



SELLER'S PROPERTY INFORMATION REPORT

TO BE COMPLETED BY SELLER

Date Prepared: _____

Seller's Name(s): Min H. Lin dba Brac LLC.

Physical Property Address: 153 Main Street Windsor VT. 05189
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.

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**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? _____	☐ 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: _____

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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): <u>HW- Oil</u>	
(b)	Age of Heating System: <u>2026</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>new 2026</u> By whom? <u>BAILEY PLUMBING & HEATING 603-313-1544 Alford NW</u>	
(e)	Primary heating service and/or inspection reports attached?	☐ YES ☒ NO
(f)	Primary Annual Fuel Usage: _____ Gallons (or other measure) Date Range: _____ <i>Fuel consumption may vary by user, number of occupants and weather conditions.</i>	
(g)	Primary fuel provider: _____	
(h)	Secondary Heating System (check all that apply): ☐ Base Board ☐ Hot Air ☐ Radiant ☐ Direct ☐ Heat Pump ☐ Vent ☐ Steam ☐ Other (please explain): <u>none</u>	
(i)	Secondary Fuel Type: ☐ Oil ☐ Natural Gas ☐ Propane ☐ Electric ☐ Wood ☐ Wood Pellet ☐ Coal ☐ Solar ☐ Geothermal ☐ Other (please explain): <u>none</u>	
	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: _____ ☐ 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: _____ Amps ☐ DON'T KNOW	

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per unit

(u)	Annual electricity usage: \$ <u>35 mo</u> Date Range: _____ <i>Electricity consumption may vary by user, number of occupants, appliances and weather conditions.</i>				
(v)	Electric Utility Provider: <u>Green Mt Power</u>				
(w)	<table border="1"> <tr> <td>Has a Vermont Home Energy Profile been created? If "Yes," when? _____ By whom? _____</td> <td>☐ YES</td> <td>☐ NO</td> <td>☒ DON'T KNOW</td> </tr> </table>	Has a Vermont Home Energy Profile been created? If "Yes," when? _____ By whom? _____	☐ YES	☐ NO	☒ DON'T KNOW
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(x)	<table border="1"> <tr> <td>Are you aware of any problems or conditions that affect any of the above systems? If "Yes," explain in detail: _____ _____</td> <td>☐ YES</td> <td>☒ NO</td> <td></td> </tr> </table>	Are you aware of any problems or conditions that affect any of the above systems? If "Yes," explain in detail: _____ _____	☐ YES	☒ NO	
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3. OTHER EQUIPMENT, APPLIANCES, AND FIXTURES

(a)	Check the items that will be included in the sale of the Property: <table border="0"> <tr> <td>☐ Beverage Cooler</td> <td>☐ Freezer</td> <td>☐ Refrigerator</td> </tr> <tr> <td>☐ Central Air</td> <td>☐ Hot Tub</td> <td>☐ Satellite Dish</td> </tr> <tr> <td>☐ Central Vacuum</td> <td>☐ Humidifier</td> <td>☐ Security System:</td> </tr> <tr> <td>☐ Ceiling Fans</td> <td>☐ Irrigation System</td> <td>☐ Smoke Detectors – # _____</td> </tr> <tr> <td>☒ CO Detectors - # _____</td> <td>☐ Microwave</td> <td>☐ Sprinkler System</td> </tr> <tr> <td>☐ Compost Bin</td> <td>☐ Mini-Fridge</td> <td>☐ Standby Generator</td> </tr> <tr> <td>☐ Cooktop Stove</td> <td>☐ Mini split</td> <td>☐ Stove:</td> </tr> <tr> <td>☐ Dehumidifier</td> <td>☐ Pool – above-ground</td> <td>☐ Gas ☐ Wood ☐ Pellet</td> </tr> <tr> <td>☐ Dishwasher</td> <td>☐ Pool – in-ground</td> <td>☐ Sump Pump</td> </tr> <tr> <td>☐ Disposal</td> <td>☐ Pool Equipment</td> <td>☐ Wall Oven</td> </tr> <tr> <td>☐ Dryer</td> <td>☐ Portable Generator</td> <td>☐ Washer</td> </tr> <tr> <td>☐ Electric Garage Door Opener –</td> <td>☐ Radon Mitigation</td> <td>☐ Window AC</td> </tr> <tr> <td>Number of transmitters _____</td> <td>☐ Range-Electric</td> <td>☐ OTHER: _____</td> </tr> <tr> <td>☐ Energy Recovery Ventilator Unit</td> <td>☐ Range-Gas</td> <td></td> </tr> <tr> <td></td> <td>☐ Range Hood</td> <td></td> </tr> </table>	☐ Beverage Cooler	☐ Freezer	☐ Refrigerator	☐ Central Air	☐ Hot Tub	☐ Satellite Dish	☐ Central Vacuum	☐ Humidifier	☐ Security System:	☐ Ceiling Fans	☐ Irrigation System	☐ Smoke Detectors – # _____	☒ CO Detectors - # _____	☐ Microwave	☐ Sprinkler System	☐ Compost Bin	☐ Mini-Fridge	☐ Standby Generator	☐ Cooktop Stove	☐ Mini split	☐ Stove:	☐ Dehumidifier	☐ Pool – above-ground	☐ Gas ☐ Wood ☐ Pellet	☐ Dishwasher	☐ Pool – in-ground	☐ Sump Pump	☐ Disposal	☐ Pool Equipment	☐ Wall Oven	☐ Dryer	☐ Portable Generator	☐ Washer	☐ Electric Garage Door Opener –	☐ Radon Mitigation	☐ Window AC	Number of transmitters _____	☐ Range-Electric	☐ OTHER: _____	☐ Energy Recovery Ventilator Unit	☐ Range-Gas			☐ Range Hood	
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(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	
(b)	Is cellular telephone service available at the Property? If "Yes," list available providers: _____	☒ YES	☐ NO	
(c)	Is internet service available at the Property? If "Yes," current provider: _____	☒ YES	☐ NO	
(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 <u>1900</u> 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>SCOT MADE COSMETIC REPAIRS</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	

BASEMENT/CELLAR/CRAWL SPACE

(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	
(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
(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? _____			
(k)	Has the roof ever leaked since you have owned the Property? If "Yes," explain: _____	☐ 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: _____ Tag #: _____ Depth: _____ Gallons Per Minute (at time of driller's report): _____ Date of driller's report: _____
(c)	Age of Water System: _____
(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? _____ By whom? _____ Results: _____	☐ YES	☐ NO	☒ DON'T KNOW
(g)	Has any other water quality or water chemistry testing been done? If "Yes," when? _____ 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: _____			
(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? _____ What was done? _____ By whom? _____	☐ YES	☐ NO	☐ DON'T KNOW
(f)	Type of septic tank: ☐ Concrete ☐ Metal ☐ Fiberglass ☐ Other (describe): _____ ☐ DON'T KNOW			
(g)	Septic tank capacity (in gallons) _____ ☐ DON'T KNOW			
(h)	Date septic tank last inspected? _____ ☐ DON'T KNOW			
(i)	Date septic tank last pumped? _____ ☐ 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	
(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? _____ 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.

Seller's Initials

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Buyer's Initials

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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:	08/21/2026 M/Hirion DBA BRAC	Buyer:	
	(Signature) (Date)		(Signature) (Date)
Seller:		Buyer:	
	(Signature) (Date)		(Signature) (Date)
Seller:		Buyer:	
	(Signature) (Date)		(Signature) (Date)
Seller:		Buyer:	
	(Signature) (Date)		(Signature) (Date)



DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS

Required Federal Lead Warning Statement

Every purchaser of any interest in residential real 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 problem 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.

Property Address: 153 Main Street

Windsor

VT. 05189

Seller's Disclosure (initial applicable sections)

1. Presence of lead-based paint and/or lead based paint hazards:

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

b. Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

2. Records and reports available to the Seller:

a. Seller has provided the Purchaser with all available records and reports available pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below):

b. Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgement (initial applicable sections)

3. Purchaser has received copies of all information listed above.

4. Purchaser has received the pamphlet *Protect Your Family from lead in Your Home*.

Seller's Initials

MHL

Buyer's Initials

Purchaser has:

a. 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

b. 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 Acknowledgement (initial)



Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

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

Seller:	Min Hin In Dba. Brac. LLC (Signature)	08/18/2026 08/21/2026 Date	Purchaser:	(Signature)	Date
Seller:	(Signature)	Date	Purchaser:	(Signature)	Date
Seller:	(Signature)	Date	Purchaser:	(Signature)	Date
Seller:	(Signature)	Date	Purchaser:	(Signature)	Date



Vermont Mandatory Flood Disclosure

e



Date Prepared: _____

Seller's Name(s): Min H. Lin DBA Brac LLC

Property Address: 153 Main Street Windsor VT. 05189
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:		
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: Min H. Lin 08/21/2026 Seller: _____
(Signature) (Date) (Signature) (Date)

Seller: _____ 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)

Xfinity	CABLE	No	2000 Mbps
Starlink	MOBILE WIRELESS	No	280 Mbps
HughesNet	SATELLITE	No	100 Mbps

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	50027C0632E	09/28/2007

LISTING ARCHIVE

MLS #	Status	Status Change Date	List Date	List Price	Closing Date	Closing Price	Listing Agent	Listing Broker	Buyer Agent	Buyer Broker
4998415	Expired	02/07/2025	06/01/2024	\$59,900						
216315	Sold		07/15/2005	\$169,000	05/22/2006	\$155,000				
172748	Sold		10/04/2004	\$129,000	01/11/2005	\$112,000				

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VERMONT QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that I, **Min Hui Lin**, of Rockingham, in the County of Windham, and State of Vermont, Grantor, in the consideration of One and More Dollars paid to my full satisfaction by **BRAC, LLC.**, of Rockingham, County of Windham, State of Vermont, Grantee, have **REMISED, RELEASED, AND FOREVER QUITCLAIMED** unto the said Grantee, **BRAC, LLC.**, and his heirs, administrators, successors and assigns forever, a certain piece of land in Windsor, in the County of Windsor, and State of Vermont, described as follows, viz:

Being all and the same lands and premises as conveyed to Min hui Lin by Special Warranty Deed of Federal Home Loan Mortgage Corporation dated March 12, 2025, and recorded on April 1, 2025, in Book 207, Pages 762-765 of the Windsor Land Records, and therein more particularly described as follows:

Being all and the same lands and premises as conveyed to Scott B. Ross by Warranty Deed of Zachary W. Bryan and Martha C. Bryan dated and recorded May 22, 2006, in Book 154, Page 332 of the Windsor Land Records and more particularly described therein as follows:

Being all and the same lands and premises conveyed to Zachary W. Bryan and Martha C. Bryan by the Warranty Deed of William L. Lasure dated January 11, 2005, and recorded January 13, 2005, in Book 146, Page 545 of the Windsor Land Records and more particularly described therein as follows:

Being all and the same lands and premises conveyed to William L. Lasure by Quitclaim Deed of Heather A. Tetreault dated December 18, 1997, and recorded December 19, 1987, at Book 114, Page 131 of the Windsor Land Records, described therein as follows:

“Being all and the same lands and premises conveyed to William L. Lasure and Heather Tetrault (now Heather A. Lasure) by Warranty Deed of Paul D. Gendron and Sandra L. Gendron dated May 17, 1995, and recorded May 18, 1995, in Book 107, Page 375 of the Windsor Land Records, and therein described as follows:

Being all and the same lands and premises conveyed to Paul D. Gendron and Sandra L. Gendron, husband and wife, by Quitclaim Deed of Leonard Gendron, Jr., dated May 23, 1988, and recorded August 3, 1988, in Book 91, Pages 166-167 of the Windsor Land Records.

“Also being all and the same lands and premises conveyed to Paul D. Gendron and Sandra L. Gendron, husband and wife, and Leonard Gendron, Jr., by Warranty Deed of Thomas W. Hill and Mary E. Hill, husband and wife, and David L. Carbee and Rebecca Carbee, husband and wife, dated November 7, 1985, and recorded March 29, 1988, in Book 90, Page 82 of the Windsor Land Records, wherein said lands and premises are described as follows:

Beginning at the northwest corner of the land hereby conveyed on the easterly side of Main Street in the Village of Windsor; thence in an easterly direction along land now or formerly of Will N. Bucknor Hollingsworth and a stone wall and fence, which line is approximately 6 feet northerly of the north foundation wall of the dwelling on the premises herein conveyed, a distance of 91 feet,

more or less, to an iron pin set in the ground and land now or formerly of Alyce Rook; thence in a southerly direction along land now or formerly of Alyce Rook; thence in a southerly direction along land now or formerly of Alyce Rook 17 feet, more or less; thence westerly 5 feet, more or less; thence southerly 50 feet, more or less, to land now or formerly of Stuart R. Strong and an iron pin set in the ground; thence in a westerly direction along land now or formerly of the said Stuart R. Strong a distance of 86 feet, more or less, which line is approximately 26 feet southerly of the south foundation wall of the dwelling on the premises herein conveyed to the easterly edge of said Main Street; thence in a northerly direction along said easterly edge of Main Street a distance of 67 feet, more or less, to land now or formerly of Will N. Bucknor Hollingsworth and the place of beginning.

Including a Right-of-Way over a present established driveway, which lies southerly of the building now standing on premises now or formerly owned by Alyce Rook and Glenn Bateman, and subject to the Right-of-Way now or formerly of Delbert Mack, his heirs and assigns, in the rear of the premises being conveyed for the purpose of gaining access to the building standing on the premises previously conveyed by Isabel L. Marcy to said Mack and subject also to the rights of adjacent landowners on the east by the above described premises to pass and repass over the established Right-of-Way commonly known as Marcy Court.

“Meaning hereby to convey the same and all the same land and premises that were conveyed to Thomas W. Hill, Mary E. Hill, David L. Carbee, Rebecca Carbee, Sherwood Carbee and Marcia M. Carbee by Charles C. Robinson and Metalena D. Robinson by deed dated April 23, 1973, and recorded in Book 68, Pages 270-271 of the Windsor Land Records, the interest of the said Sherwood Carbee having been quit-claimed to Marcia M. Carbee March 21, 1983, and recorded in Book 79, Pages 248-250 and the interest of the said Marcia M. Carbee having been conveyed to Thomas W. Hill, Mary E. Hill, David L. Carbee and Rebecca Carbee by Quitclaim Deed duly recorded in the Windsor Land Records, to which deed and deeds and records therein referred to, reference may be had for a more particular description.

“This conveyance is made pursuant to the final order in Lasure vs. Lasure (Docket No. F85-3-97 WRDMD, Vermont, U.S.A. Family Court, Windsor, Vermont).”

TO HAVE AND TO HOLD all his right and title in and to said Quitclaimed premises, with the appurtenances thereof, to the said **BRAC, LLC.**, and his heirs, administrators, successors, and assigns.

AND FURTHERMORE, I, the said **Min Hui Lin**, for myself, and my heirs, successors, executors and administrators, do covenant with the said Grantee, **BRAC, LLC.**, and his heirs, administrators, successors, and assigns, that from and after the ensealing of these presents the said **Min Hui Lin**, will have and claim no right, in, or to the said Quitclaimed premises.

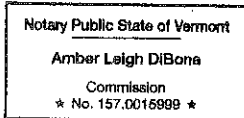
IN WITNESS WHEREOF, I hereunto set my hand this 20th day of May 2025.

Min Hui Lin
Min Hui Lin

STATE OF VERMONT
WINDHAM COUNTY, SS.

At Rockingham, Vermont this 20th day of May 2025, **Min Hui Lin**, personally appeared, and he acknowledged this instrument, by him subscribed, to be his free act and deed.

Before me, Amber Leigh DiBona
Notary Public
My commission expires: January 31, 2027



Windsor, VT Town Clerk's Office

Received for record this 16th day of June A.D. 2025 at 02 O'clock 10 minutes P.M. A True Copy.

Attest: Clyde A. Jenne Assist. Town Clerk

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

RETURN RECEIVED (including certificates and, if required Act 250 Disclosure Statement)

Signed Clyde A. Jenne Assist. Town Clerk Date: June 16, 2025

