

For Sale:

66 Macintosh Lane, Boxborough MA 01719

By its Owner:

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<http://www.ApplewoodVillage.org>



Open House: Sat 05/25/13 10am-5pm, Sun 05/26/13 10am-5pm

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Part 0 - Disclaimers

This Is Not An Auction

This is not an auction.

Instead, this is a chance for the market (that's you) to set the fair market value of the home, as-is, this weekend.

I am using the 5-day method described in the book "How To Sell Your Home In 5 Days" by Bill Effos (www.5-day.com). Every time I have used this method, I have sold my home for more than the starting price. This is the fifth time that I have used the 5-day method: 1991 (job), 1998 (job), 2000 (job), 2009 (divorce), 2013 (marriage).

The 5-day method works because the free market works.

And did I mention this is not an auction?

Bids Are Nonbinding

Bids are nonbinding.

Bids are nonbinding. On either party.

I'm using the words "bid" and "bidding" because it's convenient to do so. But this is not an auction. Instead, this is a **fair, friendly, nonbinding, competitive discussion** between the seller (that's me) and all potential buyers.

The 5-day process is not legally binding on either party. Bid what you think the home is worth.

By Sunday night, I will have determined the prospective buyer that I'd like to work with (i.e. the number one bidder). Monday morning, I'll turn all of the details over to my real estate attorney, and the number one bidder will have the opportunity to buy my home. No deal is done until contracts are signed (i.e. a standard real estate "purchase and sales" agreement) and money has exchanged hands (i.e. at the closing). If the number one bidder is, for some reason, not ready, willing, or able to close the deal, then I will move on to the number two bidder.

If no bidder makes a reasonable offer, then I will not sell the home.

The 5-day process is not binding on the seller, it is not binding on the bidders.

Part 1 - Introduction

My Home Ad

BOXBOROUGH	BY OWNER
2 BR 1.5 BA Colonial Condo Townhome Central Air, Finished Basement, Tennis, Swimming Pool \$199,500 or Best Offer Open House Sat-Sun 10-5 Home Will Be Sold Sunday Night To	
HIGHEST BIDDER	978-331-0574

The 5-Day Schedule

- Wednesday, Thursday, and Friday - Advertise the home for sale.
- Saturday and Sunday - Open home, chance for all prospective buyers to look at the property, open bidding.
- Sunday night at 7:00pm - I will call all bidders in round-robin fashion until a high bid emerges.

Why I Am Doing This

1. I am selling my home myself to save money and time.

And to control the timing of the sale.

You will also save money because neither the seller nor the buyer will have to pay a commission to a real estate agent.¹ I want to make it as easy for you as possible to purchase this home. I want no surprises that will prevent the sale of this home from closing. I had a professional inspection done at my cost. I am also leaving all of the appliances. When I was preparing to sell this home, I asked, "What would I, as a buyer, want a seller to do to make it easy for me to buy this home?" And then I, as seller, did those things.

¹ At least not a seller's agent commission. Buyer's agents and their clients are welcome at the open house, but I will not pay any portion of a buyer's real estate commission. Real estate agents frequently get confused about this, but there should be no confusion. Only one party (the buyer) brings money to the table; only one party (the seller) brings a home to the table. When bidding, buyers should consider any additional fees that they will have to pay to their agents (if they have one) at closing.

2. This is **not** an auction nor a short sale.

This is not an auction. It is not a short sale. It is not a desperation sale. It is the sale of my home in a free market. I will take bids at a leisurely pace, starting at the open house on Saturday and ending Sunday night at the close of round-robin bidding. All potential buyers will have enough time to fully consider what they are doing. I will have enough time to consider all bids. I will talk to each bidder individually and make sure that each one understands exactly what is going on. I will come to an agreement as a result of the free market process. At the close of the bidding Sunday night, I will turn all material over to my attorney who will then draft the formal legal paperwork.²

3. Potential buyers should bid only as much as they think the home is worth.

When bidders reach the highest amount they are prepared to bid, they should stop. The top bidder may not be able to get a mortgage or may not be able to buy the home for some other reason. The deal may fall through, and **lower bidders may get a call days or weeks later, offering the home at the lower price.** If this happens, then it will probably be a very good deal for the buyer.

Conversely, there is little to be gained from bidding less than you think the home is worth. If you would not like to disclose your bidding strategy, then you may bid one dollar during the open house. Then during round-robin bidding, you can place your real bids. On Sunday night, I will call everyone who bids at least one dollar during the open house, starting with the highest bidder.

4. There is a great advantage to being the highest initial bidder during the open house.

The highest bidder during the open house becomes the first bidder in the round-robin bidding that starts Sunday night.

The more bidders, the greater the advantage of being first. You should place your initial bid to ensure that you will get the first bid in the round-robin bidding. Before round-robin bidding starts, if your bid is not the highest bid and you are willing to pay more for the home, then you should raise your bid so that you will be the first one called in the round-robin bidding process.

Questions? Feel free to ask me at the open house, or give me a call.

² My attorney can work with your attorney, if you'd like. The "purchase & sale" (P&S) agreement must be signed by buyer and seller within 72 hours of the close of the round-robin bidding. If the P&S is not signed by the deadline, then I will move on to the #2 bidder.

What I'll Tell You When You Call

Quick Description

My home is a 2-bedroom, 1.5-bathroom, 3-story, single-family, center-chimney colonial in a professionally managed, 28-unit condominium (townhome) community that includes a playground, tennis courts, and swimming pool. The condo was built in 1977, and it is in the Acton-Boxborough school district.

It has seven rooms and includes:

1. a **kitchen** with a built-in microwave oven
2. a **dining room** with a fireplace
3. a **living room** with sliding door that connects to walk-out **deck**
4. **central air** conditioning
5. a finished basement **playroom**
6. 2 **bedrooms**, 1.5 **bathrooms**
7. 2 deeded **parking** spaces, **playground**, **tennis** courts, and swimming **pool**

All **doors** are new. The **heating/cooling system** is less than 2 years old. The **kitchen**, all **windows**, and all **appliances** are less than 4 years old. The approximate overall size, including the newly finished basement playroom, is 1500 square feet.

The property borders conservation land, includes a walking trail to Acton, and has a pond for fishing and ice skating.

The home has a one-zone oil forced-hot-air heating/cooling system. The high efficiency heat-pump/air-conditioning unit is less than 2 years old.

The exterior paint is 8 years old and the house is scheduled to be repainted summer 2013. The roof is 17 years old and is scheduled to be replaced summer 2013.

The home is on private water and private septic.

The septic system was replaced and modernized in 2002 and has passed its Title 5 inspection.

The water system was replaced and modernized in 2012 and has passed all inspections.

The property is steps from the Acton-Boxborough border and is a 5-minute drive from Interstate 495.

Quoting from the 1977 Applewood Village brochure, "The forty acres of Applewood Village border protected wetlands, a pond, rolling open meadows, and woods full of pine, birch, oak, juniper, and ... naturally ... apple."

There will be an open house from 10:00 am to 5:00 pm on Saturday and Sunday. Everyone interested in the home will have a chance to buy it. The home will be sold to the best offer on Sunday night.

Directions

The Big Picture

- Applewood Village is about 2 miles west of the intersection of Routes 27 and 111 (Kelly's Corner, Acton).
- Applewood Village is about 3 miles east of 495 (Exit 28) on Route 111 (Mass. Ave.).

Directions From The East

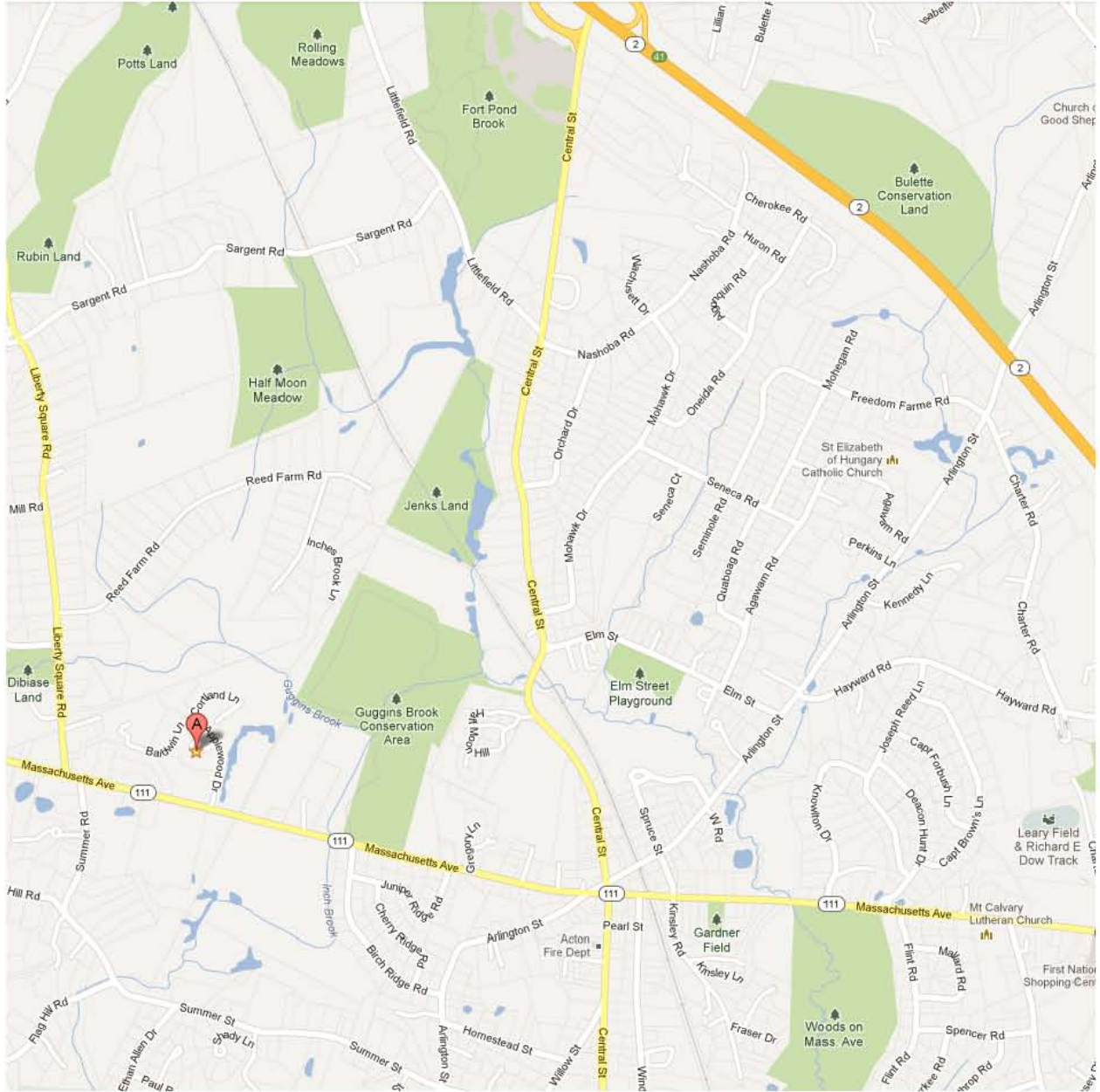
- The home is about 22 miles west of Cambridge.
- Take Route 2 West to Acton.
- As you enter Acton (from Concord) on Route 2, you'll see a sign for Exit 43, Route 111, Acton. The Route 111 exit is a left exit off of Route 2. Take Exit 43.
- There is a traffic light shortly after the exit. Keep right at the light to go straight through this intersection.
- Continue driving straight for 2 miles.
- Look for the red Applewood Village sign. Take a right onto Applewood Drive. Then take the first left onto Macintosh Lane, and my home is #66, the third building on the left (gray building).

Directions From Interstate 495

- From 495 take Exit 28 to Route 111 South.
- Continue on Route 11 South for 3 miles.
- Look for the red Applewood Village sign. Take a left onto Applewood Drive. Then take the first left onto Macintosh Lane, and my home is #66, the third building on the left (gray building).

Map

66 Macintosh Lane Boxborough MA 01719 = "A" Marker



Disclosure Statement

This disclosure is made to the best of my knowledge. It is not a warranty or guaranty of any kind. It is offered solely to help you evaluate this property.

Condo Fees & Utility Costs

Condo Common Fees. Applewood One's common fee is \$397/mo, the lowest of the three Applewood associations. Applewood's common fees have remained unchanged since Jan 2010 (i.e. this is the fourth year with no increase). Applewood One is also the only managed condo of the three Applewood associations. See my website for details.

Condo Roof Fees. Applewood One has been replacing older roofs with new ice-resistant roofs. The new roofs are the ones with the ceramic tiles near the gutters. My roof was last replaced in 1996 and is scheduled to be replaced summer 2013. The roof work is paid for by a special roof assessment (usually in May) of \$459.50/yr. I have paid the roof assessment for 2013 and do not know if the assessment will be needed in 2014, as the roof replacement project is nearly complete.

Condo Water Fees.

- In October 2012, Applewood completed a two-year major modernization of its water system, which serves 124 residential units in Applewood and adjacent Liberty Village condominiums. See my website for details.
- In November 2011, Applewood obtained a \$500,000 line of credit ("loan") to pay for the project over 10 years. The loan was extended to owners who desired to pay their share over time, while others chose to pay a one-time special assessment.
- In September 2010, Applewood assessed me \$464.10, and I paid this amount in full.
- In December 2011, Applewood assessed me \$4,649.70, and I opted to pay this monthly (i.e. with the loan) at the rate of \$51.62/mo.
- As of May 15, 2013, the balance due on the water project for 66 Macintosh Lane is \$3,776.67. You can either pay this amount in full at the closing or continue paying monthly at \$51.62. Since there are about 6 years left in the 10-year loan, it makes sense to pay in full only if you plan on staying in Applewood for more than 6 years. Otherwise paying monthly makes more sense. The idea with the loan was to allow present and future owners to share in the cost and benefit of the new water system.
- To the best of my knowledge, no further assessments are planned.

Electricity. Over the last 12 months, my average electricity bill was \$146.98/mo. The electricity provider is Littleton Electric and the bill includes heating (heat pump), cooling (air conditioning), and electricity. I keep the house at 77 degrees in the summer, 72 degrees in the winter. I also run up to five computers and two TVs. Your usage may vary. Because the basement is below ground level, it is easier to heat/cool (as the earth acts as temperature regulator). Compared to walk-out basements, the basement of this home also provides better security.

School Information

Address	66 Macintosh Lane, Boxborough MA 01719
County	Middlesex
Elementary School	Blanchard Elementary School ³
Middle School	RJ Grey Junior High School
High School	Acton-Boxborough Regional High School (ABRHS)

See also the Boston Globe article about SAT scores in the **Appendix**.

³Choice of six elementary schools starting fall 2014, pending final implementation of merger with Acton.

Detailed Property Information

Acres, Approx.	40 shared (Applewood Village)
Cable/TV/Internet	Comcast ⁴
Construction	Wood Frame
Deed Book/Page	56259/216
Easements	Yes, Rear
Electricity	200 Amps
Exterior Material	Wood
Exterior Color	Gray
Fireplaces	1
Flooring	Hardwood, Tile, Carpeting
Foundation Material; Foundation Size	Concrete; 25x25
Full; Half; Master Baths	1; 1; No
Garage	No
Gas	No
Heating Zones; Cooling Zones	1; 1
Heating; Cooling	Heat Pump (Electric); A/C (Electric)
Home Owners' Association	Yes, Managed ⁵
Hot Water; Heating Method	Tank; Electric
Living Area, Approx.	1200 (1&2) + 300 (basement) = 1500 (total)
Living Area, Total Rooms	7
Parking	Off-Street
Parking; Parking Spaces; Garage	Off-Street; 2; 0
Roof	Asphalt Shingle
Sewer	Private Septic
Street Frontage, Approx.	NA (Condo)
Style	Colonial
Tax Assessed Value; Real Estate Taxes	\$203,900.00; \$3606.98/year
Water	Private Well (Water System)
Year Built	1977
Zoning	Residential

⁴Applewood is in active discussions with Verizon to install FiOS in all units at not cost to owners.

⁵Applewood Village consists of three associations: Applewood One (where this home is located), Applewood Two, and Applewood Three. Of these, only Applewood One is professionally managed, and it has the lowest condo fees. See my website for details.

Room Dimensions

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
playroom	0	23x12
laundry/storage	0	22x13 ⁶
dining	1	16x13
kitchen	1	10x9
living	1	9x12
BR2	2	13x11
MBR	2	21x14

Miscellaneous

1. Date Purchased: 2009-11-23.
2. Currently occupied by owner.
3. The neighborhood is stable, and I am aware of no proposed changes.
4. The property has been tested for radon.
5. I have never had a problem with dry rot or mold.
6. I have never had a problem with any pests (including ants, termites, and rodents). Every spring, Applewood applies a perimeter treatment to block common ants.
7. I have had no problems with drainage or flooding since I have lived here.
8. I know of no fill on the property.
9. I know of no earth-settling problems either on the property or in the neighborhood.
10. There are no boundary-line disputes affecting the property.
11. There are no existing or threatened legal actions concerning this property.
12. The property is not located in an earthquake zone.
13. I know of no toxic substances present on the property.
14. I know of no lead paint on the property.

Bid on the Property As Is.

You will have time after the bidding to confirm all information in this document.

⁶ Laundry/storage room area is not included in the total square footage.

Part 2 - The Home

Detailed Room-by-Room Description

The following section includes the major features of each room.

- *Improvements that I've made are noted with an *asterisk.
- **NOTE:** Known issues/problems/FYIs are disclosed as **NOTES**.

NOTE: When I bought this home in 2009, it was a work in progress. As of 2013, much progress has been made. I have made approximately \$35,000 worth of improvements since moving here, including: modernized all systems (including heat, air conditioning, and hot water), re-tiling the upstairs bathroom floor, replacing all 18 doors (including the front door), and finishing the basement playroom. If I were to continue living here, then the next improvements that I'd make would be replacing the vanities, toilets, and bathtub. I chose to leave the laundry/storage room ceiling unfinished, which gives you easy access to utilities (including, hopefully, Verizon FiOS) in case you want to install a third bathroom in the basement (which was my original plan).

Common Features

- *All Owner's Manuals
- ***Dimmer Switches** on Most Ceiling Lights
- ***Paint in Kitchen/Bathrooms**
 - Ceiling, Kitchen/Bathrooms: Benjamin Moore® Kitchen & Bath (White)
 - Ceiling, Playroom/Bedrooms: Benjamin Moore® Muresco Ceiling (White)
- ***Paint in Playroom/Bedrooms**
 - Trim, Kitchen/Bathrooms: Benjamin Moore® Regal Aquavelvet (Antique White)
 - Trim, Playroom/Bedrooms: Benjamin Moore® Regal Aquavelvet (Antique White)
 - Wall, Kitchen/Bathrooms: Benjamin Moore® Kitchen & Bath (Antique White)
 - Wall, Playroom/Bedrooms: Benjamin Moore® Regal Aquavelvet (Latex Eggshell)
- Pella® Double Pane Tilt-In Room **Windows** (top 2 floors; installed 2009-09)

Floor 1 - Entry Hallway

- *2-Bulb Dome **Ceiling Light** (installed 2013-05)
- *Andersen® Full-View **Screen Door** (installed 2013-05)
- *BROSCO® 6-Panel **Door** (Closet) (installed 2013-05)
- *Harvey® Therma-Tru® 6-Panel 2-Window **Front Door** With Side Light (installed 2013-05)
- *Kidde® **Smoke/CO2 Detector** (Model KN-COSM-IB) (installed 2009-12)
- **Hardwood Floor** (installed 2009-09)

Floor 1 - Dining Room

- *Honeywell® FocusPRO Digital **Thermostat** (TH5000 Series)
- *Hubbardton Forge® **Ceiling Light 12"D** Semi-Flush (\$400 value; Model 126753-05-H218; Takes Halogen G9 Bulbs 75W Maximum; installed 2009-12)
- *Hubbardton Forge® **Ceiling Light 15"D** Hanging (\$430 value; Model 139600-07S-AB; Takes Incandescent Bulbs; installed 2009-12)
- *Ikea® Expedit **Bookcases** (2x2 and 2x4) ^[A]
- **Hardwood Floor** (installed 2009-09)
- **NOTE:** I am using the dining room as the living room, the living room as the dining room. You'll see why at the open house (hint: I'm a Red Sox fan).

Floor 1 - Living Room

- *3-Bulb Dome **Ceiling Light** (installed 2013-05)
- *Ikea® Expedit **Bookcases** (2x4) ^[A]
- *Panasonic® 37" **LCD TV** (With Wall Bracket) (\$640 value; installed 2009-11) ^[A]
- *TV Wall **Mirror** ^[A]
- **Hardwood Floor** (installed 2009-09)
- HunterDouglas® Paramount Vertical **Blinds**
- Pella® Replacement **Slider** Door (installed 2009-09)

Floor 1 - Kitchen

- *2-Bulb Dome **Ceiling Light** (Pantry; installed 2013-05)
- *3-Bulb Dome **Ceiling Light** (Kitchen; installed 2013-05)
- *BROSCO® 6-Panel **Sliding Doors** (Pantry; installed 2013-05)
- **Cabinetry:** American Woodmark® Shenandoah (Wood: Dominion Maple Honey; installed 2009-09)
- **Countertops:** Wilsonart® Laminate (Finish: Mystique Marine #4759-60; installed 2009-09)
- GE® **Dishwasher** (Model GSD4000; installed 2009-09)
- GE® Self-Cleaning **Oven** (Model JB640; installed 2009-09)
- GE® Spacemaker **Microwave** Oven (Model JVM1540; installed 2009-09)
- GE® Top-Freezer **Refrigerator** (Model GTS181) With **Icemaker** (Model IM-4A) (both installed 2009-09)
- Pella® Replacement **Window** (3 of 9; installed 2009-09)
- Three-Bulb **Mini Spot Ceiling Light** (Kitchen Sink; installed 2009-09)
- **Tile Floor** (Beige; installed 2009-09)

Floor 1 - Half Bathroom

- Pella® Replacement **Window** (4 of 9; installed 2009-09)
- **Tile Floor** (Beige; installed 2009-09)
- **NOTE:** The pull stopper is missing from the sink/vanity, I use a rubber stopper instead.

Floor 2 - Upstairs Hallway

- *2-Bulb Dome **Ceiling Light** (installed 2013-05)
- *BROSCO® 6-Panel **Door** (Closet)
- ***Carpeted Floor** (Neutral; installed 2013-05)
- *Kidde® **Smoke/CO2 Detector** (Model KN-COSM-IB; installed 2009-12)

Floor 2 - Full Bathroom

- *BROSCO® 6-Panel **Door** (Room)
- ***Tile Floor** (Beige; installed 2013-05)⁷
- JCPenny® Cordless **Blinds**
- Pella® Replacement **Window** (5 of 9; installed 2009-09)

Floor 2 - Second Bedroom

- *2-Bulb Dome **Ceiling Light** (installed 2009-12)
- *BROSCO® 6-Panel **Door** (Room; installed 2013-05)
- *BROSCO® 6-Panel **Sliding Doors** (Closet; installed 2013-05)
- **Carpeted Floor** (Neutral; installed 2009-09)
- JCPenny® Cordless **Blinds**
- Pella® Replacement **Windows** (6&7 of 9; installed 2009-09)

Floor 2 - Master Bedroom

- *2-Bulb Dome **Ceiling Lights** (2; installed 2009-12)
- *AmerTac® **Motion Activated Light** (Closet)
- *BROSCO® 6-Panel **Door** (Room)
- *BROSCO® 6-Panel **Sliding Doors** (3, Closet)
- **Carpeted Floor** (Neutral; installed 2009-09)
- JCPenny® Cordless **Blinds**
- Pella® Replacement **Windows** (8&9 of 9; installed 2009-09)

⁷ Note that the tile floor was done correctly, like all of the improvements I've made: (1) the vanity and toilet were removed, (2) tile was installed on the entire 6'x6' subfloor, and (3) the vanity and toilet were reinstalled.

Floor 0 - Playroom

- *BROSCO® 6-Panel **Door** (Room)
- *BROSCO® Access **Door** (For Air Filter)
- ***Carpeted Floor** (Neutral; installed 2013-05)
- *Harvey® Sliding **Basement Windows** (installed 2013-05)
- *Kidde® **Smoke/CO2 Detector** (Model KN-COSM-IB) (installed 2009-12)
- *Panasonic® 37" **LCD TV** (With Wall Bracket) (\$640 value; installed 2010-12) ^[A]
- ***Recessed Ceiling Lights** (6; installed 2013-05)

Floor 0 - Laundry/Storage Room

- *Aqua-Pure® **Whole-House Water Filter** (AP800 Series; \$537 value; installed 2011-10)
- *Basement Technologies® Aprilaire® AirMop Mini **Dehumidifier** (Model 1730A; \$635 value; installed 2009-12)
- *Basement Technologies® **Sump Pump** (WaterGrabber BullDog + Water Trek Aqua Route + Freeze Stop + Bubbler Pot; \$3,000 value; installed 2009-12)⁸
- *Box of **Air Filters** (For Air Handler)
- *BradfordWhite® 80-Gallon Electric **Water Heater** (\$1,395 value; installed 2011-06)
- *BROSCO® 6-Panel **Door** (Room; installed 2013-05)
- *Carrier® **Air Handler** (3T Performance Series; \$3,263 value; installed 2010-09)
- *GE® Front-Load **Dryer** (Model DCVH680; \$1,113 value; installed 2009-12)
- *GE® Front-Load **Washer** (Model WCVH6800; \$1,113 value; installed 2009-12)
- 6-Panel **Door** (Bulkhead)
- **NOTE:** Not included in overall size of living area.

Outside

- *Carrier® **Heat Pump & Air Conditioner** (Model 25HPA6 15.5-16.5 SEER; \$5,263 value; installed 2010-09)
- *Dusk-to-dawn **light fixtures**, front and rear.
- ***Frost-Free Faucets** (front and rear; installed 2013-05)⁹
- ***Strawberry garden** (planted springs of 2010, 2012, 2013)
- 12x12 **walk-out deck**, one of only two 2BR units in Applewood with this feature (sealed, stained, and updated to code 2012-10)
- 20-foot **exclusive easement** on rear of property (marked approximately by green lawn chairs)¹⁰
- **NOTE:** Great **neighbors**, great **neighborhood** (included) :-)

⁸ The bulkhead, like all bulkheads, gets wet when it rains. You may recall that Massachusetts suffered a "100-year flood" in the spring of 2010. Several Applewood owners had water in their basements during this event. I did not. I have never had water in the basement since I've lived here.

⁹ You don't need to shutoff frost-free faucets in the winter, so you don't have to worry about frozen/burst pipes.

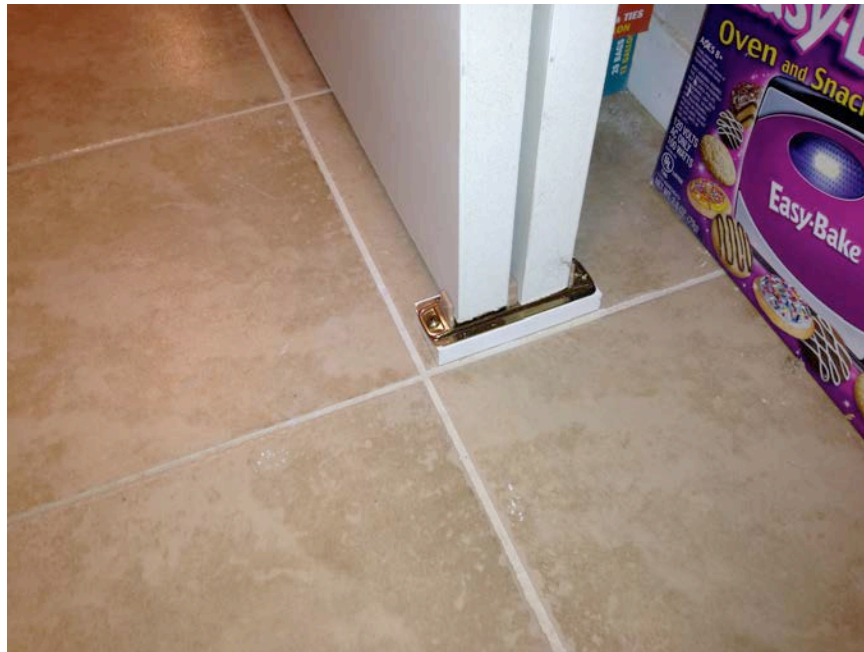
¹⁰ Install a patio!

Room Notes

- ***Improvements that I've made are noted with an *asterisk.**
- **NOTE A:** I will sell optional items (namely the three Ikea® bookshelves and two Panasonic® LCD TVs) if the buyer wants them, but bid on the home without the optional items, since not all buyers will want these. If you do want them, then these will be extra. If you don't want them, then I'll take them with me.

Improvements Done Correctly

- Even though many of the home improvements were done recently (in preparation for this sale), I insisted that all work be done correctly. **No shortcuts.** The 2013-05 improvements were done under Boxborough **building permit BP2013-0106.**
- For example, in the **full bathroom**, it would have been cheaper and quicker to simply tile *up to* the baseboard and vanity. Instead, (1) the vanity and toilet were removed, (2) the baseboard was removed, (2) tile was installed on the entire 6'x6' subfloor, (3) the vanity and toilet were reinstalled, and (4) new baseboard was installed. Now it will be easy (and inexpensive) for the new owner to add a new vanity without having to re-tile the floor.
- Another example is the **pantry door guide**. When I bought the house, a cheap plastic door guide had been glued to the floor. That lasted about a week. The new one is drilled through the tile and into the subfloor, supported by a small block. In my book, there are two ways to do home improvement: (1) the correct way or (2) not at all.



2013-05-15_16-41-42-pantry-after.jpg

Home Inspection Report - What I Fixed, What I Didn't Fix

A copy of the Home Inspection Report is in the **Appendix**. The numbers below correspond to the numbered sections in the inspection addendum (the section with photos). Number "0" means there is no photo in the addendum.

Appears Serviceable - No Changes Made

All items from the inspection report that were marked "Appears Serviceable" were left as-is.

Monitor - No Changes Made

All items from the inspection report that were marked "Monitor" were left as-is.

Repairs Recommended - No Changes Made

The following items from the inspection report were marked "Repairs Recommended" and were left as-is.

0. Laundry. The home inspector recommended installing a smooth metal vent pipe. I leave this project (which should cost about \$20) for the new owner.

1. Exterior Siding. The home inspector noted some peeling paint and deteriorated siding. I asked Applewood to fix this, and they indicated that the building will be painted (and siding repaired) summer 2013.

2. Exterior Trim. The home inspector noted some peeling paint. I asked Applewood to fix this, and they indicated that the building will be painted (and trim repaired) summer 2013.

5. Rear Deck. The home inspector noted that flashing was not visible, that lag bolts were not visible, and that additional mechanical fasteners were recommended. The photo below (taken during the repairs) shows the flashing and bolts being installed. The Boxborough Building Inspector approved the deck repairs and declared it "to code," so I did not install additional mechanical fasteners.



2012-07-12_12-35-51-deck-during.jpg

6. Deck Railing. The inspector recommended additional fasteners where the railing meets the home. I asked Applewood to fix this.

7. Bulkhead. The home inspector noted rust and cracks. I asked Applewood to fix this.

8. Rear Gutter. The home inspector noted that the gutter length on the rear of the house is too long. I asked Applewood to fix this.

10. Water Main. The home inspector noted condensation on the pipes. It was a humid day during the inspection and the dehumidifier had been disconnected for construction. I leave this project (which should cost about \$15) for the new owner.

11. AC Lines. The home inspector noted that the refrigerant line (in the storage room) could use some additional insulation. I leave this project (which should cost about \$10) for the new owner.

12. Moisture Stain. The inspector noted a moisture stain by the glass deck door. I have had no water in the house or basement and note that the deck was repaired and brought up to code.

13. Sump Pump. The home inspector recommended installing a battery backup system.

18. Attic Stairs. The home inspector recommended rerouting ductwork to allow installation of an insulated cover over the attic stairs. I have done this in previous houses but have not done so with this house, primarily because heating and cooling costs are so low, and the ROI on this project is small.

19. Second Floor Bathroom Vent. The home inspector recommended installing a vent in the full bathroom. When a bathroom has a window, no vent is required by code, so I have not installed one. Also, vents leak heat. I generally shower with the window opened from the top.

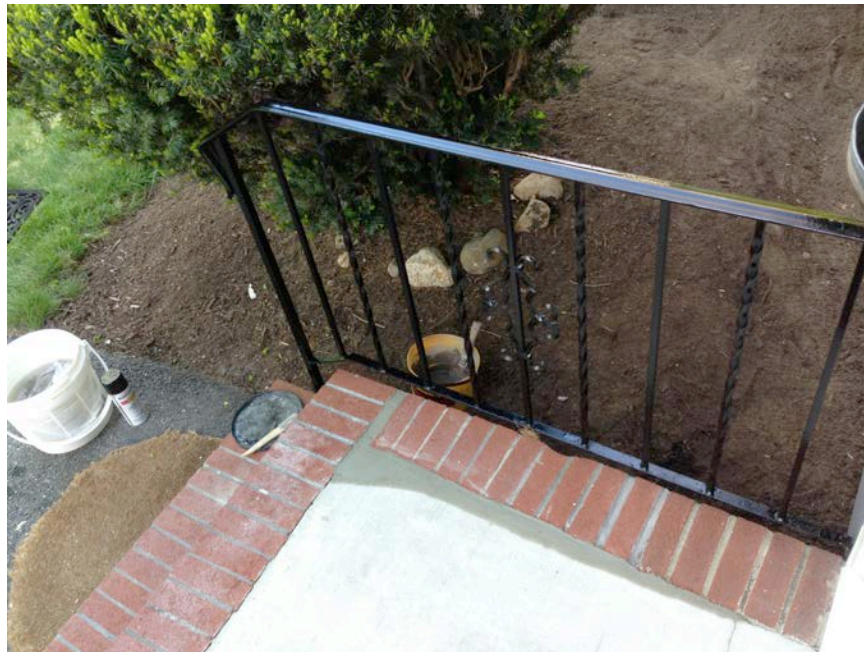
21. Fireplace. The home inspector noted cracks in the firebox. I have never used the fireplace, primarily because heating and cooling costs are so low.

22. Oven & Exhaust. The home inspector noted a stuck kitchen stove vent flap. I asked Applewood to fix this.

Repairs Recommended - Fixed

The following items from the inspection report were marked "Repairs Recommended" and were fixed.

3. Front Steps. The home inspector noted cracks in the front stairs. I asked Applewood to fix this and they did. They also painted the handrail.



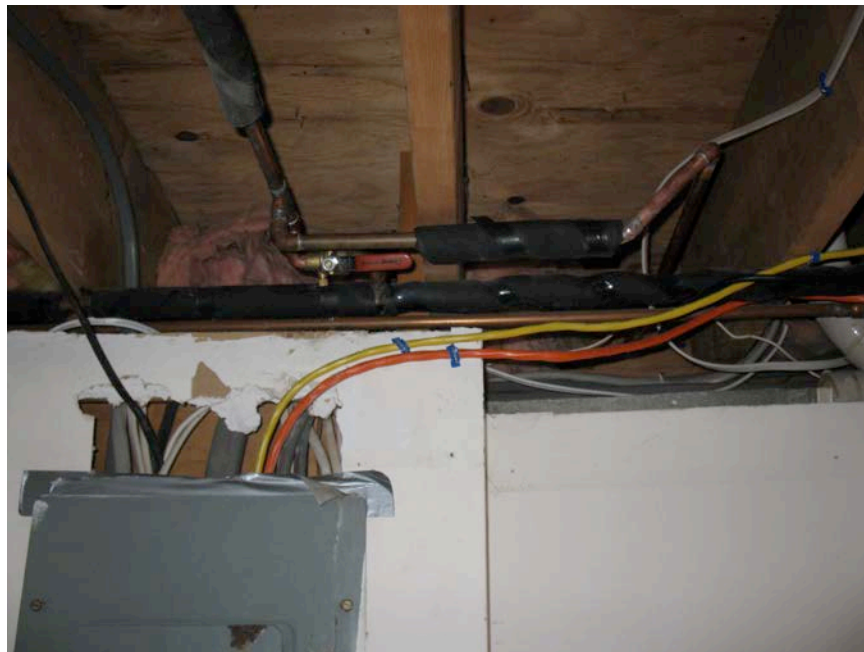
2013-05-17_17-50-27-steps-during.jpg

4. Front Landscaping. The home inspector noted earth-to-ground contact on the front of the house. I asked Applewood to fix this and they did.

9. Electrical Panel. The inspector noted surface rust (but no inside rust) on the electrical panel. This was from an old leaky gate valve located above the panel, which I replaced with a modern ball valve. I also repaired the surface rust. See before/after pics below.



2013-04-18_08-35-21-plumbing-before.jpg



2013-04-29_16-27-33-plumbing-after.jpg

14. Basement Dimmer Switch. The home inspector noted that the basement dimmer switch is upside down. I fixed this.

15. Basement Windows. The home inspector noted rust on the basement windows. I have since replaced the windows. See before/after pics below.



2013-05-13_16-17-15-playroom-window-before.jpg



2013-05-14_15-30-43-playroom-window-after.jpg

16. Cat Damage. The home inspector noted cat scratch damage on the trim of the basement and half bath doors. I installed new trim. Silly cats.

17. Attic Insulation. The home inspector noted uneven attic insulation. This was from the installation of ceiling lights. I leveled out the insulation as best as I could.

Safety Hazard - No Changes Made

The following items from the inspection report were marked "Safety Hazard" and were left as-is.

22. Oven & Exhaust. The home inspector noted that the oven could tip because it lacks an anti-tipping mechanism. The oven is installed pretty tight, so I'm not concerned about this. The home inspector also commented that he has never seen any oven *with* an anti-tipping mechanism installed.

Safety Hazard - Fixed

The following items from the inspection report were marked "Safety Hazard" and were fixed.

20. Kitchen Outlets. The home inspector noted that GFCI outlets were not present in the kitchen or bathroom. Some circuits were actually GFCI in the panel (which is to code) but not at the outlet. To avoid confusion, I installed GFCI outlets in the kitchen and both bathrooms.

Unnumbered, Other, and Not Applicable

The following items from the inspection report do not fit into any of the above categories.

Radon. Radon is not a numbered inspection item on the report, but I tested for radon nevertheless. The home passed a first radon test when I purchased it (2009-11). I started a second radon test this month (2013-05-21) but the results will not be ready in time to include in this package. Sorry. I will publish the radon report on my website.

Water Quality Report. Applewood distributes a water quality report to owners annually. The most recent report is in the **Appendix**.

Title 5 Septic Inspection. Applewood's septic system is inspected for Title 5 compliance every three years. The most recent report is in the **Appendix**.

Chimney Inspection. Applewood inspects chimneys every three years, annually if they are used. I do not use my fireplace/chimney and it was last inspected (and passed) 2010-09-11.



2010-09-11_09-43-45-chimney-inspection.jpg

Roof & Chimney Box. The chimney box was replaced spring 2012. The roof is scheduled to be replaced summer 2013.

Part 3 - The Sale (Not an Auction)

Bidding Method & Rules

1. This is not an auction.
2. Bids are nonbinding (on either party).
3. I will say what I'll do, I will do what I said. My rules are fair for everyone.
4. The home will be sold to the highest bidder in round-robin bidding Sunday night after the open house period is over. If no bid is deemed acceptable to the seller, then the home will not be sold.
5. The bidding will be open. I will tell any bidder the status of the bids at any time.
6. Bids may be left at any time, including during the open house period.
7. The highest bidder prior to the round-robin bidding (which begins Sunday night) will have the opportunity to make the first bid when the round-robin bidding begins. The next highest bidder will get the second call, and so on down the list.
8. Every interested bidder will have the opportunity to top the high bid until the highest bid is established.
9. If there is more than one bid at the same level, then the earliest bid will be honored.
10. The minimum bid increment is \$1,000.
11. I will call any bidder who wants to bid on Sunday evening, starting at 7:00 pm.
12. At the conclusion of the round-robin bidding, a high bidder will emerge. The highest bidder will be offered the home at the bid price. The "purchase & sale" (P&S) agreement must be signed by buyer and seller within 72 hours of the close of the round-robin bidding. If the P&S is not signed by the deadline, then I will move on to the #2 bidder. If the #2 bidder is unable to purchase the home, then #3 bidder will be called. My attorney can work with your attorney, if you'd like.
- 13. Bid on the home as is.**
- 14. Your participation in this 5-day sale constitutes your agreement to these rules and conditions.**

Mortgage Table

The following table shows what your monthly mortgage payment (principle and interest) would be for a 30-year, fixed-rate loan at various interest rates. The table is believed to be accurate. I cannot, however, take responsibility for any errors or omissions.

At 5% it costs you only \$26.84 per month to increase your bid by \$5,000.

At 5%, It costs you only \$5.37 per month to increase your bid by \$1,000.

Don't lose this home for such a small additional payment!

loan amount	3%	4%	5%	6%	7%
\$1,000.00	\$4.22	\$4.77	\$5.37	\$6.00	\$6.65
\$5,000.00	\$21.08	\$23.87	\$26.84	\$29.98	\$33.27

What I'll Say When The Round-Robin Bidding Starts

Starting Sunday night at 7:00 pm, I'll call each bidder (starting with the highest and working down the list) and will say the following (each time that I call):

"I will call all interested bidders until there is one high bid, and no other bidder wishes to top it. All bids must be at least \$1,000 apart. If there is more than one bid at the same level, then the earliest bid will be honored first.

If for some reason the top bidder is unable to purchase the home, then the next bidder will be called. If that bidder is unable to purchase, then the next bidder will be called. The top three bidders will be offered the home.

Currently, the high bid is \$ _____. Do you want to advance the bid?"

Thanks, and Enjoy Your New Home

I consider this a great home, in a great neighborhood, with a great pool, and in a great school system. I have invested a lot of time and money turning this house into a home, and I know that the new owner will enjoy living here as much as I did.

Appendix

About Condo Living

I enjoy having mowing, plowing, painting, roofing, the pool, and the tennis courts taken care of by the condo association. If you want to make a difference in any condo community, then I recommend that you get involved with the board of directors/governors. The condo boards generally meet monthly.

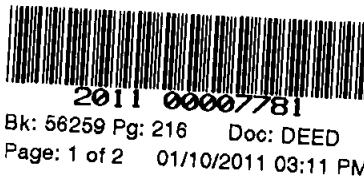
Recommended Service Providers

1. Air Conditioning - Advanced Mechanical Systems
2. Electrician - Dennis F. McCarthy
3. Locksmith - Whitmarsh Lock & Safe Co.
4. Plumbing - Paul C. Kelleher Plumbing & Heating Inc.
5. General Contractor - Eric Johnson Construction

Inspection Reports & More (Attached)

1. 2011-01-10 Deed
2. 2011-06-16 Septic (Title 5) Inspection
3. 2012-12-13 Water Quality Report
4. 2013-03-18 Verizon FiOS Map
5. 2013-04-24 Boston Globe Article about ABRHS SAT Scores and Home Values
6. 2013-05-01 Real Estate Tax Bill
7. 2013-05-10 Home Inspection
8. 2013-05-21 Electricity Bill Summary
9. 2013-05-22 Smoke/CO2 Detector Inspection

When recorded, return to:
Orsi, Arone, Rothenberg, Iannuzzi & Turner LLP
Attn: Julia K. Abbott, Esq.
160 Gould Street, Suite 320
Needham, MA 02494-2300



Total pages: 2

Handwritten initials: JKA

QUITCLAIM DEED

I, Erik J. Heels, a/k/a Erik A. Heels, of 66 Macintosh Lane, Unit 66, Boxborough, Massachusetts 01719, as an individual

for consideration of One Dollar (\$1.00)

Grant to Erik J. Heels, and successors, Trustee of the Erik J. Heels 2010 Family Trust, u/d/t dated December 3, 2010, recorded herewith by Trustee Certificate

WITH QUITCLAIM COVENANTS

The following premises in the Applewood Town Homes Condominium One, in Boxborough, Middlesex County, Massachusetts, created by a Master Deed dated December 20, 1977, recorded with Middlesex South District Registry of Deeds, Book 13364, Page 570, Unit No. B, Building No. 4, the address of which is Lower Village Road, Boxborough, MA, together with an undivided 3.282% interest appertaining to said Unit in the common areas and facilities of said Condominium, and together with the rights and easements appurtenant to said Unit as set forth in said Master Deed, and the Declaration of Common Easements recorded with said Master Deed.

Said premises are hereby conveyed subject to:

- A) the rights, easements and restrictions referred to in said Master Deed, insofar as now in force and applicable;
- B) the provisions of M.G.L. c. 183A;
- C) the By-Laws and Rules and Regulations as now exist or may hereafter be adopted of Applewood Condominium Association One, Inc., and Applewood Community Corporation, and the obligation thereunder to pay proportionate share attributable to said Unit of the common expenses, all of which the Grantee by acceptance hereof agrees to perform and assume; and
- D) such taxes attributable to said Unit for the current year as now due and payable.

Being the same premises conveyed to me by deed of John R. Perry dated November 23, 2009 and recorded with Middlesex South District Registry of Deeds, Book 53887, Page 281. See Scrivener's Error Affidavit dated July 8, 2010 and recorded with said Registry of Deeds in Book 54965, Page 263.

Property/Grantee Address: 66 Macintosh Lane, Unit 66, Boxborough, MA 01719

When recorded, return to:
Orsi, Arone, Rothenberg, Iannuzzi & Turner LLP
Attn: Julia K. Abbott, Esq.
160 Gould Street, Suite 320
Needham, MA 02494-2300

Total pages: 2

WITNESS MY HAND AND SEAL this 17th day of December, 2010



Erik J. Heels

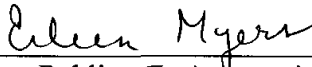


Erik J. Heels/a/k/a Erik A. Heels

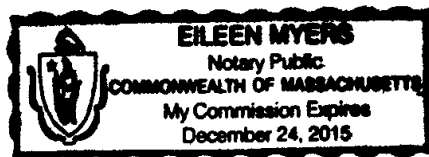
COMMONWEALTH OF MASSACHUSETTS

Middlesex County, ss

On this 17th day of December, 2010, before me, the undersigned notary public, personally appeared Erik J. Heels a/k/a Erik A. Heels, proved to me through satisfactory evidence of identification which was photographic identification with signature issued by a federal or state governmental agency, oath or affirmation of a credible witness, personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed voluntarily for its stated purpose.



Notary Public: Eileen Myers
My Commission Expires: 12-24-2015



SWS Septic Inspections Inc.
DBA The Septic Guys
134 Commonwealth Ave Worcester Ma. 01604
Phone 508-797-1100 or 1-800-240-2400

Applewood Condominium
11 Applewood Dr.
Boxboro Ma. 01719

Enclosed please find a copy of your passing Title 5 for property located Applewood Condominium One. Please retain this copy for your records and any real estate transfers which may occur at Applewood condominium .

I have also forwarded a copy to the Board of Health in Boxboro, and also the Nashoba Associated Board of health office in Ayer. If you have any Questions please feel free to contact us @ 1800-240-2400.

Thank You SWS SEPTIC INSPECTIONS INC.

Thank You
SWS SEPTIC INSPECTIONS INC.
Steven Magnuson



Commonwealth of Massachusetts

Title 5 Official Inspection Form

Subsurface Sewage Disposal System Form - Not for Voluntary Assessments

48 - 78 Macintosh Ln. 80 - 102 Baldwin Ln.

Property Address

Applewood Condominium Trust 1

Owner's Name

Boxboro

City/Town

Ma.

State

01719

Zip Code

06/15/11

Date of Inspection

Owner information is required for every page.

Inspection results must be submitted on this form. Inspection forms may not be altered in any way. Please see completeness checklist at the end of the form.

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



A. General Information

1. Inspector:

Steven Magnuson

Name of Inspector

SWS Septic Inspections Inc.

Company Name

134 Commonwealth Ave.

Company Address

Worc.

City/Town

800-240-2400

Telephone Number

Ma.

State

01604

Zip Code

SI 1441

License Number

B. Certification

I certify that I have personally inspected the sewage disposal system at this address and that the information reported below is true, accurate and complete as of the time of the inspection. The inspection was performed based on my training and experience in the proper function and maintenance of on site sewage disposal systems. I am a DEP approved system inspector pursuant to Section 15.340 of Title 5 (310 CMR 15.000). The system:

[X] Passes

[] Conditionally Passes

[] Fails

[] Needs Further Evaluation by the Local Approving Authority

Inspector's Signature

Date

6-15-11

The system inspector shall submit a copy of this inspection report to the Approving Authority (Board of Health or DEP) within 30 days of completing this inspection. If the system is a shared system or has a design flow of 10,000 gpd or greater, the inspector and the system owner shall submit the report to the appropriate regional office of the DEP. The original should be sent to the system owner and copies sent to the buyer, if applicable, and the approving authority.

****This report only describes conditions at the time of inspection and under the conditions of use at that time. This inspection does not address how the system will perform in the future under the same or different conditions of use.



Commonwealth of Massachusetts

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B. Certification (cont.)

Inspection Summary: Check A,B,C,D or E / **always** complete all of Section D

A) System Passes:

I have not found any information which indicates that any of the failure criteria described in 310 CMR 15.303 or in 310 CMR 15.304 exist. Any failure criteria not evaluated are indicated below.

Comments:

All appears in good working order

B) System Conditionally Passes:

One or more system components as described in the "Conditional Pass" section need to be replaced or repaired. The system, upon completion of the replacement or repair, as approved by the Board of Health, will pass.

Check the box for "yes", "no" or "not determined" (Y, N, ND) for the following statements. If "not determined," please explain.

The septic tank is metal and over 20 years old* or the septic tank (whether metal or not) is structurally unsound, exhibits substantial infiltration or exfiltration or tank failure is imminent. System will pass inspection if the existing tank is replaced with a complying septic tank as approved by the Board of Health.

* A metal septic tank will pass inspection if it is structurally sound, not leaking and if a Certificate of Compliance indicating that the tank is less than 20 years old is available.

Y N ND (Explain below):



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B. Certification (cont.)

B) System Conditionally Passes (cont.):

Observation of sewage backup or break out or high static water level in the distribution box due to broken or obstructed pipe(s) or due to a broken, settled or uneven distribution box. System will pass inspection if (with approval of Board of Health):

- broken pipe(s) are replaced
obstruction is removed
distribution box is leveled or replaced
Y N ND (Explain below)

The system required pumping more than 4 times a year due to broken or obstructed pipe(s). The system will pass inspection if (with approval of the Board of Health):

- broken pipe(s) are replaced
obstruction is removed
Y N ND (Explain below)

C) Further Evaluation is Required by the Board of Health:

Conditions exist which require further evaluation by the Board of Health in order to determine if the system is failing to protect public health, safety or the environment.

1. System will pass unless Board of Health determines in accordance with 310 CMR 15.303(1)(b) that the system is not functioning in a manner which will protect public health, safety and the environment:

- Cesspool or privy is within 50 feet of a surface water
Cesspool or privy is within 50 feet of a bordering vegetated wetland or a salt marsh



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B. Certification (cont.)

2. System will fail unless the Board of Health (and Public Water Supplier, if any) determines that the system is functioning in a manner that protects the public health, safety and environment:

- Four checkbox options regarding septic tank and SAS placement relative to surface water supply, public water supply, and private water supply well.

Method used to determine distance:

** This system passes if the well water analysis, performed at a DEP certified laboratory, for coliform bacteria indicates absent and the presence of ammonia nitrogen and nitrate nitrogen is equal to or less than 5 ppm, provided that no other failure criteria are triggered. A copy of the analysis must be attached to this form.

3. Other:

Four horizontal lines for additional information.

D) System Failure Criteria Applicable to All Systems:

You must indicate "Yes" or "No" to each of the following for all inspections:

- Table with 2 columns: Yes, No. Four rows of failure criteria with checkboxes.



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B. Certification (cont.)

Yes No

Required pumping more than 4 times in the last year NOT due to clogged or obstructed pipe(s). Number of times pumped: _____.

Any portion of the SAS, cesspool or privy is below high ground water elevation.

Any portion of cesspool or privy is within 100 feet of a surface water supply or tributary to a surface water supply.

Any portion of a cesspool or privy is within a Zone 1 of a public well.

Any portion of a cesspool or privy is within 50 feet of a private water supply well.

Any portion of a cesspool or privy is less than 100 feet but greater than 50 feet from a private water supply well with no acceptable water quality analysis. [This system passes if the well water analysis, performed at a DEP certified laboratory, for fecal coliform bacteria indicates absent and the presence of ammonia nitrogen and nitrate nitrogen is equal to or less than 5 ppm, provided that no other failure criteria are triggered. A copy of the analysis and chain of custody must be attached to this form.]

The system is a cesspool serving a facility with a design flow of 2000gpd-10,000gpd.

The system fails. I have determined that one or more of the above failure criteria exist as described in 310 CMR 15.303, therefore the system fails. The system owner should contact the Board of Health to determine what will be necessary to correct the failure.

E) Large Systems: To be considered a large system the system must serve a facility with a design flow of 10,000 gpd to 15,000 gpd.

For large systems, you must indicate either "yes" or "no" to each of the following, in addition to the questions in Section D.

Yes No

the system is within 400 feet of a surface drinking water supply

the system is within 200 feet of a tributary to a surface drinking water supply

the system is located in a nitrogen sensitive area (Interim Wellhead Protection Area – IWPA) or a mapped Zone II of a public water supply well

If you have answered "yes" to any question in Section E the system is considered a significant threat, or answered "yes" in Section D above the large system has failed. The owner or operator of any large system considered a significant threat under Section E or failed under Section D shall upgrade the system in accordance with 310 CMR 15.304. The system owner should contact the appropriate regional office of the Department.



Commonwealth of Massachusetts

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Boxboro

Ma. State

01719 Zip Code

06/15/11

Date of Inspection

Owner information is required for every page.

C. Checklist

Check if the following have been done. You must indicate "yes" or "no" as to each of the following:

- Checklist items with Yes/No columns and checkboxes. Includes questions about pumping information, system components, water flows, plans, facility inspection, site inspection, system components location, septic tank manholes, facility owner information, and determination of SAS location.

D. System Information

Residential Flow Conditions:

Number of bedrooms (design): 70 Number of bedrooms (actual): 50

DESIGN flow based on 310 CMR 15.203 (for example: 110 gpd x # of bedrooms): 7,700 GPD.



Commonwealth of Massachusetts
Title 5 Official Inspection Form
Subsurface Sewage Disposal System Form - Not for Voluntary Assessments

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06/15/11
Date of Inspection

City/Town

D. System Information

Description:

Bio Clear system on site

Number of current residents:

65

Does residence have a garbage grinder?

Yes No

Is laundry on a separate sewage system? [if **yes** separate inspection required]

Yes No

Laundry system inspected?

Yes No

Seasonal use?

Yes No

Water meter readings, if available (last 2 years usage (gpd)):

Well

Detail:

Sump pump?

Yes No

Last date of occupancy:

Current
Date

Commercial/Industrial Flow Conditions:

Type of Establishment:

Design flow (based on 310 CMR 15.203):

Gallons per day (gpd)

Basis of design flow (seats/persons/sq.ft., etc.):

Grease trap present?

Yes No

Industrial waste holding tank present?

Yes No

Non-sanitary waste discharged to the Title 5 system?

Yes No

Water meter readings, if available:



Commonwealth of Massachusetts

Title 5 Official Inspection Form

Subsurface Sewage Disposal System Form - Not for Voluntary Assessments

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01719

06/15/11

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D. System Information (cont.)

Last date of occupancy/use:

Date

Other (describe below):

General Information

Pumping Records:

Source of information:

pumps yearly

Was system pumped as part of the inspection?

[X] Yes [] No

If yes, volume pumped:

21,000 Gals. from all tanks

gallons

How was quantity pumped determined?

truck guage

Reason for pumping:

inspect tank structure, all in good condition

Type of System:

- [X] Septic tank, distribution box, soil absorption system
[] Single cesspool
[] Overflow cesspool
[] Privy
[] Shared system (yes or no) (if yes, attach previous inspection records, if any)
[X] Innovative/Alternative technology. Attach a copy of the current operation and maintenance contract...
[] Tight tank. Attach a copy of the DEP approval.
[] Other (describe):



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D. System Information (cont.)

Comments (on pumping recommendations, inlet and outlet tee or baffle condition, structural integrity, liquid levels as related to outlet invert, evidence of leakage, etc.):

Three horizontal lines for handwritten comments.

Tight or Holding Tank (tank must be pumped at time of inspection) (locate on site plan):

Depth below grade: _____

Material of construction:

- checkbox concrete, checkbox metal, checkbox fiberglass, checkbox polyethylene, checkbox other (explain):

Dimensions: _____

Capacity: _____

gallons

Design Flow: _____

gallons per day

Alarm present:

- checkbox Yes, checkbox No

Alarm level: _____

- Alarm in working order: checkbox Yes, checkbox No

Date of last pumping: _____

Date

Comments (condition of alarm and float switches, etc.):

Three horizontal lines for handwritten comments.

- * Attach copy of current pumping contract (required). Is copy attached? checkbox Yes, checkbox No



Commonwealth of Massachusetts

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State

Zip Code

Date of Inspection

Owner information is required for every page.

D. System Information (cont.)

Distribution Box (if present must be opened) (locate on site plan):

Depth of liquid level above outlet invert

N/A

Comments (note if box is level and distribution to outlets equal, any evidence of solids carryover, any evidence of leakage into or out of box, etc.):

No D Box present

Pump Chamber (locate on site plan):

Pumps in working order:

[X] Yes [] No

Alarms in working order:

[X] Yes [] No

Comments (note condition of pump chamber, condition of pumps and appurtenances, etc.):

pumps operating properly, no problems found

Soil Absorption System (SAS) (locate on site plan, excavation not required):

If SAS not located, explain why:



Commonwealth of Massachusetts
Title 5 Official Inspection Form
Subsurface Sewage Disposal System Form - Not for Voluntary Assessments

Owner information is required for every page.

64-70 Macintosh Ln.
 Property Address
 Applewood Condominium Trust 1
 Owner's Name
 Boxboro Ma. 01719 06/15/11
 City/Town State Zip Code Date of Inspection

D. System Information (cont.)

Approximate age of all components, date installed (if known) and source of information:
 New septic installed 2002

Were sewage odors detected when arriving at the site? Yes No

Building Sewer (locate on site plan):

Depth below grade: 20"
 feet

Material of construction:

cast iron 40 PVC other (explain):

Distance from private water supply well or suction line: 100+Ft.
 feet

Comments (on condition of joints, venting, evidence of leakage, etc.):

All appears in good condition, Most inlets are cast iron, all out lets are PVC, recommend Zabel filters on outlets

Septic Tank (locate on site plan):

Depth below grade: All Built to grade
 feet

Material of construction:

concrete metal fiberglass polyethylene other (explain)

If tank is metal, list age: _____
 years

Is age confirmed by a Certificate of Compliance? (attach a copy of certificate) Yes No

Dimensions: 6X6X10

Sludge depth: 6"



Commonwealth of Massachusetts
Title 5 Official Inspection Form
Subsurface Sewage Disposal System Form - Not for Voluntary Assessments

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D. System Information (cont.)

Septic Tank (cont.)

Distance from top of sludge to bottom of outlet tee or baffle 66"
 Scum thickness 8"
 Distance from top of scum to top of outlet tee or baffle 5"
 Distance from bottom of scum to bottom of outlet tee or baffle 15"
 How were dimensions determined? Tape measure

Comments (on pumping recommendations, inlet and outlet tee or baffle condition, structural integrity, liquid levels as related to outlet invert, evidence of leakage, etc.):
 pump tank yearly, inspect tank T's wash out sludge, levels were good, no leaks were found.

Grease Trap (locate on site plan):

Depth below grade: _____ feet
 Material of construction:
 concrete metal fiberglass polyethylene other (explain):

Dimensions: _____
 Scum thickness _____
 Distance from top of scum to top of outlet tee or baffle _____
 Distance from bottom of scum to bottom of outlet tee or baffle _____
 Date of last pumping: _____ Date

2012 Annual Water Quality Report

(Representing calendar year 2012)

Applewood Condominiums, Boxborough, MA - PWS #2037013

Small Water Systems Services, L.L.C. (SWSS) is pleased to present Applewood Condominium's annual water quality report. This report is a requirement of all water systems and will be updated and distributed annually. Your water meets all primary drinking water standards, please take time to review this report and save it as a reference.

Where Your Drinking Water Comes From

Your water supply comes from a bedrock well (well #2) that is 340' deep with a capacity of about 40 gallons per minute (gpm). A second well (well #1), with a capacity of about 14 gpm, exists on-site but is currently not in use due to its proximity to leaching fields. The water system consists of a pump house, well/well pump, variable frequency drives for pressurizing the systems and filtration treatment (for improved water quality). The system was upgraded by Skillings and Sons and approved by MassDEP in spring of 2012.

The existing distribution system consists of 4"-diameter polyvinylchloride (PVC) water main buried about 5' deep with 1" plastic service lines into each home.

Conventional Filtration

Your water system contains filters to improve water quality. They filter out, small particles and sediment which can cause water to take on unpleasant odors or tastes, and sometimes make it unhealthy to drink.

Substances Found In Tap Water

Drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contamination. The presence of contaminants does not necessarily indicate that water poses a health risk. More information about contaminants and potential health effects can be obtained by calling the EPA's Safe Drinking Water Hotline (800-426-4791.)

Sources of drinking water (both tap water and bottled water) include rivers, lakes, streams, ponds, reservoirs, springs, and wells. As water travels over the surface of the land or through the ground, it dissolves naturally occurring minerals and, in some cases, radioactive material, and can pick up substances resulting from the presence of animals or from human activity.

In order to ensure that tap water is safe to drink, EPA prescribes regulations that limit the amount of certain contaminants in water provided by public water systems. FDA regulations establish limits for contaminants in bottled water that must provide the same protection for public health.

Some people may be more vulnerable to contaminants in drinking water than the general population. Immuno-compromised persons such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV/AIDS or other immune system disorders, some elderly, and infants can be particularly at risk from infections. These people should seek advice from their health care providers. EPA/CDC guidelines on appropriate means to lessen the risk of infection by *Cryptosporidium* and other microbial contaminants are available from the Safe Drinking Water Hotline (800-426-4791).

Contaminants That May Be Present in Source Water

Microbial contaminants, such as viruses and bacteria, may come from sewage treatment plants, septic systems, agricultural livestock operations, and wildlife.

Inorganic contaminants, such as salts and metals can be naturally-occurring or result from urban storm water runoff, industrial, or domestic wastewater discharges, oil and gas production, mining, and farming.

Pesticides and herbicides may come from a variety of sources such as agriculture, urban storm water runoff, and residential uses.

Organic chemical contaminants, include synthetic and volatile organic chemicals that are by-products of industrial processes and petroleum production, and can also come from gas stations, urban storm water runoff, and septic systems.

Radioactive contaminants can be naturally occurring or be the result of oil and gas production, and mining activities.

2012 Water Quality Testing Results

The water quality information presented in the tables below is from the most recent round of testing done in accordance with drinking water regulations. The most recent monitoring for synthetic organic contaminants and volatile organic compounds on 6/18/12, Nitrite on 5/22/12, perchlorates on 8/8/11 and monthly bacteria samples – found no contaminants.

Lead and Copper	Most Recent Date Collected	90th Percentile	Action Level (AL)	MCLG	# of sites sampled	# of sites above AL	Exceeds AL? (Y/N)
Lead (ppb)	Aug-Sep 2012	7	15	0	10	0	N
Possible sources: Corrosion of household plumbing systems; erosion of natural deposits. Lead and copper compliance is based on the 90 th percentile value, which is the highest level found in 9 out of 10 sites sampled.							
Copper (ppm)	Aug-Sep 2012	0.16	1.3	1.3	10	0	N
Possible sources: Corrosion of household plumbing systems; erosion of natural deposits; leaching from wood preservatives							

Lead Educational Statement:

If present, elevated levels of lead can cause serious health problems, especially for pregnant women and young children. Lead in drinking water is primarily from materials and components associated with service lines and home plumbing. Applewood Condominiums is responsible for providing high quality drinking water, but cannot control the variety of materials used in plumbing components. When your water has been sitting for several hours, you can minimize the potential for lead exposure by flushing your tap for 30 seconds to 2 minutes before using water for drinking or cooking. If you are concerned about lead in your water, you may wish to have your water tested. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available from the Safe Drinking Water Hotline or at <http://www.epa.gov/safewater/lead>.

Radioactive Contaminant	Dates Collected	Highest Detected Value	Range Detected	MCL	MCLG	Violation (Y/N)	Possible Source(s) of Contamination
Radium 226, pCi/L	5/22/12	0.9 (+/- 0.2)	--	5	0	N	Erosion of natural deposits
Radium 228, pCi/L	5/22/12	0.9 (+/- 0.8)	--		0	N	Erosion of natural deposits
Uranium, ppm	9/27/06*	3.0	--	30	0	N	Erosion of natural deposits

*This system was not required to test for this contaminant in 2012; the data shown is from the most recent testing within the past 5 years.

Regulated Inorganic Contaminant	Sample Collected	Highest Result	Range detected	MCL	MCLG	Violation (Y/N)	Possible Source(s) of Contamination
Nitrate, ppm	Monthly	1.3	0.83-1.3	10	10	N	Runoff from fertilizer use; leaching from septic tanks; sewage; erosion of natural deposits
Barium, ppm	5/3/10*	0.061	--	2.0	2.0	N	Discharge of drilling wastes; discharge from metal refineries; erosion of natural deposits
Cadmium, ppb	5/3/10*	0.33	--	5	5	N	Corrosion of galvanized pipes; Erosion of natural deposits; Discharge from metal refineries; Runoff from waste batteries and paints

*This system was not required to test for these contaminants in 2012; the data shown is from the most recent testing within the past 5 years.

Unregulated Contaminants	Dates Collected	Detected	SMCL	ORSG	Possible Sources
Manganese, ppb	5/22/12	140	50	300 (Health advisory) **	Erosion of natural deposits
Sodium, ppm***	5/3/10*	66	--	20	Natural sources; runoff from use as salt on roadways; by-product of treatment process
Sulfates, ppm	5/22/12	32.1	250	--	Natural sources
Radon, pCi/L	11/3/09*	3500.0	--	10,000	Natural sources
Iron, ppb	5/22/12	70	300	---	Naturally occurring, corrosion of cast iron pipes

Unregulated contaminants are those for which EPA has not established drinking water standards. The purpose of unregulated contaminant monitoring is to assist EPA in determining their occurrence in drinking water and whether future regulations are warranted.

*This system was not required to test for these contaminants in 2012; the data shown is from the most recent testing within the past 5 years.

**EPA has established a lifetime health advisory (HA) of 300 ppb for manganese to protect against concerns of potential neurological effects, and a one-day and 10-day HA of 1000 ppb for acute exposure.

***Sodium sensitive individuals, such as those experiencing hypertension, kidney failure, or congestive heart failure, should be aware of the sodium levels where exposures are being carefully controlled.

Important Definitions

Maximum Contaminant Level (MCL): The highest level of a contaminant that is allowed in drinking water. MCLs are set as close to the MCLGs as feasible using the best available treatment technology.

Maximum Contaminant Level Goal (MCLG): The level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs allow for a margin of safety.

Action Level: The concentration of a contaminant, which, if exceeded, triggers treatment or other requirements that a water system must follow.

Massachusetts Office of Research and Standards Guideline (ORSG): This is the concentration of a chemical in drinking water, at or below which, adverse health effects are unlikely to occur after chronic (lifetime) exposure. If exceeded, it serves as an indicator of the potential need for further action;

pCi/l: Picocuries per liter, a measure of radioactivity.

ppm: Parts Per Million, or milligrams per liter (mg/l); **ppb:** Parts Per Billion, or micrograms per liter (µg/l); **ND:** none detected

Secondary Maximum Contaminant Level (SMCL): These standards are developed to protect the aesthetic qualities of drinking water and are not health based.

Source Water Assessment Program (SWAP)

On July 3, 2001, MassDEP prepared a Source Water Assessment Program (SWAP) Report for the water supply sources serving this water system. The SWAP Report assesses the susceptibility of public water supplies. Key issues addressed in the SWAP report include Inappropriate Zone I activities, an aboveground oil storage tank, and the location of the school septic system within the Interim Wellhead Protection Area.

What Is My System's Ranking? A susceptibility ranking of "moderate" was assigned to this system using the information collected during the assessment by MassDEP.

Where Can I See The SWAP Report? Copies are also available from your Board of Trustees, or from SWSS, your water operators, or online at www.state.ma.us/dep/brp/dws/. For more information, call Debbie Trumbull at SWSS at 978-486-1008.

Our Public Water System Plans to Address the Protection Recommendations by: Attempting to keep all non-water related activities out of the Zone I area; informing our residents on the proper use of a septic system; maintaining Drinking Water Protection Area signs on site; reviewing the SWAP report several times a year to consider additional measures of protection and conservation.

Residents Can Help Protect Sources by:

- Not throwing hazardous materials into toilets or sinks. Pumping out your septic system on a regular basis (annually).
- Supporting water supply protection initiatives at the next town meeting
- Taking hazardous household chemicals to haz-mat collection days; limiting pesticide, fertilizer, and road salt use.

Cross-Connection Control and Backflow Prevention

What can you do for cross-connection prevention? Even though your water operators work very hard to protect the quality of the water delivered to your home, what happens when the water reaches your home? Is there still a need to protect the water quality from contamination caused by a cross-connection and, if so, how?

What is a cross-connection? A cross-connection is any actual or potential connection between the drinking water lines and potential sources of pollution or contamination, such as a piping arrangement or equipment that allows the drinking water to come in contact with non-potable liquids, solids or gases hazardous to humans in event of a backflow event.

What is backflow? Backflow is the undesired reverse of the water flow in the drinking water distribution lines. This backward flow of the water can occur when the pressure created by equipment, such as a boiler or air-conditioning system, is higher than the water pressure inside the water distribution line (back pressure), or when the pressure in the distribution line drops due to routine occurrences such as water main breaks or heavy water demand, causing the water to flow backward inside the water distribution system (back siphonage). Backflow is a problem that many water consumers are unaware of, a problem that each and every water customer has a responsibility to help prevent.

What can I do to help prevent a cross-connection? Without the proper protection, something as simple as a garden hose has the potential to contaminate or pollute the drinking water lines in your house. In fact more than half the country's cross-connection incidents involve unprotected garden hoses. There are very simple steps that you, as a drinking water user, can take to prevent such hazards, including:

- NEVER submerge a hose in soapy water buckets, pet watering containers, pools, tubs, sinks, drains or chemicals.
- NEVER attached a hose to a garden sprayer without the proper backflow preventers.
- Buy and install a hose bibb vacuum breaker in any threaded water fixture. The installation can be as easy as attaching a garden hose to a spigot. This inexpensive device is available at most hardware stores and home-improvement centers.
- Identify and be aware of potential cross-connections to your water line.
- Buy appliances equipped with backflow prevention devices.
- Buy and install backflow preventers or assemblies for all high and moderate hazard connections.

A Note from Your Water Operators

SWSS is contracted on an annual basis to provide licensed water operator coverage for the water system serving Applewood Condominiums. It is our responsibility to maintain the system's compliance with all drinking water operation requirements. We monitor your drinking water, routinely evaluate the water quality entering your distribution system and inspect the well house regularly.

Sources of Additional Information

- Contact EPA's Safe Drinking Water Hotline for more information about contaminants and potential health effects: 800-426-4791.
- EPA/CDC Safe Drinking Water Hotline: 800-893-4791; Mass Drinking Water Education Partnership: website: www.madwep.org
- For any other questions about your water supply, or for a copy of this report, please call Debbie Trumbull of SWSS, at 978-486-1008.
- Applewood Trustees meet the first Thursday of every month at 102 Baldwin Lane. Please call Mr. Jim Dowrey, President of the Board of Trustees at 978-264-4409 for details of the next meeting, including location, date, and time.

Wastewater Treatment System Precautions

!!Please Read!!

Please note that this community operates with a biomechanical system to treat all wastewater generated within the complex. Please read the following **Do's and Don'ts** list and help keep your septic system in good working order – septic repairs can be very expensive.

Treated wastewater must meet quality limits established by state law prior to being discharged. In order to maintain proper system operation and ensure compliance with discharge limits, none of the following substances may be introduced into the sewer. They should be collected separately **and disposed of properly. (Do not pour or dump the following into any drain)**



Solids or thick liquids capable of causing obstruction to the flow in the sewer pipes or treatment system such as, but not limited to, diapers, pads, female products, condoms, ash, sand, mud, straw, shavings, coffee grounds, metal, glass, rags, rubber gloves, feathers, plastics, wood, ungrounded garbage, hair, fleshing and entrails, paper dishes, cups, milk containers, etc. - either whole or in parts. Garbage disposals are not healthy for this type of wastewater treatment system and therefore no homes in this complex should have a garbage disposal unit in the kitchen.



Liquids treatments used for clearing obstructions in the sewer pipes. These types of liquids are detrimental to this type of septic system and can cause system failure; the chemical kills all the “good” micro-organisms needed for healthy septic system



Fuels or organic solvents of any liquid containing any organic solvent including gasoline, kerosene, benzene, naphtha, fuel oil, or other flammable or explosive liquid, solid or gas.



Oil based or latex paints, Tattoo paints, paint thinner, stripper, floor wax or floor wax removers. These materials should be collected and temporarily stored until being hauled offsite for proper disposal.



Quaternary ammonium sanitizers, including disinfectants, sanitizers, sterilizers, biocides, and mildew control products. If used, these sanitizers should be sprayed on and dried rather than used in sinks, tubs, or other large container for rinsing. Recommended alternatives include small amounts of chlorine, iodine, or peroxide (oxidizers). If you use a laundry softener, please use the sheet-type for the dryer, not the liquid type for the washing machine.



Ammonia or ammonia-based cleaners.



Pesticides including insecticides, fungicides, rodenticides, and herbicides of any sort.



Waste or water containing toxic or poisonous solids, liquids, or gases, in sufficient quantity to constitute a hazard to humans or animals, create a public nuisance, create any hazard in water.



Photographic processing fluids including waste developer, fixer and rinse water.



Water of waste having a pH higher than 9.5 or lower than 5.5.

Compliance with these guidelines is important to keep your wastewater system working properly. Failure to abide by these specifications could result in premature failure of the system which could be extremely costly to property owners. Please comply with the outlined guidelines in order to maintain proper operation of your biomechanical wastewater treatment system.

In the event that these or other prohibited substances inadvertently enter the sewer drain, notify the property manager immediately so that they may contact the sewage treatment system operator. In the event that the facility manager is unavailable, please contact the sewage treatment operator directly at:

Name: *Small Water Systems Services*

Phone: 978-486-1008

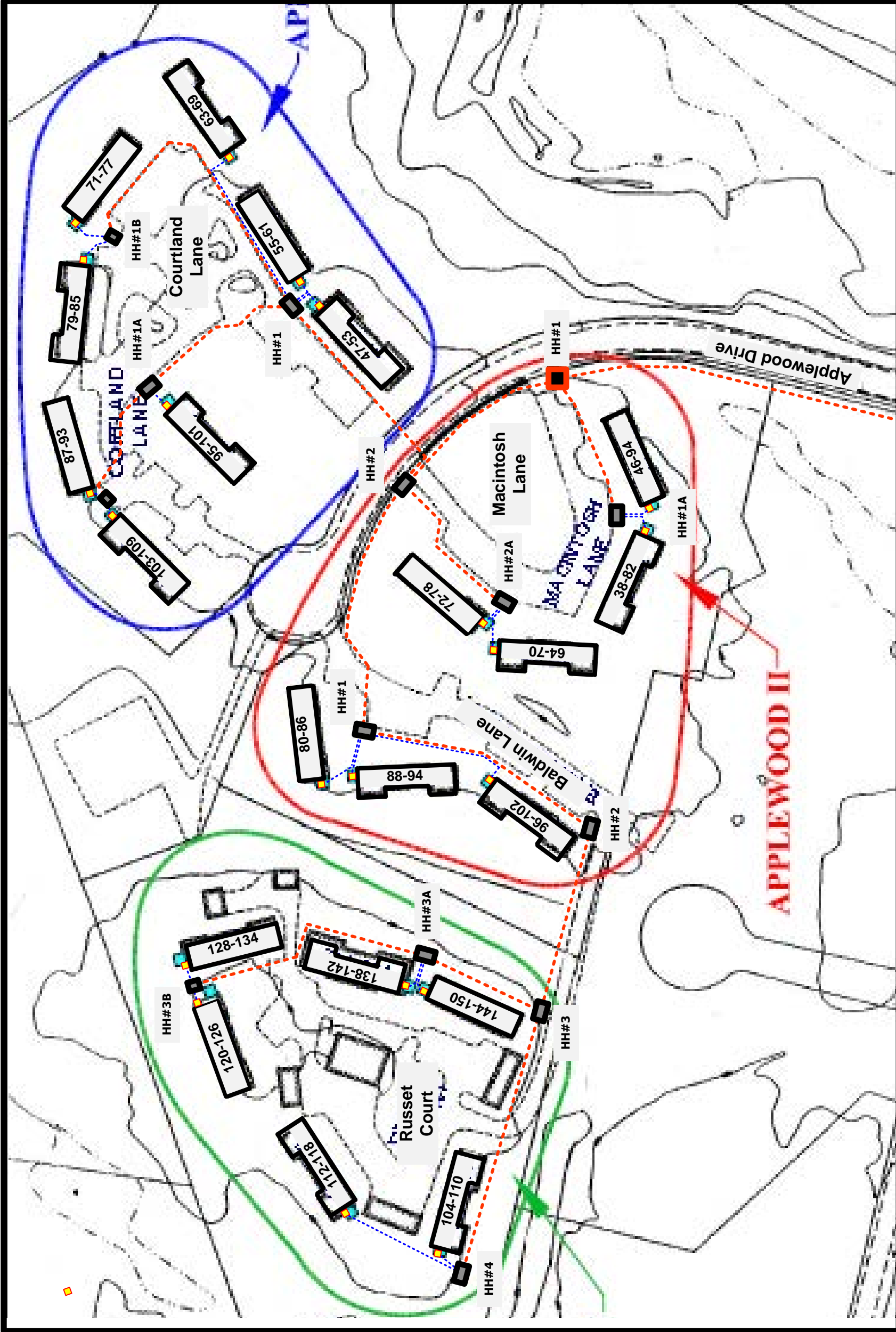
SYMBOL LEGEND

- 1.25" CONDUIT
- 2.00" CONDUIT
- FIOS HUB LOCATION
- 24"x 36" GRADE LEVEL BOX
- 16"x 20" GRADE LEVEL BOX
- BUILDING POINT OF ENTRY

CONDUIT CONSTRUCTION SCENARIO

TRENCH DEPTH = 18"
TRENCH WIDTH = 12"

VZ CONTRACTOR WILL BORE UNDER ALL PAVED AREAS TO AVOID DAMAGING ASPHALT.



DESIGNED BY:
PATRICK W. MUSSEAU
(781) 424-2012
FOR:

SIGNATURE:
Patrick W. Musseau

DATE:
03/18/13

PLAN #:
1 OF 1



Preliminary FIOS Conduit Infrastructure Layout for: Applewood Village, Boxborough

EWO NO:	XXXXXX	DEVELOPMENT:	APPLEWOOD CONDOMINIUMS
EWO TYPE:	CONDUIT	ADDRESS:	MULTIPLE STREETS
ASSOCIATED EWO:	XXXXXX	CD EXCHANGE:	ACTON
EWO TYPE:	CABLE	PROPERTY CONTACT:	JOHN FALLON
CD EXCH. CODE:	8711-3	CONTACT TELEPHONE:	(508) 264-0069
IVAPP WC CODE:	0000	TO WH/CITY/OF:	BOXBOROUGH

RECORD REFERENCE NO. & TYPE:	CONDUIT L/O:	-
SAFETY NOTES:	AERIAL:	-
OBSERVE WORK AREA PROTECTION PRACTICES.	UNDERGROUND:	-
PRIMARY VOLTAGE TO GROUND:	SYSTEM:	MGN
PRIMARY VOLTAGE TO GROUND:	SYSTEM:	MGN

NOTE: DRAWING NOT TO SCALE.

The Boston Globe

Home Values, SAT Scores Of Towns West Of Boston

Apr 21, 2013

Community	Total SAT scores 2011-2012	Assessed value of average home in fiscal 2013
Wellesley	1885	1042604
Acton	1873	505237
Boxborough	1873	509984
Lexington	1866	717526
Weston	1853	1364557
Sherborn	1819	704016
Dover	1819	999240
Harvard	1807	547036
Wayland	1802	588530
Newton	1796	805758
Brookline	1792	1325463
Belmont	1789	777100
Carlisle	1774	676475
Concord	1774	838804
Sudbury	1764	622862
Lincoln	1764	931439
Medfield	1761	563196
Needham	1757	744764
Bedford	1735	518113
Northborough	1722	383646
Southborough	1722	518338
Westborough	1703	420266
Hopkinton	1703	478350
Stow	1698	423931
Bolton	1698	441650
Littleton	1697	366412
Arlington	1688	502753
Holliston	1682	380756

Medway	1653	341355
Boylston	1648	335145
Berlin	1648	361089
Shrewsbury	1648	370331
Ashland	1647	357336
Plainville	1638	315988
Franklin	1638	347999
Wrentham	1638	369823
Norfolk	1638	420228
Upton	1635	347442
Dunstable	1634	390500
Groton	1634	396483
Natick	1632	433477
Framingham	1585	324152
Millis	1561	339040
Maynard	1558	304057
Pepperell	1546	283523
Marlborough	1518	302688
Hudson	1491	286966
Watertown	1483	449231
Bellingham	1469	256891
Waltham	1469	347900
Milford	1457	262841
Shirley	1434	261235
Ayer	1434	267738

MAKE PAYMENTS TO

FISCAL YEAR 2013 REAL ESTATE TAX BILL
THE COMMONWEALTH OF MASSACHUSETTS
BOXBOROUGH

BILL NUMBER 953 RE

TOWN OF BOXBOROUGH
29 MIDDLE ROAD
BOXBOROUGH, MA 01719
HOURS: MON-THURS 9:30-4:00
(978) 263-1116 X107

OFFICE OF THE COLLECTOR OF TAXES
Based upon assessments as of Jan 01 2012 your tax
for the fiscal year commencing July 1, 2012 and ending
June 30 2013 on the described property is as follows:

Loc: 66 MACINTOSH LN 4B
Id: 11 6 266 4.B
Deed/Legal: 56259-216
Land Area: 0.000 (ac)

Tax Rate per \$1000 of valuation			
RES-1	OPN-2	COM-3	IND-4
17.69	17.69	17.69	17.69

Bill	Amount	Unpaid	Spc Asmt	Amount	Com. Int
1st	965.87	0.00			
2nd	965.87	0.00			
3rd	837.62	0.00			
4th	837.62	837.62			

4TH PAYMENT REMITTANCE VOUCHER

TOTAL TAX	3,606.98
FEB 01, 2013 AMOUNT	837.62
MAY 01, 2013 AMOUNT	837.62
PRIOR AMOUNT BILLED	2,769.36
TOTAL TAXES PAID	2,769.36
EXEMPTION/ABATEMENT	0.00
PRIOR AMOUNTS OVERDUE	0.00
INTEREST	0.00
AMOUNT DUE MAY 01, 2013	837.62

HEELS ERIK J., TR
ERIK J HEELS 2010 FAMILY TRUST
66 MACINTOSH LANE
BOXBOROUGH MA 01719



- Detach - - - - - Return Top Voucher with Payment - - - - - Detach -

ABATEMENT APPLICATIONS MUST BE RECEIVED BY THE ASSESSORS OFFICE NO LATER THAN 02/01/2013

Interest at the rate of 14% per annum will accrue on
overdue payments from the due date until payment is made.

Map: 11 Blk: 6 Lot: 266 4.B Location: 66 MACINTOSH LN 4B

2013 REAL ESTATE

Land (ac):	0.000	Bldg Value:	203,900	Res Exemptn:	0
61AB Cred:	0	Yard Value:	0	Tot Tax Val:	203,900
Land Value:	0	Totl Value:	203,900	FY 2013 Tax:	3,606.98
Deed/Legal: 56259-216					

953 RE

Description	Class	Valuation
CONDO	102	203,900

TOTAL TAX	3,606.98
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ERIK J HEELS 2010 FAMILY TRUST
66 MACINTOSH LANE
BOXBOROUGH MA 01719

PAY BILLS ONLINE AT WWW.TOWN.BOXBOROUGH.MA.US

MAKE PAYMENTS TO

FISCAL YEAR 2013 REAL ESTATE TAX BILL
THE COMMONWEALTH OF MASSACHUSETTS
BOXBOROUGH
OFFICE OF THE COLLECTOR OF TAXES

BILL NUMBER 953 RE

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1st	965.87	0.00			
2nd	965.87	0.00			
3rd	837.62	0.00			
4th	837.62	837.62			

4TH PAYMENT RECEIPT VOUCHER

TOTAL TAX	3,606.98
FEB 01, 2013 AMOUNT	837.62
MAY 01, 2013 AMOUNT	837.62
PRIOR AMOUNT BILLED	2,769.36
TOTAL TAXES PAID	2,769.36
EXEMPTION/ABATEMENT	0.00
PRIOR AMOUNTS OVERDUE	0.00
INTEREST	0.00
AMOUNT DUE MAY 01, 2013	837.62

HEELS ERIK J., TR
ERIK J HEELS 2010 FAMILY TRUST
66 MACINTOSH LANE
BOXBOROUGH MA 01719

