

# SELLER'S PROPERTY INFORMATION REPORT

TO BE COMPLETED BY SELLER

Seller's Name(s): Charles H. and Alisa D. Darmstadt

Date: January 15, 2022

Property Address: 255 McCullough Hill Road, Middlesex 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 required. IF YOU DO NOT KNOW THE FACTS, WRITE "DON'T KNOW." DO NOT GUESS THE ANSWER TO ANY QUESTION.

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

## 1. LAND (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? ☒ YES ☐ NO ☐ DON'T KNOW
- (f) If the answer to (e) above is "No," how is the road serving the property maintained?  
☐ Road Maintenance Agreement ☐ Homeowners/Road Association ☐ Private (by owner)
- Annual Cost(s):
- ☐ Other (explain)
- (g) Are there public or private landfills or dumps (compacted or otherwise) on the Property? ☐ YES ☐ NO ☒ DON'T KNOW
- (h) Are there currently any underground fuel storage tanks on the Property? ☐ YES ☐ NO ☒ DON'T KNOW
- If "yes", Fuel Type:

Seller's initials CD ADD

Page 1 of 6

Buyer's initials

- (i) Have there been any underground fuel storage tanks on the Property in the past? ☐ YES ☐ NO ☒ DON'T KNOW  
If yes, have they been removed? ☐ YES ☐ NO ☒ DON'T KNOW  
When? \_\_\_\_\_ By whom? \_\_\_\_\_
- (j) Do you know the location of the boundary lines of the Property? ☒ YES ☐ NO ☐ DON'T KNOW
- (k) Are the boundary lines of the Property marked in any way? ☒ YES ☐ NO ☐ DON'T KNOW  
If yes, how are they marked? blazes and pins
- (l) Has the Property been surveyed? ☒ YES ☐ NO ☐ DON'T KNOW  
If yes, when? 1992 By whom? Paul Harrington
- (m) Is a copy of the survey available? ☒ YES ☐ NO ☐ DON'T KNOW
- (n) Are there any easements or rights of way affecting the Property? ☒ YES ☐ NO ☐ DON'T KNOW
- (o) Are there any boundary line disputes, claims of adverse possession, encroachments, shared driveways, party walls or zoning set back violations affecting the Property? ☐ YES ☒ NO ☐ DON'T KNOW

**Further explanation of any of the above:** Driveway surface material brought in periodically; parking area was made more level with some fill.  
Dumps and underground tanks highly unlikely. Washington Electric Coop has easement for power line that services the property and runs halfway up the driveway.

## 2. MECHANICAL, ELECTRICAL, APPLIANCES & OTHER SYSTEMS

### HEATING/AIR CONDITIONING/HOT WATER SYSTEMS

- (a) **Heating System:** ☒ Base Board ☐ Hot Air ☒ Radiant ☐ Other (explain) \_\_\_\_\_ Age of Furnace/Boiler \_\_\_\_\_ ☒ Don't Know  
Fuel Type: ☐ Oil ☐ Natural Gas ☒ Propane ☐ Electric ☐ Wood ☐ Wood Pellet ☐ Coal ☐ Solar ☐ Geothermal  
☐ Other (explain) \_\_\_\_\_ (Check all that apply). Annual Fuel Usage: \_\_\_\_\_  
1114 Gallons (or other measure). Provider Amerigas. Property used: ☒ Full Time ☐ Seasonally  
Fuel consumption may vary by user, number of occupants and weather conditions
- (b) **Air Conditioning:** ☐ Yes ☒ No If "yes", describe (central, heat pump, window, etc.) \_\_\_\_\_

- (c) **Hot Water System:** ☒ Hot Water Tank ☐ Domestic/Off Boiler ☐ On Demand Age of Hot Water System 2018 ☐ Don't Know  
Fuel Type: ☐ Oil ☐ Electric ☐ Natural Gas ☒ Propane ☐ Coal ☐ Solar ☐ Wood Pellet  
☐ Other \_\_\_\_\_ (Check all that apply).

- Hot Water Tank is: ☒ Owned ☐ Rented. If rented, from whom \_\_\_\_\_ Monthly rental fee: \$ \_\_\_\_\_
- (d) **Alternative Energy System(s):** ☒ Solar ☐ Wind ☐ Hydroelectric ☐ Geothermal ☐ Unknown (Check all that apply). Energy returned to grid: ☒ Yes ☐ No

- (e) **Electrical System:** Electrical service panel has: ☐ Fuses ☒ Circuit Breakers ☐ Other (explain) \_\_\_\_\_  
Main Breaker Amperes \_\_\_\_\_ Amps ☒ Don't Know

- (f) Are you aware of any problems or conditions that affect any of the above systems? ☐ Yes ☒ No If "yes", explain in detail: \_\_\_\_\_

Annual electricity usage: \$ 1,110 Electric utility provider: Washington Electric Coop Property used ☒ Full Time ☐ Seasonally  
Electricity consumption may vary by user, number of occupants, number of appliances and weather conditions

### TELEPHONE / INTERNET / TELEVISION

- (g) Is landline telephone service present at the Property? ☒ Yes ☐ No If "yes", current provider: \_\_\_\_\_
- (h) Is cellular telephone service available at the Property? ☒ Yes ☐ No If "yes", list available provider(s): Verizon
- (i) Is internet service present at the Property? ☒ Yes ☐ No If "yes", current provider: Consolidated Communications  
If "yes", service is: ☐ Dial Up ☐ Broadband ☐ Cable ☐ Satellite ☒ DSL
- (j) Is television service present at the Property? ☐ Yes ☒ No If "yes", current provider: \_\_\_\_\_  
If "yes", source is: ☐ Antenna ☐ Cable ☐ Satellite ☐ DSL

### (k) OTHER EQUIPMENT AND APPLIANCES INCLUDED IN SALE

Check the items that will be included in the sale of the Property:

- ☒ Electric Garage Door Opener - Number of Transmitters 2 ☐ Security Alarm System ☐ Owned ☐ Leased ☐ Humidifier  
☐ Dehumidifier ☐ Lawn Sprinklers ☐ Automatic Timer ☒ Smoke Detectors - How Many? 5 ☐ Swimming Pool  
☐ Pool Heater ☒ Spa/Hot Tub ☒ Pool/Spa Equipment (list): chemicals, hose  
☒ Refrigerator ☒ Stove ☒ Microwave Oven ☒ Washer ☒ Dryer ☒ Dishwasher ☐ Trash Compactor ☐ Intercom  
☒ Ceiling Fans ☐ Sump Pump ☒ Well Pump ☐ Central Vacuum ☐ Freezer ☒ Woodstove ☐ Satellite Dish  
☐ Indoor/Outdoor Grill ☐ Garbage Disposal ☒ Hood/Fan ☐ Whirlpool Bath ☒ Attic ☐ Window A/C  
☒ Wood/Gas/Pellet/Other Stove (describe) Hearthstone wood burning stove

OTHER: \_\_\_\_\_

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Page 2 of 6

Buyer's initials \_\_\_\_\_

Are any of the items that will be included in the sale of the Property in need of repair or replacement? ☒ Yes ☐ No, if "yes," explain in detail: lower oven in range runs 25-50 degrees cooler than set, left-hand garage overhead door does not work with transponders

List equipment and appliances, including any AC units that will be excluded from the sale of the Property: \_\_\_\_\_

### 3. STRUCTURAL COMPONENTS

Check any of the following items that have significant defects or malfunctions or that need significant 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 significant repair: \_\_\_\_\_  
Basement cork flooring in need of replacement, pocket door to pantry appears to be off it's rear wheel (although it still works)

Has there been significant damage to the Property or any of the structures from fire, wind, floods, earth movements or landslides?  
☐ Yes ☒ No ☐ Don't Know If "yes", explain in detail, including any repairs: \_\_\_\_\_

### BASEMENT/CELLAR/CRAWL SPACE:

Has there ever been any water leakage, accumulation of water, dampness or visible mold within the basement, cellar or any crawl space?  
☐ Yes ☒ No, if "yes," explain in detail: \_\_\_\_\_

Have there been any repairs or other attempts to control any water or dampness within the basement, cellar or crawl space?  
☒ Yes ☐ No ☐ Don't Know, if "yes", explain in detail: run dehumidifier seasonally

Are any of the above recurring problems? ☒ Yes ☐ No, if "yes", what are the problems and how often have they recurred? \_\_\_\_\_  
basement gets humid in the summer

Has paint containing lead been used on the Property? ☐ YES ☐ NO ☒ DON'T KNOW  
**ROOF:** ☒ Shingle ☐ Slate ☐ Metal ☐ Tile ☐ Other (describe) \_\_\_\_\_ ☐ DON'T KNOW

Approximate age of roof? 9 and 11 years  
Has the roof ever leaked since you have owned the Property? ☐ YES ☒ NO ☐ DON'T KNOW

If "yes", explain: \_\_\_\_\_  
Has the roof been replaced or repaired since you have owned the Property? ☒ YES ☐ NO ☐ DON'T KNOW

If "yes," when? 2009 (north), 2011 (south)  
Are there any current problems with the roof? ☐ YES ☒ NO ☐ DON'T KNOW  
If "yes," explain: \_\_\_\_\_

### 4. 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 potable water supply that is not served by a public water system shall provide the Purchaser 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:

The Property is connected to and serviced by (check all applicable boxes):

☐ Public or Municipal ☐ Community ☒ Private ☐ Shared  
☒ On-site ☐ Off-site ☒ Drilled Well ☐ Dug Well ☐ Spring ☐ Lake/Pond ☐ Lake Well ☐ None ☐ Don't know  
Water System Features: ☐ Cistern/Reservoir/Holding Tank ☒ Water Softener/Conditioner ☐ Reverse Osmosis ☐ Infrared Light  
☐ Ultraviolet ☐ Other: \_\_\_\_\_ ☐ None ☐ Don't know  
Water Pipes are: ☒ Copper ☐ Galvanized Metal ☐ Lead ☐ PVC (Plastic) ☐ Combination ☐ Don't know  
If Drilled Well: Drilled by: Spafford Tag #: 55368 Depth: 305 ft  
Gallons Per Minute (at time of report): 15 Date of driller's report: 01/06/2020

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Page 3 of 6

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## CONDITION OF WATER AND WATER SYSTEM

Has the water been tested for coliform bacteria?

☒ Yes ☐ No ☐ Don't Know If "yes," when? January 2021

By whom? Endyne

Results: <1.0 MPN/100 mls

Has any other water quality or water chemistry testing been done? ☒ Yes ☐ No ☐ Don't Know If "yes," when?

January 2021

By whom? Endyne

Results: see attached

Water softener ☒ Yes ☐ No If "yes": ☒ Own ☐ Rent If rented, from whom \_\_\_\_\_ Monthly Rental Fee: \$ \_\_\_\_\_

Are you aware of low water pressure in your water system? ☐ Yes ☒ No

Has your water supply ever run out or run low? ☐ Yes ☒ No If "yes", describe \_\_\_\_\_

Describe in detail any other problems you have had with your water system, including water quality or quantity: pump in original well came to end of its useful life; got stuck in shaft on extraction, therefore we had to dig a new well in 2020; old well was abandoned in 2021; also in 2021, pump in new well was struck by lightning and replaced

Does the water have any odor, bad taste, cloudiness or discoloration? ☐ Yes ☒ No If "yes", describe in detail: \_\_\_\_\_

## 5. 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 no 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:

The Property is connected to and serviced by (check appropriate boxes):

- ☐ Public or Municipal Sewer System ☒ 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: \_\_\_\_\_

### CONDITION OF SYSTEM:

If other than public or municipal sewer/wastewater system, answer the following: Date system installed? probably 1992-1994

Is the system entirely on your Property? ☒ Yes ☐ No ☐ Don't Know. If "no", where is it? \_\_\_\_\_

Has the system been repaired since you have owned the Property? ☒ Yes ☐ No If "yes", when? 2016

What was done: pipes to leach field broke and were replaced

By whom? MD Enterprises/Matt Dwire

Type of septic tank: ☒ Concrete ☐ Metal ☐ Fiberglass ☐ Other (describe) \_\_\_\_\_ ☐ Don't Know

Septic tank capacity (in gallons) 1,000 ☐ Don't Know

Date Septic Tank Last Inspected? \_\_\_\_\_ ☐ Don't Know Reports of last inspection/pumping attached ☒ Yes ☐ No

Date Septic Tank Last Pumped? Nov 2021 ☐ Don't Know By whom? Wind River Environmental

To your knowledge, is any portion of the system in need of repair or replacement? ☐ Yes ☒ No

If "yes," describe in detail: \_\_\_\_\_

## 6. ADDITIONAL INFORMATION CONCERNING THE PROPERTY

- (a) Age of building: Main Bldg. 1993/1994 Additions to Main Bldg. 2009 Additional Bldgs (a) 2007 (b) \_\_\_\_\_  
(b) Is Seller currently occupying the Property? ☒ Yes ☐ No If "no," how long has it been since Seller occupied? \_\_\_\_\_  
(c) Has Seller 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? ☒ Yes ☐ No If "yes," please explain: see attached timeline  
(d) If "yes," did you obtain all necessary permits and approvals for such work? ☒ Yes ☐ No  
(e) Are any property or development rights (e.g. conservation easements to Land Trusts, etc.) owned by others? If "yes", by whom: \_\_\_\_\_  
(f) Has Seller received written notice of any violations of local, state or federal laws, building codes and/or zoning ordinances affecting the Property? ☐ Yes ☒ No

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Page 4 of 6

Buyer's initials \_\_\_\_\_

- (g) Are there any property tax abatements, land use tax stabilization agreements or other special property tax arrangements applicable to the Property? ☐ Yes ☒ No ☐ Don't Know
- (h) Has Seller received notice that the Property will be reassessed by any taxing authority during the next 12 months? ☐ Yes ☒ No
- (i) Does the Property have Urea-Formaldehyde Foam Insulation? ☐ Yes ☐ No ☒ Don't Know
- (j) Does the Property have Asbestos and/or Asbestos Materials in the siding-walls-plaster-flooring-insulation-heating system?  
☐ Yes ☐ No ☒ Don't Know
- (k) Has the Property been tested for Radon Gas? ☐ Yes ☐ No ☒ Don't Know
- (l) If "yes," when? \_\_\_\_\_ By whom? \_\_\_\_\_ Results: \_\_\_\_\_
- (m) Does the Property have evidence of mold? ☐ Yes ☒ No ☐ Don't Know
- (n) If "yes," what has been done about the mold? \_\_\_\_\_
- (o) Are you aware of any off-site conditions in your neighborhood/community that could adversely affect the value or desirability of the Property, such as noise, proposed major new development, relocation or major construction of roads or highways, proposed zoning changes, etc.? ☐ Yes ☒ No  
If "yes," explain in detail: \_\_\_\_\_

- (p) Is there any infestation by pests that affect the property? ☒ Yes ☐ No ☐ Don't Know  
If "yes," explain: ants, mice
- (q) Do you have any knowledge of any damage to the Property caused by pests? ☐ Yes ☒ No ☐ Don't Know
- (r) Is the Property currently under warranty or other coverage by a licensed pest control company? ☐ Yes ☒ No ☐ Don't Know
- (s) Do you know of any termite/pest control reports or treatments for the Property in the last five years? ☒ Yes ☐ No ☐ Don't Know
- (t) **Further explanation of answers to any of the above:** exterior spray for ants each spring/early summer; trap mice; had house sealed against rodents in summer of 2021

## 7. CONDOMINIUMS SUBDIVISIONS/ HOMEOWNERS' ASSOCIATIONS/ROAD MAINTENANCE AGREEMENTS/ROAD MAINTENANCE ASSOCIATIONS

- (a) Is the Property part of a condominium or other common interest ownership regime or is it subject to covenants, conditions and restrictions (CC&R's)? ☐ Yes ☐ No ☐ Don't Know 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? ☐ Yes ☐ No ☐ Don't Know If "yes", describe below.
- (c) Is there any condition or claim which may result in an increase in assessment or fees?  
☐ Yes ☐ No ☐ Don't Know If "yes", describe below.
- (d) Are any required stormwater permits current? ☐ Yes ☐ No ☐ Don't Know
- (e) Are there any homeowners' association or "common area" expenses or assessments affecting the Property?  
☐ Yes ☐ No ☐ Don't Know
- (f) Are there presently any outstanding special assessment(s) on the Property? ☐ Yes ☐ No If "yes," amount: \$ \_\_\_\_\_ Purpose for special assessment(s): \_\_\_\_\_
- (g) Are there any anticipated special assessments on the Property? ☐ Yes ☐ No If "yes," anticipated amount: \$ \_\_\_\_\_  
☐ Monthly ☐ Quarterly ☐ Yearly. Purpose of special assessments: \_\_\_\_\_  
Years or term remaining on any outstanding special assessments: \_\_\_\_\_
- (h) Are there any current actions, disputes or lawsuits pending between the homeowners/condominium owners' association and any other parties? ☐ Yes ☐ No ☐ Don't Know If "yes", describe below.
- (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? ☐ Yes ☐ No ☐ Don't Know If "yes", describe below.
- (j) Contact person/manager for condominium/homeowner association: \_\_\_\_\_  
Phone number/e-mail: \_\_\_\_\_

**Further explanation of answers to 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: Cupola on garage has some rot as reported by painter; Corner boards on the NE corner of house were replaced in 2021, there may be further issues behind the new boards; Living Room posts are decoratively faced - interiors are spruce or fir and have normal checking

Seller's initials ADD


Page 5 of 6

Buyer's initials \_\_\_\_\_


## 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 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 Seller.

Seller:   
(signature)

Date 1/15/2022

Seller:   
(signature)

Date 01-15-22

Seller: \_\_\_\_\_  
(signature)

Date \_\_\_\_\_

Seller: \_\_\_\_\_  
(signature)

Date \_\_\_\_\_

BUYER/PROSPECTIVE BUYER ACKNOWLEDGES RECEIPT OF A COPY OF THIS REPORT ON THE DATE 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.

Buyer/Prospective Buyer: \_\_\_\_\_  
(signature)

Date \_\_\_\_\_

Buyer/Prospective Buyer: \_\_\_\_\_  
(signature)

Date \_\_\_\_\_

Buyer/Prospective Buyer: \_\_\_\_\_  
(signature)

Date \_\_\_\_\_

Buyer/Prospective Buyer: \_\_\_\_\_

Date \_\_\_\_\_

**HOUSE and PROPERTY TIMELINE**  
**255 McCullough Hill Road**  
**Middlesex, Vermont**

- 1994 - House build complete
- 2003 - Purchased by current owners
- 2004 - Basement finished
- 2005 - Attic stairs installed; Casement window added to study
- 2006 - Larger porch and garden shed added to existing, north-facing, small mudroom
- 2007 - Garage built; Bookshelves built-in to study
- 2009 - Mudroom and fourth bedroom additions (existing mudroom demolished, porch relocated to new, west-facing entrance), roof on north side of house replaced, attic insulated
- 2010 - Front porch completed
- 2012 - Solar panels added
- 2012 - Second floor renovation, roof on south side of house replaced
- 2013 - Hot tub installed
- 2014 - Screen porch and deck enlarged, living room and second study window replaced; Bonus room added in basement (replacing playhouse); Hot tub patio installed and adjacent stone wall rebuilt
- 2015 - Western stone wall rebuilt, stone steps and patio installed
- 2018 - Kitchen, pantry and half-bath remodeled, first floor wood floors refinished (except for study), new wood stove installed with stone detailing and new floor tiling
- 2020 - New well dug
- 2021 - Old well abandoned; Garage re-stained and painted

**Laboratory Report**

DATE REPORTED: 01/15/2021

CLIENT: Chip Darmstadt  
PROJECT: 255 McCullough Hill Road

WORK ORDER: 2012-37265  
DATE RECEIVED: 12/28/2020

- 001

Site: Kitchen First Draw

Date Sampled: 12/28/20 Time: 6:10

Property Address (911): 255 McCullough Hill Road

Middlesex

VT

Parameter	Result	Units	Method	Analysis Date/Time	Lab	NELAC	Qual
Copper, Total	< 0.020	mg/L	EPA 200.8	1/7/21 16:02	W	A	
Lead, Total	< 0.0010	mg/L	EPA 200.8	1/7/21 16:02	W	A	

- 002

Site: Kitchen Flush Sample

Date Sampled: 12/28/20 Time: 10:15

Parameter	Result	Units	Method	Analysis Date/Time	Lab	NELAC	Qual
Total Coliform	< 1.0	MPN/100mls	SM20 9223B(04)	12/28/20 14:02	W	A	
E. coli	< 1.0	MPN/100mls	SM20 9223B(04)	12/28/20 14:02	W	A	
Uranium, Total	< 1.00	ug/L	EPA 200.8	1/7/21 16:06	W	A	
Gross Alpha	1.5 +/- 0.6	pCi/L	EPA 900.0	1/11/21	SW	N	KNL
Alkalinity, as CaCO <sub>3</sub> , to pH 4.5	61	mg/L	SM22 2320B(97)	12/29/20	W	N	
Chloride	0.94	mg/L	EPA 300.0	12/28/20 18:34	W	A	
Conductivity @ 25C	148	umhos/cm	EPA 120.1	12/30/20 13:58	W	A	
Fluoride	0.10	mg/L	EPA 300.0	12/28/20 18:34	W	A	
Hardness, Total as CaCO <sub>3</sub>	1	mg/L	EPA 200.7	1/7/21	W	U	
Nitrate as N	< 0.020	mg/L	EPA 300.0	12/28/20 18:34	W	A	
Nitrite as N	< 0.020	mg/L	EPA 300.0	12/28/20 18:34	W	A	
pH	7.11	SU at 20.6C	SM 4500-H B.(00)	12/28/20 16:15	W	U	
Sulfate	16	mg/L	EPA 300.0	12/28/20 18:34	W	A	
Arsenic, Total	< 0.0010	mg/L	EPA 200.8	1/7/21 16:06	W	A	
Calcium, Total	0.16	mg/L	EPA 200.7	1/7/21	W	A	
Iron, Total	0.032	mg/L	EPA 200.7	1/7/21	W	A	
Magnesium, Total	0.042	mg/L	EPA 200.7	1/7/21	W	A	
Manganese, Total	< 0.010	mg/L	EPA 200.8	1/7/21 16:06	W	A	
Potassium, Total	< 0.50	mg/L	EPA 200.7	1/7/21	W	A	
Sodium, Total	36	mg/L	EPA 200.7	1/7/21	W	A	

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