



Seller's Additional Property Information

Property Seller: Peter J. Hunt
Property Address: 8 Berry Lane, Acton, MA 01720

Utility Information: Seller has not lived in the home. The home has been consistently rented to screened tenants since purchase in 2016. Tenants responsible for utilities.

Electric: Eversource
Gas: National Grid
Water: Town of Acton
Sewer: Private Septic.

Systems and Appliances:

Roof: Asphalt shingles. Age unknown. Assumed to be over 20 years old. Repairs done to resolve leaks at solar panel bracket roof penetrations.

Heating System: New boiler in 2020.

Septic System: Installed new by previous owners in 2016. Title 5 scheduled July 25, 2023.

Solar Panels: No information available. Installed and used by previous owners for to heat water. Abandoned in place. Related equipment in basement utility area removed when boiler was replaced in 2020.

Radon Testing: Recent Radon test has shown results greater than EPA actionable limit in basement.

Appliances: Kitchen remodel by previous owners in 2000. Range, Dishwasher, Microwave, Refrigerator. Washer and Dryer purchased by tenants in 2020.

Exclusions: Staging items.

Service Providers:

Handyman: The Acton Handyman

Boiler Installation: Colonial Comfort

Landscaping: Bittencourt Landscaping used for maintenance in between tenants.

Additional Information:

Wheeler Recreational Pool Membership:

<https://www.wheelerrec.org/member-info/how-to-join>

This information has been provided by the seller(s) and is deemed to be accurate without guarantee. It is the responsibility of the buyer to verify all information contained herein. The agent(s) and real estate companies are not responsible for any errors or omissions.