

**MLS # 73581275 - New
Single Family - Detached**



**48 Jewett Street
Lowell, MA 01850
Middlesex County**

List Price: **\$424,900**

Style: **Colonial**
Color: **Red**
Grade School:
Middle School:
High School:
Approx. Acres: **0.17 (7,387 SqFt)**
Handicap Access/Features:
Directions: **West Sixth or Coburn to Jewett**

Total Rooms: **6**
Bedrooms: **3**
Bathrooms: **1f 0h**
Main Bath:
Fireplaces: **1**
Approx. Street Frontage:
Accessory Dwelling Unit: **No**

Welcome to 48 Jewett Street! This charming home beautifully blends classic character with modern everyday comfort, offering an excellent opportunity for first-time buyers or anyone looking for their own backyard oasis. With over 1,100 sq. ft. of living space and a generous lot this home has so much to offer. The first floor features an open and inviting layout with a spacious eat-in kitchen, ideal for entertaining, with ample storage and an adjacent sunporch that fills the space with natural light. The formal dining room features a pantry with a sliding barn door, while the warm and welcoming living room is accented by a stunning wood sound proofing wall and electric fireplace. The beautifully updated bathroom completes the first floor with a tiled walk-in shower, marble vanity, and an oversized, anti-fog, LED mirror and laundry. Upstairs, you'll find three generously sized bedrooms, including a primary bedroom with a walk-in closet. Recent updates include a two-year-old roof, brand-new hot water heater, updated bathroom, driveway, and more. Step outside and enjoy the fenced-in, level backyard designed for summertime fun! Take a dip in the above-ground pool, relax in the cabana, or settle in for an outdoor movie night with the projection screen. A storage shed provides additional space for all your outdoor essentials. Additional highlights include plenty of off-street parking and an EV charger. Conveniently located near parks, walking and jogging trails, schools, public transportation, the commuter rail, shopping, UMass Lowell, and all that downtown has to offer. Come see everything 48 Jewett Street has to offer!

Property Information

Approx. Living Area Total: **1,116 SqFt**
Approx. Above Grade: **1,116 SqFt**
Living Area Disclosures:

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

Living Area Source: **Measured**

Heat Zones: **1 Forced Air, Gas**

Cool Zones: **0 Window AC**

Total Parking Spaces: **4 Off-Street**

Garage Spaces: **0**

Disclosures: **3rd bedroom does not have a closet, room sizes approximate. Solar is now through Sunstrong, ask agent for contract.**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	13X12	Ceiling Fan(s), Flooring - Laminate
Dining Room:	1	14X13	Flooring - Laminate, Lighting - Sconce
Kitchen:	1	14X11	Ceiling Fan(s), Flooring - Laminate, Kitchen Island
Main Bedroom:	2	16X12	Closet - Walk-in, Flooring - Laminate
Bedroom 2:	2	14X9	Flooring - Laminate
Bedroom 3:	2	19X9	Flooring - Laminate
Bath 1:	1	10X8	Bathroom - Tiled With Shower Stall, Flooring - Vinyl, Countertops - Stone/Granite/Solid, Main Level, Dryer Hookup - Electric, Remodeled, Washer Hookup
Laundry:	1	-	-
Sun Room:	1	14X5	Flooring - Vinyl, Main Level

Features

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer / Dryer Combo**
Area Amenities: **Public Transportation, Shopping, Park, Golf Course, Medical Facility, Laundromat, House of Worship, Private School, Public School, T-Station, University**
Basement: **Yes Full, Concrete Floor, Unfinished Basement**
Beach: **No**
Construction: **Frame**

Other Property Info

Disclosure Declaration: **Yes**
Exclusions:
Home Own Assn: **No**
Lead Paint: **Unknown**
UFFI: **Unknown** Warranty Features:

Electric: **200 Amps, EV Charging Station**
Exterior: **Aluminum**
Exterior Features: **Porch - Enclosed, Patio, Pool - Above Ground, Cabana, Storage Shed, Sprinkler System, Fenced Yard**
Flooring: **Vinyl, Luxury Vinyl Plank / LVP, Wall to Wall Carpet**
Foundation Size:
Foundation Description: **Fieldstone**
Hot Water: **Electric**
Insulation: **Unknown**
Lot Description: **Fenced/Enclosed, Level**
Road Type: **Public**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Utility Connections: **for Electric Range, for Electric Dryer**
Water Utilities: **City/Town Water**
Waterfront: **No**
Water View: **No**

Year Built: **1920** Source: **Public Record**
Year Built Description: **Actual**
Year Round:
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #:
Assessed: **\$364,800**
Tax: **\$4,140** Tax Year: **2026**
Book: **30703** Page: **291**
Cert:
Zoning Code: **TMF**
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, Sign,**  **Schedule with ShowingTime**
Showing: Facilitator: **Lock Box, Sign,**  **Schedule with ShowingTime**
Special Showing Instructions:

Firm Remarks

Please send offers in one PDF to nancydowlingre@gmail.com - not through Dotloop. Offers if any will be due Monday 9/28 at 3 pm.

Market Information

Listing Date: 9/23/2026	Listing Market Time: MLS# has been on for 1 day(s)
Days on Market: Property has been on the market for a total of 1 day(s)	Office Market Time: Office has listed this property for 1 day(s)
Expiration Date: 3/23/2027	Cash Paid for Upgrades:
Original Price: \$424,900	Seller Concessions at Closing:
Off Market Date:	
Sale Date:	

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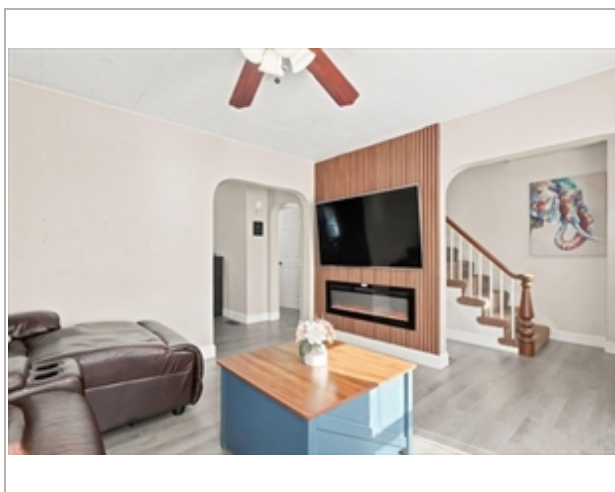
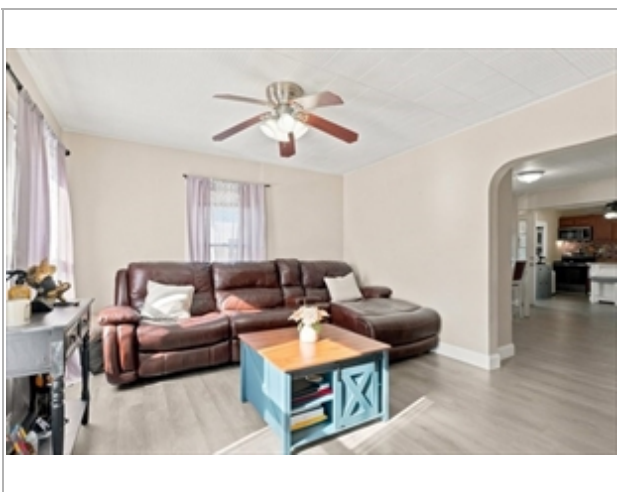
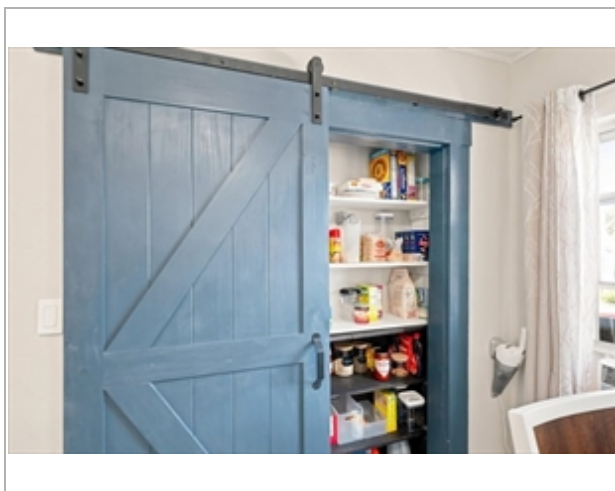
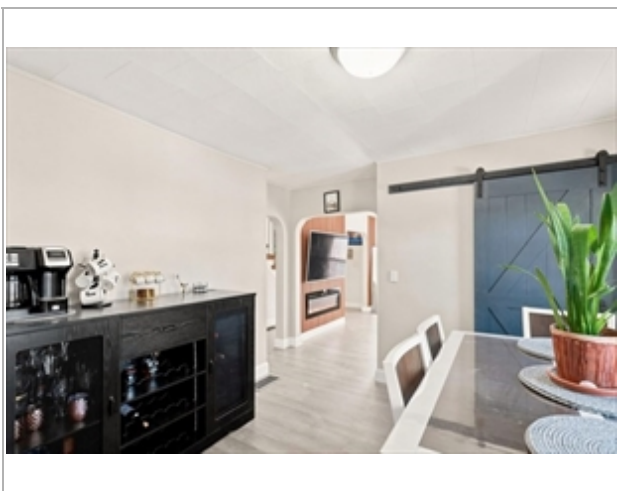
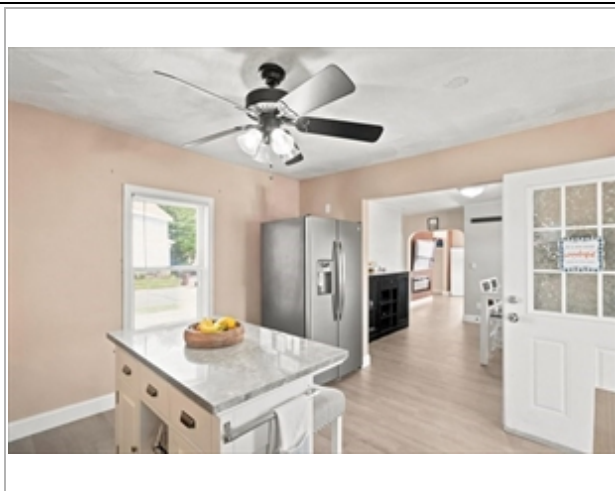
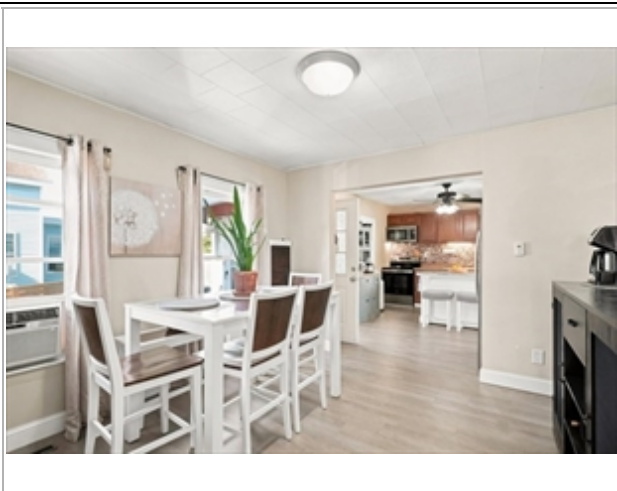
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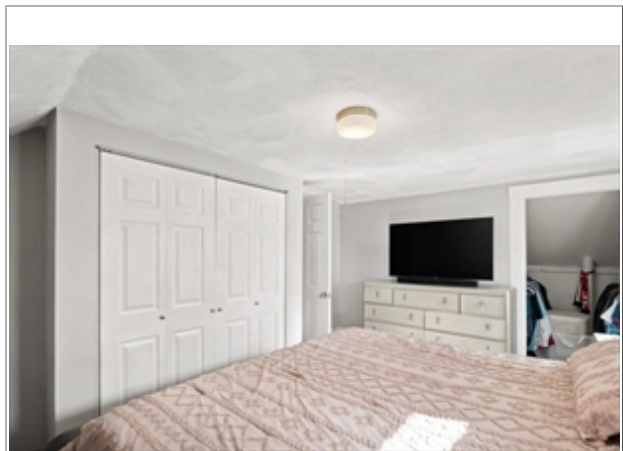
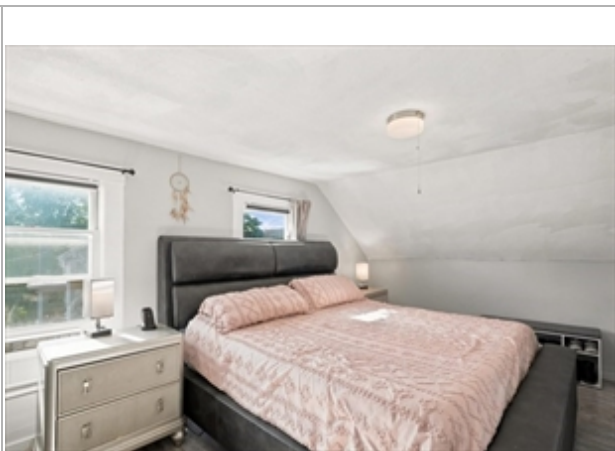
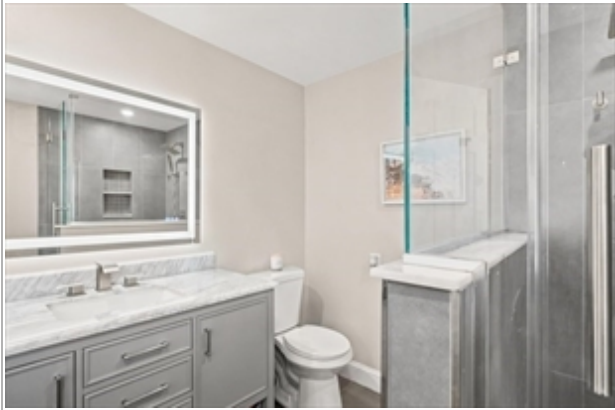
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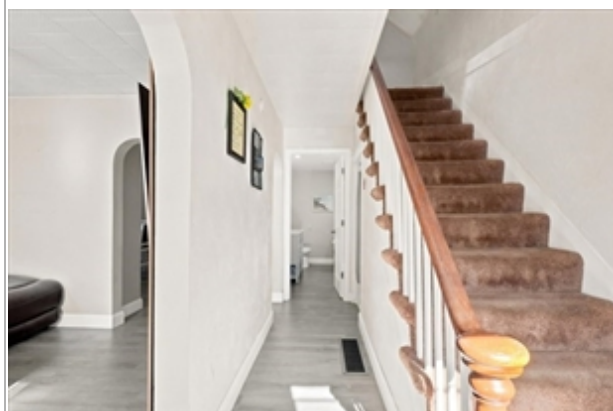
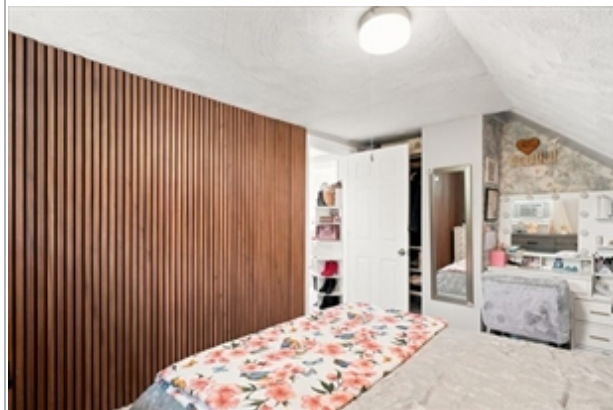
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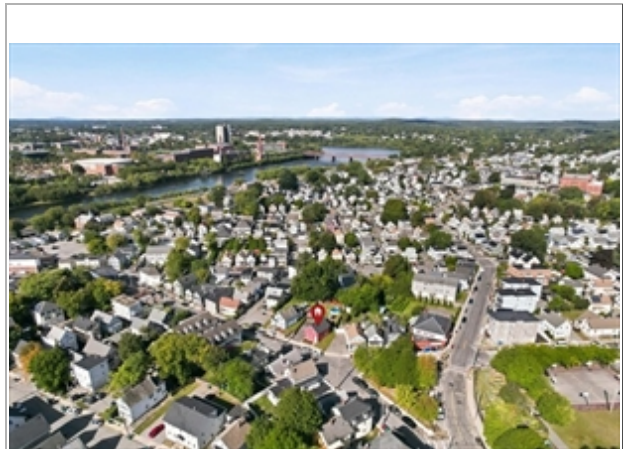
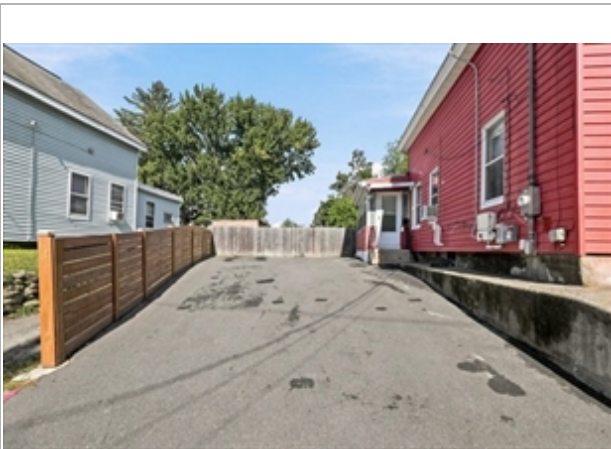
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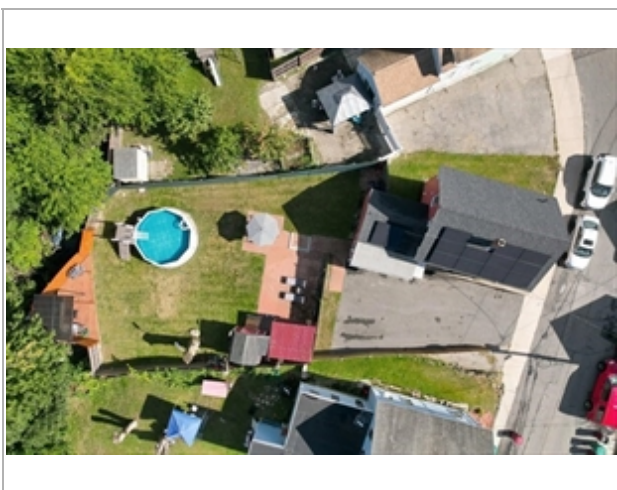
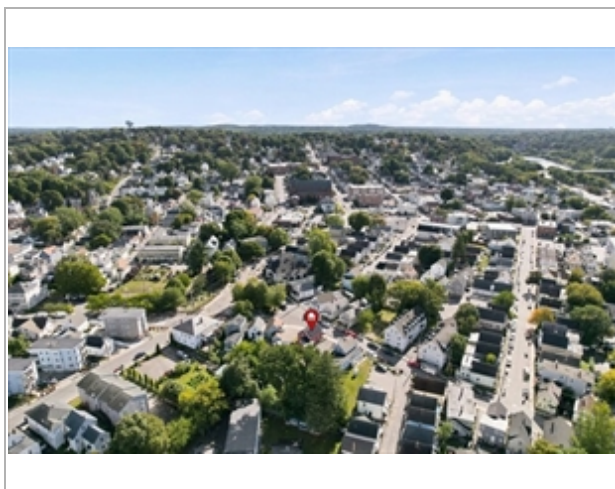
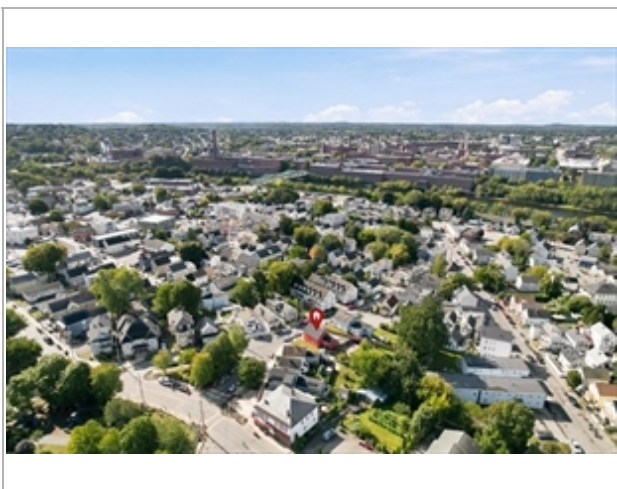
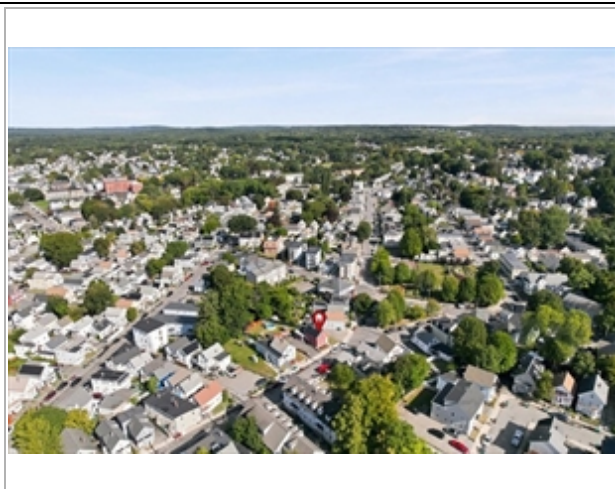
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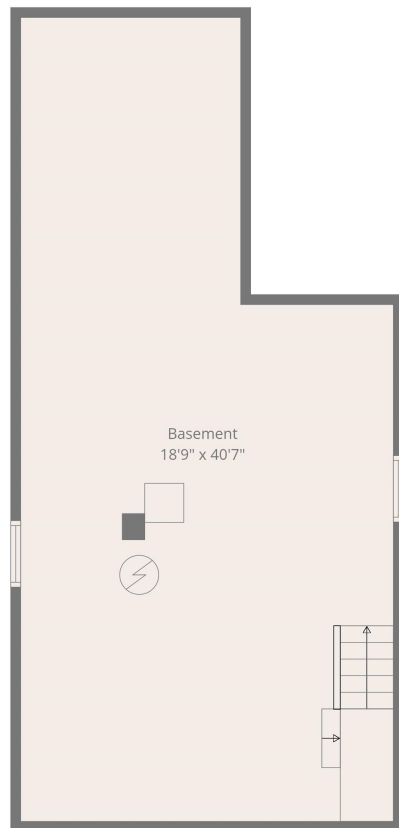


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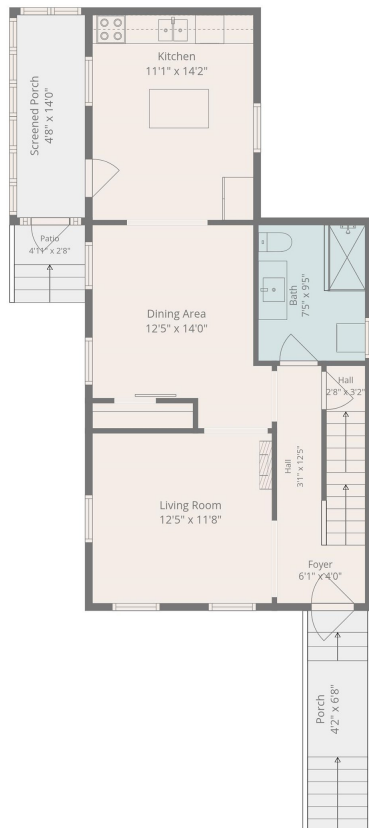


Total: 1161 sq. ft

Basement: 0 sq. Ft, 1st Floor: 713 sq. Ft, 2nd Floor: 448 sq. ft
Excluded Areas: Basement: 713 sq. Ft, Screened Porch: 78 sq. Ft, Porch: 63 sq. Ft,
Patio: 26 sq. Ft, Low Ceiling: 89 sq. ft

Measurement Deemed Highly Reliable But Not Guaranteed



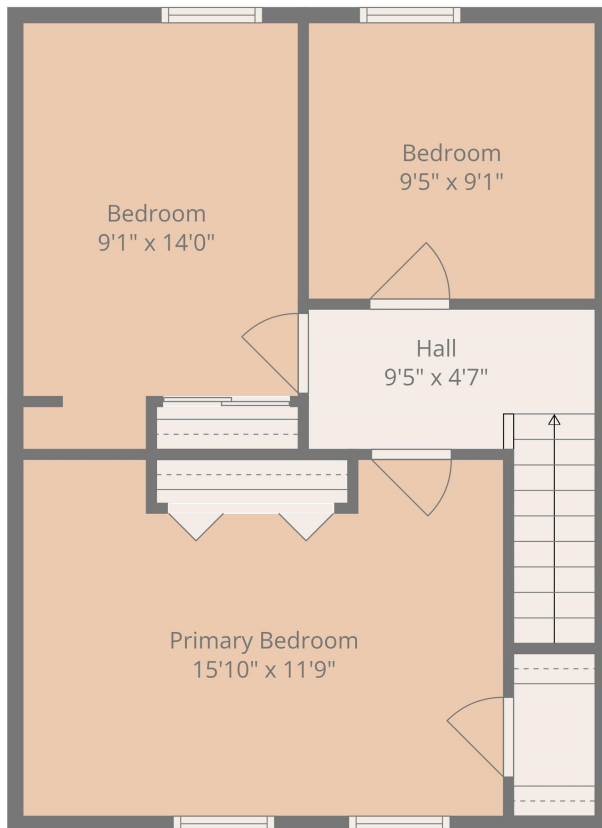


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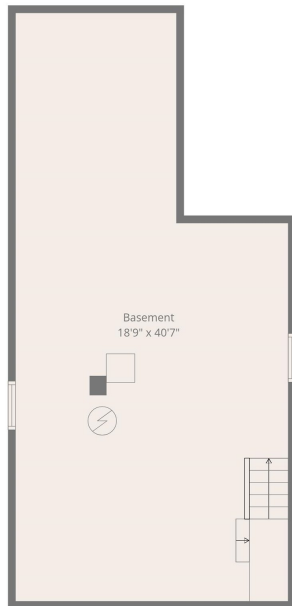


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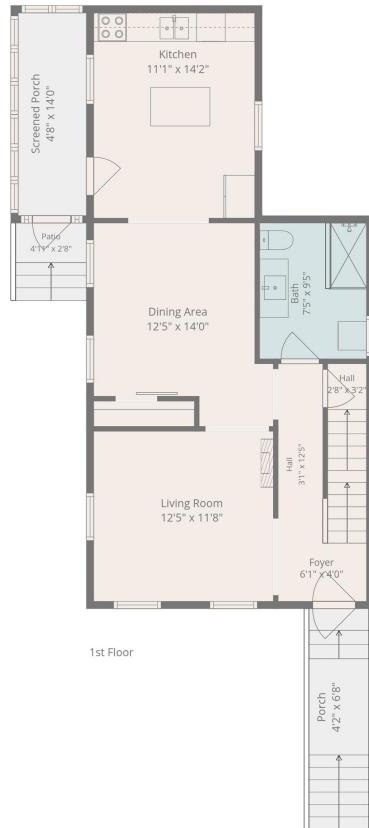
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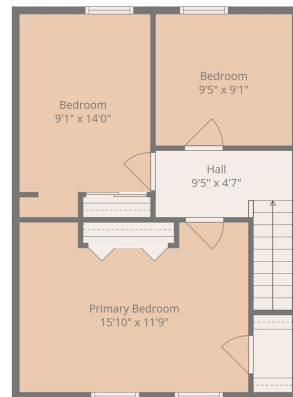




Basement



1st Floor



2nd Floor

Total: 1161 sq. ft

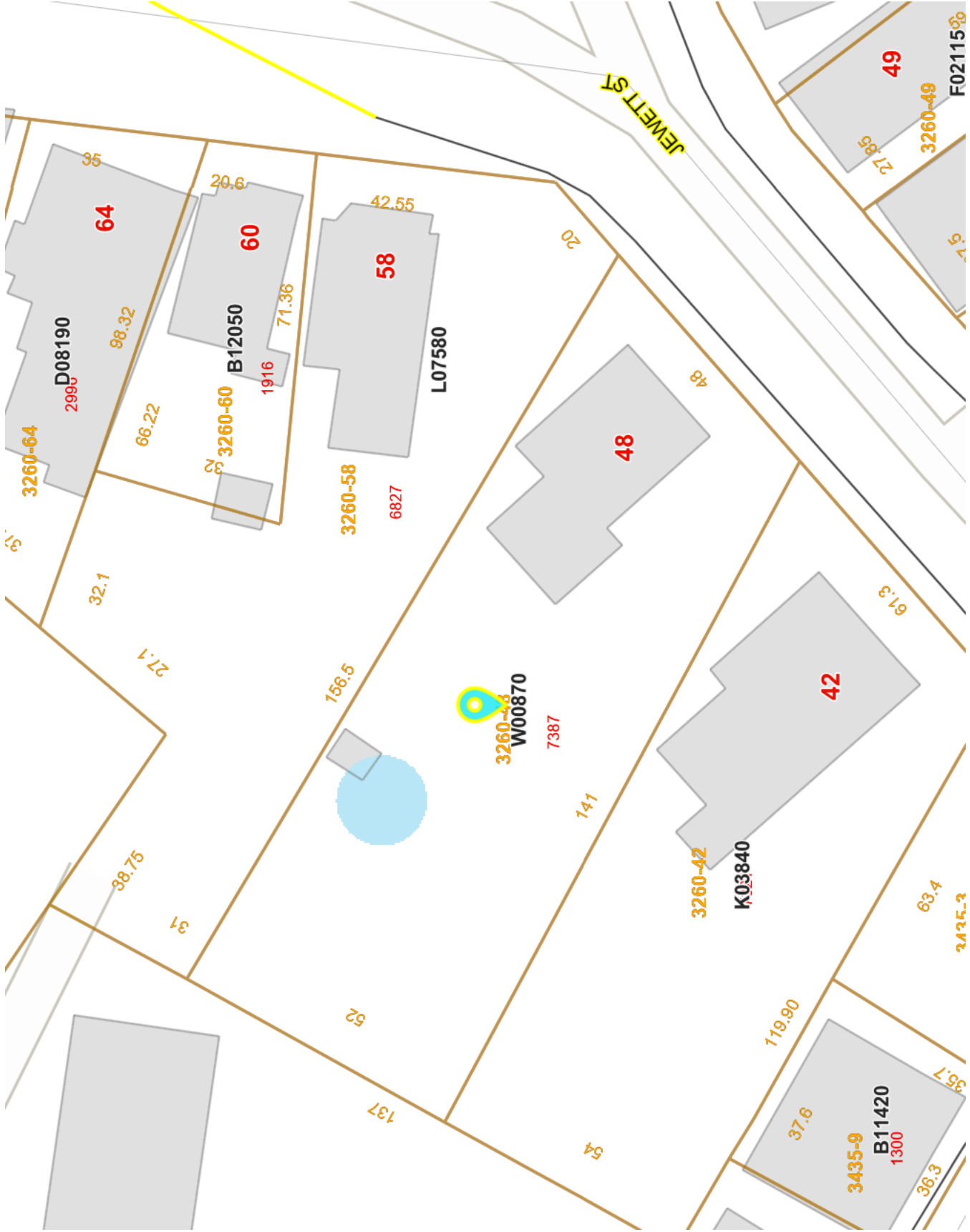
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SELLER'S STATEMENT OF PROPERTY CONDITION #700 (Page 1 of 8)



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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 48 Jewett Street, Lowell, MA 01850

Seller(s)/Owner(s) Joao Lopes and Anabela Lopes

How long owned 10 How long occupied 10 Approximate Year Built 1927

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.	☐	☐	☐	☒	
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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SELLER'S STATEMENT OF PROPERTY CONDITION #700 (Page 2 of 8)



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II. SYSTEM AND UTILITIES INFORMATION (Continued)

		Yes	No	Unknown	N/A	Description/Explanation
11.	HEATING SYSTEM					
11a.	Type: Force Air gas					
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:	☐	☐	☐	☒	
11f.	Provide reason for service:			☐	☐	

III. WATER, SEWER & OTHER UTILITIES

		Yes	No	Unknown	N/A	Description/Explanation
12.	DOMESTIC HOT WATER					
12a.	Type: New Hot water tank installed in January 2026			☐	☐	New Hot water tank installed in January 2026
12b.	Age: 1			☐	☐	
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:			☐	☐	
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 _____			☐	☐	
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: Oven, Fridge, Microwave washer/dryer combo electric fireplace			☐	☐	
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	☒	☐	☐	☐	A solar panel was installed at the end of 2024
20b.	If leased, explain terms of agreement. 25 years lease			☐	☐	The solar panel wasn't designed for the EV! I bought the car afterward, and during winter, my National Grid bill went up by an average of \$100 because I drive for Uber.

V. BUILDING/STRUCTURAL INFORMATION

		Yes	No	Unknown	N/A	Description/Explanation
21.	FOUNDATION/SLAB					
21a.	Problems? Explain.	☐	☐	☒	☐	

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SELLER'S STATEMENT OF PROPERTY CONDITION #700 (Page 4 of 8)



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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:			☐	☐	
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.	☐	☒	☐	☐	The first floor was done 2 years ago, and the old subfloor was removed, and a new subfloor was installed
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.	☒	☐	☐	☐	15-foot above-ground pool, license was pulled from the city hall
36b.	Name of Service Company:			☐	☐	

SELLER'S INITIALS


09/15/26
2:39 PM EDT
dotloop verified


09/15/26
2:39 PM EDT
dotloop verified

BUYER'S INITIALS


09/15/26
2:39 PM EDT
dotloop verified


09/15/26
2:39 PM EDT
dotloop verified

SELLER'S STATEMENT OF PROPERTY CONDITION #700 (Page 6 of 8)

MASSACHUSETTS ASSOCIATION OF REALTORS®

VII. OUTDOOR AMENITIES & STRUCTURES (Continued)

		Yes	No	Unknown	N/A	Description/Explanation
37.	GARAGE/SHED/OR OTHER STRUCTURE					
37a.	Problems? Explain.	☐	☐	☐	☐	Parking was completed in 2024

VIII. CONDOMINIUM INFORMATION

		Yes	No	Unknown	N/A	Description/Explanation
38.	PARKING					
38a.	Number of Spaces	☒	☐	☐	☐	4 or more _____ 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

SELLER'S STATEMENT OF PROPERTY CONDITION #700 (Page 7 of 8)



MASSACHUSETTS ASSOCIATION OF REALTORS®

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

August 2025, the entire first floor, including the bathroom, was completely done by removing all the floors and the walls
 *Remove entire 1st floor to the joists.*Install new assist boards, 2 x 4 or 2 x 6, as needed, into the existing joists to level entire floor.* Install new 5/8" plywood on entire floor to code, glued and nailed, for laminate floor planks.
 *Install new baseboard on entire 1st floor.
 *Paint all installed baseboard.*Remove and dispose of the front door and install a new front door. *Paint front door.
 *Remove existing walk-in shower.*Remove vanity and toilet.*Remove tile from bathroom floor and level floor.
 Framing:*Frame for a new walk-in shower.
 Tile/Plumbing:
 *Install a new shower valve, along with a drain, in the new walk-in shower.** Install cement board on walls.
 *Install new toilet and vanity. Electric:*Remove any wires due to the demolition.
 *Install a new exhaust fan.*Install 3 recessed cans on the ceiling.*Install new switches for bathroom lights.
 The new roof was done in 2024 before the solar installation.

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

BUYER'S INITIALS

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



MASSACHUSETTS ASSOCIATION OF REALTORS®

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 09/14/2026

Seller Joao Lopes

dotloop verified
09/15/26 4:39 PM EDT
9W1E-BLMP-KPUS-8ZWA

Seller Anabela Lopes

dotloop verified
09/15/26 5:44 PM EDT
RO0J-QR8X-KB4U-QJEN

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 09/14/2026

Buyer

Buyer

SELLER'S INITIALS

il
09/15/26
4:39 PM EDT
dotloop verified

al
09/15/26
5:44 PM EDT
dotloop verified

BUYER'S INITIALS



Inclusion/Exclusion Information

Property Address: 48 Jewett St, Lowell, MA. 01850

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 <u>electric fireplace</u>	☐	☐	☐

Jono Lopes

dotloop verified
09/15/26 4:34 PM EDT
ASA9-NTN1-2NMS-BDQ2

Seller

Date

Anabela Lopes

dotloop verified
09/15/26 5:44 PM EDT
GBVK-CWXN-TAPA-XQGM

Seller

Date

Buyer

Date

Buyer

Date

Utility Information

Property Address: 48 Jewett St, Lowell, MA. 01850

Utility	Supplier	Avg. Monthly Cost
Electricity	<u>Solar panel</u>	<u>\$149</u>
Water/Sewer	<u>City water</u>	<u>\$50</u>
Heating Oil: ☐ Gas: ☒ Propane: ☐	<u>National Grid</u>	<u>winter \$ average \$250</u> <u>Summer average \$30</u>
Cable/Internet	<u>only internet</u>	<u>\$89</u>
Security System	<u>Ring Cameras</u>	
Other		

Joao Lopes

dotloop verified
09/15/26 4:34 PM EDT
4ROO-LVDC-ESBS-FDP4

Seller

Date

Arabela Lopes

dotloop verified
09/15/26 5:44 PM EDT
5BBK-1LAC-HEPP-SJTJ

Seller

Date

Buyer

Date

Buyer

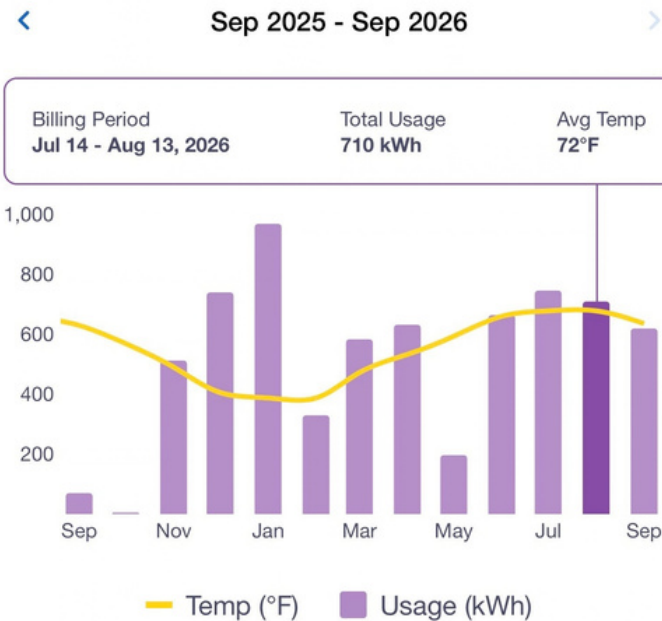
Date

The Solar Panel System by SunStrong.

Hello,

48 JEWETT ST, *SOLAR* LOWELL MA 01850
Account # 035

Energy Usage



Note: Usage is shown in kilowatt-hours (kWh) for electric or therms for gas. Higher bars mean more energy used, and possibly a higher bill. Reducing your usage could help you save.

Hello,

48 JEWETT ST, *SOLAR* LOWELL MA 01850
Account # 035

Usage Costs



Note: Amounts shown are usage charges only. Taxes, fees and other charges aren't included, so totals may differ from your bill or account balance. Reducing your usage could help you save.

Home

Billing

Usage

Support

Home

Billing

Usage

Support

*The Solar Panel System was installed prior to Electric Vehicle Charger install and usage.

**The year prior to Electric Vehicle purchase, an average of \$1200 in credit was noted.

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) ☐ 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.

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.

Jono Lopes dotloop verified
09/14/26 8:06 PM EDT
DNFN-ARXT-I17M-WA71
Seller _____ Date _____

Purchaser _____ Date _____

Nancy Dowling dotloop verified
09/14/26 4:38 PM EDT
MQB7-PX53-NN3X-JFH1
Agent _____ Date _____

Arabela Lopes dotloop verified
09/15/26 5:44 PM EDT
EPGZ-QJ3W-LIBM-P25J
Seller _____ Date _____

Purchaser _____ Date _____

Agent _____ Date _____

Address of Property 48 Jewett Street, Lowell, MA 01850

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:

48 Jewett Street, Lowell, MA. 01850

Joao Lopes dotloop verified 09/14/26 8:03 PM EDT LUTC-QWJR-ITHJ-200Z	Joao Lopes	09/14/2026
Signature of Seller	Print Name of Seller	Date
Anabela Lopes dotloop verified 09/15/26 5:44 PM EDT FKKR-WOW7-LU3X-ITGZ	Anabela Miranda	09/14/2026
Signature of Seller	Print Name of Seller	Date
Signature of Buyer	Print Name of Buyer	Date
Signature of Buyer	Print Name of Buyer	Date
Nancy Dowling dotloop verified 09/14/26 4:43 PM EDT PELP-EIKV-UHSL-YONA	Nancy Dowling	09/14/2026
Signature of Seller's Agent*	Print Name of Seller's Agent*	Date

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

nice to meet you



Foundation Brokerage Group is an award-winning team of real estate professionals providing home sellers and buyers throughout Massachusetts, New Hampshire And Maine with extraordinary real estate experience for over 23 years.

With our in-depth market knowledge, time-saving technology, extensive marketing strategies, progressive & forward thinking you can count on Foundation Brokerage Group to guide you through one of life's most important decisions.

LET'S CONNECT

Nancy Dowling, REALTOR®



978.314.4003



NancyDowlingRE@gmail.com



www.TheNancyDowlingTeam.com



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<https://www.instagram.com/NancyDowlingRE>



<https://www.linkedin.com/in/nancy-dowling-6ba4a229/>