

Section 1(d), and Section 3: The property traditionally has a wet basement in the area of the basement under the kitchen. We traditionally have a sump pump and dehumidifier running in the warmer months. Water seeps in under the front porch area of the house. We believe installing rain gutters would decrease the moisture. The sump pump and dehumidifier can remain in the home when we sell.

The home is aged and there is undoubtedly mold in the basement. We have sprayed the walls and ceiling (the section of the basement below the kitchen) with Concrobium.

Section 1 (l): Property was surveyed as part of a subdivision in 2016. Survey is available as map 243C in the Cambridge land records.

Section 1(n): Duane and Martha Howard, neighbors, have a life estate agricultural easement that allows for access to the agricultural fields using the existing driveway.

Section 2 (c): We don't recall exact dates, but the hot water tank is roughly 4-years old.

Section 2 (d): The solar is owned and there are no related liens or expenses that follow the property. There is a net metering agreement.

Section 2 (e): The property receives two separate electrical services. One is for the home. The other is for the barn, which in turn feeds the garage. The net metering agreement applies to both services.

Section 2 (l): We don't know the exact date, but the well pump was replaced in February of 2021. The pump was replaced by Spafford and Sons. At the same time they replaced the pressure tank controller in the basement. There is a sand filter in the basement, and we replace the cloth filter as needed. Generally twice annually. When we purchased the home we did have the water tested for bacteria and other contaminants, but we no longer have the results. However, the testing did not reveal any concerns, aside from having hard water.

The water is clear, and in our judgment tastes very good.

Section 3: A fire occurred in 2017-18 when a battery that was being charged smoldered. This occurred in the back hallway that connects the kitchen to the back deck. A claim was initiated with our homeowners insurance, and the house was professionally cleaned for smoke damage. The back hallway had new insulation and sheetrock throughout. The smoldering was related to the battery itself, and it was not related to the home's electrical system.

There was also a chimney fire in the living room flu. The Town fire department did arrive on site. We estimate this was 2019. We had a steel chimney liner professionally installed. Chimneys are cleaned annually by A+ Chimneys, located in Johnson VT.

There is also some rot in the sill in the unfinished portion of the home that is attached to the kitchen. This is on the front side of the house.

We estimate the roofs age at 50 years based on conversation with the prior owners. The roof is painted periodically using galvanized metal roof paint. Some years ago there was a minor leak over the enclosed porch in front of the living room. This occurred during the winter when melt water backed up behind an ice jam, and entered through a seam. The ceiling was repaired and repainted. The sheetrock showed moisture in an area that was roughly the size of a 12-inch circle.

The shiplap was installed in the kitchen in 2019. The exterior of the barn was refinished in 2022.

The garage was built in 2009 or 2010. Prior to the garage there was a machine shed.

Section 5: We note there is an easement to build a new septic on the neighbors property if ever needed. The septic was last pumped and inspected in 2024 and there were no reported problems. The tank is concrete.

Miscellaneous. There is a light switch at the entrance to the downstairs bathroom. This was placed there to cover a small hole in the wall. The switch is not wired to anything.

There is an old wood stove in the basement. We can move that if absolutely necessary, but would prefer to leave it in the basement due to its weight and difficulty in removing.

The barn has two freezers we have used to store grain bags. They can be removed as desired.