



PROPERTY INFORMATION PACKAGE #25-2158

REAL ESTATE AUCTION

2,261+/- SF 4BR HOME W/ 2-CAR GARAGE

1.41+/- Acres in “*Belknap Estates*”

18 HEARTHSTONE DR., MEDFIELD, MA

Thursday, October 23 at 11am On-site

Open House: Thursday, October 16 (11am-1pm)

MA Auc. Lic. #111



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JJ Manning
AUCTIONEERS
AUCTIONEER'S DISCLAIMER

The following information is provided to you as a matter of convenience only, and no representation or warranty, expressed or implied, is made as to its accuracy or completeness.

Prospective purchasers of the auction property are responsible for conducting such due diligence of their own as they consider appropriate, prior to bidding at the auction sale.

All information contained within this Property Information Packet was derived from reliable sources and is believed to be correct, but is not guaranteed. Buyers shall rely entirely on their own judgment and inspection.

Announcements from the Auction Block will take precedence over any previously printed material or any other oral statements made.



September 17, 2025

Dear Prospective Bidder:

JJManning Auctioneers is pleased to offer this 2,261+/- sf, 4-bedroom, 2.5-bath Timber-frame home on 1.41+/- acres located at 18 Hearthstone Dr., Medfield, MA. Features include a 2-story great room, reclaimed pine flooring, extensive patio areas, shed and paved parking for 5+/- cars. The property is set atop a wooded rise in *Belknap Estates* offering an ideal combination of privacy in a desirable side-walked neighborhood with proximity to schools, park, ball fields, walk/jog trails, shopping & restaurants. Put your own touches on this classic or create your own hide-away. It's halfway between Rt. 115 to the West & Rt. 1 & I-95 to the East and 12+/- miles to Franklin MBTA commuter rail.

The owners have chosen auction, the accelerated method of marketing, for the sale of this fabulous property. Their decision allows you to set the market price for this magnificent home with your bid. You will buy the property at the lowest possible price by bidding one increment higher than the competition. What an opportunity!

As you know, the property is being sold "as is, with all faults", be sure to attend the scheduled Open House. There is a large amount of information in this Property Information Package (PIP), please review it carefully. The auction will be held on Thursday, October 23, 2025 at 11amon-site. Don't miss it! If you can't attend but wish to make an Absentee Bid, give us a call.

The sale is not contingent upon your ability to acquire mortgage financing. You are encouraged to pre-qualify yourself with a lender before the auction. This will help you to bid with confidence. Read the Sample Purchase & Sale Agreement in this package. You should consult your attorney with any questions regarding the Agreement. There can be no changes to the Agreement.

Don't forget to have the \$20,000 certified deposit check made out to yourself and bring it with you to the auction. You must show the check at registration in order to receive a Bidder Number. You must have a Bidder Number in order to bid at this open, outcry auction.

If you are interested in making a pre-auction offer for this property, it must be tendered on a signed JJManning approved Purchase & Sale Agreement and accompanied by a 10% certified deposit in certified or bank check or by confirmed wire transfer. Please contact us at auctions@jjmanning.com or the phone number below for details.

Our experienced auction staff is available to answer your questions at 800-521-0111, at the open house and one hour before the auction. We welcome your calls. See you at the auction. Good luck with your bids!

Sincerely,

Justin J. Manning, CAI, AARE
President

JJ Manning

— AUCTIONEERS —

TERMS & CONDITIONS

REAL ESTATE AUCTION

2,261+/- SF 4BR HOME W/ 2-CAR GARAGE

1.41+/- Acres in “*Belknap Estates*”

18 HEARTHSTONE DR., MEDFIELD, MA

Thursday, October 23 at 11am On-site

Open House: Thursday, October 16 (11am-1pm)

MA Auc. Lic. #111

Terms of Sale: 10% deposit of which Twenty Thousand Dollars (\$20,000.00) must be presented in certified or bank check. Remainder of the 10% deposit in wire transfer, certified or bank check by 4:00 p.m. ET on Friday, October 24, 2025. Balance in 30 days.

A. Make the certified deposit check payable to yourself. If you are the successful bidder, you will endorse the check to JJManning Auctioneers, Escrow Agent.

B. Closing will take place on or before Friday, November 21, 2025 (30 days from the auction) unless otherwise agreed upon by Seller, in writing.

C. A Buyer's Premium of TEN PERCENT (10%) will be added to the high bid. Their sum will constitute the Total Purchase Price. See Buyer's Premium explanation elsewhere in this Bidder Information Package.

D. The property is being sold "as is, with all faults". We encourage you to attend the Open House and thoroughly inspect the property. You must rely on your own inspection and judgment when bidding on this property.

E. Auctioneer reserves the right to enter protective bids on behalf of Seller.

F. Auctioneer reserves the right to disqualify any bidders at auctioneer's sole discretion. Should a dispute arise amongst any bidders, auctioneer's decision shall be final and binding.

G. The property is NOT being sold with a financing contingency, so we recommend that you pre-qualify yourself with your lending institution before bidding at the auction sale. This will allow you to bid with confidence!

H. Other terms, if any, to be announced at the auction sale.

JJ Manning

AUCTIONEERS

BUYER'S PREMIUM EXPLANATION

There will be a Buyer's Premium of 10% added to the high bid. The total of the high bid plus the 10% Buyer's Premium shall constitute the Contract Sales Price.

EXAMPLE:

Bid Price:	\$100,000.00
Add 10% Buyer's Premium:	\$ 10,000.00

Contract sales price:	\$110,000.00

The contract sales price represents the total due from the buyer and will be the amount entered on the *Purchase & Sale Agreement*.

Buyer's Initials: _____

AUCTION PURCHASE AND SALE AGREEMENT
(MA Auctioneer Lic# 111)

This 23rd day of October 2025

1. PARTIES AND MAILING ADDRESSES

Richard A. Quinn hereinafter called the SELLER, agrees to SELL and

hereinafter called the BUYER or PURCHASER, agrees to BUY, upon the terms hereinafter set forth, the following described premises:

2. DESCRIPTION

The land with the buildings thereon known as 18 Hearthstone Dr., Medfield, MA.

3. BUILDINGS, STRUCTURES, IMPROVEMENTS, FIXTURES

Included in the sale as a part of said premises are the buildings, structures, and improvements now thereon, and the fixtures belonging to the SELLER and used in connection therewith including, if any, all wall-to-wall carpeting, drapery rods, automatic garage door openers, venetian blinds, window shades, screens, screen doors, storm windows and doors, awnings, shutters, furnaces, heaters, heating equipment, stoves, ranges, oil and gas burners and fixtures appurtenant thereto, hot water heaters, plumbing and bathroom fixtures, garbage disposals, electric and other lighting fixtures, mantels, outside television antennas, fences, gates, trees, shrubs, plants, and ONLY IF BUILT IN, refrigerators, air conditioning equipment, ventilators, dishwashers, washing machines and dryers; and none. Any non-titled personal property left at the premises as of closing is considered abandoned and shall become the responsibility of the buyer.

4. TITLE DEED

Said premises are to be conveyed by a good and sufficient Quitclaim Deed running to the BUYER, or to the nominee designated by the BUYER by written notice to the SELLER at least seven days before the deed is to be delivered as herein provided and said deed shall convey a good and clear record, marketable or insurable title thereto, free from encumbrances, except

- (a) Existing rights and obligations in party walls which are not the subject of written agreement;
- (b) Such taxes for the then current year as are not due and payable on the date of the delivery of such deed;
- (c) Any liens for municipal betterments assessed after the date of this agreement;
- (d) Easements, restrictions and reservations of record;

5. PLANS

If said deed refers to a plan necessary to be recorded therewith the SELLER shall deliver such plan with the deed in form adequate for recording or registration.

6. PURCHASE PRICE

The agreed purchase price for said premises is _____ dollars, of which

\$ _____ have been paid as a deposit this day and

\$ _____ are to be paid in wire transfer, certified, cashier's, treasurer's or bank check(s) by
4:00 pm ET on Friday, October 24, 2025 as the additional deposit

\$ _____ are to be paid at the time of delivery of the deed by certified,
cashier's, treasurer's or bank check(s)

\$ _____ TOTAL

7. TIME FOR PERFORMANCE DELIVERY DEED

Such deed is to be delivered on or before Friday, November 21, 2025 (30 days of the date of this agreement) at the office of SELLER'S attorney, unless otherwise agreed upon in writing. It is agreed that time is of the essence of this agreement.

8. POSSESSION AND CONDITION OF PREMISES

Full possession of said premises, except as herein provided, is to be delivered at the time of the delivery of the deed, said premises to be then (a) in the same condition as they now are, reasonable use and wear thereof excepted and (b) in compliance with provisions of any instrument referred to in clause 4 hereof.

9. EXTENSION TO PERFECT TITLE OR MAKE PREMISES CONFORM

If the SELLER shall be unable to give title or to make conveyance, or to deliver possession of the premises all as herein stipulated, or if at the time of the delivery of the deed the premises do not conform with the provisions hereof, then any payments made under this

Buyer's Initials: _____

agreement shall be forthwith refunded and all other obligations of the parties hereto shall cease and this agreement shall be void without recourse to the parties hereto, unless the SELLER elects to use reasonable efforts to remove any defects in title, or to deliver possession as provided herein, or to make the said premises conform to the provisions hereof, as the case may be, in which event the SELLER shall give written notice thereof to the BUYER at or before the time for performance hereunder, and thereupon the time for performance hereof shall be extended for a period of up to ninety days.

10. FAILURE TO PERFECT TITLE OR MAKE PREMISES CONFORM, etc.

If at the expiration of the extended time the SELLER shall have failed so to remove any defects in title, deliver possession, or make the premises conform, as the case may be, all as herein agreed, or if at any time during the period of this agreement or any extension thereof, the holder of a mortgage on said premises shall refuse to permit the insurance proceeds, if any, to be used for such purposes, then any payments made under this agreement shall be forthwith refunded and all other obligations of the parties hereto shall cease and this agreement shall be void without recourse to the parties hereto.

11. BUYER'S ELECTION TO ACCEPT TITLE

The BUYER shall have the election, at either the original or any extended time for performance, to accept such title as the SELLER can deliver to the said premises in their then condition and to pay therefore the purchase price without deduction. In which case the SELLER shall convey such title, except that in the event of such conveyance in accord with the provisions of this clause, if the said premises shall have been damaged by fire or casualty insured against, then the SELLER shall, unless the SELLER has previously restored the premises to their former condition, either (a) pay over or assign to the BUYER, on delivery of the deed, all amounts recovered or recoverable on account of such insurance, less any amounts reasonably expended by the SELLER for any partial restoration; or (b) if a holder of a mortgage on said premises shall not permit the insurance proceeds or a part thereof to be used to restore the said premises to their former condition or to be so paid over or assigned, give to the BUYER a credit against the purchase price, on delivery of the deed, equal to said amounts so recovered or recoverable and retained by the holder of the said mortgage less any amounts reasonably expended by the SELLER for any partial restoration.

12. ACCEPTANCE OF DEED

The acceptance of a deed by the BUYER, or his nominee as the case may be, shall be deemed to be a full performance and discharge of every agreement and obligation herein contained or expressed, except such as are, by the terms hereof, to be performed after the delivery of said deed.

13. USE OF SELLER MONEY TO CLEAR TITLE

To enable the SELLER to make conveyance as herein provided, the SELLER may, at the time of delivery of the deed, use the purchase money or any portion thereof to clear the title of any or all encumbrances or interests, provided that all instruments so procured are recorded simultaneously with the delivery of said deed.

14. INSURANCE

Until the delivery of the deed, the SELLER shall maintain the insurance on said premises as currently insured.

15. ADJUSTMENTS

Collected rents, mortgage interest, water and sewer use charges, operating expenses (if any) according to the schedule attached hereto or set forth below, condominium or home owner's association fees if applicable, and taxes for the then current fiscal year, shall be apportioned and fuel value shall be adjusted, as of the day of performance of this agreement and the net amount thereof shall be added to or deducted from, as the case may be, the purchase price payable by the BUYER at the time of delivery of the deed. Uncollected rents for the current rental period shall be apportioned if and when collected by either party.

16. ADJUSTMENT OF UNASSESSED TAXES

If the amount of said taxes is not known at the time of the delivery of the deed, they shall be apportioned on the basis of the taxes assessed for the preceding fiscal year, with a reapportionment as soon as the new tax rate and valuation can be ascertained.

17. BROKER

BUYER acknowledges that he has engaged no real estate broker, and no real estate broker has in any way been involved in this transaction except any broker previously registered with and acknowledged by AUCTIONEER in writing. BUYER agrees to indemnify and hold harmless the SELLER and AUCTIONEER, including SELLER'S and AUCTIONEER'S reasonable attorney's fees, for any claim made by any real estate broker not registered with and acknowledged by Auctioneer in writing in connection with this transaction.

18. DEPOSIT

All deposits made hereunder shall be held in escrow by JEROME J. MANNING & Co., INC as escrow agent subject to the terms of this agreement and shall be duly accounted for at the time for performance of this agreement. In the event of any disagreement between the parties, the escrow agent may retain all deposits made under this agreement pending instructions mutually given by the SELLER and the BUYER.

19. BUYER'S DEFAULT

If the BUYER shall fail to fulfill the BUYER'S agreements herein, all deposits made or required to be made hereunder by the BUYER shall be retained by the SELLER as liquidated damages even if BUYER fails to make the deposit or additional deposit.

20. CONTINGENCIES

BUYER acknowledges that this Agreement contains no contingencies affecting the BUYER'S obligation to perform. If the sale as contemplated herein is not consummated for any reason, except SELLER'S inability to deliver marketable or insurable title (subject only to the matters set forth in paragraph 4), then the deposit(s) paid by the BUYER upon the execution of this Agreement and/or any additional deposit required to be made shall inure to and become the property of the SELLER, all as provided in Paragraph (19) hereof.

21. WARRANTIES AND REPRESENTATIONS

The BUYER acknowledges that the BUYER has not been influenced to enter into this transaction nor has he relied upon any warranties or representations not set forth or incorporated in this agreement. The BUYER further acknowledges that he is buying the Property as is, with all faults and without warranty of any kind, whatsoever. Buyer acknowledges that buyer has reviewed or been given the opportunity to review the Property Information Packages (PIPS) for this property along with any updates provided up and through the day of the auction.

22. CONSTRUCTION OF AGREEMENT

This instrument, executed in multiple counterparts, is to be construed as a Massachusetts contract, is to take effect as a sealed instrument, sets forth the entire contract between the parties, is binding upon and inures to the benefit of the parties hereto and their respective heirs, devisee, executors, administrators, successors and assigns, and may be canceled, modified or amended only by a written instrument executed by both the SELLER and the BUYER. If two or more persons are named herein as BUYER their obligations hereunder shall be joint and several. The captions and marginal notes are used only as a matter of convenience and are not to be considered a part of this agreement or to be used in determining the intent of the parties to it.

23. LEAD PAINT LAW

The BUYER acknowledges that whenever a child or children 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 of said premises must remove or cover said paint, plaster or other material so as to make it inaccessible to children under six years of age. BUYER further acknowledges that he has been notified of said lead paint law by SELLER and AUCTIONEER.

24. SMOKE DETECTORS/WATER

The BUYER will be responsible for the installation and inspection of smoke detectors and CO2 detectors after closing and once the property is suitable for habitation. If necessary, the buyer shall be responsible for the repair, upgrade or installation of a well and/or municipal water connections which meet the requirements of the board of health. The closing shall not be contingent upon any certificates of compliance nor contingent upon a certificate of occupancy as the property is being conveyed strictly "as is".

25. SOPHISTICATED BUYER

The BUYER acknowledges that by registering, participating, and competing to purchase this subject real estate via a PUBLIC AUCTION SALE wherein all contingencies, warranties, and representations have been specifically disclaimed as in paragraphs 20 and 21 of this agreement establishes that the BUYER is knowledgeable and aware of the risks of doing so and possesses a level of sophistication commensurate with the complexity of the sale terms both expressed by this Agreement and the potential of the property being acquired.

Buyer's Initials: _____

NOTICE: This is a legal document that creates binding obligations. If not understood, consult an attorney.

Richard A. Quinn, Seller

BUYER

By:

BUYER

By:

Buyer's Mailing Address (Street or P.O. Box)

Buyer's Attorney (Name)

Buyer's Mailing Address (City, State & Zip Code)

Buyer's Attorney (Firm)

Buyer's Daytime Phone

Buyer's Attorney's Address (Street or P.O. Box)

Buyer's Evening Phone

Buyer's Attorney's Address (City, State & Zip Code)

Buyer's Attorney's Phone

Jerome J. Manning & Co., Inc., AUCTIONEER/ESCROW AGENT

2,261± sf 4-BR Timber-Frame Home with 2-Car Garage

18 Hearthstone Dr, Medfield, MA

1.41± Acres in Belknap Estates



AUCTION: Thursday, October 23 at 11am On-site



Features: 2-story great room, reclaimed pine flooring, extensive patio areas, shed

Renovations:

See Property Info Package

Bedrooms: 4 (1 gutted under reno)

Baths: 2.5 - 2 full, 1 half (1 full gutted under reno)

Basement: 697± sf walk-out, partially finished with office

Garage: Attached, 2-car below

Heat: Oil-fired forced hot water, electric

Fireplaces: 2 (1 ready for wood stove)

Water: Town

Sewer: Private septic, passed Title 5 in August of 2025, town sewer at street

Deed Ref: Norfolk County 13012/488

Zoning: RS – Residential Suburban

Parcel ID: 51-052

Set atop a wooded rise in Belknap Estates offering an ideal combination of privacy in a desirable side-walked neighborhood with proximity to schools, park, ball fields, walk/jog trails, shopping & restaurants.

Put your touches on this classic or create your own hide-away. Halfway between Rt 115 to west and Rt 1, I-95 to the east. 12± mi to Franklin MBTA commuter rail.

Site: 1.41± acres with 116± ft of frontage
Driveway: Paved, parking for 5± cars
Design: 2,261± sf 1-2 story post & beam Colonial built in 1970 by Yankee Barn of VT, sunroom addition by Four Seasons

Open House: Thursday, October 16 (11am–1pm)

Terms of Sale:

10% certified deposit of which \$20,000 in certified or bank check at the auction & remainder by 4pm ET on Friday, October 24, 2025. Balance in 30 days. 10% Buyer's Premium will be added to the high bid & result will be the total purchase price. Other terms, if any, announced at the sale. All information derived from reliable sources believed correct, but not guaranteed. Buyers shall rely entirely on their own judgment and inspection. Announcements from the Auction Block take precedence over any previously printed material or

any other oral statements made. JJManning Auctioneers is acting exclusively on behalf of Seller in this transaction.

Pre-auction Offers:

Must be tendered on a signed JJManning approved P&S Agreement & accompanied by a 10% certified deposit in certified or bank check or by confirmed wire transfer in order to be considered.

Buyer's Broker Terms:

Up to 2% Broker Commission offered. Visit www.JJManning.com for mandatory broker pre-registration requirements.

JJManning
AUCTIONEERS

Property Info, Photos, Broker Reg. & Full Terms at:

JJManning.com
800.521.0111

179 Old King's Hwy, Yarmouth Port, MA 02675



MA Auc Lic 111 • MA Broker Lic 5850
 Brochure 1851 • Ref 25-2158

Unofficial Property Record Card - Medfield, MA

General Property Data

Parcel ID **51-052**
Prior Parcel ID **0 -308 2-**
Property Owner **QUINN RICHARD A**

Mailing Address **18 HEARTHSTONE DR**

City **MEDFIELD**
Mailing State **MA** Zip **02052**
ParcelZoning **RS**

Account Number

Property Location **18 HEARTHSTONE DR**
Property Use **ONE FAMILY H**
Most Recent Sale Date **11/25/1998**
Legal Reference **13012-488**
Grantor
Sale Price **337,500**
Land Area **1.408 acres**

Current Property Assessment

Card 1 Value Building Value **304,600** Xtra Features Value **1,300** Land Value **491,500** Total Value **797,400**

Building Description

Building Style **CONTEMPORARY**
of Living Units **1**
Year Built **1970**
Building Grade **Average**
Building Condition **Avg-Good**
Finished Area (SF) **2260.5**
Number Rooms **10**
of 3/4 Baths **0**

Foundation Type **CONCRETE**
Frame Type **WOOD**
Roof Structure **GABLE**
Roof Cover **ASPHALT SH**
Siding **TEX 111**
Interior Walls **DRYWALL**
of Bedrooms **4**
of 1/2 Baths **1**

Flooring Type **SOFTWOOD**
Basement Floor **CONCRETE**
Heating Type **FORCED H/W**
Heating Fuel **OIL**
Air Conditioning **0%**
of Bsmt Garages **2**
of Full Baths **2**
of Other Fixtures **1**

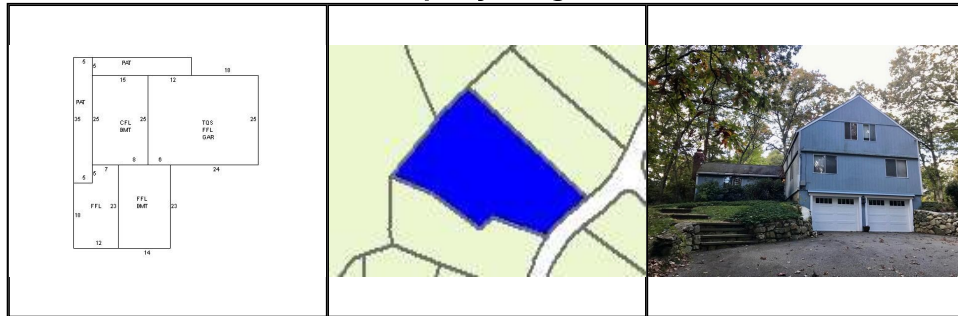
Legal Description

LOT 170 PL 44-1 OF 1957 /// LOT 171A PL 11 OF 1998

Narrative Description of Property

This property contains 1.408 acres of land mainly classified as ONE FAMILY H with a(n) CONTEMPORARY style building, built about 1970 , having TEX 111 exterior and ASPHALT SH roof cover, with 1 unit(s), 10 room(s), 4 bedroom(s), 2 bath(s), 1 half bath(s).

Property Images



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

2/ 176227

BK 13012 PG 488

RECORDED
NORFOLK COUNTY REGISTRY OF DEEDS
DEDHAM, MA
BOOK
ATTEST
PAGE

QUITCLAIM DEED

N O T

N O T

BARRY T. HANNON, REGISTER

We, Winston H. Turner and Deborah W. Turner, of Medfield, County of Norfolk, Massachusetts, being married, for consideration paid and in full consideration of three hundred thirty-seven thousand five hundred and no/100 dollars (\$337,500.00)

grant to Richard A. Quinn of 18 Hearthstone Drive, Medfield, Norfolk County, MA 02052

with quitclaim covenants

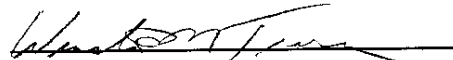
the land in Medfield with the buildings thereon, shown as Lot 171A on "Plan of Land Medfield, Mass., dated October 2, 1998, prepared by GLM Engineering Consultants, Inc. of Holliston, MA" recorded at Norfolk Registry of Deeds in Plan Book 761, Page 460, bounded and described as follows:

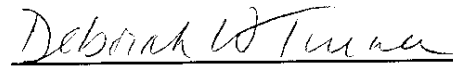
SOUTHEASTERLY	by Hearthstone Drive on two courses 75.00 feet and 41.00 feet, respectively;
SOUTHWESTERLY	by Lot 170A of Grantors shown and indicated on said Plan 124.78 feet;
SOUTHEASTERLY	by Lot 170A 36.47 feet;
SOUTHWESTERLY	by two courses on Lot 170A 124.46 feet and 96.74 feet, respectively;
NORTHWESTERLY	by land now or formerly of Meaney indicated on said plan on two courses 164.29 feet and 79.35 feet, respectively; and
NORTHEASTERLY	by land now or formerly of O'Connell 336.62 feet.

Said premises contain 61,450 square feet more or less, being a portion of the premises conveyed to us by deed of Kenneth A. Baker and Gail D. Baker, dated May 11, 1991, and recorded at Norfolk Deeds in Book 8924, Page 503.

Witness our hands and seals this 25th day of November, 1998.

DEEDS REG 17
NORFOLK
11/25/98TAX 1541.28
CHECK 1541.283555A017 15:02
EXCISE TAX


Winston N. Turner


Deborah W. Turner

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

November 25, 1998

Then personally appeared the above named Winston H. Turner and Deborah W. Turner and acknowledged the foregoing to be their free act and deed, before me


Notary Public

My Commission Expires:

Oct 27, 2000

PROPERTY ADDRESS: 18 Hearthstone Drive, Medfield, MA 02052

RECEIVED RECORDED
NORFOLK COUNTY
98 NOV 25 PM 3:04CANCELLED
NOV 25 1998

18,742

ZONE CLASSIFICATION:
RS - RESIDENTIAL SUBURBAN
AREA : 20,000 S.F.
FRONTAGE : 96' (96' WIDTH X 125' DEPTH)
LOT WIDTH : 120'
YARD SETBACKS:
FRONT : 30'
SIDE : 12'
REAR : 40'

RECORD OWNER :
WINSTON TURNER
18 HEARTHSTONE ROAD, MEDFIELD, MA

ASSESSORS MAP 51, LOT 52

DEED REFERENCE :
BOOK 8924 PAGE 503
NORFOLK COUNTY REGISTRY OF DEEDS

PLAN REFERENCE:
PLAN No. 1065 OF 1957, PLAN BOOK 204.

NOTE:
THIS PLAN HAS BEEN PREPARED TO REVISE
LOTS 170 AND 171 AS SHOWN ON THE ABOVE
DESCRIBED PLAN TO CREATE LOTS 170A AND 171A.



APPROVAL UNDER THE SUBDIVISION
CONTROL LAW NOT REQUIRED
MEDFIELD PLANNING BOARD

[Signature]
[Signature]
[Signature]

DATE: *October 31, 1998*

THIS ENDORSEMENT BY THE PLANNING BOARD
SHOULD NOT BE CONSTRUED TO BE A
DETERMINATION OF CONFORMANCE WITH
ZONING REGULATIONS.

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND
REGULATIONS OF THE REGISTRY OF DEEDS.

THIS PLAN WAS PREPARED IN ACCORDANCE
WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR
THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH
OF MASSACHUSETTS.

[Signature]
JOYCE E. HASTINGS, P.L.S.

10/10/98
DATE



DANIEL V. & MARY R.
O'CONNELL



PLAN OF LAND MEDFIELD MASS.

SCALE 1"=40' OCTOBER 2, 1998

PREPARED FOR: WINSTON TURNER

PREPARED BY:

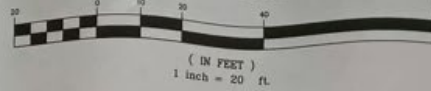
GLM ENGINEERING CONSULTANTS, INC.
1750 WASHINGTON ST HOLLISTON, MA.
(508) 429-1100 FAX (508) 429-7160

JOB No. 9731 18,742

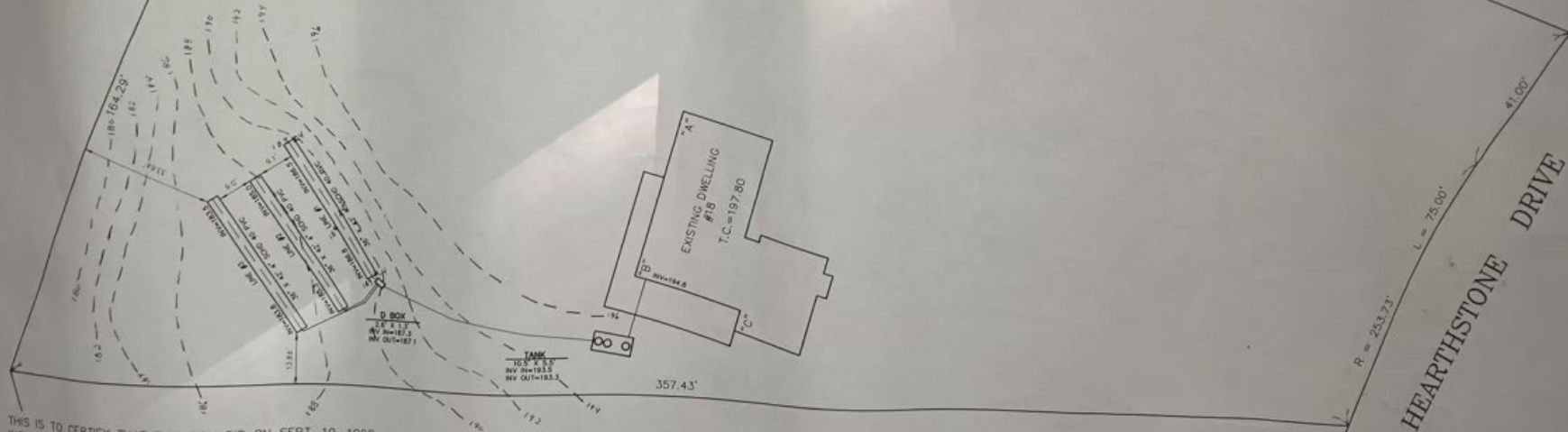
SWING TIES

DESCRIPTION	"A"	"B"	"C"
TANK M.H. (IN)		18.8'	29.7'
TANK M.H. (OUT)		19.7'	36.8'
D. BOX	94.2'	69.3'	
BEG LINE #1	95.2'	71.4'	
END LINE #1	106.3'	99.4'	
BEG LINE #3	118.5'	91.2'	
END LINE #3	127.0'	113.8'	

GRAPHIC SCALE



LOT #171
59,219±S.F.



THIS IS TO CERTIFY THAT THIS FIRM DID ON SEPT. 10, 1998
INSPECT THE SEWAGE DISPOSAL SYSTEM SHOWN ON THIS PLAN AND
FOUND IT TO BE SUBSTANTIALLY LOCATED AND CONSTRUCTED IN
COMPLIANCE WITH THE TERMS OF THE PERMIT, THE REQUIREMENTS
OF THE BOARD OF HEALTH, THE REQUIREMENTS OF THE
COMMONWEALTH OF MASSACHUSETTS TITLE V., AND OF THE SEWAGE
DISPOSAL PLAN PREPARED BY THIS FIRM DATED: JULY 10, 1998.

FIELD: KRJD
DESIGN BY:
DRAWN BY: CNG
CHECKED BY: WML

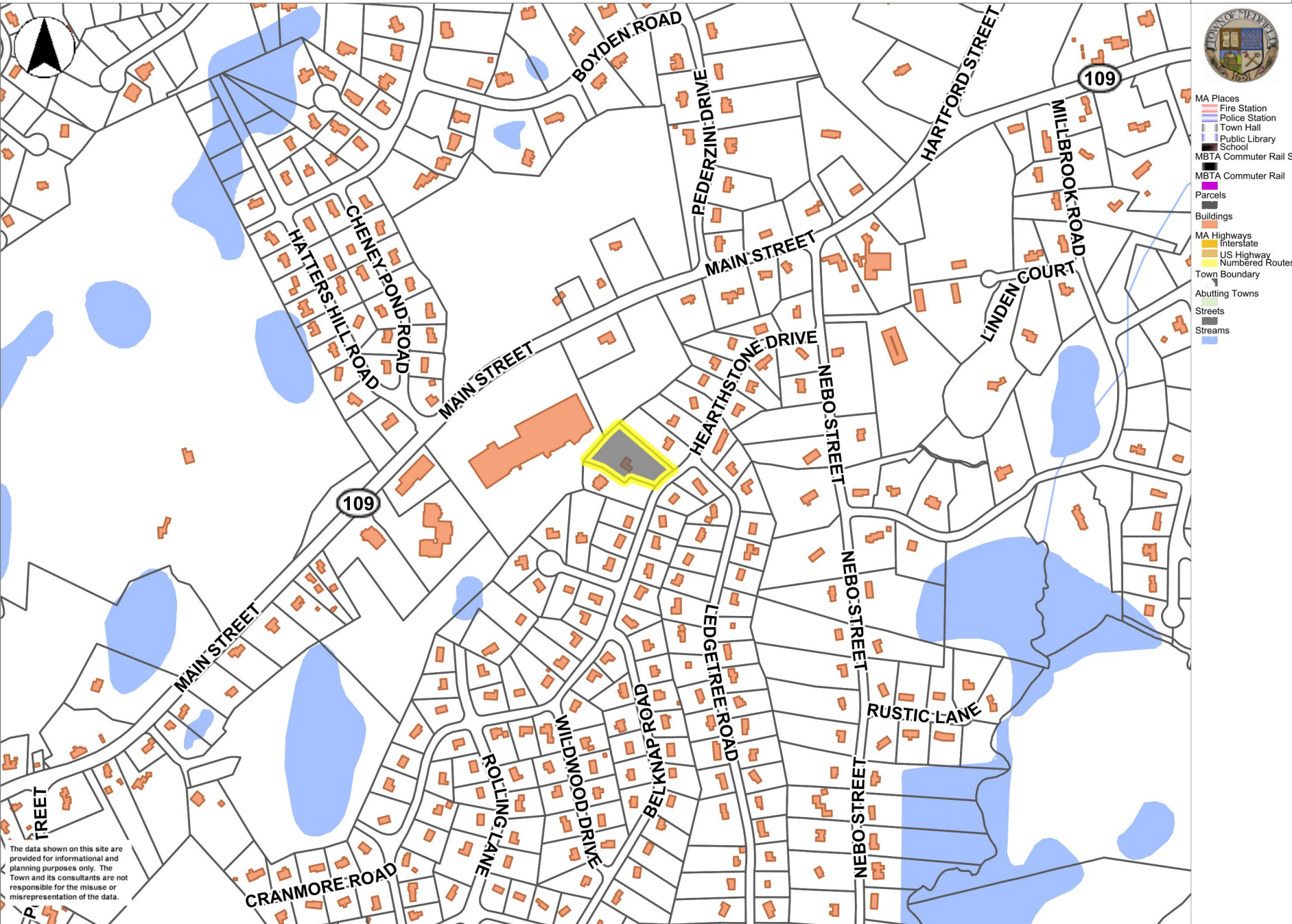
GLM ENGINEERING
CONSULTANTS, INC.
1750 WASHINGTON STREET
HOLLISTON, MASSACHUSETTS 01746
(508)429-1100 fax:(508)429-7160

Winston Turner
9/16/98
MASSACHUSETTS
REGISTERED PROFESSIONAL ENGINEER
No. 10542
EXPIRATION DATE 9/16/01

SEPTIC AS-BUILT
18 HEARTHSTONE DRIVE
MEDFIELD MASS.
FOR
WINSTON TURNER
18 HEARTHSTONE DRIVE
MEDFIELD MASS.

JOB No. 9731
DATE: SEPT 16, 1998
PLAN No.
SHEET No. 1 of 1

REVISED: 2/17/98

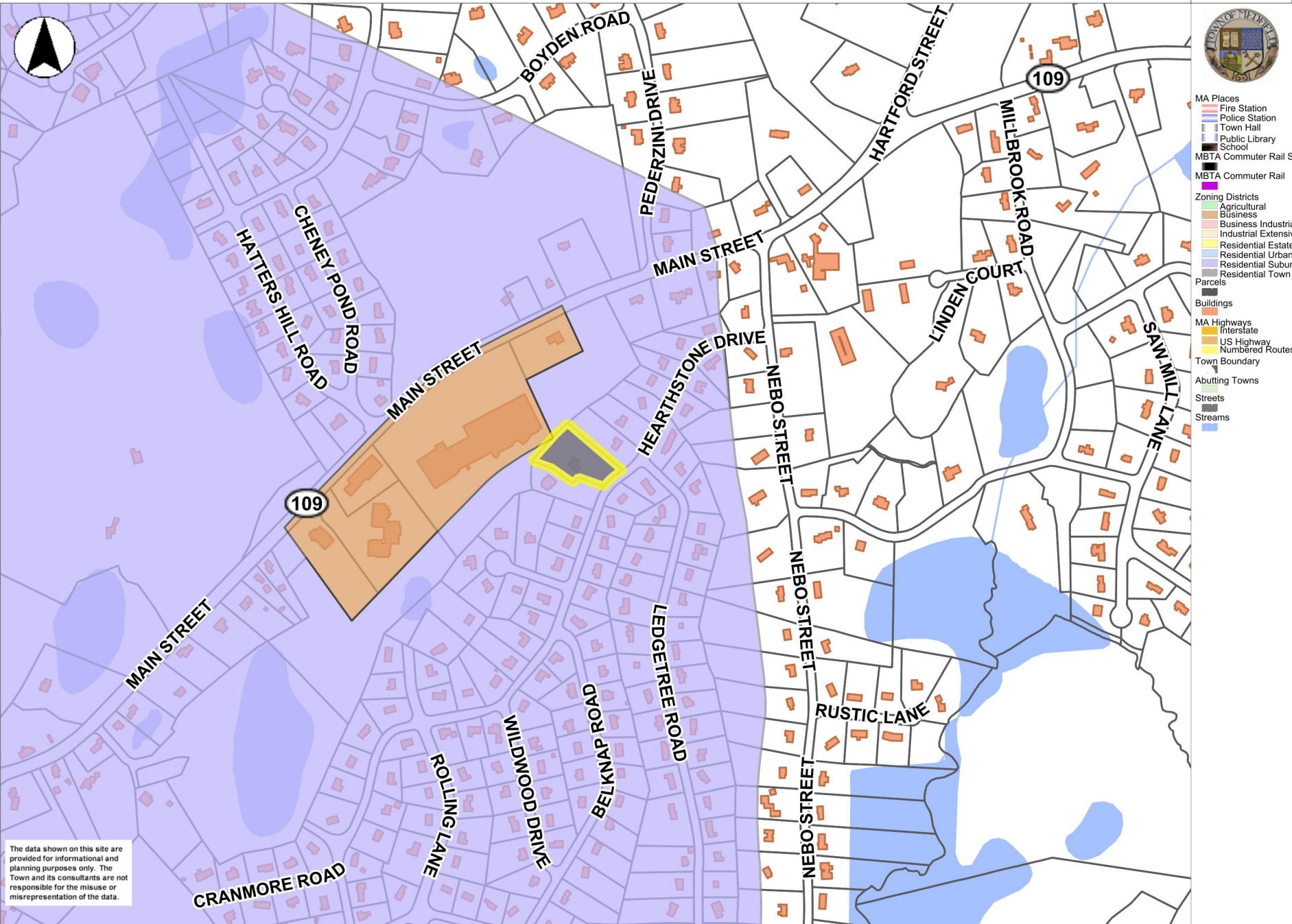


- MA Places
 - Fire Station
 - Police Station
 - Town Hall
 - Public Library
 - School
- MBTA Commuter Rail Station
- Parcels
- Buildings
- MA Highways
 - Interstate
 - US Highway
 - Numbered Routes
- Town Boundary
- Abutting Towns
- Streets
- Streams

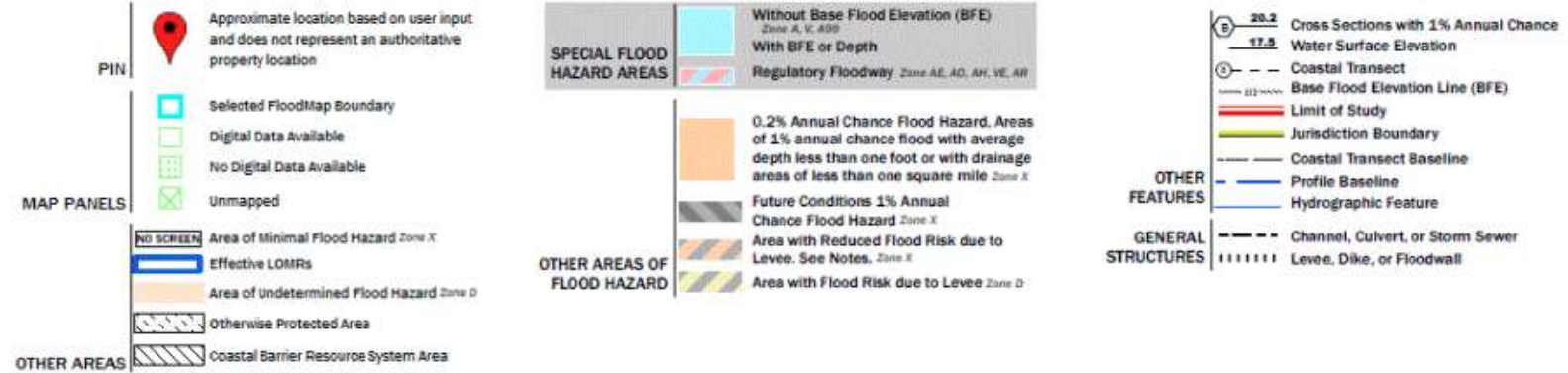
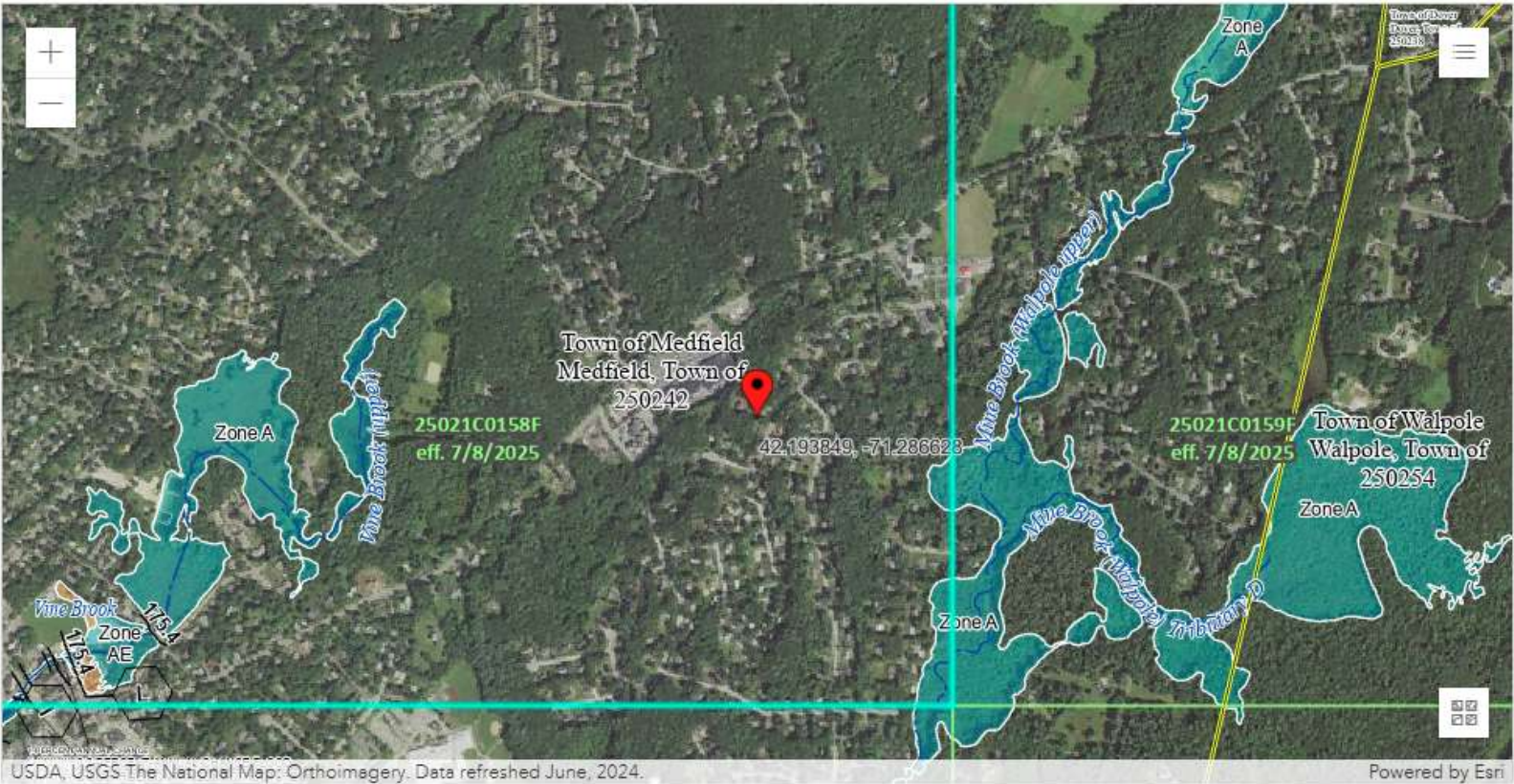
0 790 1580 ft

Printed on 08/14/2025 at 09:35 AM

MapsOnline



The flood map for the selected area is number **25021C0158F**, effective on **7/8/2025**



18 Hearthstone Dr., Medfield MA 02052

September 7, 2025

Located in Norfolk County.
School System – Medfield

Prior to current owner taking ownership

Source: Prior owner

Built in 1970 at the start of a timber frame home revival by the Vermont company Yankee Barn, which is still building homes today. See: <https://yankeebarnhomes.com/>

At some point the sunroom was added – built by the company Four Seasons

1995 – Pellet stove insert added to fireplace to provide additional heat to the ground floor

1997 – New septic leeching field moved to lower flat area of back yard

1997 – Roof re-shingled

Major Improvements/Additions

Source: Owner

1998 – Current occupant moved in November 1998

2000 – New heating system (forced hot water, oil furnace) installed on ground floor and basement, replacing original electric heat. Electric heat remains in place on the 2nd story landing and bedrooms.

2001 – Kitchen redone from scratch with all new cabinets, counters and appliances.

2005 – Rear deck tore down and replaced with crushed stone patio and stone flag stones. Front walkway replaced with brick pavers and stone steps.

2008 – Entire driveway replaced

2018 – Overhead lights in basement converted from fluorescent to LED

2019 – Ground floor half bathroom remodeled

2021 – Started remodeling for first floor master bedroom and bath. Incomplete.

2022 – The central chimney was fitted with a stainless steel liner

2022 – Both stone retaining walls on both sides of the garage doors were rebuilt.

2023 – New garage doors, and openers, installed.

Property Taxes

Source: Property Tax Bills

Tax assessed value: \$739,500

Annual tax amount: \$11,020 (for 2025), \$10,826 (for 2024)

Fiscal Year 2026

Aug 1, 2025 \$2805

Fiscal Year 2025

May 1, 2025 \$2739
Feb 3, 2025 \$2729
Nov 1, 2024 \$2779
Aug 1, 2024 \$2773

Fiscal Year 2024

May 1, 2024 \$2823
Feb 1, 2024 \$2817

Electric

Source: Eversource Records for 18 Hearthstone

I run a couple of computer servers 24/7 for my business so electric is probably \$50–\$100 higher than otherwise.

2025/08/21	\$305.42
2025/07/18	\$293.65
2025/06/20	\$207.51
2025/05/20	\$168.39
2025/04/18	\$240.16
2025/03/21	\$316.98
2025/02/21	\$302.57
2025/01/17	\$284.10
2024/12/20	\$247.67
2024/11/18	\$254.49
2024/10/18	\$244.14
2024/09/20	\$292.11

Water and Sewage

Source: Bank statements

June 6, 2025 \$84
Nov 12, 2024 \$84

Septic passed a Title 5 inspection in Aug. 2025. The septic was also pumped out and flushed at that time.

Town sewer was installed in Hearthstone street back in 2002. If the owner prefers that over septic they will have to run a sewer pipe down to that to connect.

Listing Info

Interior

Bedrooms: 4

Bathrooms: 2.5

Ground Floor: Primary bedroom with full bath, ½ bath, kitchen, family room (16 foot ceilings), dining room living room, sun room

Second Floor: 2nd bedroom, 3rd bedroom, 4th bedroom, landing/library, children's loft, balcony overlooking family room

Basement: one half finished and used as an office. Other half is furnace, laundry and storage area

Floors – flooring for first and second floors is reclaimed pine flooring. The first floor is the original finished flooring, un-carpeted. The second floor is carpeted with wall to wall. The finished area of the basement is wall to wall carpet over concrete.

Cooling: no A/C. Over head fans in family room and 2nd floor bedrooms

Heating: first floor and basement uses baseboard forced hot water driven by an Weil McClain oil furnace. Second floor uses auxiliary electric heating (never really used by me).

Appliances: standard kitchen setup, microwave, no disposal because of septic

Laundry: basement hookup

Number of fireplaces: 2 – Family room fireplace setup for pellet stove insert with a new (2 years old) stainless flue liner, living room fireplace wood burning.

Garage: 2-car, two automatic garage doors

Interior area

Total interior livable area: 2,261 sq ft

Finished area above ground: (2261 – 273 unfinished master bedroom and bath sq ft) = 1988 sq ft

Finished area below ground: 250 sq ft (not included in living area)

Property

Parking

Total spaces: 4–6+

Parking features: Attached, Paved Drive, Off Street, Paved

Attached garage spaces: 2

Has uncovered spaces: Yes

Accessibility

Accessibility features: No

Features

Patio & porch: flagstone paved patio at rear

Has spa: No

Lot

Size: 1.4 Acres

Features: Wooded, private

Details

Parcel number: 51-052

Zoning: RT

Construction

Home type: SingleFamily

Architectural style: Timber frame

Property subtype: Single Family Residence

Materials

Frame – very large timbers 6x6, 6x8, 6x10 (timber frame construction), reclaimed from old barns in New England. Surrounded by a specialized mahogany faced plywood panel (5/8" plywood, 1" rigid insulating foam, 5/8" plywood sandwich, nowadays called "stressed skin siding".

Foundation: Concrete Perimeter

Roof: Shingle

Year built: 1970

Utilities

Electric: Circuit Breakers

Sewer: Septic. Public sewer connection available at street, but not run to house.

Water: Public

Utilities for property: Electric for Washer, Dryer, and kitchen range. No gas hookup available on Hearthstone Dr.

Road surface type: Paved

Environmental

Flooding – none. Basement has never flooded.

Community

Features: Shopping, Park, Walk/Jog Trails, Stable(s), Golf, Medical Facility, Bike Path, Conservation Area, Highway Access, House of Worship, Public School, Other, Sidewalks

HOA

Has HOA: No

Location

Region: Medfield in Norfolk County, Massachusetts

Financial & listing details

Price per square foot:

Tax assessed value: \$739,500

Annual tax amount: \$11,020 (for 2025) \$10,826 (for 2024)

Date on market:

Listing terms:

Things that need to be done to the house long term.

1. Roof (asphalt shingles) is 28–29 years old. While not leaking it should be replaced.
2. There is no simple way to better insulate the home. There is 1” of rigid foam insulation between the inside and outside plywood panels. There is no way to replace the foam or inject new foam. The only solution I see is to re-side the entire outside of the house, adding 3–4 inches of rigid foam insulation at that time. There is no attic to insulate.
3. The seal in most all of the two pane windows has failed, causing fogging in most of the windows. So the windows should all be replaced, probably when the siding and roof is done.
4. The chimney on the side is separating a bit from the house from settling.
5. The oil furnace heating system is 25 years old and it's probably time to replace it. The furnace maintenance people say that the oil burner sub assembly is obsolete and needs to be replaced. It's basically a self contained unit (\$750) that just bolts on. I received quotes ranging from \$1300 to \$4000, so you must shop around.
6. The sun room glass seals have all failed, leading to fogging. So the entire sun-room needs to be re-glazed, or torn down. There is a sometime leak between the roof and where the sun-room glass starts. Some of the side windows also leak. Just last week one of the side windows shattered in place (probably had something to do with the Title 5 equipment used close by). Because it is safety glass I just left it that way. Two other windows have previously shattered and I picked out the glass of the shattered pane. I'd probably tear it down to the floor and rebuild it from scratch, assuming I even wanted a sun room.
7. The master bedroom on the first floor is in a remodeling unfinished state.
8. I plan to remove the pellet stove. The current one is a Whitfield Advantage 2–T Insert, manufactured around 1992–93, so about 32 years old, I have used it 7 months a year for the last 28 years. The controller board has parts missing and vacuum switch (a safety switch) failed at the end of the 2025 heating season. So I will sell it as-is for parts or discard.

JAMES BROOKS

08/19/2025

134 Island Road
Millis, MA 02054

508-958-6753

INVOICE

Bill To:

Quinn
18 Hearthstone Drive
Medfield, MA

For:

Title 5 Inspection

Description	Hrs	Rate	AMOUNT
8/19/25 Title 5 Inspection			\$600.00
8/19/25 Camera/Locator			\$250.00
8/19/25 Machine Rental			\$300.00

PD ch #111
8-24-25

Notes: Due and payable upon receipt. Please make check payable to James Brooks.

Total **\$1,150.00**

Thank you
James Brooks



Commonwealth of Massachusetts

Title 5 Official Inspection Form

Subsurface Sewage Disposal System Form - Not for Voluntary Assessments

Owner information is required for every page.

18 Hearthstone Drive

Property Address

Quinn

Owner's Name

Medfield

City/Town

MA

State

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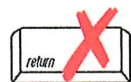
Zip Code

August 19, 2025

Date of Inspection

Inspection results must be submitted on this form. Inspection forms may not be altered in any way. Please see completeness checklist at the end of the form.

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



A. Inspector Information

James T. Brooks

Name of Inspector

JPAC Enterprises, LLC

Company Name

134 Island Road

Company Address

Millis

City/Town

508-660-2850

Telephone Number

MA

State

02054

Zip Code

SI 12867

License Number

B. Certification

I certify that: I am a DEP approved system inspector in full compliance with Section 15.340 of Title 5 (310 CMR 15.000); I have personally inspected the sewage disposal system at the property address listed above; the information reported below is true, accurate and complete as of the time of my inspection; and the inspection was performed based on my training and experience in the proper function and maintenance of on-site sewage disposal systems. After conducting this inspection I have determined that the system:

- ☒ Passes
- ☐ Conditionally Passes
- ☐ Needs Further Evaluation by the Local Approving Authority
- ☐ Fails

Inspector's Signature

August 19, 2025

Date

The system inspector shall submit a copy of this inspection report to the Approving Authority (Board of Health or DEP) within 30 days of completing this inspection. If the system has a design flow of 10,000 gpd or greater, the inspector and the system owner shall submit the report to the appropriate regional office of the DEP. The original form should be sent to the system owner and copies sent to the buyer, if applicable, and the approving authority.

Please note: This report only describes conditions at the time of inspection and under the conditions of use at that time. This inspection does not address how the system will perform in the future under the same or different conditions of use.



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Date of Inspection

C. Inspection Summary

Inspection Summary: Complete 1, 2, 3, or 5 and all of 4 and 6.

1) System Passes:

- ☒ I have not found any information which indicates that any of the failure criteria described in 310 CMR 15.303 or in 310 CMR 15.304 exist. Any failure criteria not evaluated are indicated below.

Comments:

2) System Conditionally Passes:

- ☐ One or more system components as described in the "Conditional Pass" section need to be replaced or repaired. The system, upon completion of the replacement or repair, as approved by the Board of Health, will pass.

Check the box for "yes", "no" or "not determined" (Y, N, ND) for the following statements. If "not determined," please explain.

The septic tank is metal and over 20 years old* **or** the septic tank (whether metal or not) is structurally unsound, exhibits substantial infiltration or exfiltration or tank failure is imminent. System will pass inspection if the existing tank is replaced with a complying septic tank as approved by the Board of Health.

* A metal septic tank will pass inspection if it is structurally sound, not leaking and if a Certificate of Compliance indicating that the tank is less than 20 years old is available.

☐ Y ☐ N ☐ ND (Explain below):



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C. Inspection Summary (cont.)

2) System Conditionally Passes (cont.):

☐ Pump Chamber pumps/alarms not operational. System will pass with Board of Health approval if pumps/alarms are repaired.

☐ Observation of sewage backup or break out or high static water level in the distribution box due to broken or obstructed pipe(s) or due to a broken, settled or uneven distribution box. System will pass inspection if (with approval of Board of Health):

☐ broken pipe(s) are replaced ☐ Y ☐ N ☐ ND (Explain below):

☐ obstruction is removed ☐ Y ☐ N ☐ ND (Explain below):

☐ distribution box is leveled or replaced ☐ Y ☐ N ☐ ND (Explain below):

☐ The system required pumping more than 4 times a year due to broken or obstructed pipe(s). The system will pass inspection if (with approval of the Board of Health):

☐ broken pipe(s) are replaced ☐ Y ☐ N ☐ ND (Explain below):

☐ obstruction is removed ☐ Y ☐ N ☐ ND (Explain below):

3) Further Evaluation is Required by the Board of Health:

☐ Conditions exist which require further evaluation by the Board of Health in order to determine if the system is failing to protect public health, safety or the environment.

a. System will pass unless Board of Health determines in accordance with 310 CMR 15.303(1)(b) that the system is not functioning in a manner which will protect public health, safety and the environment:



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C. Inspection Summary (cont.)

- ☐ Cesspool or privy is within 50 feet of a surface water
- ☐ Cesspool or privy is within 50 feet of a bordering vegetated wetland or a salt marsh

b. System will fail unless the Board of Health (and Public Water Supplier, if any) determines that the system is functioning in a manner that protects the public health, safety and environment:

- ☐ The system has a septic tank and soil absorption system (SAS) and the SAS is within 100 feet of a surface water supply or tributary to a surface water supply.
- ☐ The system has a septic tank and SAS and the SAS is within a Zone 1 of a public water supply.
- ☐ The system has a septic tank and SAS and the SAS is within 50 feet of a private water supply well.
- ☐ The system has a septic tank and SAS and the SAS is less than 100 feet but 50 feet or more from a private water supply well**.

Method used to determine distance: _____

** This system passes if the well water analysis, performed at a DEP certified laboratory, for fecal coliform bacteria indicates absent and the presence of ammonia nitrogen and nitrate nitrogen is equal to or less than 5 ppm, provided that no other failure criteria are triggered. A copy of the analysis must be attached to this form.

c. Other:

4) System Failure Criteria Applicable to All Systems:

You must indicate "Yes" or "No" to each of the following for all inspections:

Yes No

☐☒

Backup of sewage into facility or system component due to overloaded or clogged SAS or cesspool

☐☒

Discharge or ponding of effluent to the surface of the ground or surface waters due to an overloaded or clogged SAS or cesspool



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C. Inspection Summary (cont.)

4) System Failure Criteria Applicable to All Systems: (cont.)

Yes No

- | | | |
|--------------------------|-------------------------------------|---|
| ☐ | ☒ | Static liquid level in the distribution box above outlet invert due to an overloaded or clogged SAS or cesspool |
| ☐ | ☒ | Liquid depth in cesspool is less than 6" below invert or available volume is less than ½ day flow |
| ☐ | ☒ | Required pumping more than 4 times in the last year NOT due to clogged or obstructed pipe(s). Number of times pumped: _____. |
| ☐ | ☒ | Any portion of the SAS, cesspool or privy is below high ground water elevation. |
| ☐ | ☒ | Any portion of cesspool or privy is within 100 feet of a surface water supply or tributary to a surface water supply. |
| ☐ | ☒ | Any portion of a cesspool or privy is within a Zone 1 of a public water supply well. |
| ☐ | ☒ | Any portion of a cesspool or privy is within 50 feet of a private water supply well. |
| ☐ | ☒ | Any portion of a cesspool or privy is less than 100 feet but greater than 50 feet from a private water supply well with no acceptable water quality analysis. [This system passes if the well water analysis, performed at a DEP certified laboratory, for fecal coliform bacteria indicates absent and the presence of ammonia nitrogen and nitrate nitrogen is equal to or less than 5 ppm, provided that no other failure criteria are triggered. A copy of the analysis and chain of custody must be attached to this form.] |
| ☐ | ☒ | The system is a cesspool serving a facility with a design flow of 2000 gpd-10,000 gpd. |
| ☐ | ☒ | The system fails. I have determined that one or more of the above failure criteria exist as described in 310 CMR 15.303, therefore the system fails. The system owner should contact the Board of Health to determine what will be necessary to correct the failure. |

5) Large Systems: To be considered a large system the system must serve a facility with a design flow of 10,000 gpd to 15,000 gpd.

For large systems, you must indicate either "yes" or "no" to each of the following, in addition to the questions in Section C.4.

Yes No

- | | | |
|--------------------------|--------------------------|--|
| ☐ | ☐ | the system is within 400 feet of a surface drinking water supply |
| ☐ | ☐ | the system is within 200 feet of a tributary to a surface drinking water supply |
| ☐ | ☐ | the system is located in a nitrogen sensitive area (Interim Wellhead Protection Area – IWPA) or a mapped Zone II of a public water supply well |



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C. Inspection Summary (cont.)

If you have answered "yes" to any question in Section C.5 the system is considered a significant threat, or answered "yes" to any question in Section C.4 above the large system has failed. The owner or operator of any large system considered a significant threat under Section C.5 or failed under Section C.4 shall upgrade the system in accordance with 310 CMR 15.304. The system owner should contact the appropriate regional office of the Department.

6. You must indicate "yes" or "no" for each of the following for *all* inspections:

Yes No

- | | | |
|-------------------------------------|-------------------------------------|--|
| ☐ | ☒ | Pumping information was provided by the owner, occupant, or Board of Health |
| ☐ | ☒ | Were any of the system components pumped out in the previous two weeks? |
| ☒ | ☐ | Has the system received normal flows in the previous two week period? |
| ☐ | ☒ | Have large volumes of water been introduced to the system recently or as part of this inspection? |
| ☒ | ☐ | Were as built plans of the system obtained and examined? (If they were not available note as N/A) |
| ☒ | ☐ | Was the facility or dwelling inspected for signs of sewage back up? |
| ☒ | ☐ | Was the site inspected for signs of break out? |
| ☒ | ☐ | Were all system components, excluding the SAS, located on site? |
| ☒ | ☐ | Were the septic tank manholes uncovered, opened, and the interior of the tank inspected for the condition of the baffles or tees, material of construction, dimensions, depth of liquid, depth of sludge and depth of scum? |
| ☒ | ☐ | Was the facility owner (and occupants if different from owner) provided with information on the proper maintenance of subsurface sewage disposal systems? The size and location of the Soil Absorption System (SAS) on the site has been determined based on: |
| ☒ | ☐ | Existing information. For example, a plan at the Board of Health. |
| ☐ | ☒ | Determined in the field (if any of the failure criteria related to Part C is at issue approximation of distance is unacceptable) [310 CMR 15.302(5)] |



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D. System Information

1. Residential Flow Conditions:

Number of bedrooms (design): 4 Number of bedrooms (actual): 4

DESIGN flow based on 310 CMR 15.203 (for example: 110 gpd x # of bedrooms): 453 gpd

Description:

Information from plan at Medfield BOH dated 7/10/98 and approved on 8/16/98.

Number of current residents: 1

Does residence have a garbage grinder? ☐ Yes ☒ No

Does residence have a water treatment unit? ☐ Yes ☒ No

If yes, discharges to: _____

Is laundry on a separate sewage system? (Include laundry system inspection information in this report.) ☐ Yes ☒ No

Laundry system inspected? ☐ Yes ☒ No

Seasonal use? ☐ Yes ☒ No

Water meter readings, if available (last 2 years usage (gpd)): 75 gpd

Detail:

See attached water bill.

Sump pump? ☐ Yes ☒ No

Last date of occupancy: present
Date



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Commonwealth of Massachusetts

Title 5 Official Inspection Form

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D. System Information (cont.)

2. Commercial/Industrial Flow Conditions:

Type of Establishment:

Design flow (based on 310 CMR 15.203):

Gallons per day (gpd)

Basis of design flow (seats/persons/sq.ft., etc.):

Grease trap present?

☐ Yes ☐ No

Water treatment unit present?

☐ Yes ☐ No

If yes, discharges to:

Industrial waste holding tank present?

☐ Yes ☐ No

Non-sanitary waste discharged to the Title 5 system?

☐ Yes ☐ No

Water meter readings, if available:

Last date of occupancy/use:

Date

Other (describe below):

3. Pumping Records:

Source of information:

owner

Was system pumped as part of the inspection?

☒ Yes ☐ No

If yes, volume pumped:

1500 gallons
gallons

How was quantity pumped determined?

site gauge

Reason for pumping:

Inspection and regular maintenance



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D. System Information (cont.)

4. Type of System:

- ☒ Septic tank, distribution box, soil absorption system
- ☐ Single cesspool
- ☐ Overflow cesspool
- ☐ Privy
- ☐ Shared system (yes or no) (if yes, attach previous inspection records, if any)
- ☐ Innovative/Alternative technology. Attach a copy of the current operation and maintenance contract (to be obtained from system owner) and a copy of latest inspection of the I/A system by system operator under contract
- ☐ Tight tank. Attach a copy of the DEP approval.
- ☐ Other (describe):

Approximate age of all components, date installed (if known) and source of information:

27 years, information from plan at Medfield BOH dated 7/10/98 and approved on 8/16/98.

Were sewage odors detected when arriving at the site?

☐ Yes ☒ No

5. Building Sewer (locate on site plan):

Depth below grade:

18"
feet

Material of construction:

☐ cast iron ☒ 40 PVC ☐ other (explain):

Distance from private water supply well or suction line:

N/A
feet

Comments (on condition of joints, venting, evidence of leakage, etc.):



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D. System Information (cont.)

6. Septic Tank (locate on site plan):

Depth below grade:

9"(riser to 3" of grade)
feet

Material of construction:

☒ concrete

☐ metal

☐ fiberglass

☐ polyethylene

☐ other (explain)

If tank is metal, list age:

years

Is age confirmed by a Certificate of Compliance? (attach a copy of certificate)

☐ Yes

☐ No

Dimensions:

1500 gallons

Sludge depth:

8"

Distance from top of sludge to bottom of outlet tee or baffle

26"

Scum thickness

4"

Distance from top of scum to top of outlet tee or baffle

7"

Distance from bottom of scum to bottom of outlet tee or baffle

10"

How were dimensions determined?

stick and tape

Comments (on pumping recommendations, inlet and outlet tee or baffle condition, structural integrity, liquid levels as related to outlet invert, evidence of leakage, etc.):

Septic tank holding water at normal level outlet tee was in place. The tank had never been pumped since new system was installed. There were lots of roots in the tank around the covers that we removed.



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Date of Inspection

D. System Information (cont.)

7. Grease Trap (locate on site plan):

Depth below grade:

feet

Material of construction:

☐ concrete

☐ metal

☐ fiberglass

☐ polyethylene

☐ other (explain):

Dimensions:

Scum thickness

Distance from top of scum to top of outlet tee or baffle

Distance from bottom of scum to bottom of outlet tee or baffle

Date of last pumping:

Date

Comments (on pumping recommendations, inlet and outlet tee or baffle condition, structural integrity, liquid levels as related to outlet invert, evidence of leakage, etc.):

8. Tight or Holding Tank (tank must be pumped at time of inspection) (locate on site plan):

Depth below grade:

Material of construction:

☐ concrete

☐ metal

☐ fiberglass

☐ polyethylene

☐ other (explain):

Dimensions:

Capacity:

gallons

Design Flow:

gallons per day



Title 5 Official Inspection Form

Subsurface Sewage Disposal System Form - Not for Voluntary Assessments

Owner
information is
required for every
page.

18 Hearthstone Drive

Property Address

Quinn

Owner's Name

Medfield

City/Town

MA

State

02052

Zip Code

August 19, 2025

Date of Inspection

D. System Information (cont.)

8. Tight or Holding Tank (cont.)

Alarm present:

☐ Yes ☐ No

Alarm level: _____

Alarm in working order: ☐ Yes ☐ No

Date of last pumping:

Date

Comments (condition of alarm and float switches, etc.):

* Attach copy of current pumping contract (required). Is copy attached?

☐ Yes ☐ No

9. Distribution Box (if present must be opened) (locate on site plan):

Depth of liquid level above outlet invert 0

Comments (note if box is level and distribution to outlets equal, any evidence of solids carryover, any evidence of leakage into or out of box, etc.):

D-box was in good condition and working properly at time of inspection.



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D. System Information (cont.)

10. Pump Chamber (locate on site plan):

Pumps in working order:

☐ Yes

☐ No*

Alarms in working order:

☐ Yes

☐ No*

Comments (note condition of pump chamber, condition of pumps and appurtenances, etc.):

* If pumps or alarms are not in working order, system is a conditional pass.

11. Soil Absorption System (SAS) (locate on site plan, excavation not required):

If SAS not located, explain why:

Type:

☐

leaching pits

number:

☐

leaching chambers

number:

☐

leaching galleries

number:

☒

leaching trenches

number, length:

3 at 42' long

☐

leaching fields

number, dimensions:

☐

overflow cesspool

number:

☐

innovative/alternative system

Type/name of technology:



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August 19, 2025

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D. System Information (cont.)

11. Soil Absorption System (SAS) (cont.)

Comments (note condition of soil, signs of hydraulic failure, level of ponding, damp soil, condition of vegetation, etc.):

SAS is 3 leach trenches that are 42' long all taking water at time of inspection.

12. Cesspools (cesspool must be pumped as part of inspection) (locate on site plan):

Number and configuration

Depth – top of liquid to inlet invert

Depth of solids layer

Depth of scum layer

Dimensions of cesspool

Materials of construction

Indication of groundwater inflow

☐ Yes

☐ No

Comments (note condition of soil, signs of hydraulic failure, level of ponding, condition of vegetation, etc.):



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Date of Inspection

D. System Information (cont.)

13. **Privy** (locate on site plan):

Materials of construction:

Dimensions

Depth of solids

Comments (note condition of soil, signs of hydraulic failure, level of ponding, condition of vegetation, etc.):



Commonwealth of Massachusetts

Title 5 Official Inspection Form

Subsurface Sewage Disposal System Form - Not for Voluntary Assessments

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August 19, 2025

Date of Inspection

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D. System Information (cont.)

14. Sketch Of Sewage Disposal System:

Provide a view of the sewage disposal system, including ties to at least two permanent reference landmarks or benchmarks. Locate all wells within 100 feet. Locate where public water supply enters the building. Check one of the boxes below:

- ☒ hand-sketch in the area below
☐ drawing attached separately

SEE ATTACHED
"AS BUILT PLAN"

SWING TIE'S

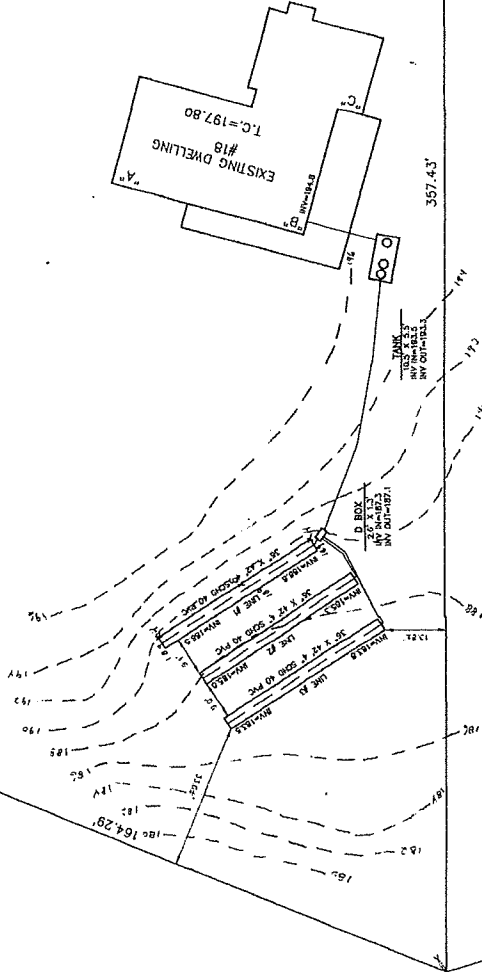
DESCRIPTION	"A"	"B"	"C"
TANK M.H. (IN)		18.8'	29.7'
TANK M.H. (OUT)		19.7'	36.8'
D. BOX	94.2'	69.3'	
BEG LINE #1	95.2'	71.4'	
END LINE #1	106.3'	99.4'	
BEG LINE #3	118.5'	91.2'	
END LINE #3	127.0'	113.8'	

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

LOT #171
59,219±S.F.



THIS IS TO CERTIFY THAT THIS FIRM DID ON SEPT. 10, 1998
INSPECT THE SEWAGE DISPOSAL SYSTEM SHOWN ON THIS PLAN AND
FOUND IT TO BE SUBSTANTIALLY LOCATED AND CONSTRUCTED IN
COMPLIANCE WITH THE TERMS OF THE PERMIT, THE REQUIREMENTS
OF THE BOARD OF HEALTH, THE REQUIREMENTS OF THE
COMMONWEALTH OF MASSACHUSETTS TITLE V, AND OF THE SEWAGE
DISPOSAL PLAN PREPARED BY THIS FIRM DATED: JULY 10, 1998.

REVISED: 2/11/98 23,1793

FIELD: KRJD

DESIGN BY:

DRAWN BY: CNG

CHECKED BY: WML

GLM ENGINEERING
CONSULTANTS, INC.
1750 WASHINGTON STREET
HOLLISTON, MASSACHUSETTS 01746
(508)429-1100 fax:(508)429-7160



SEPTIC AS-BUILT
18 HEARTHSTONE DRIVE
MEDFIELD MASS.
FOR
WINSTON TURNER
18 HEARTHSTONE DRIVE
MEDFIELD MASS.

JOB No. 9731
DATE: SEPT. 16, 1998
PLAN No.
SHEET No. 1 of 1



Title 5 Official Inspection Form

Subsurface Sewage Disposal System Form - Not for Voluntary Assessments

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18 Hearthstone Drive

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August 19, 2025

Date of Inspection

D. System Information (cont.)

15. Site Exam:

☒ Check Slope

☒ Surface water

☒ Check cellar

☒ Shallow wells

Estimated depth to high ground water: 10'+
feet

Please indicate all methods used to determine the high ground water elevation:

☒ Obtained from system design plans on record

If checked, date of design plan reviewed: 8/16/98
Date

☐ Observed site (abutting property/observation hole within 150 feet of SAS)

☐ Checked with local Board of Health - explain:

☐ Checked with local excavators, installers - (attach documentation)

☐ Accessed USGS database - explain:

You **must** describe how you established the high ground water elevation:

Groundwater from plan at Medfield BOH dated 7/10/98 and approved on 8/16/98. Perk test was done on 6/9/98, test hole #A dry at 126" and test hole #B dry at 150"..

Before filing this Inspection Report, please see Report Completeness Checklist on next page.



Title 5 Official Inspection Form

Subsurface Sewage Disposal System Form - Not for Voluntary Assessments

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August 19, 2025

Date of Inspection

E. Report Completeness Checklist

Complete all applicable sections of this form inclusive of:

☒ A. Inspector Information: Complete all fields in this section.

☒ B. Certification: Signed & Dated and 1, 2, 3, or 4 checked

☒ C. Inspection Summary:

1, 2, 3, or 5 completed as appropriate

4 (Failure Criteria) and 6 (Checklist) completed

☒ D. System Information:

For 8: Tight/Holding Tank – Pumping contract attached

For 14: Sketch of Sewage Disposal System drawn on pg. 16 or attached

For 15: Explanation of estimated depth to high groundwater included

TOWN OF MEDFIELD



UB Consumption History Report

Account Number	Customer # Name	Parcel	Cd	Read Date	Time	By	Bill #	Curr	Read	Usage	Repl	Usage	Charge	Amt	Billed	Amt	Status
210711	303053 RICHARD A. QUINN	51-052								18	HEARTHSTONE DRIVE						Active
1WAT	ROCK37014236		A	04/01/2025			126780		826	11		0	83.72			83.72	
1WAT	ROCK37014236		A	10/02/2024			125019		815	11		0	83.72			83.72	
1WAT	ROCK37014236		A	04/01/2024			120380		804	11		0	79.74			79.74	
1WAT	ROCK37014236		A	10/05/2023			116161		793	12		0	86.21			86.21	
1WAT	ROCK37014236		A	03/31/2023			111899		781	10		0	70.45			70.45	
1WAT	ROCK37014236		A	10/03/2022			107789		771	47		0	344.75			344.75	
1WAT	ROCK37014236		A	04/01/2022			103600		724	13		0	84.07			84.07	
1WAT	ROCK37014236		A	10/04/2021			99392		711	16		0	101.68			101.68	
1WAT	ROCK37014236		A	04/01/2021			95296		695	14		0	86.46			86.46	
1WAT	ROCK37014236		A	10/08/2020			82831		651	16		0	87.29			87.29	
1WAT	ROCK37014236		A	10/06/2020			91217		681	16		0	97.74			97.74	
1WAT	ROCK37014236		A	04/06/2020			86994		665	14		0	77.21			77.21	
1WAT	ROCK37014236		A	04/10/2019			78683		635	11		0	56.44			56.44	
1WAT	ROCK37014236		A	10/17/2018			74637		624	12		0	61.02			61.02	
1WAT	ROCK37014236		A	04/02/2018			70395		612	12		0	58.11			58.11	
1WAT	ROCK37014236		A	10/02/2017			66478		600	10		0	49.39			49.39	
1WAT	ROCK37014236		A	10/03/2017			62396		577	13		0	60.06			60.06	
1WAT	ROCK37014236		A	10/03/2016			58379		590	10		0	47.49			47.49	
1WAT	ROCK37014236		A	04/04/2016			54292		567	12		0	54.25			54.25	
1WAT	ROCK37014236		A	10/05/2015			50274		555	13		0	58.32			58.32	
1WAT	ROCK37014236		A	04/02/2015			46223		542	18		0	72.85			72.85	
1WAT	ROCK37014236		A	10/03/2014			42215		524	17		0	69.08			69.08	
1WAT	ROCK37014236		A	03/11/2014			38152		507	14		0	52.53			52.53	
1WAT	ROCK37014236		A	10/01/2013			34216		493	17		0	62.82			62.82	
1WAT	ROCK37014236		A	04/03/2013			30187		476	17		0	50.23			50.23	
1WAT	ROCK37014236		A	10/03/2012			26057		459	18		0	52.97			52.97	
1WAT	ROCK37014236		A	04/09/2012			22228		441	20		0	53.13			53.13	
1WAT	ROCK37014236		A	10/05/2011			18260		421	15		0	40.68			40.68	
1WAT	ROCK37014236		A	04/12/2011			13550		406	15		0	39.68			39.68	
1WAT	ROCK37014236		A	10/21/2010			91363		391	25		0	63.68			63.68	
1WAT	ROCK37014236		A	03/11/2010			87364		366	15		0	39.68			39.68	
1WAT	ROCK37014236		A	10/20/2009			83376		351	19		0	47.41			47.41	
1WAT	ROCK37014236		A	04/10/2009			79312		332	16		0	40.48			40.48	
1WAT	ROCK37014236		A	10/01/2008			75396		316	17		0	42.79			42.79	
1WAT	ROCK37014236		A	03/24/2008			72350		299	14		0	35.86			35.86	
1WAT	ROCK37014236		A	10/09/2007			67035		285	16		0	40.48			40.48	
1WAT	ROCK37014236		A	04/20/2007			64326		269	19		0	47.41			47.41	
1WAT	ROCK37014236		A	09/28/2006			60638		250	14		0	34.16			34.16	
1WAT	ROCK37014236		A	03/30/2006			55004		236	5		0	25.36			25.36	
1WAT	ROCK37014236		E	10/01/2005			52506		231	26		0	57.75			57.75	
1WAT	ROCK37014236		P	11/22/2004			46675		205	15		0	34.65			34.65	
1WAT	ROCK37014236		A	05/03/2004			42551		190	26		0	57.75			57.75	
1WAT	ROCK37014236		A	10/10/2003			30198		164	29		0	55.20			55.20	
1WAT	ROCK37014236		A	05/14/2003			27522		135	26		0	49.80			49.80	
1WAT	ROCK37014236		A	10/15/2002			23104		109	40		0	76.00			76.00	
1WAT	ROCK37014236		A	04/18/2002			19716		69	42		0	81.40			81.40	
1WAT	ROCK37014236		I	01/10/2002			14606		27	27		0	48.90			48.90	
1WAT	ROCK37014236		A	11/02/2001			9585		736	0		0	40.40			40.40	
1WAT	ROCK37014236		E	04/01/2001			7918		714	22		0	38.70			38.70	
1WAT	ROCK37014236		R	10/01/2000			20059958		693	24		0	40.80			40.80	

730 / 55,000 = 75 gal

Your Septic System and How it Works

It is important to understand how your system works and how treatment affects it in order to protect your investment. The typical system consists of three (3) main components:

- . The Septic Tank
- . The Distribution Box
- . The Drainfield

The Septic Tank

Waste exits the house and enters the septic tank where solids settle to the bottom, grease and scum from the household detergents float to the top, and liquids stay in between. The solids that settle create their own bacteria which decompose the solids naturally. There is no need to add additional enzymes and bacteria to the tank. The tank eventually fills with solids and scum requiring it to be pumped.

The Drainfield

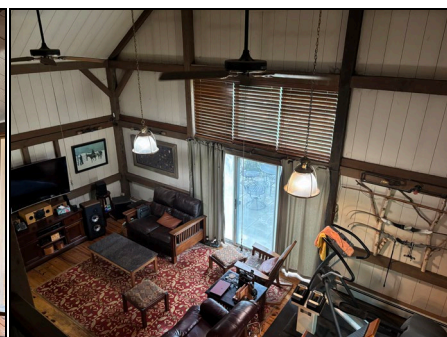
The liquid (gray water) flows to the distribution box where it is evenly dispersed into the drainfield. Finally, the drainfield begins treating the gray water. Microorganisms in the soil consume organic pollutants in the gray water and pure water is absorbed by the ground below.

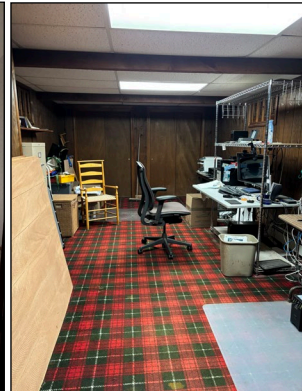
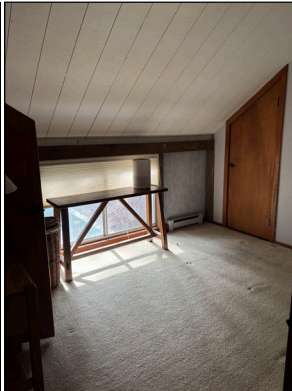
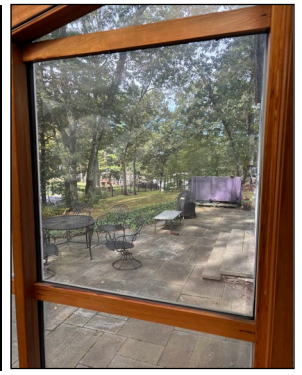
How Problems Start

From the first day of use, the drainfield of your septic system begins to deteriorate. Some solids, grease, and scum always pass through the septic tank into the laterals. This is because of natural solubility or the lack of settling time in the septic tank during periods of heavy use. Problems especially arise when the septic system is not maintained and the septic tank fills with solids and scum that overflow into the drainfield. As the drainfield becomes clogged, the water flow becomes restricted. Since the water cannot drain into the soil, it filters upward causing ponding, foul odors, wet spots in the yard, and unhealthy environment.

PHOTO GALLERY

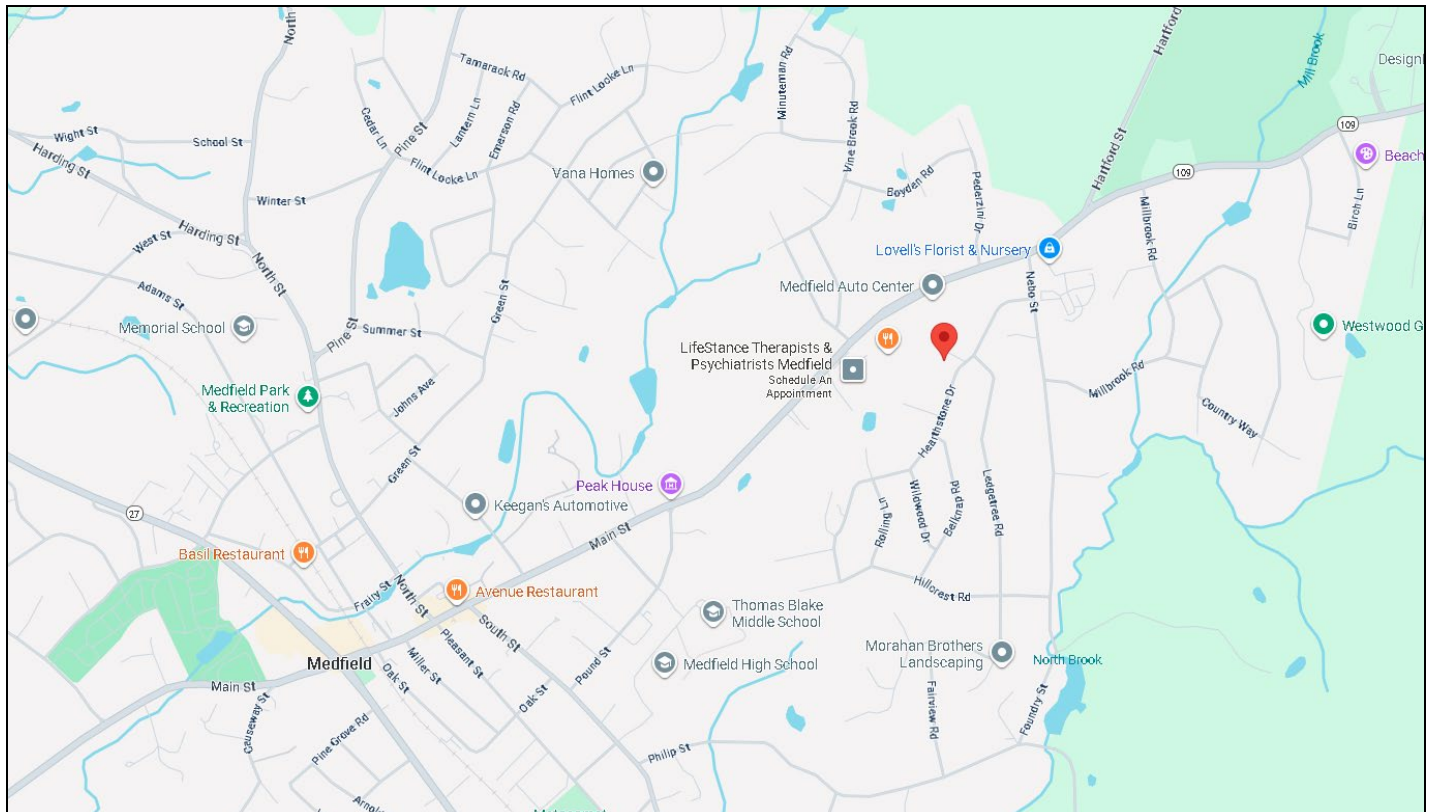
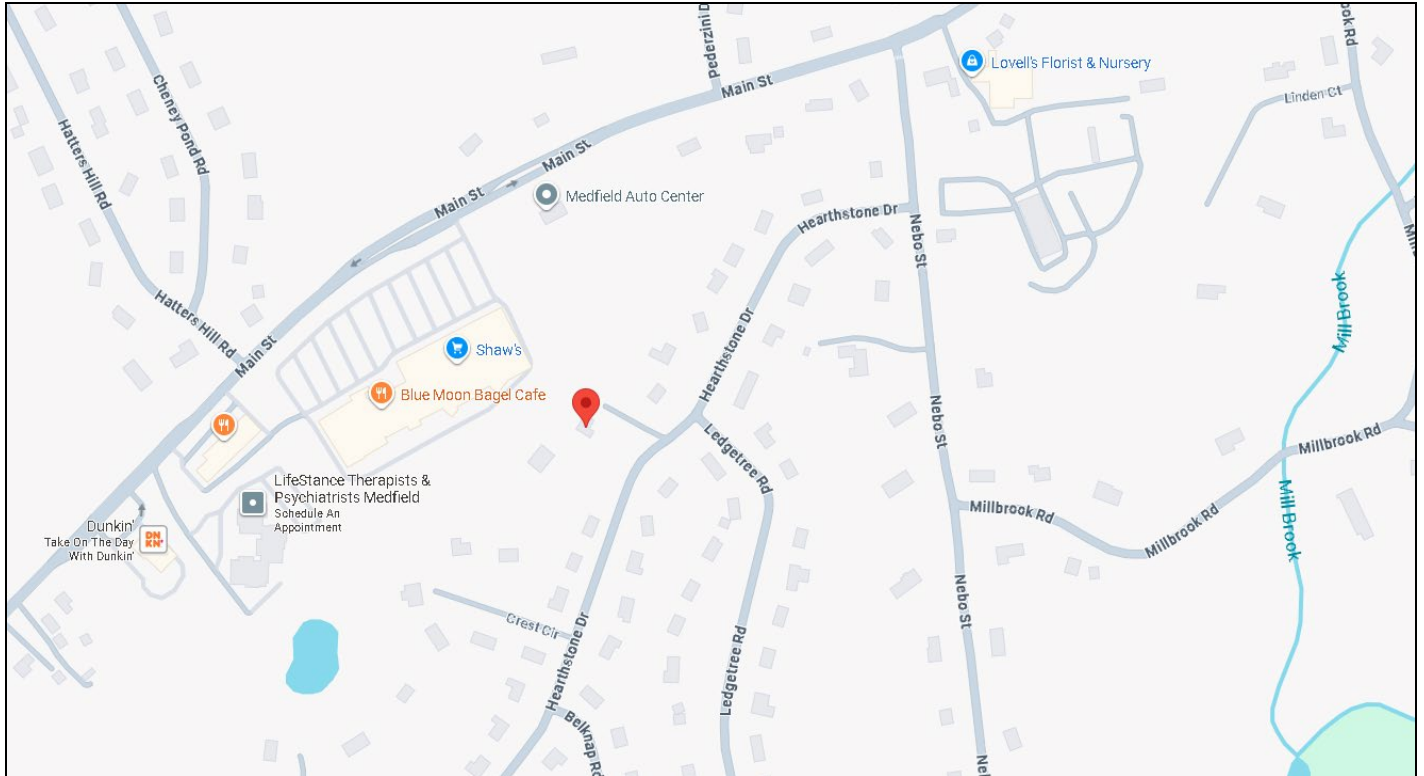
18 HEARTHSTONE DR., MEDFIELD, MA

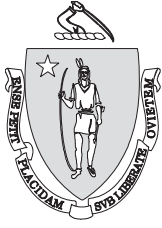




MAP

18 HEARTHSTONE DR., MEDFIELD, MA





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

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.

CLPPP Form 94-2, 6/30/94, Rev. 2/03, Rev. 10/09

**NOTIFICATION PACKAGE WILL BE SUPPLIED
TO THE AUCTION BUYER OF THIS PROPERTY**



**THANK YOU FOR REVIEWING THE ENTIRE
PROPERTY INFORMATION PACKAGE. WE
LOOK FORWARD TO SEEING YOU AT THE
AUCTION. IF YOU HAVE ANY QUESTIONS
PLEASE DON'T HESITATE TO CONTACT US.**



**Justin Manning, CAI, AARE
President**

Phone: 800-521-0111

Fax: 508-362-1073

**JJManning.com
auctions@JJManning.com**

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