1:

Being all and the same lands and premises conveyed by Quitclaim Deed from Katharine J. Bacon to Robert Bacon, Robert Perkins, and Christopher G. Stoneman, as trustees under trust agreement dated December 30, 1994, said Quitclaim Deed dated December 30, 1994 and recorded in Book 97, Page 413 of the Hartland Land Records.

Parcel No. 2:

Being all and the same lands and premises conveyed by Quitclaim Deed from Katharine J. Bacon to Robert Bacon, Robert Perkins, and Christopher G. Stoneman, as trustees under trust agreement dated December 30, 1994, said Quitclaim Deed dated June 14, 1995 and recorded in Book 99, Page 236 of the Hartland Land Records.

AND

All and the same lands and premises conveyed to Hubert Dale Geiger, III by Executors' Deed of Robert Bacon, Executor of the Estate of Katharine J. Bacon, dated October 31, 2014 and recorded in the Hartland Land Records at Book 194, page 54.

The purpose of this corrective warranty deed is to clarify the conveyance of the parcel conveyed by the Estate of Katharine J. Bacon.

TO HAVE AND TO HOLD said granted premises, with all the privileges and

appurtenances thereof, to the said Grantee, STONY BOTTOM, LLC, and its successors and assigns, to its use and behoof forever; and I, HUBERT DALE GEIGER, III, Grantor, do for myself and my heirs, executors and administrators COVENANT with the said Grantee, STONY BOTTOM, LLC, and its successors and assigns, that until the ensealing of these presents that I am the sole owner of the premises, and have good right and title to convey the same in manner aforesaid, and that they are FREE FROM EVERY ENCUMBRANCE, except as herein stated, and I, HUBERT DALE GEIGER, III, do hereby engage to WARRANT AND DEFEND the same against all lawful claims whatever, except as herein stated.

IN WITNESS WHEREOF, I hereunto set my hand this 12 day of May, 2016.

HUBERT DALE GEIGER, III

STATE OF VERMONT
COUNTY OF WINDSOR

At Woodstock, this 12 day of May, 2016, HUBERT DALE GEIGER, III, personally appeared before me, and he acknowledged this instrument, by him sealed and subscribed, to be his free act and deed.

Before me: _____
Notary Public

My Commission Expires: 2/10/19

At 10:00 AM on May 16, 2016 at the Hartland Town Clerk's Office then received and recorded the foregoing instrument of which the above is a true photocopy.
Attest: Clyde A Jeane Town Clerk

Vermont Property Transfer Tax
32 V.S.A. Chap. 231
ACKNOWLEDGMENT
RETURNED RECEIVED
(INCLUDING CERTIFICATES AND IF REQUIRED,
ACT 250 DISCLOSURE STATEMENT)
ATTEST: Clyde A Jeane Clerk
DATE: May 16, 2016

Web Data
Hartland, VT

Official copies of data must be obtained at the Hartland Town Office.

Powered by

www.nemrc.com

Year Selected: 2025

Owner Information

Parcel	008046000
Owner	STONY BOTTOM LLC 165 TREMONT STREET, UNIT 705 BOSTON, MA 02111
Location	81 TOWN FARM HILL RD
Descr	2 HOUSES OUTBLDGS & LAND

Parcel Information

NBHD	20	**SPAN**	288-091-10056
Acres	93.6	**Status**	A - Active

Sales Information

Book	199	**Sale Date**	2016-05-12
Page	163	**Sale Price**	

Parcel Value Information 2025

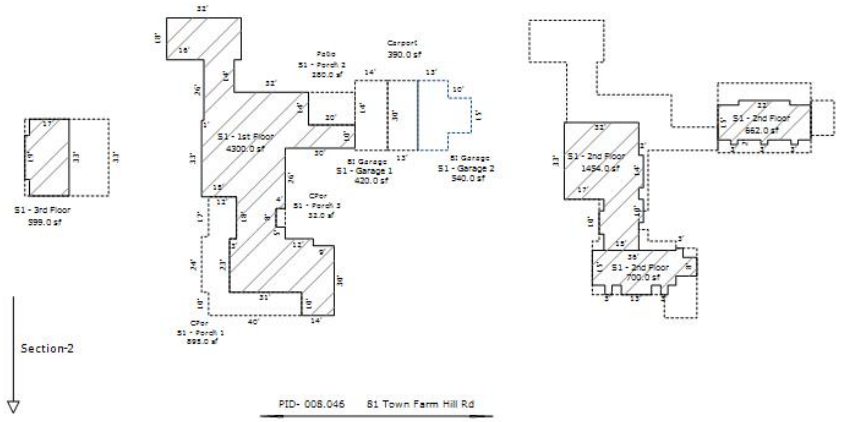
Land Value	728,500	**Homestead**	2,410,500
Dwelling Value	1,560,700	**Housesite**	1,937,300
Site Imprvmnt	27,500		
Outbuildings	93,800		
Total	2,410,500		

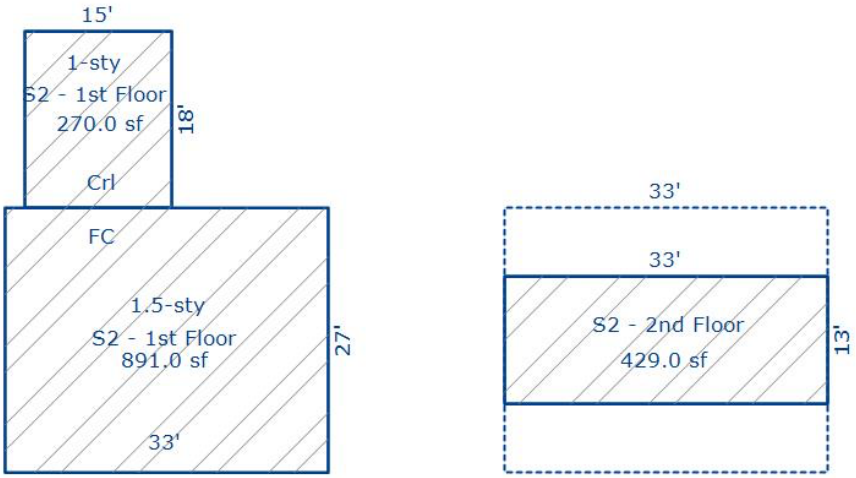


BUILDING	**Total Rooms**	15	**Year Built**	2019	**Building SF**	7715	**Energy Adj**	Good	**Roughins**	4
	Bedrooms	4	**Effect Age**		**Quality**	7.00	**Bsmt Wall**	Conc 8in	**Plumb Fixt**	16
	Full Baths	6	**Condition**	Excellent	**Style**	2.5 Fin	**Bsmt SF**	1782	**Fireplaces**	2
	Half Baths	2	**Phys Depr**	1	**Design**	2.5 Story	**Bsmt Fin**	No Data	**Porch**	895
	Kitchens	2	**Funct Depr**		**Bldg Type**	Single	**Bsmt Fin SF**		**Gar/Shed**	1350
			Econ Depr							
	Notes	3/27/23 Built new run-in shed for cattle; 16' x 30' for a total of 480 sq ft; 99% good with pole construction, wood siding in 3 sides, metal roof, called a cattle shed with total of $5,100. SMB adjusted # fixtures for quality grade								
BUILDING	**Total Rooms**	6	**Year Built**	1935	**Building SF**	1590	**Energy Adj**	Average	**Roughins**	2
	Bedrooms	3	**Effect Age**		**Quality**	3.25	**Bsmt Wall**	Conc 8in	**Plumb Fixt**	8
	Full Baths	2	**Condition**	Average	**Style**	1.5 Fin	**Bsmt SF**	891	**Fireplaces**	
	Half Baths		**Phys Depr**	25	**Design**	1.5 Sty	**Bsmt Fin**	No Data	**Porch**	
	Kitchens	1	**Funct Depr**		**Bldg Type**	Single	**Bsmt Fin SF**		**Gar/Shed**	
			Econ Depr							
	Notes	Inspected 10/17/2017 Section 2, older cape								

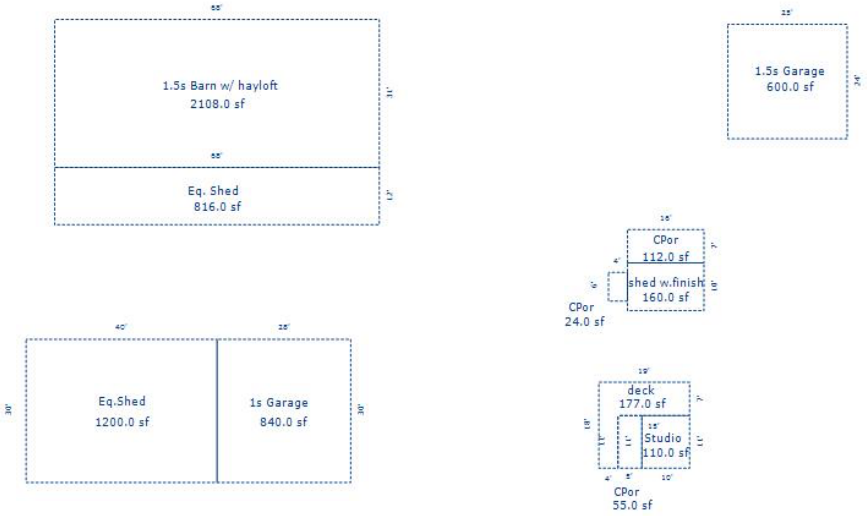
LAND	**Type**	Bldg Lot	**Area**	2.00	**Grade**	1.70
LAND	**Type**		**Area**	2.00	**Grade**	0.75
LAND	**Type**	Other	**Area**	89.60	**Grade**	0.80

Sketch

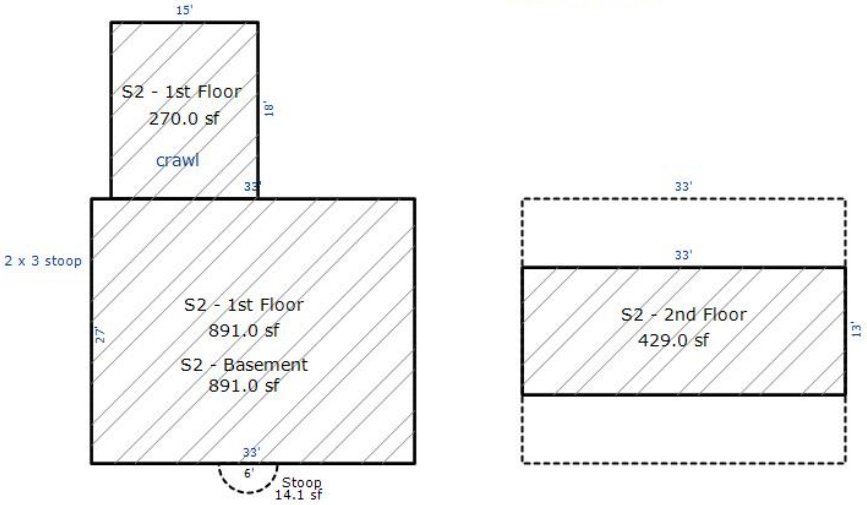

S1 - 3rd Floor
999.0 sf
Section-2
Patio
S1 - Porch 2
280.0 sf
Carport
390.0 sf
S1 - 1st Floor
4300.0 sf
S1 Garage
S1 - Garage 1
420.0 sf
S1 Garage
S1 - Garage 2
540.0 sf
CPor
S1 - Porch 3
32.0 sf
CPor
S1 - Porch 1
595.0 sf
S1 - 2nd Floor
1454.0 sf
S1 - 2nd Floor
662.0 sf
S1 - 3rd Floor
700.0 sf
PID- 008.046
81 Town Farm Hill Rd


15'
1-sty
S2 - 1st Floor
270.0 sf
18'
Crl
FC
1.5-sty
S2 - 1st Floor
891.0 sf
27'
33'
33'
33'
S2 - 2nd Floor
429.0 sf
13'

Section-2


55'
1.5s Barn w/ hayloft
2108.0 sf
31'
55'
Eq. Shed
816.0 sf
13'
25'
1.5s Garage
600.0 sf
24'
16'
CPor
112.0 sf
7'
4'
6'
shed w.finish
160.0 sf
18'
CPor
24.0 sf
40'
28'
Eq.Shed
1200.0 sf
1s Garage
840.0 sf
30'
30'
19'
deck
177.0 sf
7'
18'
11'
1'
15'
Studio
110.0 sf
11'
4'
5'
10'
CPor
55.0 sf

SECTION 2


15'
S2 - 1st Floor
270.0 sf
crawl
18'
33'
2 x 3 stoop
S2 - 1st Floor
891.0 sf
S2 - Basement
891.0 sf
27'
33'
6'
Stoop
14.1 sf
33'
33'
S2 - 2nd Floor
429.0 sf
13'

VERMONT

State of Vermont
Department of Environmental Conservation

Agency of Natural Resources

WASTEWATER SYSTEM AND POTABLE WATER SUPPLY PERMIT

LAWS/REGULATIONS INVOLVED

10 V.S.A. Chapter 64, Potable Water Supply and Wastewater System Permit
Wastewater System and Potable Water Supply Rules, Effective September 29, 2007
Chapter 21, Water Supply Rules, Effective December 1, 2010

Landowner(s): **Stony Bottom LLC**
P.O. Box 497
Hartland VT 05048

Permit Number: **WW-3-2557**
PIN

This permit affects the following properties in Hartland:

Lot	*Parcel*	*SPAN*	*Acres*	*Book(s)/Page(s)#*
1	*008046000*	*288-091-10056*	*93.60*	*Book:199 Page(s):163*

This project consisting of a replacement drilled bedrock well water supply only, for an existing two-bedroom guest located at #81 Town Farm Hill Road, Hartland, VT in Hartland, Vermont, is hereby approved under the requirements of the regulations named above subject to the following conditions.

1. GENERAL

1.1 The project shall be completed as shown on the plans and/or documents prepared by Brad M. Ruderman, with the stamped plans listed as follows:

Title	*Sheet Number*	*Plan Date*	*Revision Date*
Replacement Water Supply Design	*1*	*05/19/2016*	

1.2 This permit does not relieve the landowner from obtaining all other approvals and permits PRIOR to construction including, but not limited to, those that may be required from the Act 250 Environmental Commission; the Drinking Water and Groundwater Protection Division; the Watershed Management Division; the Division of Fire Safety; the Vermont Department of Health; the Family Services Division; or other State departments and local officials.

1.3 The conditions of this permit shall run with the land and will be binding upon and enforceable against the landowner and all assigns and successors in interest. The landowner shall record and index this permit in the Hartland Land Records within thirty, (30) days of issuance of this permit and prior to the conveyance of any lot subject to the jurisdiction of this permit.

1.4 The landowner shall record and index all required installation certifications and other documents that are required to be filed under these Rules or under a specific permit condition in the Hartland Land Records and ensure that copies of all certifications are sent to the Secretary.

1.5 No permit issued by the Secretary shall be valid for a substantially completed potable water supply until the Secretary receives a signed and dated certification from a qualified Vermont Licensed Designer (or where allowed, the installer) that states:

> *"I hereby certify that, in the exercise of my reasonable professional judgment, the installation-related information submitted is true and correct and the potable water supply was installed in accordance with the permitted design and all the permit conditions, was inspected, was properly tested, and has successfully met those performance tests",*

or which otherwise satisfies the requirements of §1-308 and §1-911 of the referenced rules.

1.6 This project is approved with the existing 2-bedroom, guest house, unit with a maximum 4-person occupancy**. No alterations to the existing building(s) that would change or affect the water supply or wastewater disposal shall be allowed without prior approval by the Drinking Water and Groundwater Protection Division.** Construction of additional nonexempt buildings including commercial and residential buildings is not allowed without prior permitting by the Drinking Water and Groundwater Protection Division and such permit may not be granted unless the proposal conforms to the applicable laws and regulations.

1.7 Each purchaser of any portion of the project shall be shown a copy of the Wastewater System and Potable Water Supply Permit and the stamped plan(s), if applicable, prior to conveyance of any portion of the project to that purchaser.

1.8 By acceptance of this permit, the landowner agrees to allow representatives of the State of Vermont access to the property covered by the permit, at reasonable times, for the purpose of ascertaining compliance with the Vermont environmental and health statutes and regulations, and permit conditions.

1.9 Any person aggrieved by this permit may appeal to the Environmental Court within 30 days of the date of issuance of this permit in accordance with 10 V.S.A. Chapter 220 and the Vermont Rules of Environmental Court Proceedings.

2.WATER SUPPLY

2.1 This project is approved for a potable water supply using a drilled or percussion bedrock well for a maximum of **280 gallons** of water per day provided the supply is located as shown on the stamped plan(s) and meets or exceeds the isolation distances, construction standards, and water quality standards required in the Water Supply Rule. The landowner shall operate the potable water supply in a manner that keeps the supply free from contamination. The landowner shall immediately notify the Division if the water supply system fails to function properly and becomes a "failed supply".

2.2 The components of the potable water supply herein approved shall be routinely and reliably inspected during construction by a qualified Vermont Licensed Designer (or where allowed, the installer) who shall, upon completion and prior to occupancy of the associated building, report in writing to the Drinking Water and Groundwater Protection Division that the installation was accomplished in accordance with the referenced plans and permit conditions, as specifically directed in Condition #1.5 herein.

2.3 The water source location as shown on the stamped plan(s) shall be staked out and flagged by a qualified Vermont Licensed Designer prior to any construction on this project with the flagging being maintained until construction is complete.

2.4 The landowner shall abandon/sever the existing shared connection accordance with the Vermont Water Supply Rule and/or stamped plan(s). The landowner shall submit the designer's written report to the Drinking Water and Groundwater Protection Division certifying that the abandonment was accomplished in accordance with the approved plans and permit conditions.

3.WASTEWATER DISPOSAL

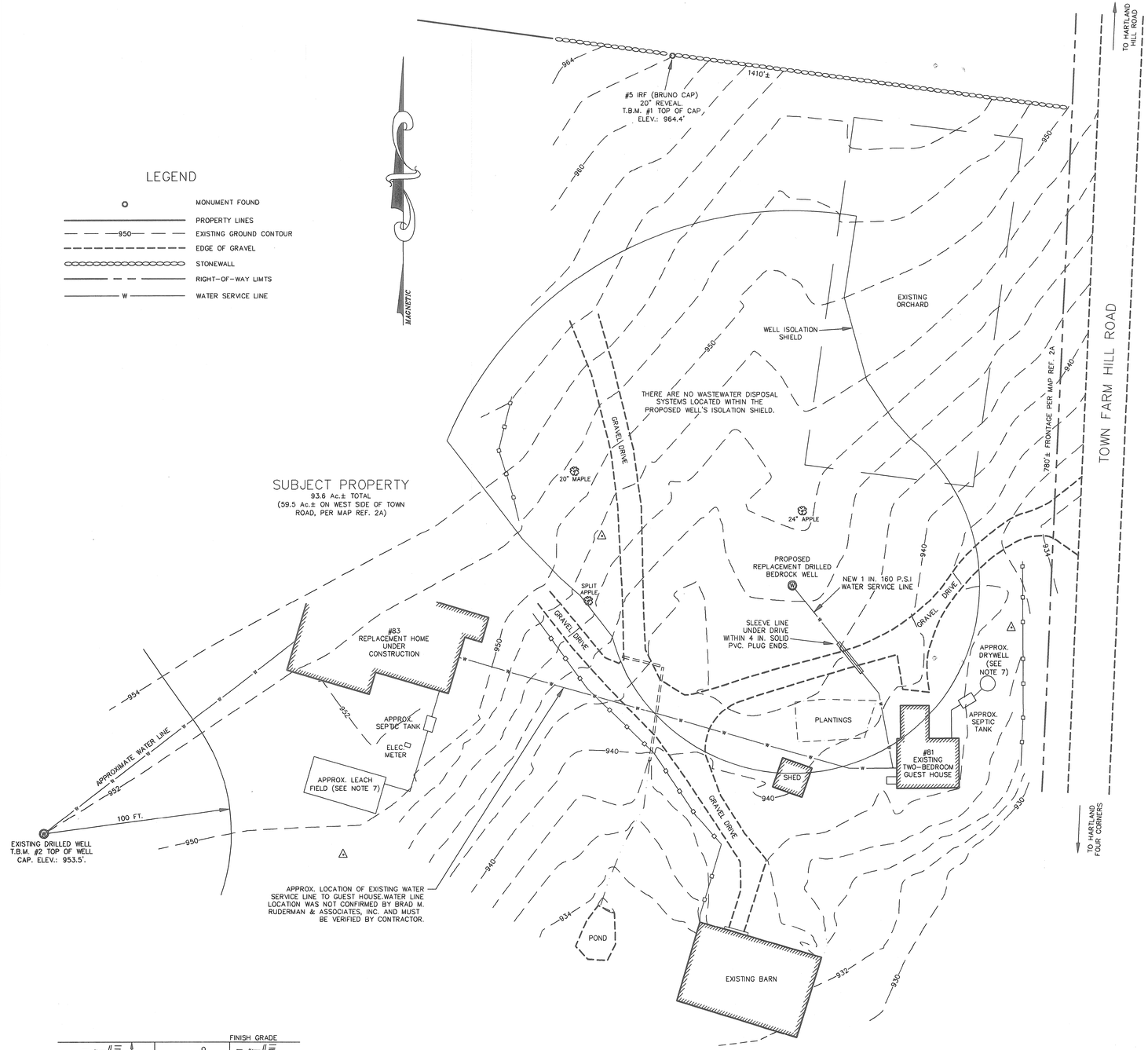
3.1 This project is approved with an existing connection to a wastewater disposal system. No changes shall be made to the existing wastewater system unless prior approval is obtained from the Drinking Water and Groundwater Protection Division. Should the system fail and not qualify for the minor repair or replacement exemption, the landowner shall engage a qualified Licensed Designer to evaluate the cause of the failure and to submit an application to Drinking Water and Groundwater Protection Division prior to correcting the failure.

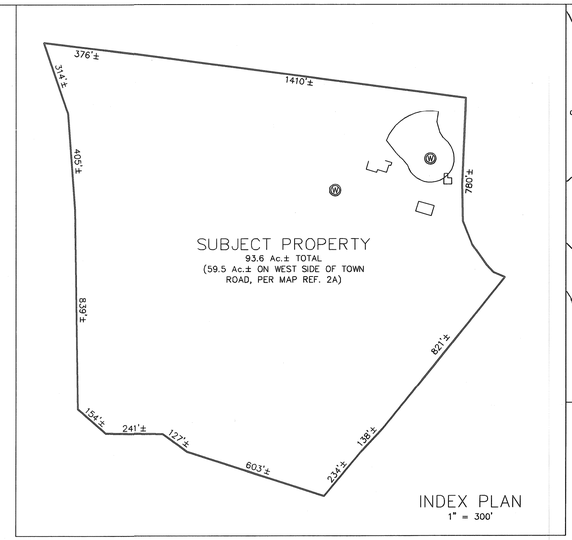
Alyssa B. Schuren, Commissioner
Department of Environmental Conservation

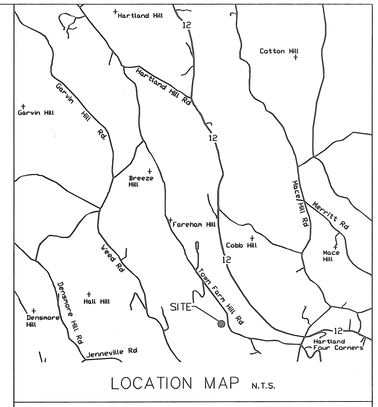
By Terry R. Shearer Dated June 10, 2016

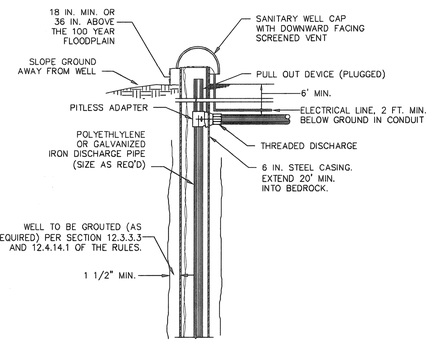
Terry Shearer
Regional Engineer
Springfield Regional Office
Drinking Water and Groundwater Protection Division

cc: Brad M. Ruderman
Hartland Planning Commission









WELL DETAIL
N.T.S.

DRILLED WELL NOTES:

1. WELL TO BE INSTALLED, DISINFECTED AND TESTED BY A VERMONT LICENSED WELL DRILLER.

2. FOR WELL CONSTRUCTION AND ISOLATION STANDARDS REFER TO APPENDIX A, PART 12, CHAPTER 21 "WATER SUPPLY RULE", OF THE VERMONT ENVIRONMENTAL PROTECTION RULES.

3. WELL PUMP IS TO BE EQUIPPED WITH A LOW WATER CUT-OFF SWITCH.

4. CONTRACTOR TO PROVIDE LIGHTNING PROTECTION ON WELL CIRCUIT AND SIGNAL CIRCUIT.

GENERAL NOTES:

1. PROPERTY IS OWNED by STONY BOTTOM LLC (HUBERT DALE GEIGER), P.O. BOX 497, HARTLAND, VT 05048. DEED IS RECORDED IN VOL. 199, PGS. 163 OF THE HARTLAND TOWN LAND RECORDS, DATED MAY 16, 2016. PARCEL ID #008046000.

PHYSICAL ADDRESSES OF PROPERTY ARE AS FOLLOWS.
- #81 TOWN FARM HILL ROAD, HARTLAND (GUEST HOUSE);
- #83 TOWN FARM HILL ROAD, HARTLAND (MAIN HOUSE).

2. THIS IS NOT A SURVEY. BOUNDARY AND ACREAGE INFORMATION TAKEN FROM THE FOLLOWING:

A. SURVEY ENTITLED: 'PROPERTY OF KATHERINE JAY BACON', by MICHAEL ENGINEERING COMPANY, DATED OCTOBER 19, 1976. MAP IS RECORDED IN BOOK 3 PAGE 33 OF THE HARTLAND LAND RECORDS.

B. HARTLAND TAX MAP AND GRAND LIST.

3. SITE TOPOGRAPHY BY BRAD M. RUDERMAN & ASSOCIATES, INC., APRIL 2016. DATUM ASSUMED (NOT NAVD88.). ALL SUBSURFACE IMPROVEMENTS SHOWN ON THIS PLAN ARE APPROXIMATE BASED ON EXISTING EVIDENCE AND LANDOWNER'S DESCRIPTION.

4. THIS PLAN IS FOR A REPLACEMENT WATER SUPPLY TO SERVE THE EXISITNG TWO-BEDROOM GUEST HOUSE AND TO PROVIDE WATER FOR THE APPLE ORCHARD. NO CHANGES ARE PROPOSED TO THE EXISTING WASTEWATER DISPOSAL SYSTEM. A STATE POTABLE WATER SUPPLY AND WASTEWATER DISPOSAL PERMIT IS REQUIRED. ANY ADDITIONAL STATE OR LOCAL PERMITS REQUIRED ARE THE RESPONSIBILITY OF THE LANDOWNERS/CONTRACTOR TO OBTAIN.

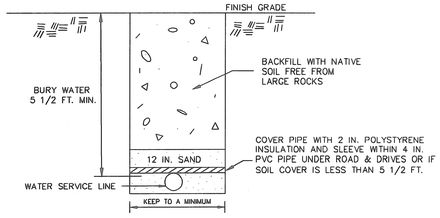
5. DIGSAFE (1-888-344-7233) MUST BE CONTACTED AT LEAST 48 HOURS IN ADVANCE TO MARK LINES BEFORE UNDERGROUND UTILITY WORK IS DONE (VERMONT LAW 30 VSA CHAP. 36).

6. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS OR RESERVATIONS NOT SHOWN. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR ANY LOSS THAT MAY BE ASSOCIATED WITH THE EXISTENCE OF ANY SUCH EASEMENTS, RESTRICTIONS OR RESERVATIONS. PROPERTY SUBJECT TO AND/OR BENEFITED BY ALL EXISTING EASEMENTS AND RIGHT-OF-WAY'S OF RECORD.

7. THE EXISTING SUBSURFACE WASTEWATER DISPOSAL SYSTEMS SERVING EACH RESIDENCE ARE APPROXIMATELY SHOWN BASED ON THE LANDOWNER AND PROPERTY MANAGER'S TESTIMONY. NO CHANGES ARE PROPOSED WITH THIS PLAN.

ISOLATION DISTANCES FROM DRILLED WELL

POTENTIAL SOURCE OF CONTAMINATION	MIN. ISOLATION DISTANCES
1. BUILDINGS	10 FEET
2. EDGE OF DRIVEWAY SERVING < 3 RESIDENCES	10 FEET
3. PROPERTY LINE	10 FEET
4. ROADWAY SHOULDER, PARKING LOT EDGE	25 FEET
5. SURFACE WATER	25 FEET
6. SUBSURFCE WASTEWATER PIPING (SEWER AND RELATED SEPTIC TANKS)	50 FEET
7. LIMIT OF HERBICIDE APPLICATION, I.E. UTILITY R.O.W.	100 FEET
8. CONCENTRATED LIVESTOCK HOLDING AREAS OR MANURE STORAGE	200 FEET
9. DOWN SLOPE SEAGE DYSTEM DISPOSAL FACILITIES (FIELDS, BEDS, DRYWELLS, INJECTION WELLS, ETC...)	100 FEET
10. UPSLOPE SEWAGE DISPOSAL FACILITIES	200 FEET
11. HAZARDOUS OR SOLID WASTE DISPOSAL SITES	IN ACCORDANCE WITH 11.4.2.2 OF THE EPR RULES



WATER TRENCH DETAIL
N.T.S.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

BASIS OF DESIGN FOR REPLACEMENT WATER SUPPLY

DESIGN FLOWS ARE BASED ON THE FOLLOWING:
#81 TOWN FARM HILL ROAD (GUEST HOUSE)
TWO BEDROOMS AT DOUBLE OCCUPANCY
140 GAL./DAY/BEDROOM X TWO BEDROOMS = 280 GAL./DAY

(FROM WATER SUPPLY RULE 11.2.0)
AVERAGE DAY DEMAND = 280 GAL./DAY

MAXIMUM DAY DEMAIND = 280/720 = 0.4 GAL./MIN.

INSTANTANEOUS PEAK DEMAND = 5 GAL./MIN.

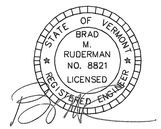
SOURCE CAPACITY = TO BE DETERMINED (11.2.4.1)

WELL PUMP = TO BE DETERMINED (MUST BE ABLE TO MEET 5 GAL./DAY DEMAND)

WATER STORAGE REQUIRED = TO BE DETERMINED

HYDRONEUMATIC TANKS: SET PRESSURE SWITCH TO 30-50 P.S.I.

FLOOD PLAIN = PROPERTY IS NOT LOCATED WITHIN A 100-YEAR FLOODPLAIN.



I HEREBY CERTIFY THAT THE DESIGN-RELATED INFORMATION SUBMITTED WITH THIS APPLICATION IS TRUE AND CORRECT AND THAT, IN THE EXERCISE OF MY REASONABLE PROFESSIONAL JUDGEMENT, THE DESIGN INCLUDED IN THIS APPLICATION FOR A PERMIT COMPLIES WITH THE VERMONT WASTEWATER SYSTEM AND POTABLE WATER SUPPLY RULES AND THE VERMONT WATER SUPPLY RULES.

STONY BOTTOM LLC
#81 TOWN FARM HILL ROAD
HARTLAND, VERMONT

REPLACEMENT WATER SUPPLY DESIGN

BRAD M. RUDERMAN & ASSOCIATES, INC.
28 U.S. ROUTE 5 NORTH
HARTLAND, VERMONT
(802) 674 - 4248

SCALE:	APPROVED	DRAWN
1" = 30'	BRAD M. RUDERMAN, P.E.	BMR
DATE: MAY 19, 2016		SHEET: 1 OF 1

Hi Story,

From what I remember of that project, Hugh Geiger wanted to replace the existing water supply to the guest house with a new well, therefore we designed it and obtained a state permit for him to do so.

It was not to replace a failed system however. Therefore he was under no obligation to install the new well as a replacement system; hence no expiration date on the state permit.

I have no record of ever seeing the new well installed so he may never have gone through with it.

Hope that helps.

Brad.

Brad M. Ruderman & Associates, Inc.
Civil Engineers - Land Surveyors
28 U.S. Route 5 N
Windsor, Vermont 05089
802-674-4248

On Thursday, July 23, 2026 at 09:28:22 AM EDT, Jenks, Story <sjenks@landvest.com> wrote:

dotloop signature verification: dtlp.us/r8s5-u3hD-Rh6j

Vermont Mandatory Flood Disclosure

Date Prepared: 06/29/2026

Seller's Name(s): Karen Adametz NA

NA NA

Property Address: 81-83 Town Farm Hill Road, Hartland, VT 05048

Street City/Town

27 V.S.A. § 380 requires all Sellers of real property in Vermont to disclose the flood risk and status of their property to the Buyer. Sellers are required to provide a physical, electronic, or digital link to a copy of the official Flood Insurance Rate Map (FIRM) published by FEMA. It is the Seller's responsibility to locate this map, either online or through their Town office. The Federal Emergency Management Agency (FEMA) search engine can be found at https://msc.fema.gov/portal/home.

☑ A copy of the FEMA map for the Property is attached; or,

☐ A link to the FEMA map for the Property is as follows:

https://msc.fema.gov/portal/search?AddressQuery=83%20Town%20farm%20hill%20road%2C%20hartland%2C% ; or,

☐ A FEMA map is unavailable for the Property or the community in which the property is located.

1	Has the Property been subject to flooding or flood damage while the seller possessed the property, including flood damage from inundation or from flood-related erosion or landslide damage?	☐ Yes	☑ No
1a	If yes, please describe: NA NA		
2	Does the seller maintain flood insurance on the Property?	☐ Yes	☑ No

THE STATEMENTS IN THIS REPORT ARE MADE BY THE SELLER. THEY ARE NOT STATEMENTS OR REPRESENTATIONS MADE BY ANY REAL ESTATE AGENT(S).

Seller: Karen Adametz dotloop verified 07/15/26 10:42 PM EDT TPEC-2GKJ-KVMG-SFBO (Signature) (Date)

Seller: (Signature) (Date)

Seller: (Signature) (Date)

Seller: (Signature) (Date)

Buyer acknowledges receipt of this Disclosure. It is the Buyer's responsibility to review any attached or linked maps for information regarding potential flood hazard areas affecting the Property. There may be map amendments or other information available at https://msc.fema.gov/portal/home.

Buyer: (Signature) (Date)

Buyer: (Signature) (Date)

Buyer: (Signature) (Date)

Buyer: (Signature) (Date)

National Flood Hazard Layer FIRMette

FEMA

72°26'51"W 43°33'4"N



72°26'14"W 43°32'38"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance / Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/29/2026 at 12:59 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

dotloop signature verification: dtlp.us/FQzK-SVLY-N8k4

Vermont Association of Realtors®

Guest House

EQUAL HOUSING OPPORTUNITY

DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS

Required Federal Lead Warning Statement

Every purchaser of any interest in residential real 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 problem 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.

Property Address: 81 Town Farm Hill Road, Hartland, VT 05048

Seller's Disclosure
(initial applicable sections)

1. Presence of lead-based paint and/or lead based paint hazards:

a. Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).
Seller has no knowledge of lead based paints

b. Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

KM 07/15/26 10:40 PM EDT dotloop verified

2. Records and reports available to the Seller:

a. Seller has provided the Purchaser with all available records and reports available pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below):
Seller has no records

b. Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

KM 07/15/26 10:40 PM EDT dotloop verified

Purchaser's Acknowledgement
(initial applicable sections)

3. Purchaser has received copies of all information listed above.

4. Purchaser has received the pamphlet *Protect Your Family from lead in Your Home.*

Seller's Initials KM 07/15/26 10:40 PM EDT dotloop verified

Buyer's Initials

dotloop signature verification: dtlp.us/FQzK-SVLY-N8k4

Purchaser has:

☐ a. 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

☐ b. 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 Acknowledgement (initial)

07/07/26 5:48 PM EDT dotloop verified

Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

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

Seller: Karen Adametz dotloop verified 07/[illegible] EDT GVFK-5W1[illegible]VVTR-LB9Z Purchaser:
(Signature) Date (Signature) Date

Text

Seller: Purchaser:
(Signature) Date (Signature) Date

Seller: Purchaser:
(Signature) Date (Signature) Date

Seller: Purchaser:
(Signature) Date (Signature) Date

Vermont Real Estate Commission
Mandatory Consumer Disclosure

[This document is not a contract.]
This disclosure must be given to a consumer at the first reasonable opportunity and before discussing confidential information; entering into a brokerage service agreement; or showing a property.

RIGHT NOW YOU ARE NOT A CLIENT

The real estate agent you have contacted is not obligated to keep information you share confidential. ***You should not reveal any confidential information that could harm your bargaining position.***

Vermont law requires all real estate agents to perform basic duties when dealing with a buyer or seller who is not a client. All real estate agents shall:

- Disclose all material facts known to the agent about a property;
- Treat both the buyer and seller honestly and not knowingly give false or misleading information;
- Account for all money and property received from or on behalf of a buyer or seller; and
- Comply with all state and federal laws related to the practice of real estate.

You May Become a Client

You may become a client by entering into a written brokerage service agreement with a real estate brokerage firm. Clients receive the full services of an agent, including:

- Confidentiality, including of bargaining information;
- Promotion of the client's best interests within the limits of the law;
- Advice and counsel; and
- Assistance in negotiations.

You are not required to hire a brokerage firm for the purchase or sale of Vermont real estate. You may represent yourself.

If you engage a brokerage firm, you are responsible for compensating the firm according to the terms of your brokerage service agreement.

Before you hire a brokerage firm, ask for an explanation of the firm's compensation and conflict of interest policies.

Brokerage Firms May Offer
NON-DESIGNATED AGENCY or DESIGNATED AGENCY

- **Non-designated agency** brokerage firms owe a duty of loyalty to a client, which is shared by all agents of the firm. No member of the firm may represent a buyer or seller whose interests conflict with yours.
- **Designated agency** brokerage firms appoint a particular agent(s) who owe a duty of loyalty to a client. Your designated agent(s) must keep your confidences and act always according to your interests and lawful instructions; however, other agents of the firm may represent a buyer or seller whose interests conflict with yours.

THE BROKERAGE FIRM NAMED BELOW PRACTICES
NON-DESIGNATED AGENCY

I / We Acknowledge
Receipt of This Disclosure

Printed Name of Consumer

Signature of Consumer Date

[☐] *Declined to sign*

Printed Name of Consumer

Signature of Consumer Date

[☐] *Declined to sign*

This form has been presented to you by:

Printed Name of Real Estate Brokerage Firm

Printed Name of Agent Signing Below

Signature of Agent of the Brokerage Firm Date