



**MLS # 73434926 - New
Single Family - Detached**

**23 Adele Avenue
Haverhill, MA 01832
Essex County**

List Price: **\$569,000**

Style: **Ranch**

Total Rooms: **6**

Color: **Tan**

Bedrooms: **3**

Grade School:

Bathrooms: **1f 0h**

Middle School:

Main Bath:

High School:

Fireplaces: **2**

Approx. Acres: **0.28 (12,327 SqFt)**

Approx. Street Frontage:

Handicap Access/Features:

Directions: **Rte 97 or Rte 113 to Lowell Ave to Adele Ave**

Welcome to this beautiful single-level home! Step inside to a spacious living room featuring hardwood floors, a wood-burning fireplace and an oversized bay window which fills the space with natural light. Flow seamlessly into the updated eat-in kitchen, complete with ample cabinetry, granite countertops and newer stainless steel appliances. Enjoy direct access to a large deck overlooking the landscaped yard or relax in the attached sunroom. Down the hall are three generously sized bedrooms with hardwood flooring and large closets; as well as a stunning full bathroom featuring double sinks and a walk-in tiled shower. The two-car garage provides excellent storage, and the lower level offers additional expansion possibilities with a second fireplace, workshop area, and abundant storage space. Recent updates include a new boiler, newer windows, and more. Nestled on a quiet dead-end street yet close to highways, shopping, restaurants and everything Haverhill has to offer!

Property Information

Approx. Living Area Total: **1,383 SqFt**

Living Area Includes Below-Grade SqFt: **No**

Living Area Source: **Public Record**

Approx. Above Grade: **1,383 SqFt**

Approx. Below Grade:

Living Area Disclosures:

Heat Zones: **1 Hot Water Baseboard, Gas**

Cool Zones: **1 Wall AC**

Parking Spaces: **4 Off-Street, Paved Driveway**

Garage Spaces: **2 Attached, Side Entry**

Disclosures: **Vermiculite and asbestos have been professionally removed. Sunroom windows will need replacement.**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	26X15	Fireplace, Ceiling Fan(s), Flooring - Hardwood, Window(s) - Bay/Bow/Box
Dining Room:	1	12X10	Flooring - Hardwood
Kitchen:	1	21X18	Ceiling Fan(s), Flooring - Hardwood, Pantry, Countertops - Stone/Granite/Solid, Deck - Exterior, Stainless Steel Appliances
Main Bedroom:	1	13X12	Ceiling Fan(s), Closet, Flooring - Hardwood
Bedroom 2:	1	13X11	Ceiling Fan(s), Closet, Flooring - Hardwood
Bedroom 3:	1	12X11	Closet, Flooring - Hardwood
Bath 1:	1	12X6	Bathroom - Full, Bathroom - Tiled With Shower Stall, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Double Vanity
Laundry:	B		-
Bonus Room:	1	17X12	Skylight, Flooring - Laminate, Balcony / Deck, Main Level, Exterior Access

Features

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer**

Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails, Golf Course, Medical Facility, Laundromat, Highway Access, House of Worship, Public School, T-Station**

Basement: **Yes Full, Interior Access, Bulkhead, Sump Pump, Concrete Floor, Unfinished Basement**

Beach: **No**

Construction: **Frame**

Electric: **Circuit Breakers**

Other Property Info

Disclosure Declaration: **No**

Exclusions: **Workshop cabinets and kayak rack excluded. (workshop counters remain)**

Home Own Assn: **No**

Lead Paint: **Unknown**

UFFI: **Warranty Features:**

Year Built: **1962** Source: **Public Record**

Year Built Description: **Actual**

Year Round: **Yes**

Short Sale w/Lndr. App. Req: **No**

Exterior: **Vinyl**
Exterior Features: **Porch - Enclosed, Deck - Wood**
Flooring: **Laminate, Hardwood, Parquet**
Foundation Size:
Foundation Description: **Poured Concrete**
Hot Water: **Natural Gas**
Insulation: **Unknown**
Interior Features: **Cable Available, Internet Available - Fiber-Optic**
Lot Description: **Level**
Road Type: **Public**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Utility Connections: **for Gas Range**
Water Utilities: **City/Town Water**
Waterfront: **No**

Lender Owned: **No**

Tax Information

Pin #:
Assessed: **\$518,300**
Tax: **\$5,550.99** Tax Year: **2025**
Book: **37605** Page: **605**
Cert:
Zoning Code: **RES**
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

Please send all offers to nancydowlingre@gmail.com in one PDF not through Dotloop.

Market Information

Listing Date: 9/24/2025	Listing Market Time: MLS# has been on for 0 day(s)
Days on Market: Property has been on the market for a total of 0 day(s)	Office Market Time: Office has listed this property for 0 day(s)
Expiration Date: 3/24/2026	Cash Paid for Upgrades:
Original Price: \$569,000	Seller Concessions at Closing:
Off Market Date:	
Sale Date:	

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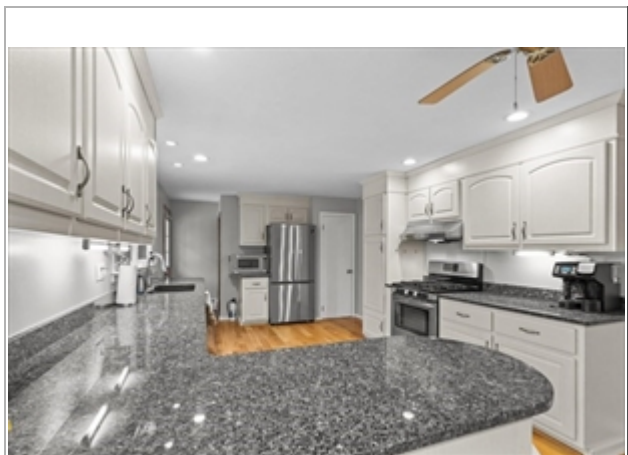
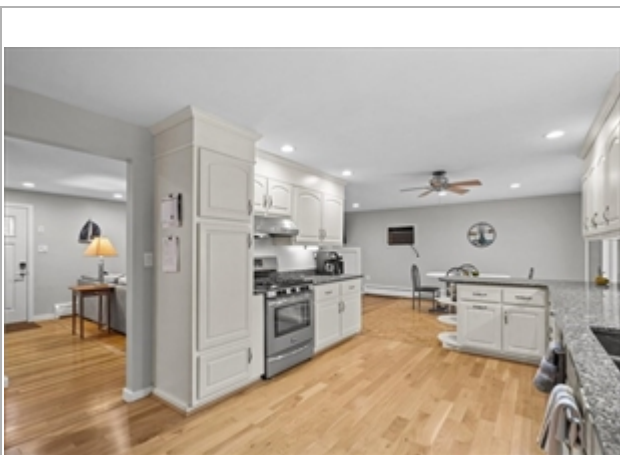
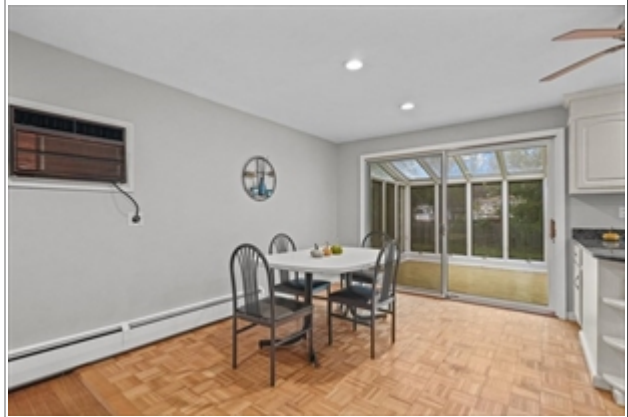
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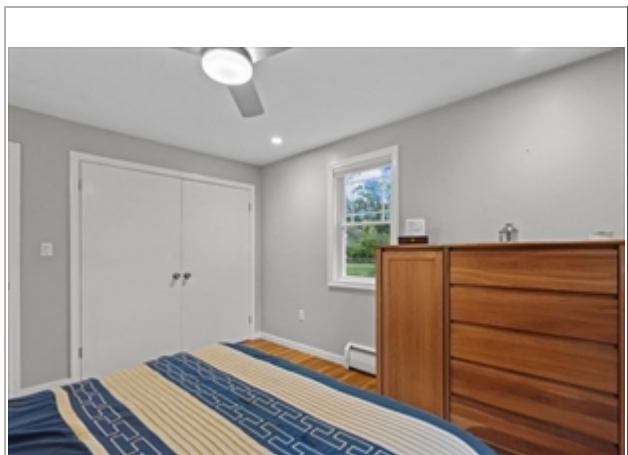
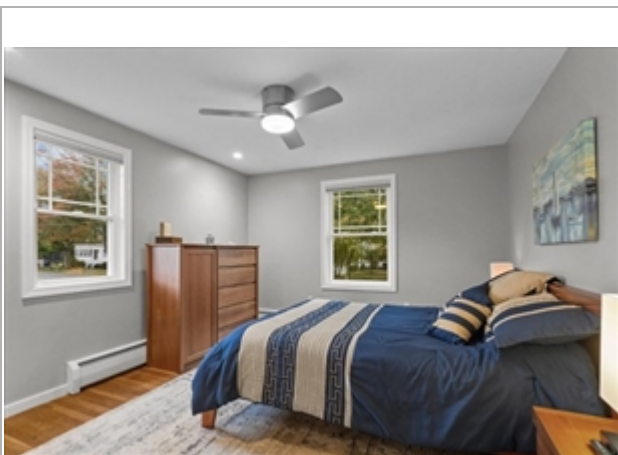
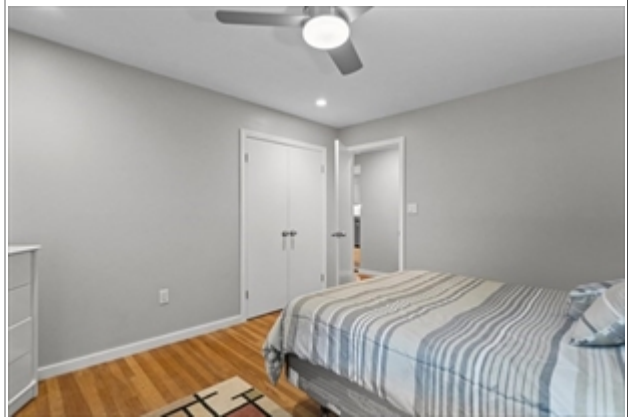
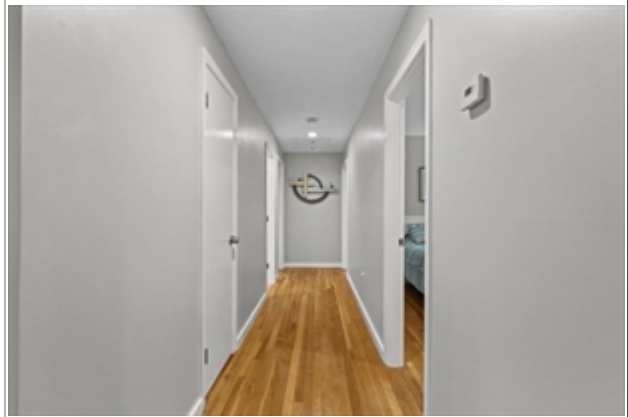
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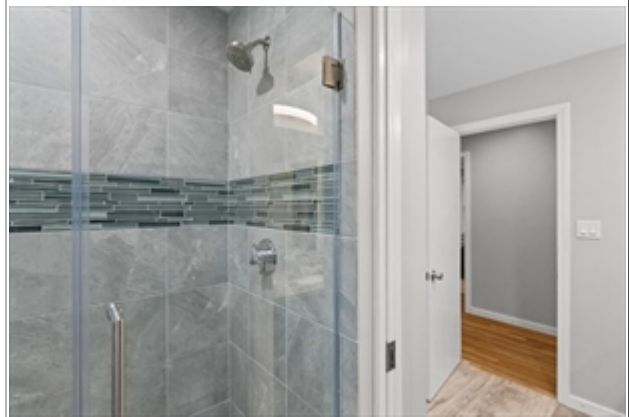
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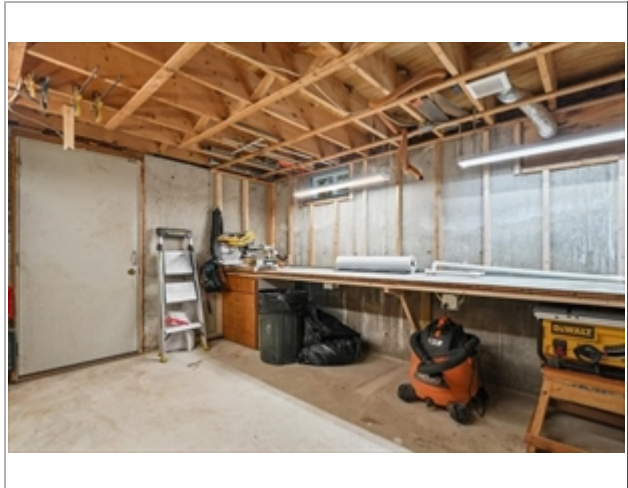
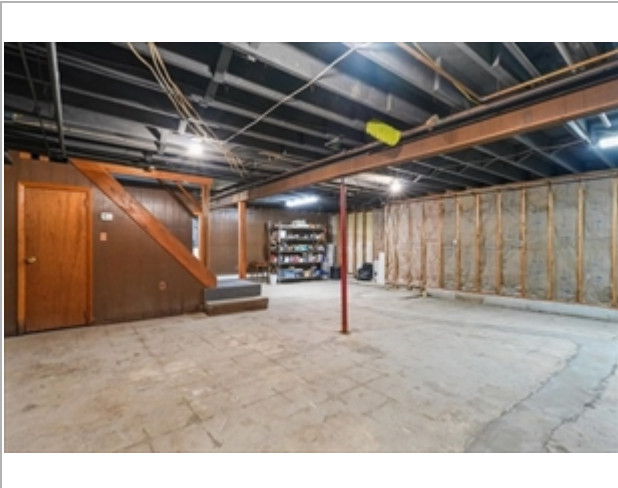
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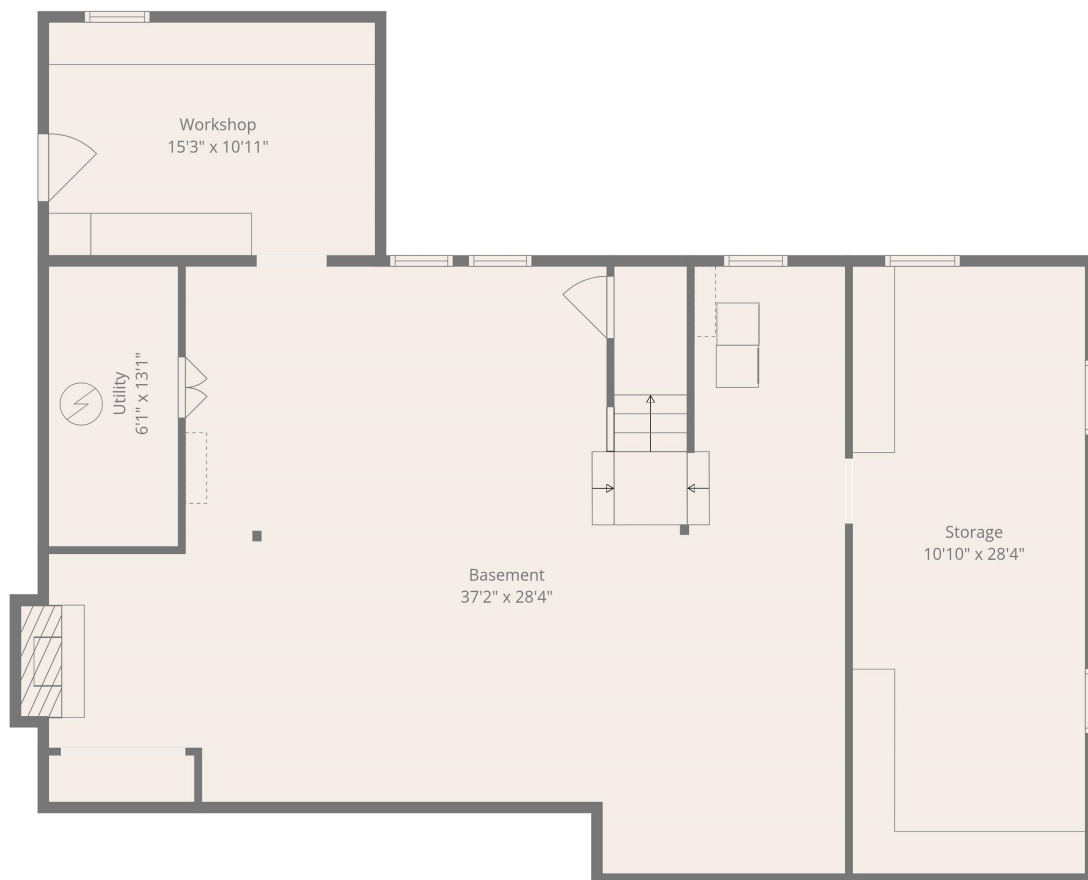
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TOTAL: 1383 sq. ft

BELOW GROUND: 0 sq. ft, FLOOR 2: 1383 sq. ft

EXCLUDED AREAS: STORAGE: 317 sq. ft, UNDEFINED: 53 sq. ft, UTILITY: 89 sq. ft,
 WORKSHOP: 170 sq. ft, BASEMENT: 832 sq. ft, FIREPLACE: 19 sq. ft,
 GARAGE: 414 sq. ft, SCREENED PORCH: 197 sq. ft, PORCH: 46 sq. ft,
 DECK: 343 sq. ft, WALLS: 214 sq. ft





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SELLER'S STATEMENT OF PROPERTY CONDITION #700 (Page 1 of 8)



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 23 ADELE AVE. HAVERHILL, MA
 Seller(s)/Owner(s) WALTER BENHAM
 How long owned 2019 How long occupied 2019 Approximate Year Built 1962 +/-

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.	☒	☐	☐	☐	SIDING
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.	☒	☐	☐	☐	BASEMENT HAD SOME WATER WHEN SUMP PUMP FAILED DUE TO NO ELECTRICITY 24RS ago

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: <u>GAS HOT WATER</u>					
11b.	Age: <u>1 YR</u>					
11c.	Are there any known problems with the heating system? Explain.	☐	☒	☐	☐	
11d.	Identify any unheated room or area:	☐	☐	☐	☐	<u>SUN PORCH</u>
11e.	Provide approximate date of last service:	☐	☐	☐	☐	<u>SEPTEMBER 2024</u>
11f.	Provide reason for service:			☐	☐	<u>YEARLY MAINTENANCE</u>

III. WATER, SEWER & OTHER UTILITIES

		Yes	No	Unknown	N/A	Description/Explanation
12.	DOMESTIC HOT WATER					
12a.	Type: <u>GAS</u>			☐	☐	
12b.	Age: <u>14 YRS</u>			☐	☐	
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: <u>COPPER - PVC</u>			☐	☐	
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 <u>BASEMENT</u>			☐	☐	
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: <u>STOVE, DW, MICRO, WASHER DRYER, REFRIGERATOR</u>			☐	☐	
17b.	Problems? Explain.	☐	☒	☐	☐	
18.	SECURITY SYSTEM					
18a.	Type: <u>SIMPLE SAFE</u>			☐	☐	
18b.	Age: <u>1 YR</u>			☐	☐	
18c.	Provide Name of Service Company			☐	☒	
18d.	Problems? Explain.	☐	☒	☐	☐	
19.	AIR CONDITIONING					
19a.	☐ Central ☐ Window ☒ Other. Explain.	☐	☐	☐	☐	<u>THRU WALL</u>
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.	☒	☐	☐	☐	<u>CRACK IN FRONT WALL</u>

SELLER'S INITIALS LYB

BUYER'S INITIALS _____



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.	☒	☐	☐	☐	WATER CAME IN WHEN SUMP PUMP FAILED BECAUSE OF ELECTRICITY OUTAGE
22b. Explain amount, frequency, and location of the problems selected in 22a.			☐	☐	1 TIME DURING MY OWNERSHIP
23. SUMP PUMP					
23a. If yes to 23, provide age and location.			☐	☐	3 YRS
23b. Problems? Explain.	☐	☒	☐	☐	
24. ROOF					
24a. Age:			☒	☐	Unknown
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?	☒	☐	☐	☐	see energy audit.

SELLER'S INITIALS

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V. BUILDING/STRUCTURAL INFORMATION (Continued)

		Yes	No	Unknown	N/A	Description/Explanation
29b.	If yes, type:	☒	☐	☐	☐	FIBERGLASS
29c.	Date Installed: WALLS UNKNOWN ATTIC 2019	☐	☐	☐	☐	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?	☐	☒	☐	☐	UNKNOWN ABOUT SHINGLES
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)	☒	☐	☐	☐	see analysis 5/14/19
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.	☒	☐	☐	☐	see copy

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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BUYER'S INITIALS



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	☐	☐	☐	☐	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.	☒	☐	☐	☐	SUN ROOM - WINDOWS AND GLAZING.

XI. DESCRIPTION/EXPLANATION

THE SUN ROOM WINDOWS HAVE FAILED. THERE IS WATER DAMAGE TO THE SASH GASKET FAILURE.

ALL WINDOWS EXCEPT KITCHEN ARE NEW

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

WB

BUYER'S INITIALS



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 Product 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 9/27/25 Seller Walter M. [Signature] Seller [Signature]

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 _____

SELLER'S INITIALS

BUYER'S INITIALS





Unofficial Property Record Card - Haverhill, MA

General Property Data

Parcel ID	561-2-70	Account Number	561-2-70
Prior Parcel ID			
Property Owner	BENHAM WALTER M JR	Property Location	23 ADELE AVE HAVERHILL
		Property Use	ONE FAM
Mailing Address	23 ADELE AVE	Most Recent Sale Date	6/21/2019
		Legal Reference	37605-605
City	HAVERHILL	Grantor	PALMERI ROBERT A
Mailing State	MA	Zip	01830
		Sale Price	310,000
ParcelZoning	N/A	Land Area	0.283 acres

Current Property Assessment

Card 1 Value	Building Value	331,900	Xtra Features Value	500	Land Value	185,900	Total Value	518,300
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Building Description

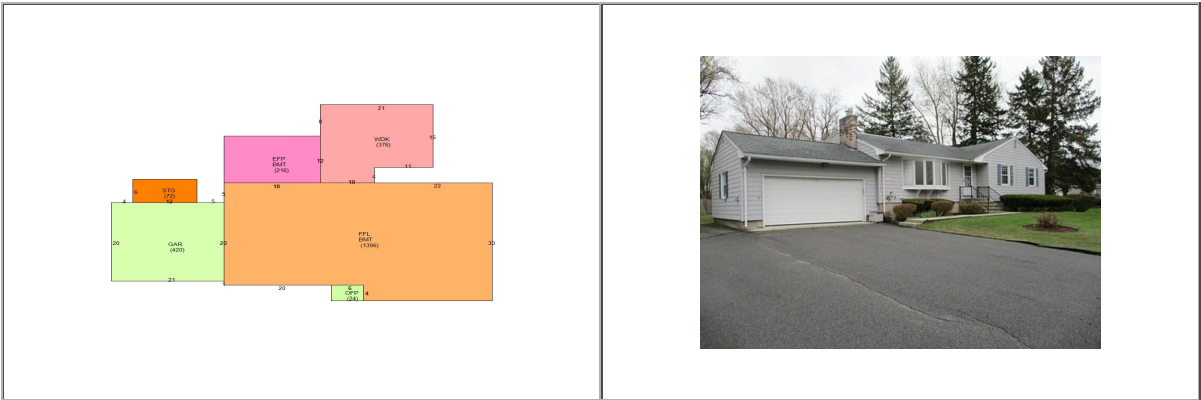
Building Style	RANCH	Foundation Type	CONCRETE	Flooring Type	HARDWOOD
# of Living Units	1	Frame Type	WOOD	Basement Floor	ASPHL TILE
Year Built	1962	Roof Structure	GABLE	Heating Type	FORCED H/W
Building Grade	AVERAGE	Roof Cover	ASPHALT	Heating Fuel	GAS
Building Condition	N/A	Siding	VINYL	Air Conditioning	0%
Finished Area (SF)	2524.40001	Interior Walls	DRYWALL	# of Bsmt Garages	0
Number Rooms	6	# of Bedrooms	3	# of Full Baths	1
# of 3/4 Baths	0	# of 1/2 Baths	0	# of Other Fixtures	0

Legal Description

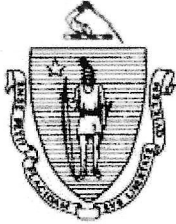
Narrative Description of Property

This property contains 0.283 acres of land mainly classified as ONE FAM with a(n) RANCH style building, built about 1962 , having VINYL exterior and ASPHALT roof cover, with 0 commercial unit(s) and 1 residential unit(s), 6 room(s), 3 bedroom(s), 1 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.



The Commonwealth of Massachusetts

Executive Office of Health and Human Services

Department of Public Health

Bureau of Environmental Health

250 Washington Street, 7th Floor

Boston, MA 02108

(800) 532-9571 / (617) 624-5757

WMB

CHILDHOOD LEAD POISONING PREVENTION PROGRAM (CLPPP) PROPERTY TRANSFER LEAD PAINT NOTIFICATION

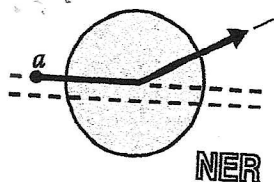
Under Massachusetts and federal law, this notification package must be given to prospective purchasers of homes built before 1978. This package must be given in full to meet state and federal requirements. It may be copied, as long as the type size is not made smaller. Every seller and any real estate agent involved in the sale must give this package before the signing of a purchase and sale agreement, a lease with an option to purchase, or, under state law, a memorandum of agreement used in foreclosure sales. Sellers and agents must also tell the prospective purchaser any information they know about lead in the home. They must also give a copy of any lead inspection report, risk assessment report, Letter of Compliance or Letter of Interim Control. **This package is for compliance with both state and federal lead notification requirements.**

Real estate agents must also tell prospective purchasers that under the state Lead Law, a new owner of a home built before 1978 in which a child under six will live or continue to live must have it either deleaded or brought under interim control within 90 days of taking title. This package includes a check list to certify that the prospective purchaser has been fully notified by the real estate agent. This certification should be filled out and signed by the prospective purchaser before the signing of a purchase and sale agreement, a lease with an option to purchase or a memorandum of agreement used in a foreclosure sale. It should be kept in the real estate agent's files. After getting notice, the prospective purchaser has at least 10 days, or longer if agreed to by the seller and buyer, to have a lead inspection or risk assessment if he or she chooses to have one, except in cases of foreclosure sales. There is no requirement for a lead inspection or risk assessment before a sale. A list of private lead inspectors and risk assessors licensed by the Department of Public Health is attached and can also be found on the Childhood Lead Poisoning Prevention Program's website at www.mass.gov/dph/clppp.

Sellers and real estate agents who do not meet these requirements can face a civil penalty of up to \$1,000 under state law; a civil penalty of up to \$10,000 and possible criminal sanctions under federal law, as well as liability for resulting damages. In addition, a real estate agent who fails to meet these requirements may be liable under the Massachusetts Consumer Protection Act.

The property transfer notification program began in 1988 and has been very successful. It provides information you need to protect your child, or your tenants' child, from lead poisoning. Massachusetts has a tax credit of up to \$1,500 for each unit deleaded. There are also a number of grants and no-interest or low-interest loans available for deleading. It's up to you to do your part toward ending lead poisoning.

PLEASE TAKE THE TIME TO READ THIS DOCUMENT. LEAD POISONING IS THE NATION'S LEADING ENVIRONMENTAL HAZARD AFFECTING CHILDREN. DON'T GAMBLE WITH YOUR CHILD'S FUTURE.



NEW ENGLAND RADON, LTD.

11A Industrial Way, Unit 3
Salem, New Hampshire 03079

603-893-4260

Fax: 603-893-8163

Email: despinal@newenglandradon.com

Website: www.newenglandradon.com

RADON ANALYSIS

DATE: 05/14/2019

WALTER BENHAM

ABC H.I.

TEST SITE: 23 ADELE AVENUE, HAVERHIL, MA

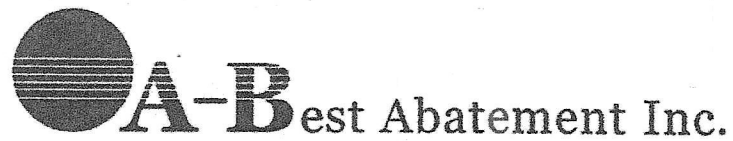
EXPOSURE START: 20190510 AT 11:50

EXPOSURE STOP: 20190512 AT 19:30

CODE NUMBER	TEST RESULTS (pCi/L)	TEST LOCATION
3765298	2.3	CELLAR
3765299	2.3	CELLAR
Average	2.3	CELLAR

THIS READING IS BELOW THE EPA ACTION GUIDE LEVEL OF 4.0 pCi/L, A READING BELOW 4.0 pCi/L FOR YOUR SCREENING MEASUREMENT, IF MADE WITH THE HOUSE OR BASEMENT CLOSED-UP PRIOR TO AND DURING THE TESTING PERIOD (AS SPECIFIED IN THE INSTRUCTIONS) INDICATES THAT THERE IS RELATIVELY LITTLE CHANCE THAT THE RADON CONCENTRATION, IN THE LIVING AREAS, WILL BE GREATER THAN 4 pCi/L AS AN ANNUAL AVERAGE DUE TO AIRBORNE RADON SEEPING THROUGH THE BASEMENT.

(THIS READING IS VALID ONLY IF HOUSE CONDITIONS ARE MAINTAINED AS SPECIFIED FOR THE DURATION OF THE TEST. NEW ENGLAND RADON, LTD. CANNOT BE HELD LIABLE FOR ERRONEOUS READINGS IF APPROPRIATE HOUSE CONDITIONS ARE NOT MAINTAINED.)



Certificate of Completion

JULY 2, 2019

**WALTER BENHAM
23 ADELLE AVENUE
HAVERHILL, MA 01832**

This is to certify that Asbestos Abatement work, completed on the date listed below has been performed at the following address and dates:

**RESIDENCE
23 ADELLE AVENUE
HAVERHILL, MA 01832**

The work has been reviewed and was found completed in a competent and professional manner.

- Required procedures specified in the contract documents and/or Federal and State laws and regulations have been strictly adhered to with respect to asbestos transportation and disposal at an approved landfill site.
- **CONTRACTOR:** A-BEST ABATEMENT, INC.
- **LICENSE NUMBER:** MA AC/000197, ME CF-0077
NH C-056, CT 000223
- **SITE SUPERVISOR:** JAIME GARCIA
- **CERTIFICATION NUMBER:** MA 001191 NH 001591
- **COMPLETION DATE:** JUNE 26, 2019

May 14, 2019

Walter Benham
HOME OWNERS 2
9 Bartlet St.
Ste 242
Andover, MA 01810

Project Number:

Project Name: 23 Adele Ave., Haverhill, MA

Date Sampled: 2019-05-10

Work Received: 2019-05-10

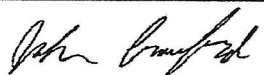
Work Analyzed: 2019-05-13

Analysis Method: BULK PLM ANALYSIS EPA/600/R-93/116

FieldID	Material	Location	Color	Non-Asbestos %	Asbestos %
LabID					
1	Mastic on FT	Basement Floor	black	Non-Fibrous 90	Detected Chrysotile 10
473971					
2	Floor Tile (Only)	Basement Floor	tan	Non-Fibrous 98	Detected Chrysotile 2
473972					
3	Insulation	Attic	brown	Non-Fibrous 100	Detected Tremolite < 1
473973					

Tuesday 14 May 2019

Analyzed by:



End of Report

Batch: 42544

Page 1 of 1

CLEAResult®

CONTRACT

CLEAResult
50 Washington Street,
Westborough, MA, 01581

Customer Name: WALTER BENHAM
Email: wmbenham@outlook.com
Phone: 781-318-8840
Premise Address: 23 Adele Ave, Haverhill, MA 01832
Mailing Address: 23 Adele Ave, Haverhill, MA 01832
Project ID: 3886442
Date: Oct. 18, 2019

Job Description

Contractor will perform or cause to be performed the following work on these "Premises" in a professional manner and in accordance with the terms of this Contract, including the attached recommendations/work order describing the work in detail (the "Work") which are incorporated herein by reference.

Measure Description	Location	Quantity	Unit	Total Cost	Customer Cost
Air Sealing at Estimated 62.5 CFM50 Per Hour	Other	12	hr	\$1,110.96	\$0.00
Bath Fan - Vent to Soffit	Other	1	each	\$137.71	\$34.43
Exterior Door Weather Stripping (with AS hrs)	Other	3	each	\$90.21	\$0.00
Door Sweep (with AS hrs)	Other	3	each	\$75.93	\$0.00
Door - 2" Thermal Barrier Polyiso	Other	1	each	\$90.44	\$22.61
Rim Joist - 6" Fiberglass Batting	Other	78	SF	\$210.60	\$52.65
Rim Joist - 2" Thermal Barrier Polyiso	Other	115	SF	\$549.70	\$137.42

Total: \$2,265.55

Program Incentive: -\$2,018.44

Customer Total: \$247.11

Payment

Customer agrees to pay Contractor for the Work, the Customer Share of the Contract Price as follows: **Payment #1: \$82.00** as a Deposit payable to CLEAResult upon signing the Contract (not to exceed 1/3 of the total retail costs). Mail check & contract to CLEAResult, 50 Washington Street, Westborough, MA, 01581. **Final Payment: \$165.11** as the final payment for the Work shall be payable to the Home Performance Contractor (HPC) or Independent Installation Contractor (IIC) upon satisfactory completion of the Work. Customer understands that he/she will not be required to pay the Utility Incentive Share of the Contract price in the amount of **\$2,018.44**. Changes to individual line items and/or previous incentives may increase or decrease the size of the Utility Incentive Share.

Dispute Resolution

The IIC and Customer hereby mutually agree in advance that in the event that the IIC has a dispute concerning this Contract, the IIC may submit such dispute to a private arbitration service which has been approved by the Office of Consumer Affairs and Business Regulation and Customer shall be required to submit to such arbitration as provided in M.G.L. c 142A.