

**Disclosure Attachment**

B)

- The chimney interior is believed to be original from the home’s construction around 1887. The chimney does not meet current code.

- While certain window screens are installed and the seller has additional windows screens in the attic, the seller is unsure if there is a working screen for each window. The seller does not represent the condition of the window screens.

C)

2) The southern property line appears to bisect the patch of grass by the neighbor’s driveway, the retaining wall by the neighbor’s driveway, the mulch area by the neighbor’s garage and some of the gravel area. Some of the fence to the south of the property’s garage may encroach a small amount over the property line.

3) There was an addition and major renovation during the seller’s ownership period.

5) There was some seepage on the basement walls during the renovation period. Seller believes issue was corrected.

11) The roof installer provided for a 10-year warranty in the contract.

**Additional Disclosures**

Conflicts: David Harellick is the listing broker, a seller and a husband of a seller. This notice may be required by Massachusetts 254 CMR 3.00 (11)(a).

Occupancy: Seller moved into the home in early 2017 and partially moved out in August of 2020 to facilitate showings.

Parking: While the seller has been able to fit 4 cars in the driveway, the seller does not represent that they all qualify as legal parking spaces. Determining their status would involve a new survey and legal research on the grandfathered status of the pre-2015 parking area. Note that the gravel area to the south of the driveway, while big enough to fit one or two cars, is not a legal parking area.

Lower Level Regulations: The lower level of the home is currently being rented out. Seller believes that this rental complies with town regulations. The town considers this to be a rental of rooms within a single-family home, not a two-family home. The primary practical effect of this is that the town will not allow a cooking appliance to be installed in the lower level. The property is zoned as a two-family home; however, it is currently considered to be used as a single-family home. To convert to a two-family home, a special permit would be required among other requirements.

Lower Level Lease: The current lease is available for the buyer’s inspection. The prospective purchaser agrees to keep lessee’s personal information (e.g., name, credit and income information) confidential. The current lease began on 6/12/2019 and is in its first renewal term ending on 5/31/2021. The rent is \$2,275/month. The tenant is responsible in the lease for electricity, however, the amount of electricity used by the tenants have been so low (averaging under \$50 per month) that the seller has not billed the tenants for electricity. Seller allows the tenant to use the seller’s internet (via a firewall), a feed from the seller’s attic HDTV antenna, and to occasionally park without a fee.

Garage Stairs: The door between the back yard and the garage does not have interior stairs. Such stairs are required by code. Use of the door without stairs is at buyer’s risk. Adding stairs would reduce the usable area of the garage slightly.

09/24/2020

Seller: David Harellick

Date

Buyer:

Date

09/24/2020

Seller: Jordana Werba

Date

Buyer:

Date