

**PROPERTY DISCLOSURE - RESIDENTIAL ONLY**  
**New Hampshire Association of REALTORS® Standard Form**



**TO BE COMPLETED BY SELLER**

The following answers and explanations are true and complete to the best of SELLER'S knowledge. This statement has been prepared to assist prospective BUYERS in evaluating SELLER'S property. This disclosure is not a warranty of any kind by the SELLER, or any real estate FIRM representing the SELLER, and is not a substitute for any inspection by the BUYER. SELLERS authorize FIRM in this transaction to disclose the information in this statement to other real estate agents and to prospective buyers of this property.

**NOTICE TO SELLER(S): COMPLETE ALL INFORMATION AND STATE NOT APPLICABLE OR UNKNOWN AS APPROPRIATE. IF ANY OF THE INFORMATION IN THIS PROPERTY DISCLOSURE FORM CHANGES FROM THE DATE OF COMPLETION, YOU ARE TO NOTIFY THE LISTING FIRM PROMPTLY IN WRITING.**

1. **SELLER:** 29 Christian Hill Realty Trust

2. **PROPERTY LOCATION:** 29 Christian Hill Rd, Amherst, NH 03031

3. **CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED?** ☐ Yes ☒ No

4. **SELLER:** ☒ has ☐ has not occupied the property for 3.5 years.

**5. WATER SUPPLY**

Please answer all questions regardless of type of water supply.

a. TYPE OF SYSTEM: ☐ Public ☒ Private ☐ Seasonal ☐ Unknown  
☒ Drilled ☐ Dug ☐ Other \_\_\_\_\_

b. INSTALLATION: Location: back yard (between house and fenced garden)  
 Installed By: Capital Well Date of Installation: 1/11/2010  
 What is the source of your information? prior owner disclosure

c. USE: Number of persons currently using the system: 2 adults and 1 toddler  
 Does system supply water for more than one household? ☐ Yes ☒ No

d. MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?  
 Pump: ☐ Yes ☒ No ☐ N/A Quantity: ☐ Yes ☒ No  
 Quality: ☐ Yes ☒ No ☐ Unknown  
 If YES to any question, please explain in Comments below or with attachment.

e. WATER TEST: Have you had the water tested? ☐ Yes ☒ No Date of most recent test 3/10/2021  
 If YES to any question, please explain in Comments below or with attachment.  
 Are you aware of any test results reported as unsatisfactory or satisfactory with notations? ☐ Yes ☒ No  
 If YES, are test results available? ☐ Yes ☒ No  
 What steps were taken to remedy the problem? \_\_\_\_\_  
 COMMENTS: prior owner did testing: reported iron staining and hardness. water softener installed and pump replaced 2021

**6. SEWAGE DISPOSAL SYSTEM**

a. TYPE OF SYSTEM: Public: ☐ Yes ☒ No Community/Shared: ☐ Yes ☒ No  
 Private: ☒ Yes ☐ No ☐ Unknown  
 Septic Design Available: ☐ Yes ☒ No

b. IF PUBLIC OR COMMUNITY/SHARED  
 Have you experienced any problems such as line or other malfunctions? ☐ Yes ☒ No  
 What steps were taken to remedy the problem? \_\_\_\_\_

c. IF PRIVATE:  
 TANK: ☒ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Unknown  
 Tank Size 2000 Gal. ☐ Unknown ☐ Other \_\_\_\_\_  
 Tank Type ☒ Concrete ☐ Metal ☐ Unknown ☐ Other \_\_\_\_\_  
 Location: front of house (between apple tree and fence) ☐ Location Unknown Date of Installation: \_\_\_\_\_  
 Date of Last Servicing: 8/19/2021 Name of Company Servicing Tank: Maznek  
 Have you experienced any malfunctions? ☐ Yes ☒ No  
 Comments: system in its middle age normal working condition. 1/8 full at the time of purchase

SELLER(S) INITIALS MS KH BUYER(S) INITIALS \_\_\_\_\_

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**d. LEACH FIELD:** ☒ Yes ☐ No ☐ Other \_\_\_\_\_  
 IF YES, Location: front lawn (towards pine trees) Size: 15' x 80' ☐ Unknown  
 Date of installation of leach field: 5/1/1979 Installed By: Allen Swanson  
 Have you experienced any malfunctions? ☐ Yes ☒ No  
 Comments: \_\_\_\_\_

**e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A?** ☐ Yes ☒ No ☐ Unknown  
 IF YES, has a septic system evaluation been done within 180 days? ☐ Yes ☐ No ☐ Unknown  
 Date of Evaluation: \_\_\_\_\_  
 Comments: \_\_\_\_\_

FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU, 603-271-3501

7. <u>INSULATION</u>	<u>LOCATION</u>	<u>Yes</u>	<u>No</u>	<u>Unknown</u>	<u>If YES, Type</u>	<u>Amount</u>	<u>Unknown</u>
	Attic or Cap	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	blown cellulose	2206 sq ft	<input type="checkbox"/>
	Crawl Space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	n/a		<input type="checkbox"/>
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	prior disclosure		<input checked="" type="checkbox"/>
	Floors	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input type="checkbox"/>
	unfinished basement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2" r14 foam	976 sq ft	<input type="checkbox"/>

**8. HAZARDOUS MATERIAL**

**a. UNDERGROUND STORAGE TANKS - Current or previously existing:**  
 Are you aware of any past or present underground storage tanks on your property? ☐ Yes ☒ No ☐ Unknown  
 IF YES: Are tanks currently in use? ☐ Yes ☐ No  
 IF NO: How long have tank(s) been out of service? \_\_\_\_\_  
 What materials are, or were, stored in the tank(s)? \_\_\_\_\_  
 Age of tank(s): \_\_\_\_\_ Size of tank(s): \_\_\_\_\_  
 Location: \_\_\_\_\_  
 Are you aware of any past or present problems such as leakage, etc? ☐ Yes ☐ No  
 Comments: \_\_\_\_\_  
 If tanks are no longer in use, have the tanks been removed? ☐ Yes ☐ No ☐ Unknown  
 Comments: \_\_\_\_\_

**b. ASBESTOS - Current or previously existing:**  
 As insulation on the heating system pipes or ducts? ☐ Yes ☒ No ☐ Unknown  
 In the siding? ☐ Yes ☒ No ☐ Unknown In the roofing shingles? ☐ Yes ☒ No ☐ Unknown  
 In flooring tiles? ☐ Yes ☒ No ☐ Unknown Other ☐ Yes ☐ No ☐ Unknown  
 If YES, Source of information: \_\_\_\_\_  
 Comments: \_\_\_\_\_

**c. RADON/AIR - Current or previously existing:**  
 Has the property been tested? ☒ Yes ☐ No ☐ Unknown  
 If YES: Date: 6/17/2021 By: AccuStar  
 Results: 3.9-4.2 pCi/L If app not applicable  
 Has the property been tested since remedial steps? ☐ Yes ☐ No  
 Are test results available? ☒ Yes ☐ No  
 Comments: in 2005, prior owner tested with results of 4.3-4.6 (on prior disclosure)

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MS / KH  
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**d. RADON/WATER - Current or previously existing:**

Has the property been tested? ☐ Yes ☒ No ☐ Unknown

If YES: Date: 2/10/2005

By: New England Radon

Results: <100 pCi/L

If applicable, what remedial steps were taken? not applicable

Has the property been tested since remedial steps? ☐ Yes ☐ No

Are test results available? ☐ Yes ☒ No Comments: source from prior disclosure

**e. LEAD-BASED PAINT - Current or previously existing:**

Are you aware of lead-based paint on this property? ☐ Yes ☒ No

If YES: Source of information: \_\_\_\_\_

Are you aware of any cracking, peeling, or flaking lead-based paint? ☐ Yes ☒ No

Comments: \_\_\_\_\_

**f. Are you aware of any other hazardous materials?** ☐ Yes ☒ No

If YES: Source of information: \_\_\_\_\_

Comments: \_\_\_\_\_

**9. GENERAL INFORMATION**

**a. Is this property subject to liens, encroachments, easements, rights-of-way, leases, restrictive covenants, attachments, life estates, or right of first refusal?**

☒ Yes ☐ No ☐ Unknown If YES, Explain: 100' scenic setback

What is your source of information? deed

**b. Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees?**

☐ Yes ☒ No ☐ Unknown If YES, Explain: \_\_\_\_\_

What is your source of information? \_\_\_\_\_

**c. Are you aware of any onsite landfills or any other factors, such as soil, flooding, drainage, etc?**

☐ Yes ☒ No If YES, Explain: \_\_\_\_\_

**d. Are you aware of any problems with other buildings on the property?** ☐ Yes ☐ No

If YES, Explain: \_\_\_\_\_

**e. Are you receiving a tax exemption or reduction for this property for any reason including but not limited to current use, land conservation, etc.?** ☐ YES ☒ NO ☐ UNKNOWN If YES, Explain: \_\_\_\_\_

**f. Is this property located in a Federally Designated Flood Hazard Zone?** ☐ Yes ☒ No ☐ Unknown

Comments: \_\_\_\_\_

**g. Has the property been surveyed?** ☐ Yes ☒ No ☐ Unknown If YES, By: \_\_\_\_\_

If YES, is survey available? ☐ Yes ☐ No ☐ Unknown

**h. How is the property zoned?** RR

**i. Heating System Age:** 2014 **Type:** boiler/furnace **Fuel:** oil **Tank Location:** 3 in basement

Owner of Tank: owner of house

Annual Fuel Consumption: 600-700 gallons Price: 4,199 Gallons: 350 since 1/2025

Date system was last serviced and by whom? 2/1/23 Leblanc heating

Secondary Heat Systems: mini split upstairs bedroom. Electric baseboard to upstairs, bathroom, sunroom and finished basement

Comments: \_\_\_\_\_

**j. Roof Age:** 2005 **Type of Roof Covering:** asphalt timberline 30 yr

Moisture or leakage: none

Comments: installed owners corning ridgevent and shingles 7/28/2022

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**k. Foundation/Basement:** ☒ Full ☐ Partial ☐ Other: \_\_\_\_\_ ☐ Type: poured concrete  
 Moisture or leakage this year when periods of excess rain, noted wet area near bulkhead.  
 Comments: a downspout aiming away from foundation would help

**l. Chimney(s)** How Many? 1 Lined? yes Last Cleaned: 12/15/2021 Problems? no  
 Comments: repointed and waterproofed, flashing, cap installed 7/18/2022

**m. Plumbing** Type: copper Age: 1979  
 Comments:

**n. Domestic Hot Water:** Age: 3 Type: electric Gallons: 50

**o. Electrical System:** # of Amps 200 ☒ Circuit Breakers ☐ Fuses  
 Comments:  
 Solar Panels: ☐ Leased ☒ Owned If leased, explain terms of agreement:  
 Comments: monitored with enphase - energy produced is net-metered with eversource

in 2024 10.6 Mwh energy produced. eversource bill total 371.  
 in 2023 10.1 Mwh produced. bill total 455.

**p. Modifications:** Are you aware of any modifications or repairs made without the necessary permits? ☐ Yes ☒ No  
 If Yes, please explain:

**q. Pest Infestation:** Are you aware of any past or present pest infestations? ☒ Yes ☐ No Type: \_\_\_\_\_  
 Comments: mice when first moved in. ladybeetles last year. JP pest for maintenance

**r. Methamphetamine Production:** Do you have knowledge of methamphetamine production ever occurring on the property?  
 (Per RSA 477:4-g) ☐ Yes ☒ No If YES, please explain:

**s. Air Conditioning:** Type: air handler added Age: 2020 Date Last Serviced and by whom: 2021 Leblanc  
 Comments: minisplits upstairs bedrooms

**t. Pool:** Age: \_\_\_\_\_ Heated: ☐ Yes ☐ No Type: \_\_\_\_\_ Last Date of Service: \_\_\_\_\_  
 By Whom: \_\_\_\_\_

**u. Generator:** Portable: ☐ Yes ☒ No Whole House: ☒ Yes ☐ No Kw/Size: \_\_\_\_\_ Last Date of Service: 6/16/2023  
 If Portable: ☐ Included ☐ Negotiable  
 Comments: installed 2010. connected to the 2 propane tanks. turns on when power out (usually during heavy snow)

**v. Internet:** Type Currently Used at Property: xfinity

**w. Other (e.g. Alarm System, Irrigation System, etc.)** \_\_\_\_\_  
 Comments: there is an alarm system but not connected. there is an irrigation system to front of house but not used.

**NOTICE TO PURCHASER(S):** PRIOR TO SETTLEMENT YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO ADJACENT PARCELS IN ACCORDANCE WITH THE TERMS AND CONDITIONS AS MAY BE CONTAINED IN PURCHASE AND SALES AGREEMENT AND DEPOSIT RECEIPT. YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO INFORMATION ON ANY SEXUAL OFFENDERS REGISTERED UNDER NH RSA CHAPTER 651-B. SUCH INFORMATION MAY BE OBTAINED BY CONTACTING THE LOCAL POLICE DEPARTMENT.

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**10. ADDITIONAL INFORMATION**

a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?

☐ Yes ☐ No

b. ADDITIONAL COMMENTS:

24000 BTU ductless multizone minisplits with 2 air handlers installed 11/2024 by AJ leblanc to the upstairs bedroom. Can provide the warranty.

Insulation to attic open space on 2nd floor and attic, along with weatherstripping and insulation to walls of unfinished basement was done 9/2024 by A+ Energy after energy audit.

Main floor hardwood floor (except master bedroom) was refinished 5/2025. Can provide the warranty.

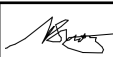
For solar panel; it is an 8.8 kW system with 22 panels installed by Sunergy. Would need to transfer ownership of Enphase account for continued warranty and monitoring. This was intended for much bigger usage. There is room for more panels if needed.

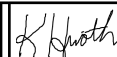
Repainted covered porch, all exterior window trim, planter boxes, shutters and 3 doors (6/2025)  
Replaced and repainted back deck wood frame. Repainted the garage door trims (6/2025)

**ACKNOWLEDGEMENTS:**

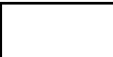
**SELLER ACKNOWLEDGES THAT HE/SHE HAS PROVIDED THE ABOVE INFORMATION AND THAT SUCH INFORMATION IS ACCURATE, TRUE AND COMPLETE TO THE BEST OF HIS/HER KNOWLEDGE. SELLER AUTHORIZES THE LISTING BROKER TO DISCLOSE THE INFORMATION CONTAINED HEREIN TO OTHER BROKERS AND PROSPECTIVE PURCHASERS.**

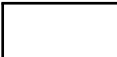
**SELLER(S) MAY BE RESPONSIBLE AND LIABLE FOR ANY FAILURE TO PROVIDE KNOWN INFORMATION TO BUYER(S).**


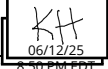
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**BUYER ACKNOWLEDGES RECEIPT OF THIS PROPERTY DISCLOSURE RIDER AND HEREBY UNDERSTANDS THE PRECEDING INFORMATION WAS PROVIDED BY SELLER AND IS NOT GUARANTEED BY BROKER/AGENT. THIS DISCLOSURE STATEMENT IS NOT A REPRESENTATION, WARRANTY OR GUARANTY AS TO THE CONDITION OF THE PROPERTY BY EITHER SELLER OR BROKER. BUYER IS ENCOURAGED TO UNDERTAKE HIS/HER OWN INSPECTIONS AND INVESTIGATIONS VIA LEGAL COUNSEL, HOME, STRUCTURAL OR OTHER PROFESSIONAL AND QUALIFIED ADVISORS AND TO INDEPENDENTLY VERIFY INFORMATION DIRECTLY WITH THE TOWN OR MUNICIPALITY.**

  
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