

MLS # 73593873 - New

Single Family - Detached

8 Montclair Ave
Andover, MA 01810
Essex County

List Price: **$1,075,000**

Style: **Colonial**
Total Rooms: **9**
Color: **Green**
Bedrooms: **4**
Grade School: **High Plain Elementary**
Bathrooms: **2f 1h**
Middle School: **Wood Hill Middle**
Main Bath: **Yes**
High School:
Fireplaces: **1**
Approx. Acres: **1.57 (68,389 SqFt)**
Approx. Street Frontage:
Handicap Access/Features:
Accessory Dwelling Unit: **No**
Directions: **River Rd to Fiske St to Bailey Rd to Montclair Ave**

Welcome to 8 Montclair Avenue, a thoughtfully maintained Colonial tucked away at the end of a peaceful cul-de-sac in Andover. Set on a generous 1.57-acre lot, this inviting four-bedroom home offers the perfect combination of comfortable living, wonderful entertaining spaces, and a private backyard retreat. Imagine summer afternoons by the heated in-ground pool, outdoor dining on the spacious 20' x 20' patio, and evenings relaxing with family and friends. The expansive backyard provides a beautiful setting for entertaining, recreation, or simply enjoying the outdoors. Inside, the home's welcoming layout features a spacious kitchen that opens to a stunning fireplaced family room with cathedral ceilings, custom built-in cabinetry, and a 4 panel casement window framing the picturesque view. This inviting gathering space is the heart of the home. A separate living room and formal dining room offer additional space for entertaining and everyday living. Fresh interior paint and new upstairs carpeting provide a refreshed feel, while hardwood floors in the kitchen, dining room, and hallway add warmth and character. Upstairs, four generously sized bedrooms include a primary suite with a private bath along with a second full bathroom featuring an updated walk-in shower. The finished, heated basement offers flexible space for a recreation room, home office, exercise area, or hobbies. Additional highlights include central air conditioning, an updated heat pump, a new hot water heater, upgraded electrical service with an EV charger, a two-car garage, and a storage shed. Conveniently located near Routes 93 and 495, this special property brings together inviting living spaces, outdoor enjoyment, and convenient access to major routes. Come see all the possibilities this property has to offer!

Property Information

Approx. Living Area Total: **3,080 SqFt**
Living Area Includes Below-Grade SqFt: **Yes**
Living Area Source: **Public Record**
Approx. Above Grade: **2,838 SqFt**
Approx. Below Grade: **242 SqFt**
Living Area Disclosures:

Heat Zones: **3 Forced Air, Electric Baseboard, Heat Pump, Oil**
Cool Zones: **2 Central Air**
Total Parking Spaces: **8 Off-Street, Paved Driveway**
Garage Spaces: **2 Under, Garage Door Opener, Storage**
Disclosures: **See attached documents. Electric heat in basement. Oil heat main floor. Heat pump for 2nd floor, original electric heat still in place but not used. Some photos digitally enhanced or staged.Buyer/Buyer agent to conduct own due diligence. School districts subject to change by the Town of Andover**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	13X18	Ceiling - Beamed, Flooring - Wall to Wall Carpet
Dining Room:	1	14X12	Flooring - Hardwood, Chair Rail, Lighting - Overhead
Family Room:	1	13X23	Fireplace, Ceiling - Cathedral, Closet/Cabinets - Custom Built, Flooring - Wall to Wall Carpet, Window(s) - Bay/Bow/Box, Recessed Lighting
Kitchen:	1	24X13	Flooring - Hardwood, Dining Area, Countertops - Stone/Granite/Solid, Deck - Exterior, Recessed Lighting, Slider, Stainless Steel Appliances, Peninsula, Lighting - Pendant, Lighting - Overhead
Main Bedroom:	2	17X14	Bathroom - 3/4, Closet, Closet/Cabinets - Custom Built, Flooring - Wall to Wall Carpet, Recessed Lighting
Bedroom 2:	2	12X13	Closet, Closet/Cabinets - Custom Built, Flooring - Wall to Wall Carpet, Lighting - Overhead
Bedroom 3:	2	14X11	Closet, Flooring - Wall to Wall Carpet, Lighting - Overhead
Bedroom 4:	2	13X13	Closet, Closet/Cabinets - Custom Built, Flooring - Wall to Wall Carpet, Lighting - Overhead
Bath 1:	1	6X7	Bathroom - Half, Flooring - Hardwood, Countertops - Stone/Granite/Solid
Bath 2:	2	8X9	Bathroom - Tiled With Shower Stall, Ceiling Fan(s), Closet - Linen, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Double Vanity
Bath 3:	2	6X6	Bathroom - 3/4, Bathroom - With Shower Stall, Ceiling Fan(s), Flooring - Stone/Ceramic Tile, Lighting - Overhead

Laundry:	**1**	**7X4**	**Flooring - Hardwood, Dryer Hookup - Electric, Washer Hookup, Lighting - Overhead**
Bonus Room:	**B**	**19X17**	**Flooring - Wall to Wall Carpet, Lighting - Overhead**

Features

Appliances: **Range, Dishwasher, Microwave, Refrigerator, Washer, Dryer**
Area Amenities: **Walk/Jog Trails, Golf Course, Highway Access, House of Worship, Private School, Public School**
Basement: **Yes Full, Partially Finished, Interior Access, Garage Access**
Beach: **No**
Construction: **Frame**
Electric: **Circuit Breakers**
Exterior: **Clapboard**
Exterior Features: **Deck - Wood, Patio, Pool - Inground Heated, Gutters, Storage Shed, Professional Landscaping, Fenced Yard**
Flooring: **Tile, Wall to Wall Carpet, Hardwood**
Foundation Size:
Foundation Description: **Poured Concrete**
Hot Water: **Electric**
Lot Description: **Wooded, Paved Drive, Easements, Fenced/Enclosed, Other (See Remarks)**
Road Type: **Public**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **Private Sewerage - Title 5: Passed**
Utility Connections: **for Electric Range, for Electric Dryer, Washer Hookup**
Water Utilities: **Private Water**
Waterfront: **No**

Other Property Info

Adult Community: **No**
Disclosure Declaration: **Yes**
Exclusions:
Facing Direction: **North**
Home Own Assn: **No**
Lead Paint: **Unknown**
UFFI: Warranty Features:
Year Built: **1982** Source: **Public Record**
Year Built Description: **Approximate**
Year Round: **Yes**
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #:
Assessed: **$1,045,200**
Tax: **$12,933** Tax Year: **2025**
Book: **84** Page: **217**
Cert:
Zoning Code: **SRC**
Map: Block: Lot:

Office/Agent Information

Listing Office: **Foundation Brokerage Group** **(800) 983-1945**
Listing Agent: **Michelle Soucy** **(978) 807-5346**
Team Member(s):
Sale Office:
Sale Agent:
Listing Agreement Type: **Exclusive Right to Sell**
Entry Only: **No**
Showing: Sub-Agency:
Showing: Buyer's Broker: **Lock Box, Accompanied Showings, Appointment Required, Sign, Schedule with ShowingTime**
Showing: Facilitator: **Lock Box, Accompanied Showings, Appointment Required, Sign, Schedule with ShowingTime**
Special Showing Instructions: **Please remove shoes or wear booties provided.**

Firm Remarks

Room measurements are approximate. Some photos digitally enhanced or staged. Agents must accompany buyers at all times during private showings. Showings begin on Friday after the open house. Offer deadline is Tuesday, October 27th at noon. Please make all offers valid for 24 hours from deadline. See paper clip for offer package with disclosures. Email offers in one PDF to michellesoucyhomes@gmail.com. Please do not submit via DotLoop. No buyer letters please. Escrow accepted through Deposit Link. Seller is flexible on closing date.

Market Information

Listing Date: **10/22/2026**
Days on Market: Property has been on the market for a total of **0** day(s)
Expiration Date:
Original Price: **$1,075,000**
Off Market Date:
Sale Date:
Listing Market Time: MLS# has been on for **0** day(s)
Office Market Time: Office has listed this property for **0** day(s)
Cash Paid for Upgrades:
Seller Concessions at Closing:

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SELLER'S STATEMENT OF PROPERTY CONDITION #700

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THIS FORM IS TO BE COMPLETED BY THE SELLER. THE SELLER(S) AUTHORIZES THE BROKER OR SALESPERSON(S) TO PROVIDE THE FOLLOWING INFORMATION TO PROSPECTIVE BUYER(S). THIS INFORMATION IS BASED UPON THE SELLER'S KNOWLEDGE, BUT IS NOT INTENDED AS A GUARANTEE OF THE CONDITION OF THE PROPERTY OR THE CONTINUED SATISFACTORY OPERATION OF ANY SYSTEM. THE BUYER(S) SHOULD INDEPENDENTLY VERIFY ALL INFORMATION BEFORE PURCHASE.

Property Address 8 Montclair Ave, Andover MA 01810
Seller(s)/Owner(s) Hope Mascott-Rosen
How long owned 34 How long occupied 34 Approximate Year Built 1982

I. TITLE/ZONING/BUILDING INFORMATION

		Yes	No	Unknown	N/A	Description/Explanation
1.	Title Problems or Limitations (for example, deed restriction, lot line dispute, order of conditions):	☐	☑	☐	☐	
2.	Easement, Common Driveway, or Right of Way	☑	☐	☐	☐	National Grid - power lines
3.	Zoning Classification(s) of property:			☐	☐	
4.	Has the City/Town issued notice of outstanding violation?	☐	☑	☐	☐	
5.	Have you been advised that current use is nonconforming in any way?	☐	☑	☐	☐	
6.	Do you know of any variances or special permits?	☐	☑	☐	☐	
7.	During Seller's ownership, has work been done for which a permit was required? If yes, explain.	☑	☐	☐	☐	built a patio (2020). rebuilt deck (1997)
7a.	Were permits obtained?	☑	☐	☐	☐	
7b.	Was the work approved by an inspector?	☑	☐	☐	☐	
7c.	Was a licensed contractor hired? (If yes, provide name of contractor)	☐	☑	☐	☐	
7d.	Is there an outstanding notice of any building code violation?	☐	☑	☐	☐	
8.	Have you been informed that any part of the property is in a designated flood zone or wetland?	☐	☑	☐	☐	
9.	Are there any known water drainage problems? Explain.	☐	☑	☐	☐	

II. SYSTEM AND UTILITIES INFORMATION

		Yes	No	Unknown	N/A	Description/Explanation
10.	STORAGE TANK					
10a.	Is or Has there ever been an underground storage tank?	☐	☑	☐	☐	
10b.	If yes, type of tank			☐	☐	
10c.	If yes, is it still in use?	☐	☐	☐	☐	
10d.	If not still in use, was it removed?	☐	☐	☐	☐	
10e.	Storage Tank: ☐Leased ☐Owned (See Hazardous Materials Disclosure Page 8)	☐	☐	☐	☐	

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II. SYSTEM AND UTILITIES INFORMATION (Continued)						
		Yes	No	Unknown	N/A	Description/Explanation
11.	HEATING SYSTEM					
11a.	Type: Oil, Electric, Heat Pump					Basement- electric, Other floors (not using Electric), Oil (1st floor), Heat pump (2nd floor)
11b.	Age: 25 yrs/2 yrs					
11c.	Are there any known problems with the heating system? Explain.	☐	☑	☐	☐	
11d.	Identify any unheated room or area:	☐	☑	☐	☐	
11e.	Provide approximate date of last service:	☑	☐	☐	☐	Oct 2026 Oil/ July 2026 Heat Pump/AC
11f.	Provide reason for service:			☐	☐	Maintenance

III. WATER, SEWER & OTHER UTILITIES						
		Yes	No	Unknown	N/A	Description/Explanation
12.	DOMESTIC HOT WATER					
12a.	Type: Hot water tank - electric			☐	☐	
12b.	Age: less than 1 yr			☐	☐	Just installed Aug 2026
12c.	Are there any known problems with the hot water? Explain.	☐	☑	☐	☐	
13.	SEWAGE SYSTEM					
13a.	☐Municipal ☑Private Sewer	☐	☐	☐	☐	
13b.	If Private Sewer, describe type of system:			☐	☐	Septic
13c.	Provide Name of Service Company			☐	☐	Rooterman
13d.	Date it was last pumped:	☐	☐	☐	☐	Aug 6, 2026 (Month Day Year)
13e.	Frequency of Pumps:			☐	☐	once a year
13f.	During your ownership has sewage backed up into house or onto yard? Explain.	☐	☐	☐	☐	
13g.	Is system shared with other homes?	☐	☐	☐	☐	
13h.	Was a Title 5 Inspection performed?	☑	☐	☐	☐	
13i.	Date of Inspection:	☑	☐	☐	☐	Aug 6, 2026 (Month Day Year)
13j.	Is a copy of Inspection attached?	☑	☐	☐	☐	
14.	PLUMBING SYSTEM					
14a.	Type: Well			☐	☐	
14b.	Problems? Explain.	☐	☑	☐	☐	
14c.	Bathroom ventilation problems? Explain.	☐	☑	☐	☐	

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III. WATER, SEWER & OTHER UTILITIES (Continued)						
		Yes	No	Unknown	N/A	Description/Explanation
15.	WATER SOURCE					
15a.	☐ Public ☑ Private	☐	☐	☐	☐	
15b.	Location In woods behind pool			☐	☐	
15c.	Date Last tested:			☐	☐	Month Day Year
15d.	Report Attached?	☐	☐	☐	☐	
15e.	Water Quality problems? Explain.	☐	☑	☐	☐	
15f.	Flow rate:	☐	☐	☐	☐	(gal. /min.)
15g.	Age of Pump:			☑	☐	
15h.	Is there a filtration system? If yes, indicate age and type of filtration system.	☑	☐	☐	☐	Age: Type: Culligan water softener

IV. ELECTRICAL SYSTEMS & UTILITIES						
		Yes	No	Unknown	N/A	Description/Explanation
16.	ELECTRICAL SYSTEM					
16a.	Problems? Explain.	☐	☑	☐	☐	
17.	APPLIANCES					
17a.	List appliances that are included: Fridge (kitchen, basement) Stove and Microwave Dishwasher Washer and Dryer			☐	☐	
17b.	Problems? Explain.	☐	☐	☐	☐	
18.	SECURITY SYSTEM					
18a.	Type:			☐	☐	
18b.	Age:			☐	☐	
18c.	Provide Name of Service Company			☐	☐	
18d.	Problems? Explain.	☐	☐	☐	☐	
19.	AIR CONDITIONING					
19a.	☑ Central ☐ Window ☐ Other. Explain.	☑	☐	☐	☐	
19b.	Problems? Explain.	☐	☑	☐	☐	
20.	SOLAR PANELS					
20a.	☐ Leased ☐ Owned	☐	☑	☐	☐	
20b.	If leased, explain terms of agreement.			☐	☐	

V. BUILDING/STRUCTURAL INFORMATION						
		Yes	No	Unknown	N/A	Description/Explanation
21.	FOUNDATION/SLAB					
21a.	Problems? Explain.	☐	☑	☐	☐	

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V. BUILDING/STRUCTURAL INFORMATION (Continued)						
		Yes	No	Unknown	N/A	Description/Explanation
22.	BASEMENT					
22a.	Problems (select any that apply): ☐ Water ☐ Seepage ☐ Dampness ☐ Other. Explain.	☐	☑	☐	☐	
22b.	Explain amount, frequency, and location of the problems selected in 22a.			☐	☐	
23.	SUMP PUMP					
23a.	If yes to 23, provide age and location.			☐	☐	
23b.	Problems? Explain.	☐	☐	☐	☐	
24.	ROOF					
24a.	Age:			☐	☐	18 years old
24b.	Problems? Explain.	☐	☐	☐	☐	
24c.	Location of leaks/repairs:			☐	☐	
25.	CHIMNEY/FIREPLACE					
25a.	Date last cleaned:			☐	☐	October 21, 2024 Month Day Year
25b.	Problems? Explain.	☐	☑	☐	☐	repointed and cleaned out chimney
25c.	Presence of: ☐ Wood Stove ☐ Coal Stove ☐ Pellet Stove ☐ Gas Stove	☐	☑	☐	☐	
25d.	If yes to 25c, in compliance with installation regulations/code/bylaws?	☐	☐	☐	☐	
25e.	If no to 25d, Explain.			☐	☐	
25f.	Is there any history of smoke/fire damage to structure? Explain.	☐	☑	☐	☐	
26.	FLOORS					
26a.	Type of floors under carpet/linoleum:			☐	☐	
26b.	Are there any known problems with floors (buckling, sagging, etc.)? Explain.	☐	☑	☐	☐	
27.	WALLS					
27a.	Interior Walls: Problems? Explain.	☐	☑	☐	☐	
27b.	Exterior Walls: Problems? Explain.	☐	☑	☐	☐	
28.	WINDOW/SLIDING DOORS/DOORS					
28a.	Problems? Explain.	☐	☐	☐	☐	
29.	INSULATION					
29a.	Does house have insulation?	☑	☐	☐	☐	

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V. BUILDING/STRUCTURAL INFORMATION (Continued)						
		Yes	No	Unknown	N/A	Description/Explanation
29b.	If yes, type:	☐	☐	☐	☐	
29c.	Date Installed: _____	☐	☐	☐	☐	Month Day Year
29d.	Location: _____	☐	☐	☐	☐	

VI. ENVIRONMENTAL ISSUES						
		Yes	No	Unknown	N/A	Description/Explanation
30.	ASBESTOS					
30a.	Is asbestos present in exterior shingles, pipe covering or boiler insulation?	☐	☑	☐	☐	
30b.	Has a fiber count been performed?	☐	☐	☐	☐	
30c.	If yes to 30b., is copy attached? (See Asbestos Disclosure Page 8)	☐	☐	☐	☐	
31.	LEAD PAINT					
31a.	Is lead paint present?	☐	☑	☐	☐	
31b.	If yes to 31a., locations present: (Attach copy of Inspection Reports)	☐	☐	☐	☐	
31c.	If yes to 31a., describe abatement plan/ interim controls, if any:	☐	☐	☐	☐	
31d.	Has paint been encapsulated?	☐	☐	☐	☐	
31e.	If yes to 31d. provide date of encapsulation and by whom.			☐	☐	Month Day Year
31f.	Is Lead Paint Disclosure Form available? If yes attach copy. If no, Explain.	☐	☐	☐	☐	
32.	RADON					
32a.	Has test for Radon been performed? If yes, attach copy. (See Radon Disclosure Page 7)	☐	☐	☐	☐	
33.	MOLD					
33a.	Have you been advised of elevated levels of mold at the Property? Explain.	☐	☐	☐	☐	
34.	INSECTS					
34a.	History of Termites/Wood Destroying Insect or Rodent Problems?	☐	☐	☐	☐	
34b.	If yes to 34a., explain treatment and dates: (See Chlordane Disclosure Page 8)			☐	☐	Month Day Year
35.	ENERGY AUDIT					
35a.	Has an Energy Audit been performed? If yes, attach a copy.	☐	☐	☐	☐	

VII. OUTDOOR AMENITIES & STRUCTURES						
		Yes	No	Unknown	N/A	Description/Explanation
36.	SWIMMING POOL/JACUZZI					
36a.	Problems? Explain.	☐	☑	☐	☐	
36b.	Name of Service Company:			☐	☐	Family Pools and Brad Caldwell

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VII. OUTDOOR AMENITIES & STRUCTURES (Continued)						
		Yes	No	Unknown	N/A	Description/Explanation
37.	GARAGE/SHED/OR OTHER STRUCTURE					
37a.	Problems? Explain.	☐	☑	☐	☐	

VIII. CONDOMINIUM INFORMATION						
		Yes	No	Unknown	N/A	Description/Explanation
38.	PARKING					
38a.	Number of Spaces	☐	☐	☐	☐	8 Spaces
38b.	Of those spaces, identify the number that are: ☐ Deeded ☐ Exclusive Easements ☐ Assigned ☐ Unassigned or ☐ In Common area	☐	☐	☐	☐	Number of Spaces: Deeded Exclusive Easements Assigned Unassigned In Common area
39.	CONDO FEES					
39a.	Current monthly fees for Unit are: Are any of the following (39b.-39g.) included in the monthly fees:	☐	☐	☐	☐	
39b.	Heat	☐	☐	☐	☐	
39c.	Electricity	☐	☐	☐	☐	
39d.	Hot Water	☐	☐	☐	☐	
39e.	Trash Removal	☐	☐	☐	☐	
39f.	Landscaping	☐	☐	☐	☐	
39g.	Snow Removal	☐	☐	☐	☐	
40.	RESERVE FUND					
40a.	Has advance payment been made to a condo reserve fund?	☐	☐	☐	☐	
40b.	If yes to 40a, how much?			☐	☐	
41.	CONDO ASSOCIATION FUND					
41a.	Is owners' association currently involved in any litigation? Explain.	☐	☐	☐	☐	
41b.	Have you been advised of any matter which is likely to result in a special assessment or substantially increase condominium fees? Explain.	☐	☐	☐	☐	

IX. RENTAL PROPERTY INFORMATION						
		Yes	No	Unknown	N/A	Description/Explanation
42.	UNITS					
42a.	Number of Units:			☐	☐	Units
42b.	Has a unit been added/subdivided since original construction?	☐	☐	☐	☐	
42c.	If yes to 42b., was a permit for new/added unit obtained?	☐	☐	☐	☐	

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IX. RENTAL PROPERTY INFORMATION

		Yes	No	Unknown	N/A	Description/Explanation
43.	RENT	☐	☐	☐	☐	Rent $_____/month _____
43a.	Expiration date of each lease:	☐	☐	☐	☐	_____ Month Day Year
43b.	Any tenants without leases?	☐	☐	☐	☐	
43c.	Is owner holding last month's rent?	☐	☐	☐	☐	
43d.	Is owner holding security deposit?	☐	☐	☐	☐	
43e.	If yes to 43c. and/or 43de., has interest been paid?	☐	☐	☐	☐	
43f.	If security deposit held, attach a copy of Statement(s) of Conditions.	☐	☐	☐	☐	
43g.	Is there any outstanding notice of sanitary code violation? Explain.	☐	☐	☐	☐	

X. MISCELLANEOUS INFORMATION

		Yes	No	Unknown	N/A	Description/Explanation
44.	Do you know of any other problem which may affect the value or use of the property which may not be obvious to a prospective buyer? Explain.	☐	☑	☐	☐	

XI. DESCRIPTION/EXPLANATION

Exterior painting: 2019
Family-room carpeting 2018
Pool liner 2018
Trees removed 2016
Dishwasher 2016
Fridge, microwave, stove 2018
New water softener 2019
Patio 2020
Washer & dryer May 2020
Hardwood kitchen, hall, dining room, bathroom 2020
New pump well tank 2020
Trees removed 2020
Deck 2020
New hot water tank 2020
New pool heater 2021
Walk-in shower 2021
Downstairs A/C replacement 2022
New pool filter 2022
Painting 3 rooms 2023
Upstairs A/C / heat pump 2024
Chimney repointed 2024
Painting 9 rooms 2026
Carpeting 4 bedrooms, hall, stairs 2026
Painting garage 2026
New water tank 2026
Replace toilet/sink pipes- master bath 2026

XII. EXPLANATORY MATERIAL

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

A. Flood Hazard Insurance Disclosure Clause (Question #8)
The lender may require Flood Hazard Insurance as a condition of the mortgage loan if the lender determines that the property is in a flood hazard zone.

E. Radon Disclosure Clause (Question #32)
Radon is an odorless, colorless, tasteless gas produced naturally in the ground by the normal decay of uranium and radium. Radon can lead to the development of radioactive particles which can be inhaled. Studies indicate the result of extended exposure to high levels of radon may increase the risk of developing lung cancer.

SELLER'S INITIALS HM 10/20/26 9:09 AM EDT dotloop verified _____ BUYER'S INITIALS _____ _____

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B. Hazardous Materials Disclosure Clause (Question #10)
In certain circumstances Massachusetts law can hold an owner of real estate liable to pay for the cost of removing hazardous or toxic materials from real estate and for damages resulting from the release of such materials, according to the Massachusetts Oil and Hazardous Material Release and Response Act, General Laws, Chapter 21E. The buyer acknowledges that he may have the property professionally inspected for the presence of, or the substantial likelihood of release of oil or hazardous material and such proof of inspection may be required as a prerequisite for financing the property.

C. Asbestos Disclosure Clause (Question #30)
The United States Consumer Produce Safety Commission has maintained that asbestos materials are hazardous if they release separate fibers which can be inhaled. Asbestos is a common insulation material on heating pipes, boilers, and furnaces. It may also be present in certain types of floor and ceiling materials, shingles, plaster products, cements and other building materials. The buyer may have the property professionally inspected for the presence of asbestos and if repair or removal of asbestos is desired, proper safety guidelines must be observed.

D. Lead Paint Disclosure (Question #31)
Whenever a child under six years of age resides in any residential premises in which any paint, plaster or other accessible material contains dangerous levels of lead, the owner is required by law to remove all said paint, plaster or cover with appropriate materials so as to make it inaccessible to a child under six years of age. Consumption of lead is poisonous and may cause serious personal injury. Whenever such residential premises containing dangerous levels of lead undergoes a change of ownership, and as a result a child under six years of age will become a resident, the new owner is required by law to remove said paint, plaster cover or encapsulate it with appropriate materials so as to make it inaccessible to such child. Buyer should receive information pamphlet from Department of Public Health.

F. Chlordane Disclosure Clause (Question #34b.)
Pesticide products containing chlordane were banned in Massachusetts on June 11, 1985, following a determination by the Department of Food and Agriculture that the use of chlordane may cause unreasonable adverse effects on the environment including risk of cancer. Although existing data do not conclusively prove that significant health effects have occurred as a direct result of chlordane use, the long-term potential health risks are such that it is prudent public health policy, according to the Department, to eliminate the further introduction of chlordane into the environment.

G. Mold Information (Question #33)
Molds are naturally occurring organisms that exist both indoors and outdoors. More than 1000 different kinds of mold have been found in homes in the United States. Molds are fungi that reproduce by making spores. Spores are small and lightweight and able to travel through the air. Molds need moisture and food to grow and their growth is stimulated by warm, damp and humid conditions. Molds can use materials such as wood, paper, drywall and carpet as food sources. Reducing dampness indoors is often key to reducing the growth of mold. Depending on the level of mold, allergies, respiratory problems and other health consequences can be triggered in sensitive individuals. However, exposure to mold does not always result in health problems. As of July 2002, U.S. governmental agencies reported that a determination had not been made what quantity of mold was acceptable in an indoor environment. For more information on mold, contact an engineer or other qualified mold inspector. Information may also be found at the web site for the U.S. Environmental Protection Agency, www.epa.gov.

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

XIII. Acknowledgment

Seller(s) hereby acknowledges that the information set forth above is true and accurate to the best of his or her knowledge. Seller(s) agrees to defend and indemnify the broker(s) and any subagents for disclosure of any information contained herein. Seller(s) acknowledges receipt of a copy of the Seller's Statement of Property Condition.

Date 10/12/2026 Seller Hope Mascott-Rosen dotloop verified 10/20/26 9:09 AM EDT NXOD-Q3U1-COFA-MAFZ Seller _____

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

Date _____ Buyer _____ Buyer _____

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Inclusion/Exclusion Information

Property Address: 8 Montclair Ave, Andover MA 01810

Item	Included	Excluded	N/A
Range	☑	☐	☐
Microwave	☑	☐	☐
Dishwasher	☑	☐	☐
Refrigerator	☑	☐	☐
Washing Machine	☑	☐	☐
Drying Machine	☑	☐	☐
Trash Compactor	☐	☐	☑
Portable Air Conditioner Units	☐	☐	☐
Window Treatments	☑	☐	☐
Window Treatment Hardware	☑	☐	☐
Central Vacuum Attachments	☐	☐	☑
Pool Equipment	☐	☑	☐
Television Wall Brackets	☐	☐	☑
Video Door Bell	☐	☐	☐
Video Cameras	☐	☐	☑
Smart Thermostats	☐	☐	☑
Swingset	☐	☐	☑
Shed	☑	☐	☐
Surround Sound Speakers	☐	☐	☑
Portable Generator	☐	☐	☑
Existing Paint Cans for current wall colors	☑	☐	☐
Left over flooring for current floor coverings	☑	☐	☐
Other Fridge in basement)	☑	☐	☐

Hope Mascott-Rosen dotloop verified 10/12/26 2:48 PM EDT 8PIJ-MHBI-JOU6-AOLZ

Seller Date

Seller Date

Buyer Date

Buyer Date

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Utility Information

Property Address: 8 Montclair Ave, Andover MA 01810

Utility	Supplier	Avg. Monthly Cost
Electricity	National Grid (monthly)	$365
Water/Sewer	Well Septic -pump ($300/yr)	NA $25
Heating Oil: ☐ Gas: ☐ Propane: ☐ ☐	Newburyport oil (1st floor) Varies Heat pump and AC (bedrooms/office)	$120 worked into the electricity bill
Cable/Internet	Xfinity (depends on your plan)	$214
Security System	NA	
Other		

Hope Mascott-Rosen dotloop verified 10/12/26 2:55 PM EDT Q15T-QGR9-EIQK-BSPT

Seller Date

Seller Date

Buyer Date

Buyer Date

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MASSACHUSETTS MANDATORY RESIDENTIAL HOME INSPECTION DISCLOSURE

Pursuant to Massachusetts regulation 760 CMR 74.00 *Residential Home Inspection Waivers*, this form must be signed by the buyer and seller prior to signing the first written contract to purchase a Residential Property in Massachusetts (unless one of the exceptions under 760 CMR 74.00 applies). Residential Property and Home Inspection shall be defined pursuant to 760 CMR 74.02.

Limitations on Home Inspection Waivers:
Every seller of Residential Property is notified that M.G.L. c. 143, § 101 and 760 CMR 74.00 prohibit a seller from accepting an agreement to purchase contingent upon waiver, limitation, or restriction of buyer's choice to obtain a Home Inspection, in whole or in part (unless one of the exceptions under 760 CMR 74.00 applies). A buyer of a Residential Property may choose to have the premises inspected by a licensed home inspector of the buyer's choice. If the buyer chooses to have a Home Inspection, the buyer shall have a reasonable period of time after the full execution of the first written contract, as agreed to by the seller and the buyer, to decide whether to proceed with the transaction if the results of the inspection are not satisfactory to the buyer.

Seller's Disclosure
Pursuant to 760 CMR 74.00, Seller warrants and represents that the agreement to purchase is not, and in no event shall be, contingent upon waiver, limitation, or restriction of Buyer's choice to obtain a Home Inspection, in whole or in part (unless one of the exceptions under 760 CMR 74.00 applies). Seller agrees and acknowledges that Buyer may choose to have the premises inspected by a licensed home inspector of the Buyer's choice. The Seller further agrees, warrants, and represents that, if the Buyer chooses to have a Home Inspection, the Buyer shall have a reasonable period of time after the full execution of the first written contract as agreed to by the Seller and the Buyer, to decide whether to proceed with the transaction if the results of the inspection are not satisfactory to the Buyer.

Buyer's Acknowledgment
Each buyer hereby acknowledges that they may choose to have the premises inspected by a licensed home inspector of the buyer's choice and acknowledges that this disclosure has been provided to the buyer herein.

Agent's Acknowledgment
Seller's agent hereby acknowledges that each seller has been informed of the seller's obligations under 760 CMR 74.00 and further acknowledges that this disclosure has been provided to each seller and buyer herein.

Certification of Accuracy
The following parties have reviewed the information above and certify that the information they have provided is true and accurate.

Property Address: 8 Montclair Ave
Andover, MA 01810

Hope Mascott-Rosen dotloop verified 10/12/26 2:31 PM EDT GMPQ-LK9P-ACY3-KIQX	Hope Mascott-Rosen	10/12/2026
Signature of Seller	Print Name of Seller	Date
Signature of Seller	Print Name of Seller	Date
Signature of Buyer	Print Name of Buyer	Date
Signature of Buyer	Print Name of Buyer	Date
Michelle Soucy dotloop verified 10/12/26 11:55 AM EDT PNK6-IEQF-QI28-AIUG	Michelle Soucy	10/12/2026
Signature of Seller's Agent*	Print Name of Seller's Agent*	Date

☐ *Seller acknowledges that a Seller Agent was **not** involved in this transaction.