

# Utility & Property Information

**GPS Address:** 937 Hayden Rd, Calais, VT 05650. \*For GPS navigational purposes only.

**Directions:** From VT-14 turn onto Balentine Rd, then bear left at fork to take Hayden Rd. Follow for 0.4 miles then right into the driveway. GPS will likely stop short a quarter mile, so travel the full 0.4 to access driveway.

**Taxes:** Town of Calais — \$8,637.69 (2023 Homestead Value).

**\*\*Seller has been very thorough with the Seller Property Information Report, taking the time to explain items as needed through additional pages – it is attached to this document. Agents and Buyers please read over the SPIR for further details that may not be readily available within this document. Also, please review the SPIR prior to reaching out for questions.\*\***

**Zoning:** Rural Residential .  
Access the [Calais Zoning Regulations](#) for further information. The Calais Zoning Department may also be contacted at 802-456-8720 with any additional questions.

**Power:** Hardwick Electric. See SPIR for further details and usage figures.

**Septic:** Private, mound system. 1,250 gallon tank. See SPIR for further details.

**Water:** Private drilled well.

**Fuel:** Propane, cord wood, and electric – usage detailed in SPIR

**Heating:** Heat pump, woodstove, baseboard, and radiant – detailed in SPIR

**Subdivision:** Parcel is part of a larger parcel. Per state law, the town road that divides the property owned by the sellers is a natural subdivision, and no state subdivision permit is required.

**Acreage:** The deed describes 14.4+/- acres and the survey referenced in the deed says 14.14+/- acres. The surveyed acreage has been used for marketing purposes.

**Improvements:**

- 1000+ sq ft addition and kitchen expansion
  - Built by Sticks and Stones Construction <https://www.sticksandstonesvt.com/>
  - Designed by Acordis Design <https://www.arocordisdesign.com/>
  
  - Kitchen Cabinetry by Stauffer Woodworking [www.staufferwoodworking.com](http://www.staufferwoodworking.com)
  - Built-in wardrobes, laundry center by Inspired Closets <https://www.inspiredclosets.com/>
  
  - Features:
    - Standing seam roof
    - Wraparound deck with solar post-cap lighting
    - Walk-out deck from bedroom
    - Walk-out basement with sitting area
    - Washer and Dryer on both lower and upper levels
    - Heat Pump/AC in all bedrooms and loft space
    - Hybrid Water Heater (2nd Zone)
    - Updated/new kitchen appliances, including double oven, built-in microwave, 36” induction cooktop
    - Added storage - 3 additional closets and loft storage area
    - New cedar siding, double door and sliding door on southern facade
  
- Additional Improvements
  - New water softener and hybrid water heater (1st Zone); installed by Lloyds Plumbing and Heating
  - 18 Solar Panel Array (7.5MW+ annual production); installed by SunCommon
  - Upgraded electrical service to 300A; installed by Hardwick Electric

**Road:** Hayden Rd is a class 4 road – further details in SPIR.

**Services:** Consolidated Communications offers phone at the property. The seller currently utilizes Starlink for internet. Home is on the waitlist for CV Fiber internet services. This is detailed in the SPIR.

**Disclaimer:** *The information on this page is provided as a courtesy and is for general reference only. This information may not be relied on and was created from many sources that may or may not contain errors or otherwise be reliable. Some information, especially measurements and costs are only approximate. Taxes, utilities, zoning, state/local permits, construction costs, roads, associations, property condition, forestry plans, timber volumes/\$, boundaries, surveys and all other data found here may and does change. All buyers are encouraged to perform their own due diligence and not rely only on this information. Furthermore, no piece of vacant land should ever be considered guaranteed buildable, and none of the information contained herein should be interrupted or misconstrued to that effect. Purchasers are fully responsible for acquiring their own local and state permits or approvals that may be required in order to develop a piece of vacant land. No responsibility will be assumed for decisions and offers made from this information.*

**SELLER'S PROPERTY INFORMATION REPORT**  
TO BE COMPLETED BY SELLER

Date Prepared: 7/25/2024

Seller's Name(s): LOUIS J. GOODSON

Property Address: 937 HAYDEN RD EAST CALAIS  
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.

**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?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> DON'T KNOW
(b)	Do you know of any sliding, settling, subsidence, earth movement, upheaval or earth stability problems that have affected the Property?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> 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?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(d)	Do you know of any past or present drainage, high water table, or flood problems affecting the Property?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(e)	Is the Property served by a road maintained by the municipality?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(f)	If the answer to (e) above is "No," how is the road serving the property maintained? <input type="checkbox"/> Road Maintenance Agreement <input type="checkbox"/> Homeowners/Road Association <input type="checkbox"/> Private (by owner) Annual Cost(s): _____ Other (explain): _____			
(g)	Are there public or private landfills or dumps (compacted or otherwise) on the Property or on any abutting property?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW

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(h)	Are there currently any underground fuel storage tanks on the Property? If "Yes," Fuel Type: _____	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW	SA
(i)	Have there been any underground fuel storage tanks on the Property in the past? If "Yes," have they been removed? When? _____ By whom? _____	<input type="checkbox"/> YES <input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO <input type="checkbox"/> NO	<input checked="" type="checkbox"/> DON'T KNOW <input checked="" type="checkbox"/> DON'T KNOW	
(j)	Do you know the location of the boundary lines of the Property?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW	
(k)	Are the boundary lines of the Property marked in any way? If "Yes," how are they marked? _____	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW	SA
(l)	Has the Property been surveyed? If "Yes," when? _____ By whom? _____	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW	SA
(m)	Is a copy of the survey available?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW	SA
(n)	Are there any easements or rights of way affecting the Property?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW	SA
(o)	Are there any boundary line disputes, claims of adverse possession, encroachments, shared driveways, party walls or zoning set back violations affecting the Property?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW	

Further explanation of any of the above:

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

### HEATING/AIR CONDITIONING/HOT WATER SYSTEMS

(a)	<b>Heating System (check all that apply):</b> <input checked="" type="checkbox"/> Base Board <input checked="" type="checkbox"/> Hot Air <input checked="" type="checkbox"/> Radiant <input checked="" type="checkbox"/> Heat Pump <input type="checkbox"/> Direct Vent <input checked="" type="checkbox"/> Other (explain): <u>WOOD STOVE</u> Age of Furnace/Boiler: <u>~18yr</u> <input type="checkbox"/> Don't Know Fuel Type: <input type="checkbox"/> Oil <input type="checkbox"/> Natural Gas <input checked="" type="checkbox"/> Propane <input checked="" type="checkbox"/> Electric <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Wood Pellet <input type="checkbox"/> Coal <input type="checkbox"/> Solar <input type="checkbox"/> Geothermal <input type="checkbox"/> Other (explain): _____ Annual Fuel Usage: _____ Gallons (or other measure) Provider: _____ Property used: <input type="checkbox"/> Full Time <input type="checkbox"/> Seasonally Fuel consumption may vary by user, number of occupants and weather conditions.	SA
(b)	<b>Air Conditioning:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO If "Yes," describe (central, heat pump, window, etc.): _____	SA
(c)	<b>Hot Water System (check all that apply):</b> <input type="checkbox"/> Hot Water Tank <input type="checkbox"/> Domestic/Off Boiler <input type="checkbox"/> On Demand <input checked="" type="checkbox"/> Heat Pump Water Heater Age of Hot Water System: <u>1-2 yrs</u> <input type="checkbox"/> Don't Know Fuel Type: <input type="checkbox"/> Oil <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane <input type="checkbox"/> Coal <input type="checkbox"/> Solar <input type="checkbox"/> Wood Pellet <input type="checkbox"/> Other _____ Hot Water Tank is: <input type="checkbox"/> Owned <input type="checkbox"/> Rented If rented, from whom: _____ Monthly rental fee: \$ _____	SA
(d)	<b>Alternative Energy System(s) (check all that apply):</b> <input checked="" type="checkbox"/> Solar <input type="checkbox"/> Wind <input type="checkbox"/> Hydroelectric <input type="checkbox"/> Geothermal <input type="checkbox"/> Unknown Energy returned to grid: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Owned <input checked="" type="checkbox"/> or Leased	SA
(e)	<b>Electrical System:</b> Electrical service panel has: <input type="checkbox"/> Fuses <input checked="" type="checkbox"/> Circuit Breakers <input type="checkbox"/> Other (explain) _____ Annual electricity usage: \$ <u>3,200</u> Electric utility provider: <u>HARDWICK ELECTRIC DEPT.</u> Property used: <input checked="" type="checkbox"/> Full Time <input type="checkbox"/> Seasonally Electricity consumption may vary by user, number of occupants, number of appliances and weather conditions. Main Breaker Amperes: _____ Amps <input type="checkbox"/> Don't Know	
(f)	Are you aware of any problems or conditions that affect any of the above systems? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If "Yes," explain in detail: _____ <div style="border: 1px solid black; height: 30px; width: 100%;"></div>	

### TELEPHONE / INTERNET / TELEVISION

(g)	Is landline telephone service present at the Property? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If "Yes," current provider: _____	SA
(h)	Is cellular telephone service available at the Property? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO If "Yes," list available providers: _____	SA
(i)	Is internet service available at the Property? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO If "Yes", current provider: _____ If "Yes," service is: <input type="checkbox"/> Dial Up <input type="checkbox"/> Broadband <input type="checkbox"/> Cable <input checked="" type="checkbox"/> Satellite <input type="checkbox"/> DSL	SA
(j)	Is television service available at the Property? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO If "Yes", current provider: _____ If "Yes," source is: <input type="checkbox"/> Antenna <input type="checkbox"/> Cable <input checked="" type="checkbox"/> Satellite <input type="checkbox"/> DSL	SA

Seller's Initials

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(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? 8  
 Whirlpool Bath SA  
 Swimming Pool  
 Pool Heater  
 Spa/Hot Tub  
 Pool/Spa Equipment (list): \_\_\_\_\_  
 Refrigerator  
 Stove  
 Hood/Fan  
 Microwave Oven  
 Dishwasher  
 Garbage Disposal  
 Trash Compactor  
 Washer  
 Dryer  
 Central Vacuum  
 Freezer  
 Intercom  
 Ceiling Fans  
 Woodstove  
 Sump Pump  
 Well Pump  
 Satellite Dish  
 Indoor/Outdoor Grill  
 Attic Fan(s)  
 Window A/C  
 Wood/Gas/Pellet/Other Stove (describe): \_\_\_\_\_  
 OTHER: \_\_\_\_\_  
**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:** \_\_\_\_\_  
 \_\_\_\_\_  
**List equipment and appliances, including any AC units, that will be excluded from the sale of the Property:**  
STANDALONE FREEZER CURRENTLY IN BASEMENT

### 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:**  
 \_\_\_\_\_  
 \_\_\_\_\_

Has there ever been 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: \_\_\_\_\_ SA  
 \_\_\_\_\_

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, including any repairs:  
 \_\_\_\_\_  
 \_\_\_\_\_

Are any of the above recurring problems?  
 YES  
 NO  
 If "Yes," what are the problems and how often have they recurred? SA  
 \_\_\_\_\_  
 \_\_\_\_\_

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? 1 year

Has the roof ever leaked since you have owned the Property?  
 YES  
 NO  
 DON'T KNOW  
 If "Yes," explain: SA

Has the roof been replaced or repaired since you have owned the Property?  
 YES  
 NO  
 DON'T KNOW  
 If "Yes," when? SA

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

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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: FILTRATION  None  Don't Know

Water Pipes are:  Copper  Galvanized Metal  Lead  PVC (Plastic)  Combination  Don't Know

If Drilled Well: Drilled by: JOHNSON ARTESIAN WELL DR. Tag #: 33854 Depth: 265'

Gallons Per Minute (at time of driller's report): 30 Date of driller's report: 5/16/2007

**CONDITION OF WATER AND WATER SYSTEM**

Has the water been tested for coliform bacteria?  YES  NO  DON'T KNOW

If "Yes," when? \_\_\_\_\_ By whom? \_\_\_\_\_ Results: \_\_\_\_\_

Has any other water quality or water chemistry testing been done?  YES  NO  DON'T KNOW

If "Yes," when? \_\_\_\_\_ By whom? \_\_\_\_\_ Results: \_\_\_\_\_

Water softener  YES  NO If "Yes,"  Own  Rent If rented, from whom: \_\_\_\_\_ Monthly Rental Fee: \$ \_\_\_\_\_

Are you aware of low 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: \_\_\_\_\_

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 any 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: ~ 2007 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? \_\_\_\_\_

What was done? \_\_\_\_\_ By whom? \_\_\_\_\_

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

Septic tank capacity (in gallons) 1,250  Don't Know

Date Septic Tank Last Inspected? 8/2021  Don't Know Reports of last inspection/pumping attached:  YES  NO

Date Septic Tank Last Pumped? 8/2021  Don't Know By whom? MICHAUD SEPTIC SERVICE

To your knowledge, is any portion of the system in need of repair or replacement?  YES  NO If "Yes," describe in detail:

SA

Seller's Initials

Purchaser's Initials

## 6. ADDITIONAL INFORMATION CONCERNING THE PROPERTY

(a)	Age of Building(s): Main Bldg. <u>17+</u> Additions to Main Bldg. _____ Additional Building(s): (a) _____ (b) _____			
(b)	Is Seller currently occupying the Property? If "No," how long has it been since Seller occupied? _____	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
(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? If "Yes," please explain: <u>SA</u>	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
(d)	If "yes," did you obtain all necessary permits and approvals for such work?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
(e)	Are any property or development rights (e.g. conservation easements to Land Trusts, etc.) owned by others? If "Yes," by whom: _____	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
(f)	Has Seller received written notice of any violations of local, state or federal laws, building codes and/or zoning ordinances affecting the Property?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
(g)	Are there any property tax abatements, land use tax stabilization agreements or other special property tax arrangements applicable to the Property?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(h)	Has Seller received notice that the Property will be reassessed by any taxing authority during the next 12 months?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
(i)	Does the property have Urea-Formaldehyde Foam Insulation?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> DON'T KNOW
(j)	Does the Property have Asbestos and/or Asbestos Materials in the siding-walls-plaster-flooring-insulation-heating system?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(k)	Has the Property been tested for Radon Gas?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(l)	If "Yes," when? <u>8/2021</u> By whom? <u>JOSE MACDONALD</u> Results: <u>SA</u>			
(m)	Does the Property have evidence of mold?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> 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.? If "Yes," explain in detail: _____	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
(p)	Is there any infestation by pests that affect the property? If "Yes," explain: _____	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(q)	Do you have any knowledge of any damage to the Property caused by pests?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(r)	Is the Property currently under warranty or other coverage by a licensed pest control company?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(s)	Do you know of any termite/pest control reports or treatments for the Property in the last five years?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(t)	Does the Property have any audio and/or video surveillance or recording equipment? If Yes, will said equipment be active during showings? Yes <input type="checkbox"/> No <input type="checkbox"/>	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(u)	Has the Property received a home energy audit/assessment/rating/profile? If yes, when? _____ by whom?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(v)	<b>Further explanation of answers to any of the above:</b> _____			

## 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)? If "Yes," Condo docs or CC&R's attached?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
(b)	Is there any defect, damage, or problem with any common elements or common areas? If "Yes," describe below.	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(c)	Is there any condition or claim which may result in an increase in assessment or fees? If "Yes," describe below.	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(d)	Are any required storm water permits current?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW

Seller's Initials

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Purchaser's Initials

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(e)	Are there any homeowners' association or "common area" expenses or assessments affecting the Property?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(f)	Are there presently any outstanding special assessment(s) on the Property? If "Yes," amount: \$ _____	<input type="checkbox"/> YES	<input type="checkbox"/> NO	
(g)	Are there any anticipated special assessments on the Property? If "Yes," anticipated amount: \$ _____ <input type="checkbox"/> Monthly <input type="checkbox"/> Quarterly <input type="checkbox"/> Yearly Purpose of special assessments: _____ Years or term remaining on any outstanding special assessments: _____	<input type="checkbox"/> YES	<input type="checkbox"/> 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.	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> 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.	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(j)	Contact person/manager for condominium/homeowner association: Name: _____ Phone number/e-mail: _____			

**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 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.

**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.**

Seller:   
(Signature) Date

Purchaser:   
(Signature) Date

**Appendix**  
**Seller's Property Information Report**  
**937 Hayden Rd, East Calais**

1b. There is heaving that occurs in the winter due to freeze/thaw cycles on the lawn areas. Nothing has occurred which has affected the home or garage foundations.

1d. Heavy rain in July 2023 caused damage to the driveway and utility access road. Heavy rains in June and July 2024 caused additional damage to both. Both the driveway and utility access road have been repaired.

Heavy rains in June and July 2024 also caused a large volume of water to come off the roof at the junction of the original house and the addition on the southfacing side. This in turn caused some erosion at the edge of the hill. The owner has mitigated this with a small retaining wall and the addition of stone to that area.

1e. Hayden Road is a Class 4 road.

1f. Owners of property on Hayden Rd occasionally perform limited maintenance on the road as needed. However, there is no annual cost.

1h. There is 1 underground fuel tank (propane) which provides fuel for the garage heating.

1i. The property was surveyed in February 2007 by John H. Thetford and Associates, Montpelier, VT.

1m. A copy of the survey is attached.

1n. A portion of the property is affected by Hayden Rd/Town of Calais right of way. (See survey)

2a. There are several heat sources in the home:

- 1) Wood Stove - The wood stove has been enough to heat the main floor (with exception of master bath) and the loft area. The wood stove was installed by the original owner. On average, the owner has used about 2.5 cords of wood each winter. There is approximately 1-2 cords of firewood on property which will convey.
- 2) Heat Pumps - On days where the wood stove is not necessary, heat pumps are located in all of the bedrooms and the loft area (Electric). The heat pumps were installed in 2023 by Vermont Energy, Williston, VT. See 2e for electric usage.
- 3) Baseboard heating is installed on the main floor and the loft area which is powered by the gas boiler in the main basement utility room. (Propane) Baseboard heating and the gas boiler were installed by the original owner. Propane usage is less than \$100/year due to low usage of this heat source.
- 4) In the main section of the basement, radiant heating is in the floor which is powered by the gas boiler in the main basement utility room. (Propane) Radiant Heating and the gas boiler

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were installed by the original owner. Propane usage is less than \$100/year due to low usage of this heat source.

- 5) In the garage, there are forced air heaters on both levels. (Propane/Electric) The owner has not any of the heating systems in the garage.

2b. There are air conditioning units connected to the heat pump in each of the bedrooms and the loft area. They were installed in 2023 by Vermont Energy, Williston, VT.

2c. There are two water heaters in the home and one in the garage:

- 1) The water heater located in the main utility room in the basement provides hot water to the basement utility room sink, basement washer, basement bathroom and main level master bath. This water heater was installed in 2022 by Lloyd Home Service, Cabot, VT.
- 2) The water heater located in the second utility room in the basement (off the bedroom) provides hot water to the kitchen and to the hallway bathroom. This water heater was installed in 2023 by Allways Plumbing and Heating, Plainfield, VT..
- 3) Both water heaters in the house are heat pump water heaters.
- 4) The hot water heater in the garage area is upstairs and is electric. The owner is not aware when was installed as was done by the original owner. The garage plumbing is currently winterized.

2d. There are 18 solar panels in the array on the southern-facing garage roof and were installed by SunCommon in 2021. There is an app (Enlighten) which can be used to monitor solar energy production in near real-time. Energy generated by the solar array is returned to the grid (Hardwick Electric). Specifications for the installed array are below:

SYSTEM DETAILS			
DC SYSTEM SIZE (kWp):	6.84	MODULE (QTY) MODEL:	(18) LG380N1C-A6
AC SYSTEM SIZE (kW):	5.31	INVERTER (QTY) MODEL:	(18) IQ7PLUS-72-2-US
ESTIMATED ANNUAL PRODUCTION	7,103 kWh*	*estimated production subject to weather conditions and any planned tree removal.	
ARRAY AZIMUTH:	179°	SERVICE SIZE (A):	200
ARRAY TILT:	44°	SERVICE TYPE:	UNDERGROUND
ESS TOTAL POWER (kW):	0.0	UTILITY:	HED
ESS TOTAL USABLE ENERGY (kWh):	0.0	BATTERY (QTY) MODEL :	N/A

2e. There are 3 service panels:

- 1) The main service panel is in the electrical room adjacent to the bulkhead exit in the basement.
- 2) There is a second service panel tin the second utility room in the basement (off the bedroom)
- 3) The third service panel is in the garage.

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**Annual Electric Usage by Month**

Billing Date	Due Date	Meter Read Date	KWH	TOD KWH2	Net KWH	Bill Type	Bill Amount
07/01/24	08/01/24	06/12/24	589	-248	530	NORMAL	\$80.30
06/01/24	07/01/24	05/14/24	1475	0	1475	NORMAL	\$309.53
04/15/24	05/15/24	04/10/24	2116	0	2116	NORMAL	\$440.08
03/15/24	04/15/24	03/06/24	1534	0	1534	NORMAL	\$315.83
02/15/24	03/15/24	02/13/24	2314	0	2314	NORMAL	\$471.81
01/15/24	02/15/24	01/10/24	1820	0	1820	NORMAL	\$372.51
12/15/23	01/15/24	12/14/23	1791	0	1791	NORMAL	\$366.73
11/15/23	12/15/23	11/13/23	1792	0	1792	NORMAL	\$366.93
10/15/23	11/15/23	10/11/23	875	0	875	NORMAL	\$183.82
09/15/23	10/16/23	09/12/23	824	0	824	NORMAL	\$163.01
08/15/23	09/15/23	08/11/23	800	0	800	NORMAL	\$80.44
07/15/23	08/15/23	07/06/23	513	-372	255	NORMAL	\$27.80
06/15/23	07/17/23	06/12/23	666	-709	428	NORMAL	\$29.46

Please note that the solar panels were disconnected as a result of the electrical upgrade (July 2023) and were not able to be reconnected until late May 2024. Above usage reflects only ~2 months of solar panel production.

Electrical billing periods are approximately mid-month to mid-month and now billed on the first of the following month (e.g. 07/01/24 billing covers usage period 05/14/24-06/12/24).

2g. The owner has not had a landline, however, landline service is available from Consolidated Communications. Phone service will also be offered by CVFiber.

2h. The owner has had cellular service via AT&T, T-Mobile/Mint and Verizon. Reception can vary depending where you are on the property and your phone.

2i. The current Starlink dish and Wi-Fi modem can be transferred to the buyer. The Starlink dish has not been mounted on the house given the pending CVFiber availability. The main CVFiber cables have been run on Hayden Rd. "Last mile" connections to each home on Hayden Road home are pending. The property is on the installation waitlist with CVFiber.

2j. DirectTV is currently being used.

2k.

- 1) Dehumidifier - All of the heat pump units have a dehumidifier (Dry) setting
- 2) Refrigerators - In addition to the main refrigerator in the kitchen, there is also a wine fridge. There is also a refrigerator in the basement which will convey with the property.
- 3) Washer/Dryer - there are washer/dryer units on the main level and also the basement. The washer/dryer in the basement is approximately 2 years old and the washer/dryer on the main level is less than 1 year old.

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- 4) Ceiling Fans - there are ceiling fans in the living room area, loft area and both bedrooms on the main level.
- 5) Well pump - Related to the water system, a whole house water filter was added when the new water softener was installed to filter out sediment.
- 6) Satellite Dish - there is a satellite dish attached to the deck for TV reception (Direct TV); there is also a satellite dish for Starlink that can be transferred to the new owner (along with the operating/wifi component).

3. Basement

The owner has experienced dampness and accumulation of moisture in the main utility room in the basement. This mainly occurred when there had been significant and continued rain and/or a succession of days with high temperatures and high humidity. (The well water pressure tank tends to sweat during these periods.) To control this, the owner has a dehumidifier in the utility room keep the humidity and dampness under control.

Under previous ownership, there had been water accumulation in the southern corner of the basement which damaged the laminate flooring. The source was not determined when the owner purchased the property, but there have not been new occurrences in that area. The damaged flooring was removed, however, the laminate floor replacement of damaged pieces was not completed as rugs were put down in the area. There is a supply of the same laminate flooring in the garage should the new owner wish to complete that repair.

In 2023, there was a water leak in the basement bathroom (in the wall between the toilet and the shower). The leak was due to vibration/pipe rubbing against ceiling joist due to not being secured properly. This was repaired professionally (Lloyd Home Service) and the area was dried thoroughly before closing up wall. There is a small area which the owner has just become aware of under the bathtub spout where it appears the wall may have been weakened as a result of the water leak and was not apparent at the time the rest of the wall was repaired.

Roof

The standing seam metal roof was installed in 2023. Since that installation, there has been no leakage. There was a small leak between the time that the old roof was removed and the new roof was being installed. The leakage did not occur inside the home, but occurred on the front porch area, approximately above the front door.

- 4. Water Testing - please see attached results of water test from August 2021.

Water System - Additional notes

The plumbing in the garage is currently winterized. The water supply pipe into the garage requires a heat tape during the winter to prevent burst pipe.

Water Pressure - The water pressure can be low if multiple uses are happening simultaneously (e.g. showers, toilet flushing, washing machine filling, etc.)

5. Septic System

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When the property was purchased in 2021, the septic tank and drain from the house was inspected. The company performing the inspection identified a sag in the drain pipe between the house and the septic system and recommended that this be remedied. The owner has completed the recommended repair.

The septic inspection report from 2021 is attached.

6c. Home Addition

An addition was built onto the home to provide another bedroom on the main level of the house, add a full bath to the main level, add a laundry area on the main level, expand the kitchen, provide a proper bedroom location in the basement, add a sitting area and walk-out capability from the basement and also extend the deck to wrap around the southern facade.

As part of this work, the southern facade of the house has new siding, new french doors and a sliding door which access the deck from the living room and dining areas.

6d. Yes, permit was approved by the Town of Calais on September 14, 2022. Permit # 2022-26 was issued by the town.

6i. Foam Insulation

The home does have foam insulation in a number of areas, however, the owner does not know if it is Urea-Formaldehyde Foam insulation

6l. The property was last tested for radon in August 2021 and was tested by licensed Radalink Radon Inspector Joby McDonald of Checkpoint Property Inspectors.

The test indicated an elevated level of radon which required remediation. (see attached report)

Upon taking ownership of the property, a radon remediation system was implemented (exhaust fan creating vacuum under concrete slab). System was installed by Gonyaw Environmental Services, LLC, Newport, VT in October 2021.

6p. There has been evidence of mice both in the home (mainly in basement utility rooms and loft space under the eaves) and in the garage. The owner has caught mice using store bought traps. See 6s below.

6q. Earlier this year, a groundhog found its way into the garage and ended up being trapped overnight. The groundhog in trying to find ways to get out made some damage in the drywall adjacent to one of the garage doors.

6s. The owner has had one professional treatment for mice; Company found where they were most likely getting in. Once this area was closed off, the issue was resolved. In the late fall and winter, we do see and catch mice that have made their way in. No damage has been caused.

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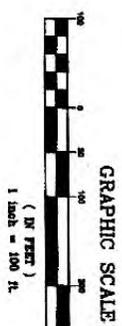
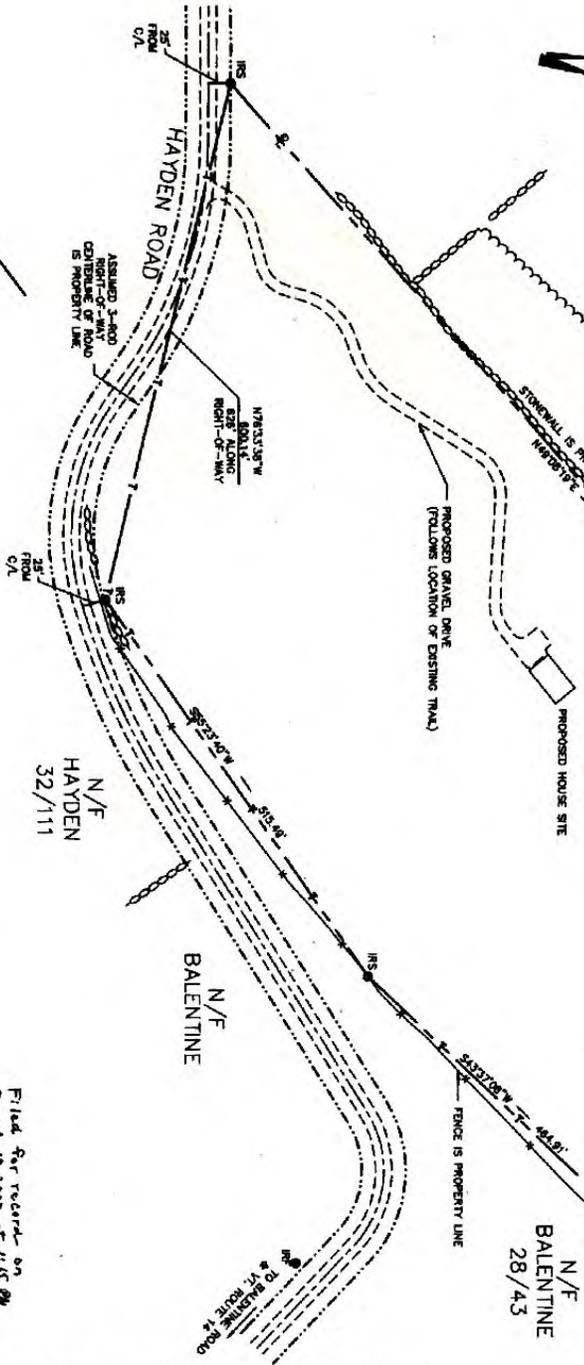
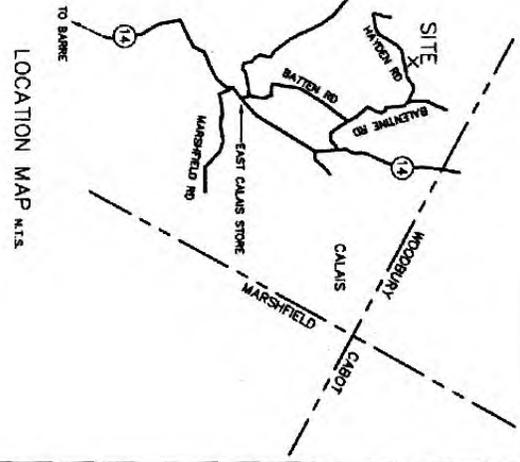
N/F  
EAKIN  
32/241  
LOT 1  
66 Ac.±

LOT 2  
EAKIN TO FAIRCLOTH  
14.14 Ac.±  
(TO CENTERLINE OF  
HAYDEN ROAD)

N/F  
FOSTER  
HOMESTEAD  
30/89

(SURVEY BY PROPERTY DESIGN  
FOR DAVID BACONQUI & DAVID  
MAYR 11/25/78, JUNE 1979,  
RECORDED IN TOWN RECORDS  
JUNE 28, 1980)

N/F  
BALENTINE  
28/43



LEGEND

- IRF IRON ROD FOUND
- IRF IRON ROD SET w/ 'YELLOW' THEFT-PROOF CAP
- EXISTING POWER POLE
- PROPERTY LINES
- EDGE OF GRAVEL
- RIGHT-OF-WAY
- STONE WALL
- TREELINE
- CALCULATED THE LINE

Filed for record on  
March 19, 2007 at 1:15 PM  
Attest: Cathryn Thayer  
Town Clerk

GENERAL NOTES:

1. PROPERTY OWNERS ARE JAMIE D. EAKIN, TRUST, 384 FOSTER HILL ROAD, EAST CALAIS, VERMONT 05650, ALAN & CONNIE FAIRCLOTH ARE PURCHASING LOT 2. EAKIN DEED IS RECORDED IN CALAIS LAND RECORDS, VOL. 32, PAGE 241 DATED 6/04/92.
2. THIS IS A TOTAL STATION SURVEY WITH AN ERROR OF CLOSURE OF 1:14,000. CREW WAS B.M. RUDERMAN, J.H. THEFTROD & B.N. RUDERMAN. PROPOSED PROPERTY LINES ARE SHOWN TO CREATE A 14 ACRE +/- LOT (LOT 2). PROPERTY LINES FLAGGED ORANGE FEB. 2007.
3. SEE SEPARATE SITE PLAN BY BRAD W. RUDERMAN & ASSOCIATES, INC. FOR SITE PLANS & SEPTIC DESIGN.
4. A STATE WATER AND WASTEWATER PERMIT IS REQUIRED FOR THE SUBDIVISION AND IS IN-PROCESS (FEB. 2007).
5. THERE ARE NO WETLANDS OR 100'-YEAR FLOODPLAINS ON OR WITHIN 50 FT. OF ANY DEVELOPED AREAS.
6. THIS IS ZONED RURAL RESIDENTIAL DISTRICT; MINIMUM LOT SIZE IS 3 ACRES; MINIMUM ROAD FRONTAGE IS 300 FT. MINIMUM SETBACKS ARE 65 FT. FRONT, 25 FT. SIDE AND REAR.

TOTAL STATION SURVEY - LANDS OF  
EAKIN TO FAIRCLOTH

HAYDEN ROAD SCALE 1 INCH = 100 FT. SHEET 1 OF 1

I CERTIFY THAT THIS SURVEY IS CORRECT BASED UPON DEED RESEARCH, PREVIOUS SURVEYS AND PHYSICAL EVIDENCE FOUND. THIS PLAN CONFORMS WITH LAW 27 V.S.A. SEC. 1403 (PLAT LAW).

JERIN H. THEFTROD & ASSOCIATES, INC.  
CIVIL ENGINEERS, LAND SURVEYORS  
MONTPELIER, VERMONT  
FEBRUARY 2007



INDEX PLAN  
(NOT TO SCALE)  
FROM TAX MAP



# Pure Water Analytics, Inc.

Sample Number	Goodson	Report Date	8/7/2021
Customer Name	Joby McDonald	Date Collected	8/3/2021
Sample Address	937 Hayden Rd	Time Collected	12:30 pm
	Calais VT 05650	Date Received	8/6/2021
Sample Location	Drilled, 240', master bath	Time Analyzed	6:03 pm
		Date Analyzed	8/6/2021

## Analytical Results

Sampled	Sample Results	MCL	Description	MDL
Total Coliform Bacteria	ND	0 Colonies present	Water is potable for Coliform	0 Colonies present
E coli	ND	0 Colonies present	Water is potable for E coli	0 Colonies present
Lead	ND	0.015mg/L	Lead can cause serious health problems, especially for babies, children and pregnant women	0.002 mg/L
Nitrate N	2.0	10 mg/L	Sources: Sewage systems, animal waste and fertilizer run off	0.05 mg/L
Nitrite N	0.2	1.0 mg/L	Same as Nitrate, rapidly converted to Nitrite	0.01 mg/L
Total Nitrate/Nitrite	2.2	10 mg/L	Can affect health if above maximum contamination level	0.01mgL

Laboratory Signature: \_\_\_\_\_



Lab ID: 0362336

\*= Exceeds EPA Guidelines    MCL= Maximum Contamination Level    MDL= Minimum Detection Level

**Disclaimer:** The integrity of the sample and results is dependent on the quality of sampling. The results apply only to the actual sample tested. Pure Water Analytics, Inc. shall be held harmless from any liability arising out of the use of such results. Results can change dramatically as environmental conditions change, such as weather or water episodes (flooding, extremely hard rains, cross contamination etc.)



# Michauds Septic Service

Date: August 3, 2021

For: Louis Goodson

Location: 937 Hayden Rd East Calais VT

Results: This property has a 1250-gallon concrete septic tank in good condition. Scoped a total of 42 feet of inlet pipe. The 24 feet of inlet pipe that is outside of the house has a significant sag which is causing buildup of grease and sludge. This section of inlet pipe will need to be replaced for the system to work properly. The outlet pipe is in good condition and goes to a 1000-gallon pump station that was in proper working order at the time of viewing.

We strongly recommend that the 24 feet of inlet pipe that is located outside of the house be replaced to prevent back up and clogging issues with this septic system.

Thank you.

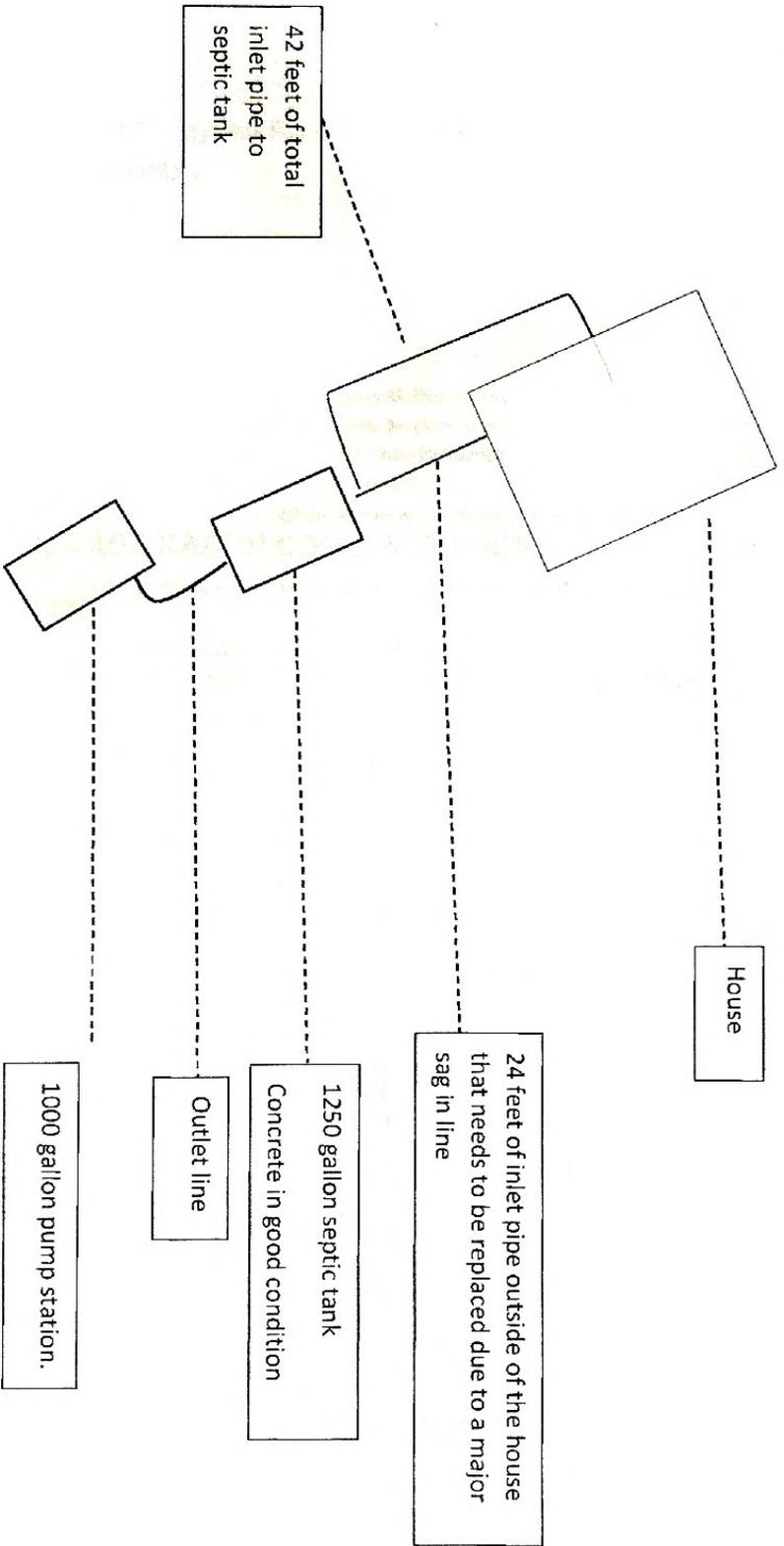
Travis Michaud

Disclaimer: Michauds Septic Service makes no warranties of the life expectancy or capacity of this septic system. We only verify that the septic system is intact, and all parts are in proper working order at the time of viewing.

109 Michaud Farm Rd  
East Hardwick VT, 05836  
802-472-6682  
info@michaudssepticsevice.com

937 Hayden Rd East Calais

Drawing is not to scale





# CERTIFIED RADON REPORT

August 6, 2021

Test Number: 1511-252

**Property Inspected:** 937 Hayden Rd, Calais, VT 05650

**Licensed Radalink Radon Inspector:**

Test performed for:

CheckPoint Property Inspections

Louis Goodson

Joby McDonald

P.O. Box 123

Orleans, VT 05860

Phone: 802-503-3884

Fax:

Calibrated:	02/15/2021 - 02/15/2022	Placed By:	Joby McDonald (+)	Temp.	Pressure	R.H.
Test Started:	08/03/2021 10:11 AM	Retrieved By:	Joby McDonald (+)	Min:	66.0 29.7	61
Test Ended:	08/06/2021 12:50 PM	Test Site:	Finished Basement	Avg:	72.4 29.7	63
		Test Duration:	74 hours	Max:	75.0 29.8	69

(+)State license or certification number unavailable

**AVERAGE RADON CONCENTRATION: 4.6 pCi/l**

Test has met minimum EPA sampling duration. Uncertainty: ± 1.04%

Time	08/03/2021		08/04/2021		08/05/2021		08/06/2021	
	pCi/l	Flags	pCi/l	Flags	pCi/l	Flags	pCi/l	Flags
00:11 am			3.7		4.1		6.5	
01:11			3.7		6.1		6.2	
02:11			3.7		3.6		4.2	
03:11			2.9		4.7		3.8	
04:11			5.1		4.2		4.8	
05:11			3.3		4.6		5.1	
06:11			5.5		4.1		5.7	
07:11			4.0		3.9		5.1	
08:11			5.1		4.0		5.8	
09:11			4.5		4.1		7.6	
10:11			6.1		6.2		4.9	
11:11	Eq.		6.1		4.1		4.8	
12:11 pm	Eq.		3.8		6.1		5.5	
01:11	Eq.		6.6		6.7			
02:11	Eq.		5.5		4.3			
03:11	Eq.		5.0		5.2			
04:11	Eq.		3.4		5.4			
05:11	Eq.		5.6		4.9			
06:11	Eq.		3.6		5.4			
07:11	1.5		3.9		4.5			
08:11	1.2		4.5		3.9			
09:11	3.3		3.9		5.0			
10:11	3.6		4.1		3.2			
11:11	4.1		4.1		4.4			

Flags: P= AC Power Disruption; T=Tilt  
Eq. = Equilization Period

While every effort was made to maintain optimum quality control and EPA Protocol during the testing period, neither Radalink, Inc. or its licensed agents provide any warranty, expressed or implied, for the consequences of erroneous test results. There can be some uncertainty with any measurement due to statistical variations, extreme weather changes, operation of the building, and other factors, Radalink, Inc. and its licensed operators shall not be liable under any charge or claim for losses, claims, charges, fees, demands, expenses, or damages resulting from a radon test. This report is subject to the terms on the last page of the document.

**ENVIRONMENTAL DATA**

Property Inspected: 937 Hayden Rd  
Catalis, VT 05650

MONITOR-TEST NUMBER: 1511-252

Time	08/03/2021			08/04/2021			08/05/2021			08/06/2021		
	Temp	InHg	RH	Temp	InHg	RH	Temp	InHg	RH	Temp	InHg	RH
00:11 am				71.0	29.7	62	73.0	29.8	62	75.0	29.7	66
01:11				71.0	29.7	62	73.0	29.8	62	75.0	29.7	66
02:11				71.0	29.7	62	73.0	29.8	62	75.0	29.7	66
03:11				71.0	29.7	62	73.0	29.8	62	73.0	29.7	66
04:11				71.0	29.7	62	73.0	29.7	62	73.0	29.7	66
05:11				71.0	29.7	62	73.0	29.7	62	73.0	29.7	66
06:11				71.0	29.7	62	73.0	29.7	62	73.0	29.7	66
07:11				71.0	29.7	62	73.0	29.7	62	73.0	29.7	66
08:11				71.0	29.8	62	73.0	29.8	62	75.0	29.8	66
09:11				71.0	29.8	62	73.0	29.8	62	75.0	29.8	66
10:11				71.0	29.8	62	73.0	29.7	62	75.0	29.7	66
11:11			64.0	28.7	72	73.0	29.7	62	75.0	29.7	66	
12:11 pm			66.0	29.7	69	73.0	29.7	62	75.0	29.7	66	
01:11			68.0	29.7	66	73.0	29.7	62	75.0	29.7	66	
02:11			68.0	29.7	61	73.0	29.7	61	75.0	29.7	66	
03:11			69.0	29.7	62	73.0	29.7	66	75.0	29.7	66	
04:11			69.0	29.7	62	73.0	29.7	66	75.0	29.7	66	
05:11			69.0	29.7	62	73.0	29.7	66	75.0	29.7	66	
06:11			69.0	29.7	62	73.0	29.7	66	75.0	29.7	66	
07:11			69.0	29.7	62	73.0	29.7	66	75.0	29.7	66	
08:11			71.0	29.7	62	73.0	29.7	66	75.0	29.7	66	
09:11			71.0	29.7	62	73.0	29.7	66	75.0	29.7	66	
10:11			71.0	29.7	62	73.0	29.7	66	75.0	29.7	66	
11:11			71.0	29.7	62	73.0	29.7	66	75.0	29.7	66	

**AVERAGE RADON CONCENTRATION: 4.6 pCi/l**



Reviewed and certified by

*Terry Howell*

Terry Howell, Quality Assurance Mgr.  
Radalink, Inc. NRPP 135791T

	Minimum	Average	Maximum	Variance
Temperature:	66.0	72.4	75.0	3.85
Barometric Pressure:	29.7	29.7	29.8	0.0
Relative Humidity:	61	63	69	3.97

NOTE: The first hour's environmental data is excluded from the table above.

Radalink, Inc. 5599 Peachtree Road Atlanta, GA 30341 Phone: (800)295-4655