

MLS # 73596076 - New
Single Family - Detached

2 Bower Street
Malden, MA 02148
Middlesex County

List Price: **$679,000**

Style: **Cottage, Bungalow**
Color: **Cream**
Grade School:
Middle School:
High School:
Approx. Acres: **0.13 (5,749 SqFt)**
Handicap Access/Features:
Directions: **Cushing or Pine to Bower**

Total Rooms: **8**
Bedrooms: **3**
Bathrooms: **2f 0h**
Main Bath:
Fireplaces: **0**
Approx. Street Frontage:
Accessory Dwelling Unit: **Yes**

Welcome to 2 Bower Street! This charming bungalow features 3-4 bedrooms, over 2,000 sq. ft of living space, 2 full baths and beautifully blends timeless character with modern conveniences, offering a versatile layout perfect for today's lifestyle. Step inside to discover hardwood floors, a cabinet-packed kitchen that flows into a formal dining room featuring beautiful natural woodwork and a charming built-in. The spacious, sun-filled living room provides the perfect setting for relaxing or entertaining. Two comfortable bedrooms and a full bath complete the main level. With it's own convenient driveway entrance, the separate in-law suite or accessory dwelling unit (ADU) offers an ideal space for extended family or multigenerational living, featuring a kitchen with quartz countertops, an open dining and living area, a full bath with laundry and a bedroom. Upstairs, you'll find a generous bonus room with built-ins, offering endless possibilities as a fourth bedroom, playroom, home office, or additional living space. Outside, enjoy an oversized lot surrounded by beautiful professional landscaping, charming stone walls, and an inviting covered front porch, perfect for sipping your morning coffee or unwinding after a long day. Additional highlights include an attached one-car garage, an outdoor stair lift and three mini-split units for added comfort. Ideally located with easy access to the Orange Line, major highways, and a variety of shopping and dining options in Malden, Medford, and Somerville. Enjoy nearby Amerige Park and Fellsmere Park, plus the shops, restaurants, and entertainment at Assembly Row, just 10 minutes away! This special home offers the perfect combination of charm, flexibility, and convenience. Don't miss the opportunity to make it yours!

Property Information

Approx. Living Area Total: **2,058 SqFt**
Living Area Includes Below-Grade SqFt: **Yes**
Living Area Source: **Measured**
Approx. Above Grade: **1,462 SqFt**
Approx. Below Grade: **596 SqFt**
Living Area Disclosures:

Heat Zones: **3 Hot Water Baseboard, Hot Water Radiators, Radiant, Heat Pump, Gas**
Cool Zones: **3 Heat Pump**
Total Parking Spaces: **5 Off-Street**
Garage Spaces: **1 Under**
Disclosures: **Outdoor stair lift to remain. LL mini split needs service/not cooling. Some rooms have been virtually staged.**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	19X12	Flooring - Hardwood, French Doors
Dining Room:	1	14X12	Closet/Cabinets - Custom Built, Flooring - Hardwood
Kitchen:	1	16X10	Flooring - Hardwood, Exterior Access
Main Bedroom:	1	12X11	Ceiling Fan(s), Flooring - Hardwood
Bedroom 2:	1	12X10	Ceiling Fan(s), Flooring - Hardwood
Bedroom 3:	2	19X12	Closet/Cabinets - Custom Built, Flooring - Wall to Wall Carpet
Bedroom 4:	B	15X11	Flooring - Vinyl
Bath 1:	1	8X6	Bathroom - Full, Bathroom - Tiled With Tub & Shower, Flooring - Stone/ Ceramic Tile
Bath 2:	B	10X7	Bathroom - 3/4, Dryer Hookup - Electric, Washer Hookup
Kitchen:	B	13X11	Flooring - Vinyl, Countertops - Stone/Granite/Solid, Gas Stove
Living/Dining Rm Combo:	B	18X13	Flooring - Vinyl
Foyer:	1	7X5	Closet, Flooring - Hardwood

Features

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer**
Area Amenities: **Public Transportation, Shopping, Park**
Basement: **Yes Full, Finished, Walk Out, Interior Access, Garage Access, Exterior Access**

Other Property Info

Disclosure Declaration: **Yes**
Exclusions:
Home Own Assn:

Beach: **No**
Construction: **Frame**
Electric: **Circuit Breakers**
Energy Features: **Prog. Thermostat**
Exterior: **Shingles**
Exterior Features: **Porch, Porch - Enclosed, Covered Patio/Deck, Professional Landscaping, Garden Area, Stone Wall**
Flooring: **Tile, Vinyl, Wall to Wall Carpet, Laminate, Hardwood**
Foundation Size:
Foundation Description: **Concrete Block**
Hot Water: **Natural Gas**
Insulation: **Full**
Interior Features: **Cable Available, Walk-up Attic**
Lot Description: **Corner, Paved Drive**
Road Type: **Public**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Utility Connections: **for Gas Range, for Electric Range, for Electric Dryer, Washer Hookup**
Water Utilities: **City/Town Water**
Waterfront: **No**
Water View: **No**

Lead Paint: **Unknown**
UFFI: **Unknown** Warranty Features:
Year Built: **1930** Source: **Public Record**
Year Built Description: **Actual**
Year Round:
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #:
Assessed: **$643,000**
Tax: **$7,330** Tax Year: **2026**
Book: **01642** Page: **56**
Cert:
Zoning Code: **RESa**
Map: Block: Lot:

Office/Agent Information

Listing Office: **Foundation Brokerage Group** **(800) 983-1945**
Listing Agent: **The Nancy Dowling Team (978) 314-4003**
Team Member(s):**Nancy A. Dowling** **(978) 314-4003**
Sale Office:
Sale Agent:
Listing Agreement Type: **Exclusive Right to Sell**
Entry Only: **No**
Showing: Sub-Agency:
Showing: Buyer's Broker: **Lock Box, Schedule with ShowingTime or Call 888-627-2775**
Showing: Facilitator: **Lock Box, Schedule with ShowingTime or Call 888-627-2775**
Special Showing Instructions:

Firm Remarks

Outdoor chair lift to remain. LL mini split is not cooling right now.Offers if any send to nancydowlingre@gmail.com in one PDF not through Dotloop. All deposits to be made through Deposit link. Buyers/agents to perform their own due diligence.

Market Information

Listing Date: **10/28/2026**
Days on Market: Property has been on the market for a total of **1** day(s)
Expiration Date: **4/28/2027**
Original Price: **$679,000**
Off Market Date:
Sale Date:

Listing Market Time: MLS# has been on for **1** day(s)
Office Market Time: Office has listed this property for **1** day(s)
Cash Paid for Upgrades:
Seller Concessions at Closing:

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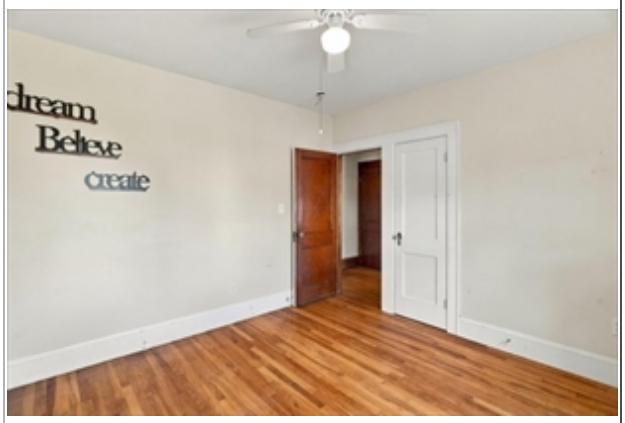












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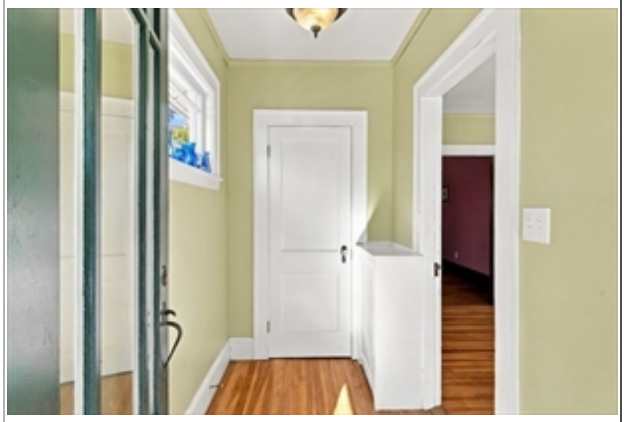
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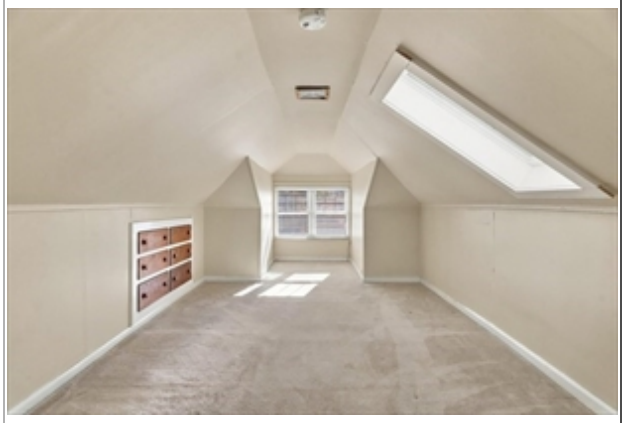


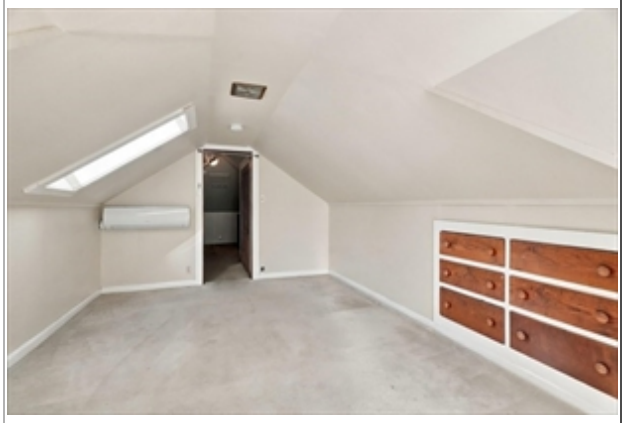


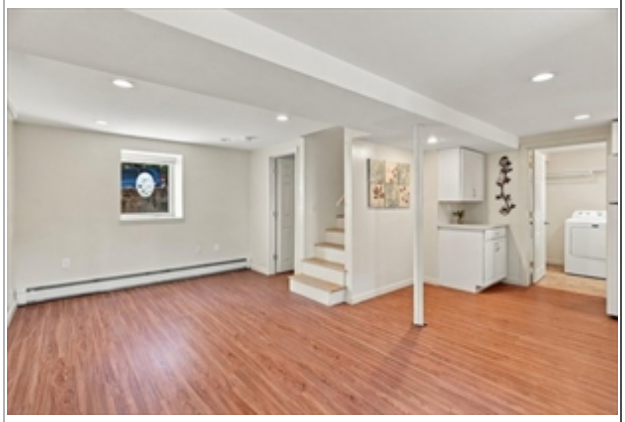
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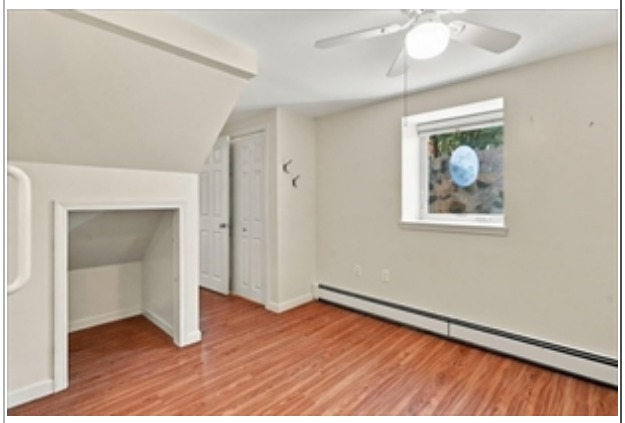












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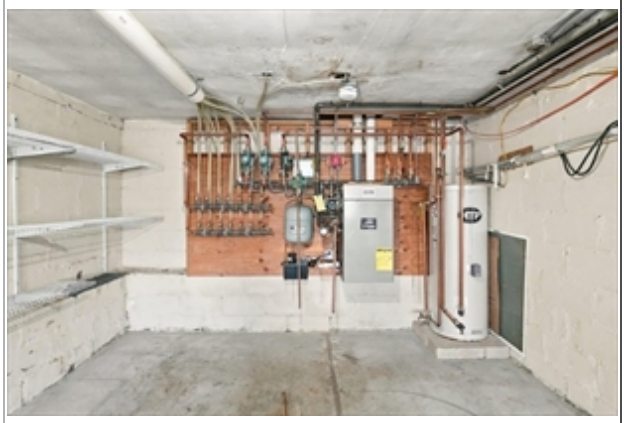
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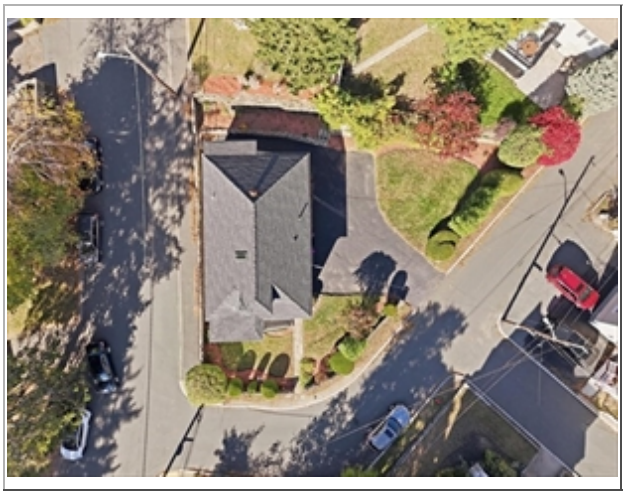
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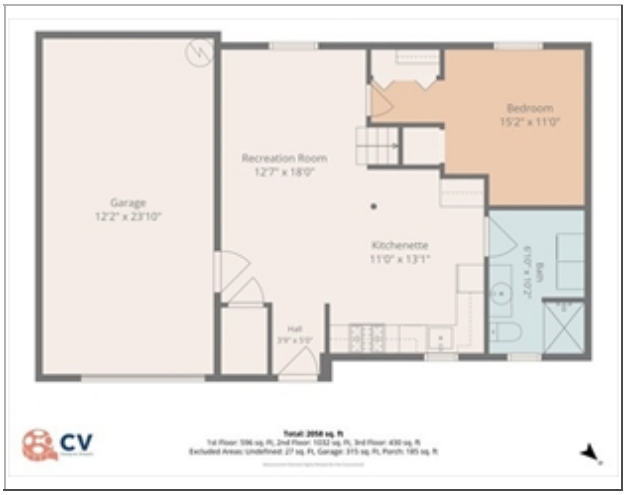
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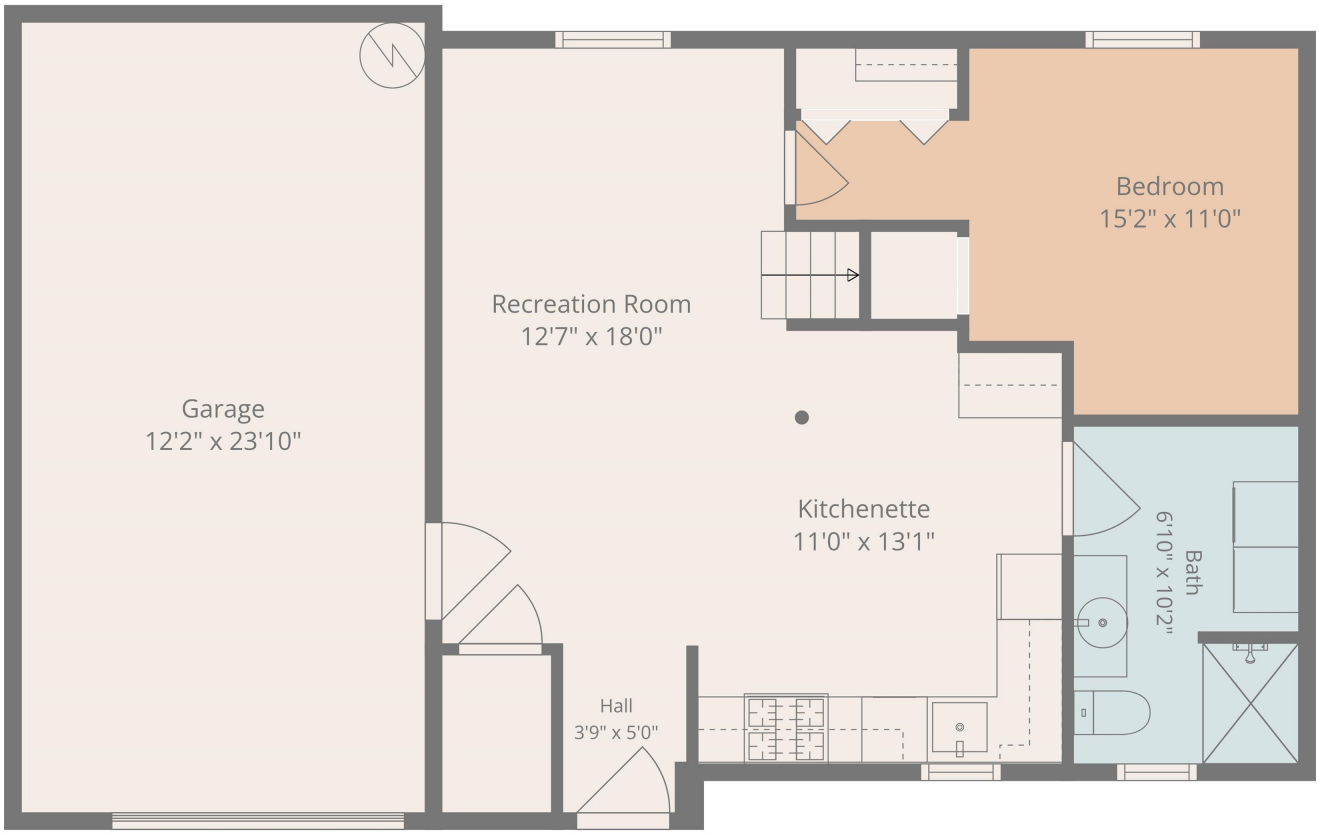








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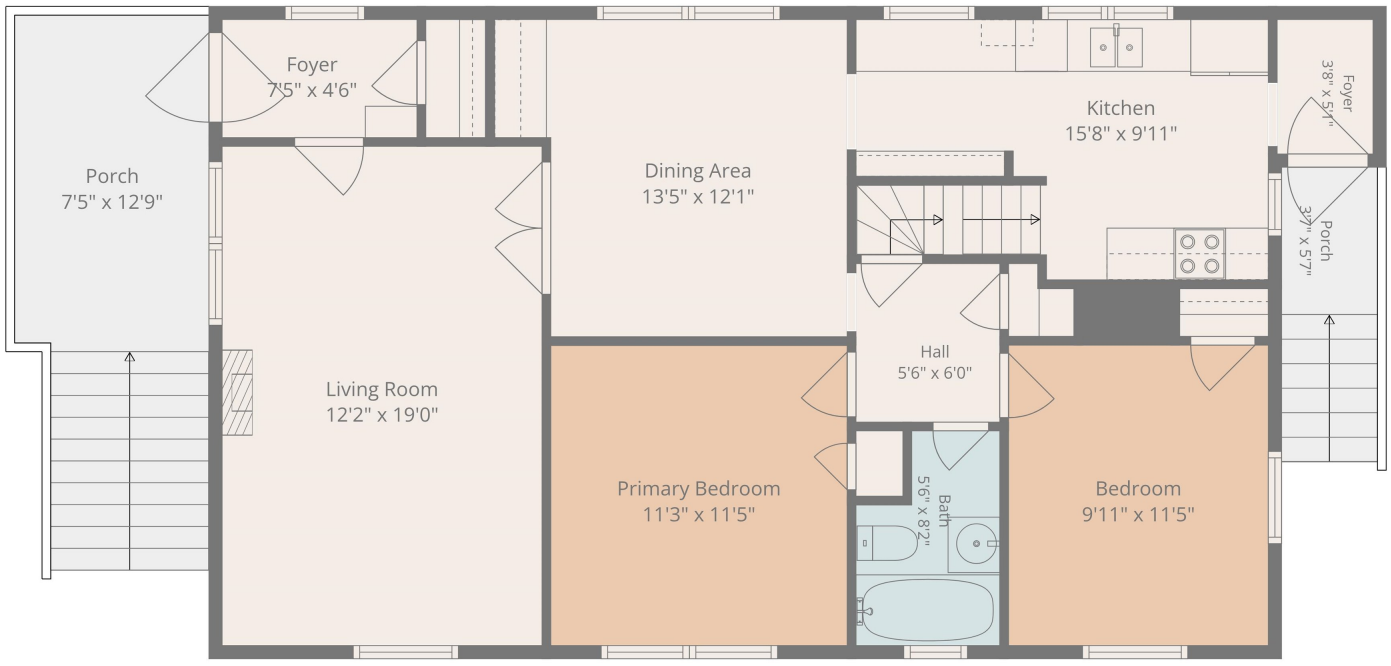


Total: 2058 sq. ft

1st Floor: 596 sq. Ft, 2nd Floor: 1032 sq. Ft, 3rd Floor: 430 sq. ft

Excluded Areas: Undefined: 27 sq. Ft, Garage: 315 sq. Ft, Porch: 185 sq. ft

Measurement Deemed Highly Reliable But Not Guaranteed!

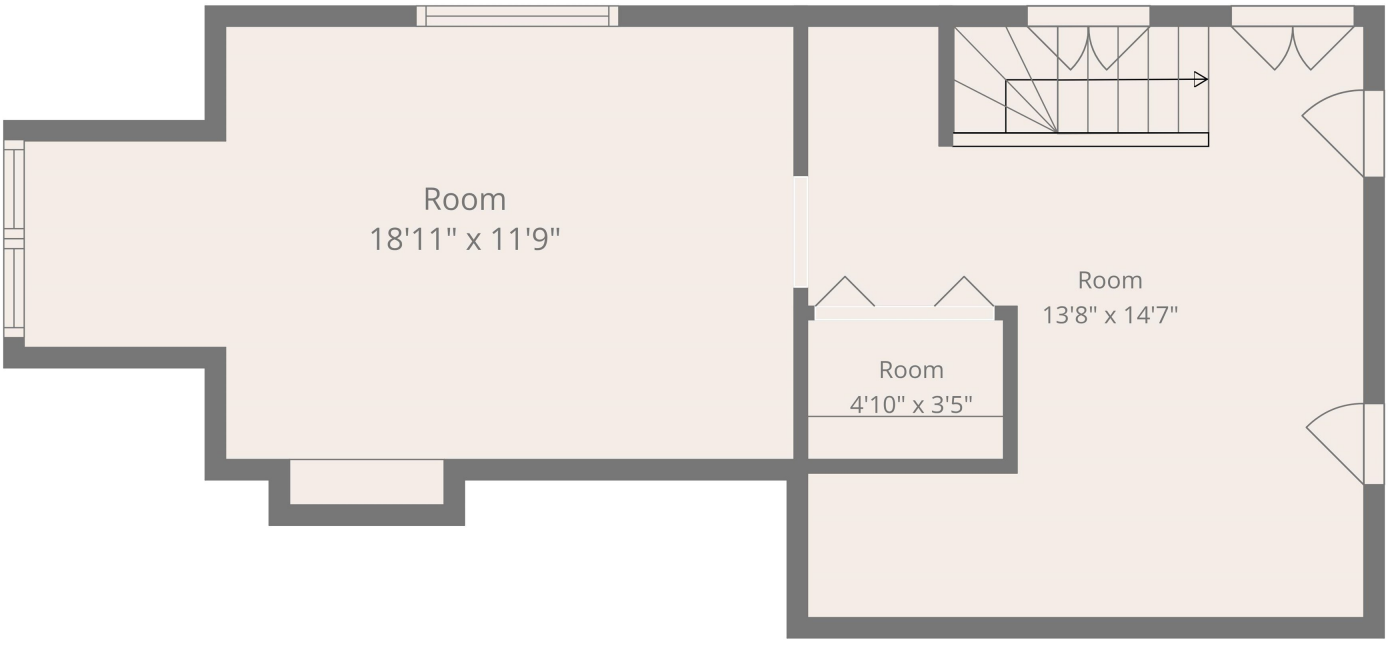


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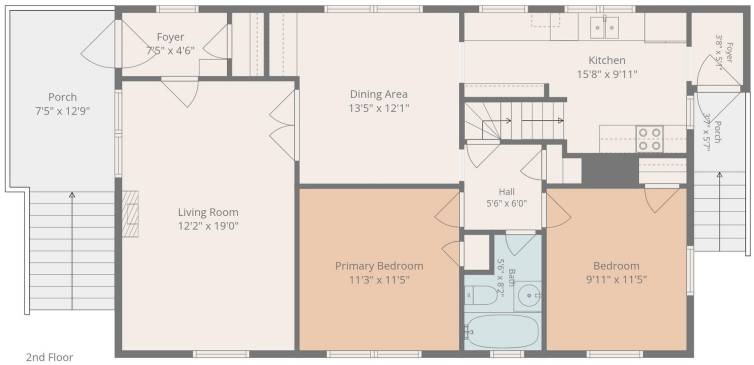


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2nd Floor



3rd Floor



1st Floor

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CV Compres Visuals

QUITCLAIM DEED

2 Bower St., Malden, Middlesex County, Massachusetts 02148

I, Diane R. Adams, of 2 Bower St., Malden, Middlesex County, Massachusetts, for consideration paid, and in full consideration of One DOLLAR ($1.00) grant all of my right, title and interest in said property to Diane R. Adams of 2 Bower St., Malden, Middlesex County, Massachusetts, Robert D. Adams of 501 Tug Mountain Road, Lunenberg, Vermont, and Gilbert C. Adams of 88 Lakeview Drive, Nottingham, New Hampshire, jointly with rights of survivorship

WITH QUITCLAIM COVENANTS;

the land situated in Middlesex County Commonwealth of Massachusetts, arid described as follows:

SOUTHEASTERLY	one hundred feet, and
SOUTHERLY	Thirty-one and 35/100 feet, by Bower Street,
WESTERLY	by old Savin Street, eighty-five feet; and
NORTHERLY	by lots F, E and C as shown on plan hereinafter mentioned, one hundred three and 53/100 feet.

Said Parcel is shown as lot D on Plan No. 13055C. More Commonly known and numbered s 2 Bower St., Malden, Massachusetts.

Being the same premises conveyed to the Grantor hereof by deed of Barbara R. Adams and Gilbert C. Adams, dated September 18, 2014 and recorded in the Middlesex County Registry of Deeds at book 1460 page 95, certificate 257734.

WITNESS my hand and seal this 26 day of May, 2026.

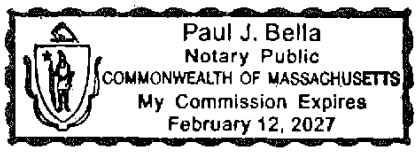
Diane R. Adams

Diane R. Adams

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

On this 26 day of May, 2026, before me, the undersigned notary public, personally appeared Diane R. Adams, proved to me through satisfactory evidence of identification (to wit: Massachusetts Driver's License), to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.



Paul J. Bella, Notary Public

My commission expires: 02/12/2027

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SELLER'S STATEMENT OF PROPERTY CONDITION #700

MASSACHUSETTS ASSOCIATION OF REALTORS®

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 2 Bower Street, Malden, MA 02148
Seller(s)/Owner(s) Gilbert Adams, Robert Adams, and Diane Adams
How long owned 85 years How long occupied 85 years Approximate Year Built 1930

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	☐	☑	☐	☐	
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.	☑	☐	☐	☐	basement apartment
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)	☐	☐	☐	☑	

SELLER'S INITIALS GM 10/24/26 5:53 AM EDT dotloop verified RA 10/26/26 3:50 PM MDT dotloop verified DM 10/26/26 6:26 PM EDT dotloop verified BUYER'S INITIALS _____ _____

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II. SYSTEM AND UTILITIES INFORMATION (Continued)						
		Yes	No	Unknown	N/A	Description/Explanation
11.	HEATING SYSTEM					
11a.	Type: forced hot water					
11b.	Age: 12					
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:	☐	☐	☐	☐	2025
11f.	Provide reason for service:			☐	☐	not sure but there was a service

III. WATER, SEWER & OTHER UTILITIES						
		Yes	No	Unknown	N/A	Description/Explanation
12.	DOMESTIC HOT WATER					
12a.	Type: gas			☐	☐	
12b.	Age: 12			☐	☐	
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:			☐	☑	
13c.	Provide Name of Service Company			☐	☑	
13d.	Date it was last pumped:	☐	☐	☐	☐	Month Day Year
13e.	Frequency of Pumps:			☐	☑	
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:	☐	☐	☐	☑	Month Day Year
13j.	Is a copy of Inspection attached?	☐	☐	☐	☑	
14.	PLUMBING SYSTEM					
14a.	Type: pex			☐	☐	
14b.	Problems? Explain.	☐	☑	☐	☐	
14c.	Bathroom ventilation problems? Explain.	☐	☑	☐	☐	

SELLER'S INITIALS GA 10/24/26 5:53 AM EDT dotloop verified RA 10/26/26 3:50 PM MST dotloop verified DA 10/26/26 dotloop verified BUYER'S INITIALS _____ _____

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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 under driveway			☐	☐	
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:

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: All included			☐	☐	
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.	☐	☐	☐	☐	heat pumps/ a/c
19b.	Problems? Explain.	☑	☐	☐	☐	basement needs a recharge works still
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:			☐	☐	13
24b.	Problems? Explain.	☐	☑	☐	☐	
24c.	Location of leaks/repairs:			☐	☐	
25.	CHIMNEY/FIREPLACE					
25a.	Date last cleaned:			☐	☑	Month Day Year
25b.	Problems? Explain.	☐	☐	☐	☑	
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?	☑	☐	☐	☐	mass save rated

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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.	☑	☐	☐	☐	mass save

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

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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	☐	☐	☐	☐	4 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?	☐	☐	☐	☑	

SELLER'S INITIALS _____ _____ _____ BUYER'S INITIALS _____ _____

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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

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.

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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.

Robert Adams dotloop verified 10/26/26 3:50 PM MDT XDEU-OY4T-UAFO-SKMJ

Date 10/23/26 Seller Gilbert Adams dotloop verified 10/24/26 5:53 AM EDT Q4FB-01S3-PNXM-IY3L Seller Diane Adams dotloop verified 10/26/26 6:26 PM EDT F56K-DROZ-JV1S-COJP

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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PROPERTY TRANSFER NOTIFICATION CERTIFICATION

This form is to be signed by the prospective purchaser before signing a purchase and sale agreement or a memorandum of agreement, or by the lessee-prospective purchaser before signing a lease with an option to purchase for residential property built before 1978, for compliance with federal and Massachusetts lead-based paint disclosure requirements.

Required Federal Lead Warning Statement:

Every purchaser of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

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

_____

(ii) ☑ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) ☐ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (check documents below).

☐ Lead Inspection Report; ☐ Risk Assessment Report; ☐ Letter of Interim Control; ☐ Letter of Compliance

(ii) ☑ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's or Lessee Purchaser's Acknowledgment (initial)

(c) _____ Purchaser or lessee purchaser has received copies of all documents checked above.

(d) _____ Purchaser or lessee purchaser has received no documents.

(e) _____ Purchaser or lessee purchaser has received the Property Transfer Lead Paint Notification.

(f) _____ Purchaser or lessee purchaser has (check (i) or (ii) below):

(i) ☐ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) ☐ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

(g) MKD 10/22/26 4:08 PM EDT Agent has informed the seller of the seller's obligations under federal and state law for lead-based paint disclosure and notification, and is aware of his/her responsibility to ensure compliance.

(h) _____ Agent has verbally informed purchaser or lessee-purchaser of the possible presence of dangerous levels of lead in paint, plaster, putty or other structural materials and his or her obligation to bring a property into compliance with the Massachusetts Lead Law -- either through full deleading or interim control -- if it was built before 1978 and a child under six years old resides or will reside in the property

Diane Adams dotloop verified 10/26/26 6:26 PM EDT KCTP-5Y3G-4QDB-TGT7

Certification of Accuracy

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

Gilbert Adams dotloop verified 10/26/26 5:55 PM EDT V0OH-FXJB-RFVB-4IKJ		Robert Adams dotloop verified 10/26/26 3:50 PM MDT GFFB-DPCU-Q955-TOSE	
Seller	Date	Seller	Date
Purchaser	Date	Purchaser	Date
Nancy Dowling dotloop verified 10/22/26 4:08 PM EDT QH8Q-BJTM-GFH2-YECQ			
Agent	Date	Agent	Date

Address of Property 2 Bower Street, Malden, MA 02148

dotloop signature verification: dtlp.us/BWuW-U0dC-KgLq

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: 2 Bower Street, Malden, MA

Gilbert Adams dotloop verified 10/26/26 5:55 PM EDT W0YD-9SCN-RK7C-7TTE	Gilbert Adams	10/26/2026
Signature of Seller	Print Name of Seller	Date
Diane Adams dotloop verified 10/26/26 6:26 PM EDT OZRY-I6OU-ZSHN-PRII	Diane Adams	10/26/2026
Signature of Seller	Print Name of Seller	Date
Robert Adams dotloop verified 10/26/26 3:50 PM MDT M0HA-Y9D6-DD52-4V6U	Robert Adams	10/26/2026
Signature of Buyer	Print Name of Buyer	Date
Signature of Buyer	Print Name of Buyer	Date
Nancy Dowling dotloop verified 10/26/26 5:31 PM EDT 5W1U-UAX9-0NHR-YG9W	Nancy Dowling	10/26/2026
Signature of Seller's Agent*	Print Name of Seller's Agent*	Date

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