38 LOVELL ROAD
MELROSE | 02176

RE/MAX
LEADING EDGE

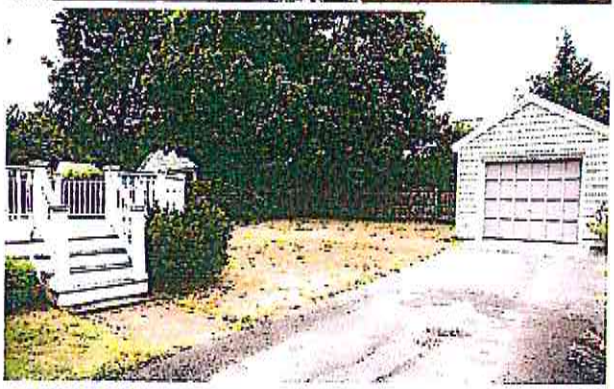
LIST PRICE $525,000

Nestled on a picturesque tree-lined street in the Horace Mann neighborhood is this jewel at 38 Lovell Road. Classic Side Entrance Colonial boasts original architectural details, including built-ins in the living room and china cabinet in the dining room, hardwood floors and substantial moldings. Inviting living room centers around the wood-burning fireplace, a lovely space to curl up with a book during those winter months, with adjoining study featuring vaulted ceilings and nice light. The formal dining room and renovated kitchen with granite make this first floor space perfect for your next gathering. Second level offers three well-sized bedrooms, full bath, linen closet and walk up attic with substantial storage space. The flat rear yard has oodles of space for recreation or gardening, and the back deck is the perfect place to enjoy morning coffee or summer evenings under the stars. 1 car garage, newer heating system and hot water. Within walking distance to Whole Foods Plaza, commuter rail or bus, parks and more, this gem is a must-see!

KIM IZZI
AGENT EXPERTISE TEAM
617.763.4034
KimIzzi@LeadingEdgeAgents.com
AgentExpertise.com

RE/MAX LEADING EDGE
536 MAIN STREET, MELROSE | 781.979.0100

38 LOVELL ROAD | MELROSE



Living Room	17x11	HWF	1st
Dining Room	13x13	HWF	1st
Kitchen	13x13	HWF	1st
Family Room	12x8	W/W	1st
Master Bedroom	12x12	HWF	2nd
Bedroom	13x10	HWF	2nd
Bedroom	13x12	HWF	2nd
Bathroom	Full	TILE	2nd

Style	Colonial
Year Built	1928
Rooms	7
Bedrooms	3
Baths	1
Living Area	1679 sq/ft
Lot Size	6085 sq/ft

Color	Gray	
Siding	Hardie Board Plank	
Roof	Asphalt	2008
Foundation	Fieldstone	
Fireplace	LR | Wood Burning	
Lined?	Unknown	
Deck	Yes | Off kitchen	
Parking	1c Garage | 3c Parking	
Solar Panels	No	

AC	No	
Heat	Steam/Oil	2015
Hot Water	Gas	2015
Sump Pump	Yes	
New WM	Yes	
Insulation	Partial	
Electric	CB	
Fenced Yard	Partial	
Sewer/Water	MWRA	
School	Apply	

Range	Electric
Dishwasher	Yes
Disposal	Yes
Laundry Connection	LL | Electric
Microwave	Yes

Assessed	$473,300
Annual Tax	$5,835.79
Monthly	$486.32
Book/Page	20474/127
Deed Date	4/5/1990

Utilities	Monthly
Oil	$115.00/mo
Electric	$60.00/mo
Gas	$18.00/mo
Water/Sewer	$67.00/mo

Exclusions: See Inclusion/Exclusion Sheet. Disclosures: We ask that anyone who wants to make an offer read our letter on offers and home inspections (see attached). This home, like all of our properties, is being sold "as is". Buyers need to understand that a home inspection is not done so that buyers can ask sellers to compensate them for the perfect house, but to ensure that buyers know what problems they should expect to address during their ownership; make offers accordingly. We mean it and will negotiate for radon & active termites ONLY. Some lenders & pre-approvals are problematic; please contact us for reliable lenders. When making offers please attach RE/MAX Leading Edge Rider which states that only a mutually agreeable purchase and sale will act as a binding agreement and purchase is not contingent on the sale of any assets.

BUYER'S INITIALS

RE/MAX Leading Edge Rider to Contract to Purchase - (Listing)

Address 38 Lovell Road, Melrose MA 02176

This document expressly stipulates that both parties' attorneys will have an opportunity to review all items addressed in this rider to reach a mutually agreeable purchase and sale agreement. Until the expiration of this agreement, the parties will each make a good faith effort to achieve a mutually acceptable Purchase and Sale Agreement. Meanwhile, the seller will not accept another offer during the pendency of the Contract to Purchase. **It is RE/MAX Leading Edge's policy not to release the executed Contract to Purchase if listing agent is not in possession of good faith deposit, fully executed lead paint disclosure (if built before 1978), fully executed Seller's Description of Property (if provided by listing agent), agency disclosure and satisfactory bank letter or verification of funds, if cash.**

This RE/MAX Leading Edge Rider to Contract to Purchase and Purchase & Sale Agreement shall form part of the Contract, and shall also form part of the Purchase and Sale Agreement referred to herein. Time is of the essence.

- Check One:

  ☐ The following shall be deemed added to the end of the paragraph contained in the Contract to Purchase regarding financing: The buyer acknowledges and agrees that Buyer's obligation to purchase the premises is not, in any way, contingent upon the sale of any of Buyer's assets. In the event that Buyer receives a mortgage commitment conditioned upon the sale of any of Buyer's assets or is denied financing because of Buyer's inability or failure to sell any assets, it is agreed that such conditional commitment or denial of financing, shall not, in any way, be deemed just cause for termination of this Contract and/or any subsequent Purchase and Sale Agreement and shall not entitle Buyer to a return of Buyer's deposit.

  OR

  ☐ This offer is contingent on the sale of Buyer's assets (Real Property or other)

- The Buyer is urged to conduct independent investigations through his/her attorney, through town officials, such as tax assessors, zoning and building departments, and the Board of Health or through a home inspector, etc. to verify any such information, including but not limited to the age of the home or its components, square footage and borders of the house lot; square footage of the home, zoning type; condition and age of mechanical and electrical systems, annual taxes, condition of home, idiosyncrasies of the neighborhood abutting the home; past and present structural problems of the home including problems with the roof or basement; the title to the property, etc. Buyer understands that information provided by Broker is based on information supplied by others and Brokers do not have personal knowledge of the matters relayed.

Parties agree to the following:

- The purchase and sale agreement will stipulate how oil will be adjusted by the parties, either by buyer reimbursing seller for remaining oil or seller gifting it to buyer at closing.

- BUYER agrees to obtain and provide SELLER the name of the attorney for BUYER's mortgage lender ("Lender's Attorney") as soon as practicable after BUYER receives this information from the Lender, but in any event no less than fifteen business days prior to the scheduled date of closing.

- All parties agree to deliver all requested information to lender no later than 10 business days prior to scheduled closing, unless another date will comply with lending and closing attorney policies which will be noted in the P&S. (Utilities such as final *municipal* water, sewer, electrical and gas; rents, security deposit, 6D last month's rent; commission statement etc, if applicable).

- If applicable, the condo or HOA fee is $_____ per month and/or $_____ per year.

- Seller shall be responsible for any and all required fees due to the management company in order to provide condominium documentation (condo questionnaires, etc) required by the Buyer's Lender.

- Any modifications or amendments to the Purchase and Sale will be immediately disclosed/forwarded to the lender to determine if the loan must be re-disclosed if necessary.

- If applicable, a portion of the Buyer's Agent fee is being paid directly to the Buyer's Agent's Firm by the Buyer at closing in the amount of $_____.

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- The subject premises is or may be classified as one of the following: new construction, condo conversion, remodel, etc, and as such a final appraisal and/or inspection (buyer's expense) may be required by the lender.
- No claim, counterclaim or cause of action for any loss or damage **resulting from an extension required by Buyer's Lender** pursuant to TRID regulations, shall be initiated or maintained by SELLER against BUYER or by BUYER against SELLER, unless caused by breach of the terms of this Rider.

The firms involved are:

Seller:

RE/MAX Leading Edge, 2 Mount Vernon Street, Winchester, 01890, MA License # 9499

Agent Name: Kim Izzi Agent email KimIzzi@LeadingEdgeAgents.com

Agent phone number: 781-729-5505 Agent RE License # 9534736/S

Buyer:

Real Estate Firm Address License #

Agent Name _____ Agent email _____

Agent phone number _____ Agent License # _____

(To Be Used When RE/MAX Leading Edge Represents Both Seller & Buyer in the Transaction)

NOTICE OF AGENCY – *check one*

☐ ***DESIGNATED AGENCY:*** **Broker previously gave notice of the potential for a designated agency relationship with both Buyer and Seller in connection with your real estate transaction. It was disclosed that a designated agent is a licensee who has been appointed by a Broker or salesman to represent a Buyer or Seller and, with consent of that client, another licensee associated with the same broker is authorized to represent the other party in the same transaction. That disclosure was contained in the Exclusive Listing Agreement (for Seller) or in the Exclusive Buyer Representation Agreement (for Buyer). Broker now gives notice that a designated agency has occurred and that licensees affiliated with Broker represent both Buyer and Seller in connection with the above named property.**

☐ ***DUAL AGENCY:*** **Broker previously gave notice of the potential for a dual agency relationship to occur in connection with your real estate transaction. That disclosure was contained either in the Exclusive Listing Agreement (for Seller) or in the Exclusive Buyer Representation Agreement (for Buyer). You previously gave your consent to that relationship. Broker now gives notice that a dual agency has occurred and that Broker and affiliated licensees represent both Buyer and Seller in connection with the above named property. A dual agent is authorized to assist the Buyer and Seller in a transaction, but shall be neutral with regard to any conflicting interest of the Buyer and Seller. Consequently, a dual agent will not have the ability to satisfy fully the duties of loyalty, full disclosure, reasonable care and obedience to lawful instructions, but shall still owe the duty of confidentiality of material information and the duty to account for funds.**

Signature (Seller's Agent) **Print Name** **Date**

Signature (Buyer's Agent) **Print Name** **Date**

Buyer Date Buyer Date

Seller Date Seller Date

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RE/MAX LEADING EDGE

Inclusion/Exclusion Sheet for: 38 LOVELL RD MELROSE

ITEM	INCLUDED	EXCLUDED	N/A
REFRIGERATOR	✓		
RANGE (STOVE)	✓		
MICROWAVE	✓		
DISHWASHER	✓		
COMPACTOR			✓
A/C (PORTABLE/WNDW)			✓
WASHER	✓		
DRYER	✓		
DINING RM LIGHT	✓		
OTHER LIGHT FIXTURES	✓		
DRAPES	✓		
WNDW TREATMENTS	✓		
CURTAINS	✓		
FIREPLACE SCREEN & EQUIPMENT		✓	
SWINGSET			✓
SHED			✓
PLAY STRUCTURE			✓
PLANTS/WINDOW BOXES			✓
STEREO SPEAKERS			✓
C/VAC ATTACHMENTS			✓
POOL EQUIPMENT			✓
TV & MOUNTS			✓
OTHER			
OTHER			
OTHER			

SELLER Mary S Bitter

SELLER

BUYER

BUYER

Note: Real Estate law stipulates that anything that is attached to the house must remain with the property unless excluded. E.g. Only window treatments that are permanently attached would stay if not excluded. Only the window treatment hardware that is attached would be expected to stay unless otherwise negotiated. Note refrigerators with ice-makers are plumbed into house and will require disconnection to be moved but can be excluded.

PROPERTY TRANSFER NOTIFICATION CERTIFICATION

This form is to be signed by the prospective purchaser before signing a purchase and sale agreement or a memorandum of agreement, or by the lessee-prospective purchaser before signing a lease with an option to purchase for residential property built before 1978, for compliance with federal and Massachusetts lead-based paint disclosure requirements.

Required Federal Lead Warning Statement:

Every purchaser of any interest in residential 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 risk 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.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) ☑ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) ☐ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (check documents below).

☐ Lead Inspection Report; ☐ Risk Assessment Report; ☐ Letter of Interim Control; ☐ Letter of Compliance

(ii) ☑ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's or Lessee Purchaser's Acknowledgment (initial)

(c) ☐ Purchaser or lessee purchaser has received copies of all documents checked above.

(d) ☐ Purchaser or lessee purchaser has received no documents.

(e) ☐ Purchaser or lessee purchaser has received the Property Transfer Lead Paint Notification.

(f) ☐ Purchaser or lessee purchaser has (check (i) or (ii) below):

(i) ☐ 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

(ii) ☐ 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 Acknowledgment (initial)

(g) ☐ Agent has informed the seller of the seller's obligations under federal and state law for lead-based paint disclosure and notification, and is aware of his/her responsibility to ensure compliance.

(h) ☐ Agent has verbally informed purchaser or lessee-purchaser of the possible presence of dangerous levels of lead in paint, plaster, putty or other structural materials and his or her obligations to bring a property into compliance with the Massachusetts Lead Law - either through full deleading or interim control - if it was built before 1978 and a child under six years old resides or will reside in the property.

Certification of Accuracy

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

Seller	Date 8/24/16	Seller	Date
Purchaser	Date	Purchaser	Date
Agent	Date 8/24/16	Agent	Date

Address of Property / Unit 38 Lovell Rd, Melrose 02176

CLPPP Form 94-3, 6/30/94, Rev. 12/10

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SELLER'S STATEMENT OF PROPERTY CONDITION

THE SELLER AUTHORIZES THE BROKERS OR SALESPERSONS TO PROVIDE THE FOLLOWING INFORMATION TO PROSPECTIVE BUYERS. THIS INFORMATION IS BASED UPON THE SELLER'S KNOWLEDGE, BUT IS NOT INTENDED AS A GUARANTEE OF THE CONDITION OF THE PROPERTY OR THE CONTINUED SATISFACTORY OPERATION OF ANY SYSTEM. THE BUYER SHOULD INDEPENDENTLY VERIFY ALL INFORMATION BEFORE PURCHASE.

Property Address 38 Lovell Road Melrose 02176

ANSWERS

YES	NO	UNKN	
			I. TITLE/ZONING/BUILDING INFORMATION
☐	☑	☐	1. Seller/Owner Nancy Bosen How long owned? 12 years
			2. How long occupied? 26 years Approximate year built? 1929
			3. Have you been advised of any title problems or limitations (for example, deed restriction, lot line dispute, order of conditions)? If yes, please explain
☐	☑	☐	a) Do you know of any easement, common driveway, or right of way? If yes, please explain.
			4. Zoning classification of property (if known)
☐	☑	☐	5. Has your city/town issued a notice of any violation which is still outstanding? If yes, explain
☐	☑	☐	a) Have you been advised that the current use is nonconforming in any way? Explain
☐	☑	☐	6. Do you know of any variances or special permits? Explain
☑	☐	☐	7. During Seller's ownership, has work been done for which a permit was required? If yes, explain Roof and Siding
☑	☐	☐	a) Were permits obtained?
☑	☐	☐	b) Was the work approved by inspector?
☐	☑	☐	c) Is there an outstanding notice of any building code violation? Yes ☐ No ☑ Explain
☐	☑	☐	8. Have you been informed that any part of the property is in a designated flood zone or wetlands? Explain
			(See Flood Zone disclosure Page 4)
☐	☑	☐	9. Water drainage problems? Explain
YES	NO	UNKN	**II. SYSTEM AND UTILITIES INFORMATION**
			DO YOU KNOW OF ANY CURRENT PROBLEM WITH ANY SYSTEM LISTED BELOW?
☐	☐	☑	10. Has there ever been an UNDERGROUND FUEL TANK?
			If yes, is it still in use?
			If not used, was it removed?
			(See Hazardous Materials Disclosure Page 4)
☐	☑	☐	11. HEATING SYSTEM: Problems? Explain
			a) Identify any unheated room or area
			b) Approximate date of last service 11/2015
			c) Reason installation new furnace
	☑		12. DOMESTIC HOT WATER: Type Gas - State Select Age 1 year Problems? Explain
			Burners Owned or rented?
☐	☑	☐	13. SEWAGE SYSTEM: Problems? Explain
			Type: Municipal Sewer ☑ Private ☐ If private, describe type of system:
			(cesspool, septic tank, etc.)
			Name of service company
			Date it was last pumped Frequency
☐	☑	☐	During your ownership has sewage backed up into house or onto yard? Yes ☐ No ☑ Explain
☐	☑	☐	Is system shared with other homes?
			Date a Title 5 inspection last performed _____ Copy attached. Yes ☐ No ☐

SELLER'S INITIALS JBB ____ ____ BUYER'S INITIALS ____ ____

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EQUAL HOUSING OPPORTUNITY

Form No. 700

ANSWERS

☑ ☐ ☐ 14. PLUMBING SYSTEM: Problems/Leaks/Freezing? Explain Sink in basement leaks

Bathroom ventilation problems? Explain

15. DRINKING WATER SOURCE: Public ☑ Private ☐ If private:

a) Location

b) Date last tested Report: Attached ☐ Not attached ☐

c) Water quality problems? Explain

d) Water quantity problems? Explain

e) Flow rate (gal. min.)

f) Age of pump

g) Is there a filtration system? Age/Type of filtration system

☐ ☐ ☐

☐ ☑ ☐

16. ELECTRICAL SYSTEM: Problems? Explain Attic light needs to be replaced

17. APPLIANCES: List appliances that are included See inclusion/exclusion

Any known problems?

If yes, explain

☐ ☑ ☐

☑ ☐ ☐

18. SECURITY SYSTEM: None ☐ Type ☑ Age ☐ Company ADT 11 years old

Problems? Explain

☐ ☑ ☐

19. AIR CONDITIONING: Central ☐ Window ☐ Other ☐ None ☑

Problems? Explain

☐ ☐ ☐

YES NO UNKN

III. BUILDING/STRUCTURAL IMPROVEMENTS INFORMATION

20. FOUNDATION/SLAB:

Problems? Explain

☑ ☑ ☐

21. BASEMENT: Water ☑ Seepage ☐ Dampness ☐

Explain amount, frequency, and location October 1997 and May 1996 (Mothers Day Flood)

a) Sump pump? If yes, age unk location basemen Problems?

☐ ☑ ☐

22. ROOF:

Problems? Explain

Location of leaks/repairs

☐ ☑ ☐

☑ ☐ ☐

23. CHIMNEY/FIREPLACE: Date last cleaned Problems? 2 bricks from top of chimney fell in heavy w

Wood/Coal/Pellet Stove in compliance with installation regulations/code/bylaws?

If not, explain

☐ ☑ ☐

24. History of smoke/fire damage to structure, if any? Explain

25. FLOORS: Type of floors under carpet/linoleum? Hardwood except den

Problems with floors (buckling, sagging, etc.)? Explain

☐ ☑ ☐

26. WALLS:

a) INTERIOR Walls: Problems? Explain

b) EXTERIOR Walls: Problems? Explain

☐ ☑ ☐

☐ ☑ ☐

27. WINDOWS/SLIDING DOORS/DOORS:

Problems or leaks? Explain

☑ ☐ ☐

28. INSULATION: Does house have insulation? If yes, type unkn Date installed 2000 Location exterior & attic

29. ASBESTOS: Do you know whether asbestos is present in exterior shingles, pipecovering or boiler insulation?

Has a fiber count been performed?

If yes, attach copy

(See Asbestos disclosure Page 4)

☐ ☐ ☑

30. LEAD PAINT: Is lead paint present?

If yes, locations (attach copy of inspection reports)

If yes, describe abatement plan/interim controls, if any

Has paint been encapsulated? If yes, when and by whom?

(See Lead Paint disclosure Page 4)

☐ ☐ ☑

☑ ☐ ☐

31. RADON: Has test for radon been performed? If yes, attach copy Within normal range, testing performed 8/2016

(See Radon disclosure Page 4)

☑ ☐ ☐

32. INSECTS: History of Termites/Wood Destroying Insects or Rodent Problems? If yes, explain treatment and dates 2006? 2007?

Annual inspection following treatment

(See Chlordane disclosure Page 4)

SELLER'S INITIALS MLB BUYER'S INITIALS

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ANSWERS

☐ ☐ ☐ 33. SWIMMING POOL/JACUZZI: Problems? Explain _____
Name of service company _____

☐ ☑ ☐ 34. GARAGE/SHED/OR OTHER STRUCTURE: Problems, explain _____

☐ ☑ ☐ 35. Have you been advised of elevated levels of mold at the Property?
Explain _____

YES NO UNKN

IV. MISCELLANEOUS INFORMATION

☐ ☐ ☐ 36. Do you know of any other problem which may affect the value or use of the property which may not be obvious to a prospective buyer?
Explain

YES NO UNKN

V. CONDOMINIUM INFORMATION

☐ ☐ ☐ 37. If converted to condominium, are documents recorded (Master deed/Unit deed etc.)?

☐ ☐ ☐ 38. PARKING: Number of Spaces _____ Of those spaces, identify number that are _____ deeded; _____ exclusive easements; _____ assigned; _____ Unassigned or in common area?

☐ ☐ ☐ 39. CONDO FEES: Current monthly fees for Unit are $ _____
Heat included? Yes ☐ No ☐
Electricity included? Yes ☐ No ☐

☐ ☐ ☐ 40. RESERVE FUND: Has an advance payment been made to a condo reserve fund?
If yes, how much $ _____

☐ ☐ ☐ 41. CONDO ASSOC. INFO: Is owners' association currently involved in any litigation? _____
If yes, explain _____

☐ ☐ ☐ 42. Have you been advised of any matter which is likely to result in a special assessment or substantially increase condominium fees?
Explain _____

YES NO UNKN

VI. RENTAL PROPERTY INFORMATION

☐ ☐ ☐ 43. NUMBER OF UNITS: _____
Has a unit been added/subdivided since original construction?
If yes, was a permit for new/added unit obtained? _____

☐ ☐ ☐ 44. RENTS: Number of units occupied _____ Rents $ _____ /month
Expiration date of each lease
Any tenants without leases?
Is owner holding last month's rent _____ security deposit? _____
If yes, has interest been paid? _____
If security deposit held attach a copy of statements of condition.. Attached ☐ Not attached ☐

☐ ☐ ☐ 45. Is there any outstanding notice of any sanitary code violation? Yes ☐ No ☐ Explain _____

VII. ACKNOWLEDGMENT

Seller(s) hereby acknowledge that the information set forth above is true and accurate to the best of my (our) knowledge. I (we) further agree to defend and indemnify the broker(s) and any subagents for disclosure of any on the information contained herein. Seller(s) further acknowledge receipt of copy of Seller's Statement of Property Condition.

Date _____ Seller _____ Seller _____

Buyer/Prospective Buyer acknowledges receipt of Seller's Statement of Property Condition before purchase. Buyer acknowledges that Broker has not verified the information herein and Buyer has been advised to verify information independently. BUYER is not relying upon any representation, verbal or written, from any real estate broker or licensee concerning legal use. Any reference to the category (single family, multi-family, residential, commercial) or the use of this property in any advertisement or listing sheet, including the number of units, number of rooms or other classification is not a representation concerning legal use or compliance with zoning by-laws, building code, sanitary code or other public or private restrictions by the broker. The BUYER understands that if this information is important to BUYER, it is the duty of the BUYER to seek advice from an attorney or written confirmation from the municipality.

Date _____ Buyer _____ Buyer _____

SELLER'S INITIALS _____ _____ BUYER'S INITIALS _____ _____

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VIII. EXPLANATORY MATERIAL

The following clauses are provided for descriptive purposes only. For detailed information, consult the Massachusetts Department of Public Health, the Massachusetts Department of Environmental Protection, or other appropriate agency, or your attorney.

A. Flood Hazard Insurance Disclosure Clause (Question #8)

The lender may require Flood Hazard Insurance as a condition of the mortgage loan if the lender determines that the property is in a flood hazard zone.

B. Hazardous Materials Disclosure Clause (Question #10)

In certain circumstances Massachusetts law can hold an owner of real estate liable to pay for the cost of removing hazardous or toxic materials from real estate and for damages resulting from the release of such materials, according to the Massachusetts Oil and Hazardous Material Release and Response Act, General Laws, Chapter 21E. The buyer acknowledges that he may have the property professionally inspected for the presence of, or the substantial likelihood of release of oil or hazardous material and such proof of inspection may be required as a prerequisite for financing the property.

C. Asbestos Disclosure Clause (Question #29)

The United States Consumer Product Safety Commission has maintained that asbestos materials are hazardous if they release separate fibers which can be inhaled. Asbestos is a common insulation material on heating pipes, boilers, and furnaces. It may also be present in certain types of floor and ceiling materials, shingles, plaster products, cements and other building materials. The buyer may have the property professionally inspected for the presence of asbestos and if repair or removal of asbestos is desired, proper safety guidelines must be observed.

D. Lead Paint Disclosure Clause (Question #30)

Whenever a child under six years of age resides in any residential premises in which any paint, plaster or other accessible material contains dangerous levels of lead, the owner is required by law, to remove all said paint, plaster or cover with appropriate materials so as to make it inaccessible to a child under six years of age. Consumption of lead is poisonous and may cause serious personal injury. Whenever such residential premises containing dangerous levels of lead undergoes a change of ownership, as a result, a child under six years of age will become a resident, the new owner is required by law to remove said paint, plaster cover or encapsulate it with appropriate materials so as to make it inaccessible to such child. Buyer should receive information pamphlet from Department of Public Health.

E. Radon Disclosure Clause (Question #31)

Radon is an odorless, colorless, tasteless gas produced naturally in the ground by the normal decay of uranium and radium. Radon can lead to the development of radioactive particles which can be inhaled. Studies indicate the result of extended exposure to high levels of radon may increase the risk of developing lung cancer.

F. Chlordane Disclosure Clause (Question #32)

Pesticide products containing chlordane were banned in Massachusetts on June 11, 1985, following a determination by the Department of Food and Agriculture that the use of chlordane may cause unreasonable adverse effects on the environment including risk of cancer. Although existing data does not conclusively prove that significant health effects have occurred as a direct result of chlordane use, the long-term potential health risks are such that is prudent public health policy, according to the Department, to eliminate the further introduction of chlordane into the environment.

G. Mold Information

Molds are naturally occurring organisms that exist both indoors and outdoors. More than 1000 different kinds of mold have been found in homes in the United States. Molds are fungi that reproduce by making spores. Spores are small and lightweight and able to travel through the air. Molds need moisture and food to grow and their growth is stimulated by warm, damp and humid conditions. Molds can use materials such as wood, paper, drywall and carpet as food sources. Reducing dampness indoors is often key to reducing the growth of mold. Depending on the level of mold, allergies, respiratory problems and other health consequences can be triggered in sensitive individuals. However, exposure to mold does not always result in health problems. As of July of 2002, U.S. governmental agencies reported that a determination had not been made what quantity of mold was acceptable in an indoor environment. For more information on mold, contact an engineer or other qualified mold inspector. Information may also be found at the web site for the U. S. Environmental Protection Agency, www.epa.gov.

H. Fair Housing Notice

It is unlawful to discriminate on the basis of race, color, religious creed, national origin, age, gender, sex, ancestry, marital status, veteran status, sexual orientation, disability, presence of a child, receipt of public assistance or other protected classification in the sale or rental of covered housing.

SELLER'S INITIALS _____ _____ BUYER'S INITIALS _____ _____

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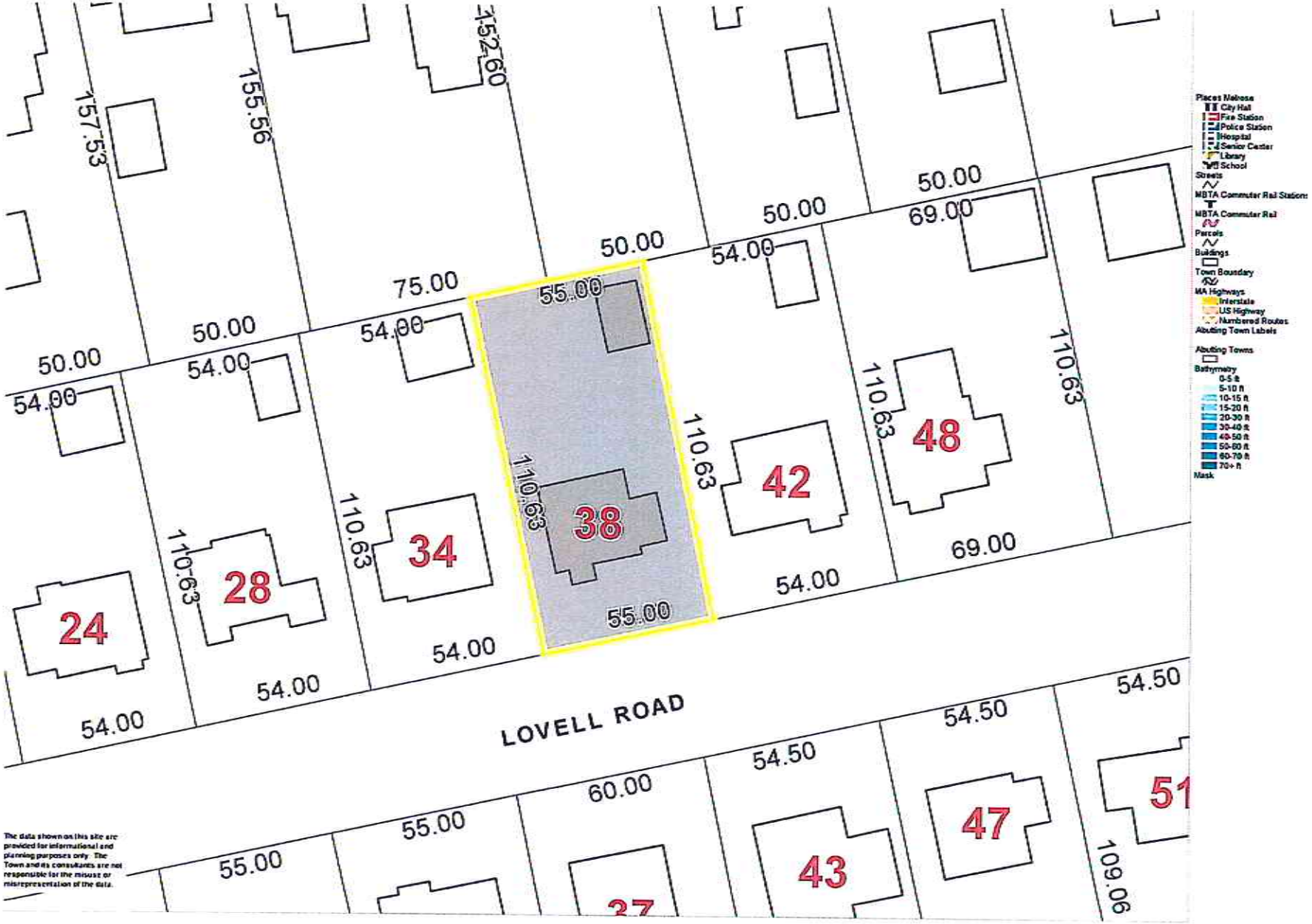

The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.

40 80 ft

Printed on 08/17/2016 at 02:47 PM

City of Melrose Public GIS

POWER PEST SERVICES LLC

52 CEDARWOOD AVE. WALTHAM, MA 02453 (617) 538-8700

CLIENT Nancy Bean 35 Lovell Rd

☐ Initial Service ☐ Regular Service ☐ Day
☐ Follow Up Service ☒ Regular Service ☐ Night

DATE IN 5-25-16 OUT

Areas Serviced Melrose

Inspected all interior + exterior areas + garage
Visual inspection side + rear crawl space
No evidence of termite activity.
Treated exterior for crawling insects.
Few ants seen

PESTICIDE USED	EPA REG #	%	AMOUNT
Talstar P	279-3206	.03	1 gallon

ACTIVITY FOUND

INSECTS	RODENTS
☐ Zero ☒ Light ants only	☒ Zero ☐ Light
☐ Med ☐ Heavy	☐ Med ☐ Heavy

STRUCTURAL, STORAGE & SANITATION REPORT

A. STRUCTURAL

Tolerance on doors and windows not to exceed 1/32" and 1/4" on vent openings. Open doors and windows must be screened. Drain covers must be in place. Holes, cracks and loose tiles must be repaired. Avoid use of wooden shelving.

☐ Doors ☐ Windows ☐ Vents ☐ Cracks ☐ Holes ☐ Walls ☐ Floors ☐ Drains ☐ Ceilings ☐ Shelving

B. STORAGE

Except when on cabinet shelves, all items must be stored at least 6" off the floor and away from walls. Avoid storage in cardboard boxes.

☐ Rooms ☐ Cabinets ☐ Shelving ☐ Hallways ☐ Over Walkins ☐ Other

C. SANITATION

Accumulations of grease, waste and moisture must be cleaned up. Excess vegetation and weeds must be removed around exterior. Garbage containers must be closed.

☐ Garbage ☐ Drains ☐ Store Room ☐ Floors ☐ Walls ☐ Equipment ☐ Lockers ☐ Restrooms ☐ Furniture ☐ Other

pd. check $140
#5605

X
CUSTOMER

[signature] 18050
TECHNICIAN

AccuStar

Professional Radon Laboratory Services Since 1984

Radon in Air

NELAC NY 11769
NRPP 101193 AL
NRSB ARL0017

EPA Method #402-R-92-004
Liquid Scintillation
NRPP Device Code 8068
NRSB Device Code 12193

Laboratory Report for:

[redacted]
[redacted]
Melrose MA 02176

Property Tested:

[redacted]
38 Lowell Road
Melrose MA

Log Number	Device Number	Area Tested	Result (pCi/L)
1976131	3235996	Basement	2.4
1976132	3235997	Basement Duplicate	1.9
		Average:	2.2 pCi/L

Radon test results are below the EPA action level of 4 pCi/L. No further action is required at this time. The EPA suggests that you may want to test again in the future to ensure that radon levels remain below the action level. If the property tested uses water from a private well, you may wish to consider testing for radon in water.

Comment: Jay Mercier Home Inspections was emailed a copy of this report. A copy of this report was emailed to [redacted]

Distributed by: Jay Mercier Home Inspections

Test Began:	08/15/2016	7:00 pm	Date Received:	08/22/2016	Date Analyzed:	08/22/2016
Test Ended:	08/17/2016	5:00 pm	Date Logged:	08/22/2016	Date Reported:	08/23/2016

Test Exposure Duration: 48.0 Hours

Report Reviewed By: _____ Report Approved By: _____

Carolyn D. Koke, President, AccuStar Labs

Disclaimer:

The uncertainty of this radon measurement is ~+/- 10 %. Factors contributing to uncertainty include statistical variations, daily and seasonal variations in radon concentrations, sample collection techniques and operation of the dwelling. Interference with test conditions may influence the test results.

This report may only be transferred to a third party in its entirety. Analytical results relate to the samples AS RECEIVED BY THE LABORATORY. Results shown on this report represent levels of radon gas measured between the dates shown in the room or area of the site identified above as "Property Tested". Incorrect information will affect results. The results may not be construed as either predictive or supportive of measurements conducted in any area of this structure at any other time. AccuStar Labs, its employees and agents are not responsible for the consequences of any action taken or not taken based upon the results reported or any verbal or written interpretation of the results.

11 Awl Street Medway MA 02053 888-480-8812 FAX 508-533-8831