

Seller Statement Representation about

421 Plymouth Street, East Bridgewater, MA 02333

Thank you for your interest in our home. We have owned the home, since March of 2022 and loved it here.

Seller Representation of Disclosure:

1. After we first moved in, July of 2022, there was aprx 6 inches of water in the basement, this came after a heavy rains. It subsided with time.
2. We noticed on March 26, 2026, there was aprx 8 inches of water in the basement, this came after rising temperatures and snow melt after a very snowy month of March. We pumped it out and are having a sump pump installed for future need and or preventative measures prior to closing by a licensed Plumber.

We do not recall other instances of concern during ownership.

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3. We have had two very minor ice dams in the kitchen ceiling in January and February 2026 . Since then we had the Roof replaced in March 2026 and the ceilings painted professionally in April 2026.

We do not recall other instances of concern since roof replacement.

Signatures:

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| <i>Anthony Keniston</i> | dotloop verified 05/04/26 10:01 PM EDT OYAJ-BWOT-JOXL-LNEU |
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Seller

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| <i>Victoria Barbuto</i> | dotloop verified 05/04/26 10:01 PM EDT TDQ5-RFBP-M4GK-TLOS |
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Seller

Buyer

Buyer

Not a Representation | Information

421 Plymouth Street, East Bridgewater, MA 02333

Kitchen & First Floor Bath updated and cosmetic improvements throughout | 2022- 2023.

Roof was replaced | 2026.

Electrical Panels replaced | 2026.

Gas Boiler replaced | 2026.

Gas Meters updated | 2026

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Seller has not used the Fireplace. No representations on the condition of the Fireplace.

Upstairs is on separate Hot Water, Electrical and Gas meter(for future use).

New Electric Heat Upstairs.

Signatures:

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| <i>Anthony Keniston</i> | dotloop verified 05/04/26 10:01 PM EDT N5KC-SEHW-6UHU-C4T3 |
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Seller

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| <i>Victoria Barbato</i> | dotloop verified 05/04/26 10:01 PM EDT RNZJ-LU8R-2N2Z-HW7M |
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Seller

Buyer

Buyer