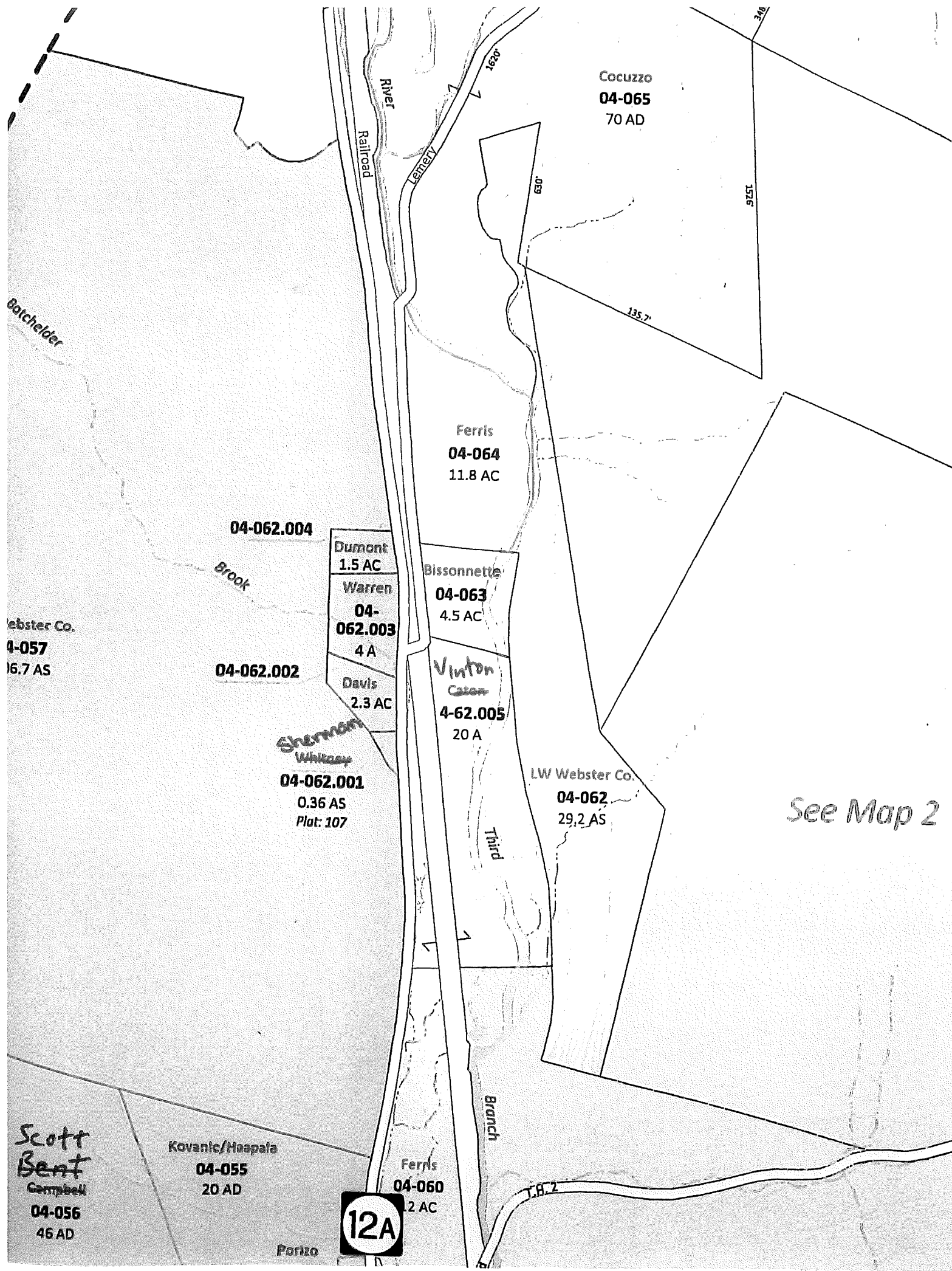






Cocuzzo

04-065

70 AD

River

Railroad

Lemery

1620

630

1576

135.7'

Ferris

04-064

11.8 AC

04-062.004

Dumont

1.5 AC

Warren

04-062.003

4 A

Bissonnette

04-063

4.5 AC

Brook

04-062.002

Davis

2.3 AC

Vinton

Caton

4-62.005

20 A

Sherran

Whitney

04-062.001

0.36 AS

Plat: 107

LW Webster Co.

04-062

29.2 AS

See Map 2

Third

Branch

T.B.2

Ferris

04-060

12 AC

12A

Kovanic/Haapala

04-055

20 AD

Porizo

Scott
Bent

Campbell

04-056

46 AD

Know all Men by These Presents:

That We, Rodney K. Bedell and Mary L. Bedell, husband and wife,

of Braintree in the County of Orange and State of Vermont Grantor's
in the consideration of One dollar and other valuable considerations XXXXX Dollars
paid to our full satisfaction by Leonard J. Baker, Jr. and Ulla Britt Baker of 820 May
Street Extension, of Naugatuck, in the County of New Haven; and Robert V. Bissonette and Nicole M.
Bissonette of Terryville, in the County of Litchfield and State of Connecticut Grantee's

by these presents, do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantee's an undivided
one-half interest to Leonard J. Baker, Jr. and Ulla Britt Baker, as husband and wife; an undivided
one-half interest to Robert V. Bissonette and Nicole M. Bissonette, as husband and wife
and their heirs and assigns forever, a certain piece of land in Braintree
County of Orange and State of Vermont, described as follows, viz: Being a parcel of land
estimated to contain three and one-half (3.5) acres, more or less, and located upon the easterly
side of the Town Road nearly due east from the grantors' home and where Route 12A, the Central
Vt. Railway right of way and the town road run parallel and are contiguous to each other; and
beginning at an iron pin in the easterly boundary of said town road; thence northerly in the
easterly boundary of said road four hundred twenty-eight (428) feet to an iron pin in the south-
erly boundary of Mrs. Ronald H. (Gloria L.) Marshia's land; thence easterly in Mrs. Marshia's
southerly line three hundred fifty (350) feet to the westerly bank of the Third Branch of the
White River at an iron pin; thence northeasterly in the course of said Third Branch to land of
L.W. Webster Company's; thence southerly along said Webster Company's east line and the foot of
the bank to an iron pin; thence westerly in a straight line passing through an iron pin on the
westerly bank of said Third Branch to the place of beginning, being about four hundred thirty-six
(436) feet plus the width of Third Branch.

It is understood that the grantees intend to use said parcel to park a camper on the land during
the summer week ends and in deer hunting season but without constructing buildings thereon, unless
a permit is first obtained from the State Health Department and then in conformity with its regu-
lations.

Said parcel is a part of the land conveyed to the grantors, Rodney K. and Mary L. Bedell by the
deed of L.W. Webster Co. dated April 28, 1958, and is recorded in Book 26, page 97 of the Brain-
tree Land Records.

Reference is directed to the above mentioned deed, the deeds therein referred to and to the
Braintree Land Records in aid of this description.

A right of way across the parcel conveyed was given to Gloria Marshia, her heirs and assigns, by
deed dated Oct. 31, 1960, recorded in Book 26, page 265.

do here and in hold said granted premises, with all the privileges and appurtenances thereof, to the said Grantee's,
Leonard J. Baker, Jr. and Ulla Britt Baker, as tenants by the entirety of an undivided one-half
interest and to Robert V. Bissonette and Nicole M. Bissonette, as tenants by the entirety of the
other undivided one-half interest and their respective
heirs and assigns, to their own use and behoof forever;

and we the said Grantors, Rodney K. Bedell and Mary L. Bedell,

for ourselves

and our heirs, executors and administrators, do covenant with the said Grantee's Leonard J. Baker, Jr.
and Ulla Britt Baker and Robert V. Bissonette and Nicole M. Bissonette

and their heirs and assigns, that until the sealing of these presents we are the sole owners

of the premises, and have good right and title to convey the same in manner aforesaid, that they are FREE FROM EVERY
ENCUMBRANCE; Except the undivided one-half interest of the other party in each case.

Otherwise, we do

hereby engage to WARRANT AND DEFEND the same against all lawful claims whatever.

In Witness Whereof we hereunto set our hands and seal this 13th day of November A. D. 19 70

IN PRESENCE OF

/s/ Loretta C. Quero

/s/ Rodney K. Bedell

L. S.

/s/ Philip A. Angell, Sr.

/s/ Mary L. Bedell

L. S.

L. S.

L. S.

State of Vermont
ORANGE County, ss.

At Randolph

this 13th day of November A. D. 19 70

Rodney K. Bedell and Mary L. Bedell

personally appeared, and they acknowledged this instrument, by them sealed and subscribed, to be their
free act and deed.

BEFORE ME /s/ Philip A. Angell, Sr.

Notary Public.

Braintree Town Clerk's Office Nov. 21 A. D. 19 70, at 7 o'clock 10 minutes A. M.

Witnessed and attested, of which the foregoing is a true copy.

32 V.S.A. Chap. 231

A True Record. Attest,

Nelson E. Bowen

Clerk.

-ACKNOWLEDGMENT-
Return Rec'd.-Tax Paid.-Board of Health Cert. Rec'd.-
Vt. Land Use & Development Plans Act Cert. Rec'd.

Return No. A 103017

Signed Philip A. Angell, Sr. Notary Public

Philip A. Angell, Sr. Notary Public

PROPERTY TRANSFER TAX RETURN RECEIVED

AND TAX PAID. Return No.

Signed

Date

Know all Men by These Presents:

That We, Leonard J. Baker, Jr. and Ulla Britt Baker, husband and wife, of 820 May Street Extension, Naugatuck in the County of New Haven and State of Connecticut Grantor, in the consideration of One dollar and other valuable considerations have paid to our full satisfaction by Robert V. Bissonette and Nicole M. Bissonette husband and wife of Terryville in the County of Litchfield State of Connecticut by these presents, do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantee, Robert V. Bissonette and Nicole M. Bissonette, husband and wife, as tenants by the entirety, to them, the survivor of them and their heirs and assigns forever, a certain piece of land in Braintree in the County of Orange and State of Vermont, described as follows, viz: Being a parcel of land estimated to contain three and one-half (3.5) acres, more or less, situated on the easterly side of the Town Road nearly due east from the home of one, Bedell and where Route 12A, the Central Vermont Railway right of way and the town road run parallel and are contiguous to each other, and being the undivided one-half interest which was conveyed to Leonard J. Baker, Jr. and Ulla Britt Baker by the warranty deed of Rodney K. Bedell and Mary L. Bedell, dated November 13, 1970 and recorded in Book 28, page 226 of the Braintree Land Records.

Reference is directed to the above mentioned deed, the deeds therein referred to and to the Braintree Land Records in aid of this description.

On and to hold said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, Robert V. Bissonette and Nicole M. Bissonette, husband and wife, as tenants by the entirety, to them, the survivor of them and their heirs and assigns, to their own use and behoof forever, and we the said Grantors, Leonard J. Baker, Jr. and Ulla Britt Baker, for ourselves and our heirs, executors and administrators, do covenant with the said Grantee, Robert V. Bissonette and Nicole M. Bissonette, their heirs and assigns, that until the ensembling of these presents we are the sole owners of the premises, and have good right and title to convey the same in manner aforesaid, that they are FREE FROM EVERY ENCUMBRANCE, Excepting: 1. A right of way as recorded in Book 26, page 265 of the Braintree Land Records. 2. A building restriction as imposed by the Vermont Department of Health. Otherwise, we do hereby engage to WARRANT AND DEFEND the same against all lawful claims whatever.

In Witness Whereof we hereunto set our hands and seals this 1st day of September A.D. 1978

IN PRESENCE OF

/s/ Philip A. Angell, Jr.

/s/ Alice A. Angell

/s/ Leonard J. Baker, Jr.

/s/ Ulla Britt Baker

L. S.

L. S.

L. S.

L. S.

State of Vermont At Randolph this 1st day of September A.D. 1978
ORANGE County, ss.
Leonard J. Baker, Jr. and Ulla Britt Baker
personally appeared, and they acknowledged this instrument, by them sealed and subscribed, to be their free act and deed.

BEFORE ME, /s/ Philip A. Angell, Jr.

Notary Public.

Braintree Town Clerk's Office March 10 A.D. 1979, at 10 o'clock -- minutes A.M.

Received for record a Deed, of which the foregoing is a true copy.

A True Record, Attest, Nelson C. Bowen Clerk.

Vermont Property Transfer Tax
32 V.S.A. Chap. 231

— ACKNOWLEDGMENT —

Return Rec'd.-Tax Paid-Board of Health Cert. Rec'd.
Vt. Land Use & Development Plans Act Cert. Rec'd.

Return No. A450653

Signed Nelson C. Bowen Clerk

Date 3-10-1978



LEGEND

Wetland - VSWI

- Class 1 Wetland
- Class 2 Wetland
- Wetland Buffer

Roads

- Interstate
- US Highway; 1
- State Highway
- Town Highway (Class 1)
- Town Highway (Class 2,3)
- Town Highway (Class 4)
- State Forest Trail
- National Forest Trail
- Legal Trail
- Private Road/Driveway
- Proposed Roads

- Town Boundary



1: 1,710

July 21, 2026



NOTES

Map created using ANR's Natural Resources Atlas

87.0 0 44.00 87.0 Meters

WGS_1984_Web_Mercator_Auxiliary_Sphere

© Vermont Agency of Natural Resources

1" = 142 Ft. 1cm = 17 Meters

THIS MAP IS NOT TO BE USED FOR NAVIGATION

DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. ANR and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.



Laboratory Report

Robert & Nichole Bissonnette
357 Main St.
Terryville, CT 06786

100725

PROJECT: 22 Lemery Rd.

WORK ORDER: 2607-22434

DATE RECEIVED: July 07, 2026

DATE REPORTED: July 08, 2026

SAMPLER: Curtis Trousdale

VTP

- 001

Site: Bathroom

Date Sampled: 7/6/26 Time: 16:50

Property Address (911): 22 Lemery Rd.

Braintree

VT

<u>Parameter</u>	<u>Result</u>	<u>Units</u>	<u>Method</u>	<u>Analysis Date/Time</u>	<u>Lab/Tech</u>	<u>Qualifiers</u>
Total Coliform	< 1.0	MPN/100mL	SM23 9223B (04)	7/7/26 14:28	W JCB	
E. coli	< 1.0	MPN/100mL	SM23 9223B (04)	7/7/26 14:28	W JCB	

Endyne's interpretation of the Federal SDWA considers this water bacteriologically **Acceptable** for consumption.

EPA Coliform Acceptance Criteria MCL

Total Coliform < 1.0 MPN/100ml or Absent

e. coli < 1.0 MPN/100ml or Absent

The column heading "Lab" denotes the laboratory facility where the testing was performed. "W" designates the Williston, VT lab under NELAC certification ELAP 11263; and ISO/IEC:2017 accredited "R" designates the Lebanon, NH facility under certification NH 2037. This analysis meets NELAC requirements except as noted. Test results are representative of the samples as they were received at the laboratory.

Reviewed by:

Harry B. Locker, Ph.D.
Laboratory Director



ELAP 11263

www.endynelabs.com

160 James Brown Dr., Williston, VT 05495
Ph 802-879-4333 Fax 802-879-7103

56 Etna Road, Lebanon, NH 03766
Ph 603-678-4891 Fax 603-678-4893



NH 2037



Residential Testing Chain of Custody

2607-22434



Robert & Nichole Bissonnette
22 Lemery Rd.

Customer Name: Robert & Nichole Bissonnette Email: curtis@ppi.vt.com
Address: 357 Main Street Phone Number: 802-233-5589
City: Terryville State: CT Zip: 06786 Name of Sample Collector: Curtis Trousdate

911 Designated Sample Address: 22 Lemery Road Braintree VT
Write this address on the bottles City: Braintree State: VT Zip: 05060

Was the water chlorinated within the past two weeks? Y ☒ N

Source: New Well _____ Tag Number (if known) _____
Existing Well ☒ Spring _____ Surface Water _____ Public _____ Other _____

Sample Location

Use this Line if Testing Bacteria Only: Bathroom Date: 7/6/26 Time: 4:50 am/pm
(Kitchen, bathroom, etc.)

First Draw Lead Sample: _____ Date: _____ Time: _____ am/pm
(Kitchen, bathroom, etc.)

All other Samples (Flush) _____ Date: _____ Time: _____ am/pm
(Kitchen, bathroom, etc.)

All Total Coliform/E.coli samples (individually or in a kit) will have an additional \$50 fee if delivered to the lab on a Friday. Some analysis may not be accepted on holiday weeks. Please call the lab for holiday sample instructions.

Bacteria Total Coliform/E. coli \$25	Radiological Gross Alpha* \$60 Uranium \$50 Radium 226/228* \$225 Radon (Air or Water) \$100	FHA/VA Kit \$85 Total Coliform / E. coli, Nitrate, Nitrite, First Draw Lead	Kit C \$200 Arsenic, Chloride, Copper, Iron, Lead, Manganese, Sodium, Nitrate, Nitrite, Hardness, Uranium, Fluoride
VT Homeowner Package \$245 Total Coliform/E. coli, Kit C, Gross Alpha*	Organics VOC (EPA 524) \$130 Diesel Range Organics \$90 PCBs \$125 Pesticides \$250 Herbicides \$175	Table A11-5 & A11-7 \$185 Total Coliform / E. coli, Nitrate, Nitrite, Arsenic, Chloride, Iron, Manganese, Sodium, Odor, pH, Uranium	Water Conditioning Package \$150 Alkalinity, pH, Chloride, Sulfate, Calcium, Barium, Magnesium, Sodium, Potassium, Hardness, Uranium
Comprehensive Package \$300 Total Coliform / E. coli, pH, Total Hardness, Chloride, Fluoride, Nitrate, Nitrite, Sulfate, Arsenic, Iron, Manganese, Cadmium, Chromium, Barium, Lead (First Draw), Copper, Sodium, Uranium, Gross Alpha*		Common Health Risk \$185 Total Coliform / E. coli, Nitrate, Nitrite, Fluoride, Arsenic, First Draw Lead, Uranium, Gross Alpha*	Common Aesthetics \$85 pH, Chloride, Hardness, Calcium, Magnesium, Sodium, Iron, Manganese

Table 11-5 & 11-6 New Well and Hardness \$235

Total Coliform / E. coli, Fluoride, Nitrate, Nitrite, Arsenic, Chloride, Iron, Manganese, Sodium, Lead (First Draw), pH, Uranium, Gross Alpha*, Total Hardness

Other:

Relinquished By: [Signature] Date/Time: _____
Received By: [Signature] Date/Time: 7/7/26 10:17
Temp Check °C: 17.9 Delivered on Ice Y ☒ N Delivered by: C
Amt. Paid: 25.00 Cash _____ Check # _____ Credit Card 2966



THESE SAMPLING INSTRUCTIONS ARE FOR TOTAL COLIFORM AND *E. COLI* ONLY

If this is part of a larger sampling kit, please see other sampling instructions in the kit for all other tests.

Label Bottles with Sampling Site Address

Deliver to the Lab Monday-Thursday within 24hrs of sampling

- 1) **Remove** the aerator (if present) on the faucet before sampling. It is a common source of contamination.
- 2) **Sterilize** the surface area around the faucet and inside the spigot **with an alcohol solution**.
- 3) Before taking sample, **Run Cold Water** for 3-5 minutes. Avoid splashing
- 4) **Remove** shrink-wrap seal (if present) from sample bottle before sampling. Indicate the address of the sampling location on the bottle label.
- 5) **Reduce** flow to a trickle before sampling to avoid splashing.
- 6) Unscrew cap, do not touch the inside of the cap or bottle. Do not set the cap down and **fill the bottle to the 120ml line. Do not overfill the bottle.**
Replace the cap.

**** Must fill bacteria bottle to the 120ml Fill Line ****

NOTE: This 120ml line is only for the bacteria bottle. See other instructions for all other tests.

- 7) Keep samples cool in a cooler with ice while in transit to the lab. Sample must not be frozen or contain any pieces of ice. If samples must be kept overnight, refrigerate and then deliver samples in a cooler.

Samples must be received at the Laboratory within 24 hours of collection.

****Samples received on Friday will have an additional \$50 weekend fee**

Samples received on a holiday will have an additional \$100 fee

Sample Bottle may be Rejected if it is filled significantly past the 120ml line and has less than 1 inch of headspace (air in the bottle), it has been more than 24hrs since sampling, sample bottle is cracked or leaking, or sample contains any ice. A surcharge is applied if a report is required within 48 hours of sample delivery.

INVOICE

PumpTech Inc
11 Hedding Dr
Randolph, VT 05060-1032

office@pumptechllc.com
+1 (802) 272-3406



Bissonnette, Nicole

Bill to
Nicole Bissonnette
357 Main Street
Terryville, CT 06786
United States

Ship to
Nicole Bissonnette
22 Lemery Road
Braintree, VT 05669
United States

Invoice details

Invoice no.: 1008
Terms: Due on receipt
Invoice date: 07/06/2026
Due date: 07/06/2026

#	Product or service	Description	Qty	Rate	Amount
1.	SERPST	SEPTIC TANK PUMP SERVICE UP TO AND INCLUDING 1000 GAL	1	\$490.00	\$490.00
2.	SEREF	VERMONT STATE ENVIRONMENTAL FEE	1	\$10.00	\$10.00
3.		1000 Gallon concrete tank, Outlet baffle is a filter. inlet baffle unknown. tank is 18" deep with riser on the outlet. surface solids, scum Bottom solids 6" Cleaned filter. Outlet pipe needs repair; the filter is angled up into the riser that would allow the water level to be high. water level was at operating level indicating a possible leak.			

Ways to pay



Note to customer

Late Payments: A finance charge of 1.5% per month (18% annual percentage rate) will be applied to all past-due balances, subject to a minimum late fee of \$10.00, where permitted by law. Customer agrees to pay all reasonable costs of collection, including attorney's fees, court costs, and collection agency fees incurred in recovering unpaid balances.
Where permitted by applicable law, PumpTech Inc. reserves all rights and remedies available for the collection of unpaid amounts,

Total	\$500.00
Payment	-\$500.00
Balance due	\$0.00

Paid in Full

including the filing of mechanics' liens, materialman's liens, or any other legal remedies authorized by law.

INVOICE

PumpTech Inc
11 Hedding Dr
Randolph, VT 05060-1032

office@pumptechllc.com
+1 (802) 272-3406



Bissonnette, Nicole

Bill to
Nicole Bissonnette
357 Main Street
Terryville, CT 06786
United States

Ship to
Nicole Bissonnette
22 Lemery Road
Braintree, VT 05669
United States

Invoice details

Invoice no.: 1038
Terms: Due on receipt
Invoice date: 07/13/2026
Due date: 07/13/2026

PO NUMBER: 22 Lemery Road Braintree

#	Product or service	Description	Qty	Rate	Amount
1.	SERVSC	SERVICE CALL	1	\$195.00	\$195.00
2.	SERVTLABOR	SERVICE TECH LABOR CHARGE	1	\$185.00	\$185.00
3.	Parts	Fittings	1	\$74.32	\$74.32

Filter was angled upwards. Was able to cut back the SDR PVC and use fittings to get the filter closer to level.

Ways to pay



Note to customer

Late Payments: A finance charge of 1.5% per month (18% annual percentage rate) will be applied to all past-due balances, subject to a minimum late fee of \$10.00, where permitted by law. Customer agrees to pay all reasonable costs of collection, including attorney's fees, court costs, and collection agency fees incurred in recovering unpaid balances.
Where permitted by applicable law, PumpTech Inc. reserves all rights and remedies available for the collection of unpaid amounts, including the filing of mechanics' liens, materialman's liens, or any other legal remedies authorized by law.

Subtotal	\$454.32
Sales tax	\$4.46
Total	\$458.78
Payment	-\$458.78
Balance due	\$0.00

Paid in Full



Vermont Mandatory Flood Disclosure



Date Prepared: 07/09/2026

Seller's Name(s): Robert V. Bissonnette

Nicole M. Bissonnette

Property Address: 22 Lemery Road, Braintree, VT 05060

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:

; 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: State ANR shows a Flood Hazard Areas - Non-official (Layer), below where the house sits. 12 years ago there was a single occurrence. Heavy rains flooded a field upriver, this water rose above our berm and into the garage door. No damage occurred.		
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: [Signature] 9/17/26 Seller: _____
(Signature) (Date) (Signature) (Date)

Seller: [Signature] 1/14/26 Seller: _____
(Signature) (Date) (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: _____ Buyer: _____
(Signature) (Date) (Signature) (Date)

Buyer: _____ Buyer: _____
(Signature) (Date) (Signature) (Date)



SELLER'S PROPERTY INFORMATION REPORT TO BE COMPLETED BY SELLER

Date Prepared: 07/09/2025

Seller's Name(s): Robert V. Bissonnette Nicole M. Bissonnette

Physical Property Address: 22 Lemery Road, Braintree, VT 05060
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

RV NMB

Buyer's Initials

**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:	☐ 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? <u>VIA TAX MAP</u>	☒ YES	☒ NO	☐ DON'T KNOW
(k)	Has the Property been surveyed? If "Yes," when? By whom?	☐ 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:

(a) No home inspection during 12 months, we had 100% accurate a home inspection. Rain on the roof, it was seen, we had it fixed. It was not a problem. We have a basement, and the water in the left corner of the garage, no damage occurred from flooding. (c) & (d) These are the only easements that are allowed.

Seller's Initials

[Handwritten initials]

Buyer's Initials

[Empty boxes for Buyer's Initials]

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: <u>2 yrs</u> ☐ 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? <u>2025 NOV.</u> By whom? <u>Gillespie's</u>	
(e)	Primary heating service and/or inspection reports attached? ☐ YES ☒ NO	
(f)	Primary Annual Fuel Usage: <u>527</u> Gallons (or other measure) Date Range: <u>Jan - Jan</u> <i>Fuel consumption may vary by user, number of occupants and weather conditions.</i>	
(g)	Primary fuel provider: <u>Gillespie's</u>	
(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: _____ <i>Fuel consumption may vary by user, number of occupants and weather conditions.</i>	
(m)	Secondary fuel provider: _____	
(n)	Property used: ☐ Full Time ☒ Seasonally	
(o)	Is there air conditioning? If "Yes," describe type and number of units (central, heat pump, window, etc.):	☐ YES ☒ NO
(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: <u>2 yrs</u> ☐ 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: <u>200</u> Amps ☐ DON'T KNOW	

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(u)	Annual electricity usage: \$ <u>1300</u> Date Range: <u>Jan/Feb</u> Electricity consumption may vary by user, number of occupants, appliances and weather conditions.		
(v)	Electric Utility Provider: <u>Green Mt Power</u>		
(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 ☐ Central Air ☐ Central Vacuum ☒ Ceiling Fans ☒ CO Detectors - # _____ ☐ Compost Bin ☒ Cooktop Stove ☒ Dehumidifier ☒ Dishwasher ☐ Disposal ☒ Dryer ☐ Electric Garage Door Opener - Number of transmitters _____ ☐ Energy Recovery Ventilator Unit	☐ Freezer ☐ Hot Tub ☐ Humidifier ☐ Irrigation System ☒ Microwave ☐ Mini-Fridge ☐ Mini split ☐ Pool - above-ground ☐ Pool - in-ground ☐ Pool Equipment ☐ Portable Generator ☐ Radon Mitigation ☒ Range-Electric ☐ Range-Gas ☒ Range Hood	☒ Refrigerator ☐ Satellite Dish ☐ Security System: ☐ Owned ☐ Leased ☒ Smoke Detectors - # _____ ☐ Sprinkler System ☐ Standby Generator ☐ Stove: ☐ Gas ☐ Wood ☐ Pellet ☐ Sump Pump ☐ Wall Oven ☒ Washer ☐ Window AC ☐ OTHER: _____
(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:		

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4. TELEPHONE/INTERNET/TELEVISION

(a)	Is landline telephone service present at the Property? If "Yes," current provider:	☒ YES	☐ NO	Consolidated Comm.
(b)	Is cellular telephone service available at the Property? If "Yes," list available providers:	☒ YES	☐ NO	Attitude using Verizon
(c)	Is internet service available at the Property? If "Yes," current provider:	☒ YES	☐ NO	Consolidated Comm.
(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:	☐ 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 2008 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: <u>Built own house</u> 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

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(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	
up stairs toilet tank cracked & damaged 1st floor, new toilet, full repairs made to all damaged areas. 7/13/26 had leak in shower drain (colt)				
BASEMENT/CELLAR/CRAWL SPACE Fixed drain (stiffer) drain needs repairs still 7/30				
(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	Being done
spilled all repairs done to damaged areas				
(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
dehumidifier runs as preventative maint. measure				
(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? 27 years				
(k)	Has the roof ever leaked since you have owned the Property? If "Yes," explain: leaked Vent pipe leaked only Repaired, & sealed skylights (maintenance) 2025	☒ 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

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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: <u>Benedict</u> Tag #: _____ Depth: <u>300</u> Gallons Per Minute (at time of driller's report): <u>6.5</u> Date of driller's report: _____
(c)	Age of Water System: <u>24 yrs</u>
(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? <u>7/1/20</u> By whom? <u>Equipe Inc</u> Results: <u>Clear normal / Acceptable</u>	☒ YES	☐ NO	☐ DON'T KNOW
(g)	Has any other water quality or water chemistry testing been done? If "Yes," when? <u>7/1/20</u> 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: _____			

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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: <u>2003 Sept.</u>			
(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? <u>7/15/26</u> What was done? <u>half angle adjustment</u> By whom? <u>PumpTech</u>	☒ YES	☐ NO	☐ DON'T KNOW
(f)	Type of septic tank: ☒ Concrete ☐ Metal ☐ Fiberglass ☐ Other (describe): _____	☐ DON'T KNOW		
(g)	Septic tank capacity (in gallons) <u>1100</u>	☐ DON'T KNOW		
(h)	Date septic tank last inspected? <u>2022</u> By whom? <u>Robert</u>	☒ DON'T KNOW		
(i)	Date septic tank last pumped? <u>1/1/26</u> By whom? <u>PumpTech</u>	☐ 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	

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(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	<i>Wk, used as home for family</i>
(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? <i>7/2/06</i> 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

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(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	

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(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.)

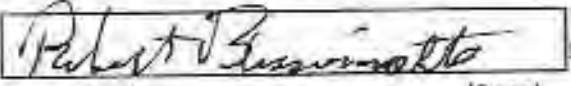
☐ YES ☐ NO ☐ DON'T KNOW OF ANYTHING ELSE If "Yes," explain:

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.

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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:	 (Signature) (Date)	Buyer:	(Signature) (Date)
Seller:	 (Signature) (Date)	Buyer:	(Signature) (Date)
Seller:	(Signature) (Date)	Buyer:	(Signature) (Date)
Seller:	(Signature) (Date)	Buyer:	(Signature) (Date)