New Hampshire Association of REALTORS® Standard Form

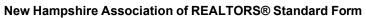


TO BE COMPLETED BY SELLER

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

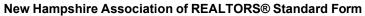
		PRIATE. IF ANY OF THE INFORMATION IN THIS PROPERTY DISCLOSURE FORM CHANGES FROM THE DATE OF ETION, YOU ARE TO NOTIFY THE LISTING FIRM PROMPTLY IN WRITING.								
1.	SELLER: Peter G. Brown and Francine B. Brown									
2.	PRO	PROPERTY LOCATION: 13 Storybrook Lane, Amherst, NH 03031								
3.	CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED? Tyes No									
4.	SEL	SELLER:								
5.	WA	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: Behind the house on the opposite side of the sidewalk from the garage									
		Installed By: Unsure Date of Installation: Unsure Unsure Unsure								
c. USE: Number of persons currently using the system: 4										
		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 No Quantity: Yes No Quantity: Yes No Quality: Yes No Quality: Yes One or with attachment.								
	e.	WATER TEST: Have you had the water tested? ☐ Yes ☐ No								
		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 What steps were taken to remedy the problem?								
		COMMENTS: Pump was replaced about 5 years ago								
_										
6.		WAGE DISPOSAL SYSTEM 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:									
Have you experienced any malfunctions? ☐_Yes ☑_No Comments:										
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	PROPERTY LOCATION: 13 Storybrook Lane, Amherst, NH 03031									
	d. e.	IF YES, Location Date of installati Have you experi Comments: IS SYSTEM LOC	Yes No n: North of house and young on of leach field: unside the control of the	west of septi sure ions? [ic tank Yes ATERFF	RONT" as des	Installed By:	5-A? <u></u> Yes		
		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>INS</u>	<u>ULATION</u>	LOCATION Attic or Cap Crawl Space Exterior Walls Floors	Yes M M M M M M M M M M M M M	No	Unknown	If YES, Type Fiberglass/blown Foam and Fiberg			Unknown □ □ □ □ □ □ □ □
8.	HA	ZARDOUS MATI	ERIAL							
	a. UNDERGROUND STORAGE TANKS - Current or previously existing: Are you aware of any past or present underground storage tanks on your property?									
	b.		Yes No	-	ucts? n In	☐Yes ☑ the roofing sh ther	_No □_Unknowi ningles?	n Yes Yes		☐Unknown ☐Unknown
	C.	Has the property If YES: Date: Results:	y been tested since	Yes 🔽	No []Unknown By: ☐ ☐_Yes ☐	 No			
	SELLER(S) INITIALS JUDICIAL BUYER(S) INITIALS BUYER(S) INITIALS JUDICIAL SELLER(S) INITIALS SELLER(S) SELLER(S) INITIALS SELLER(S) SELLER(



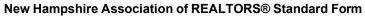


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d.	RADON/WATER - Current or previously existing: Has the property been tested?						
	Has the property been tested since remedial steps? Yes No Are test results available? Yes No Comments:						
e.	LEAD-BASED PAINT - Current or previously existing: Are you aware of lead-based paint on this property?						
f.	Comments: Are you aware of any other hazardous materials? ☐Yes ☑No If YES: Source of information: Comments:						
9. GI	ENERAL INFORMATION						
	Is this property subject to liens, encroachments, easements, rights-of-way, leases, restrictive covenants, attachments, life estates, or right of first refusal? YesNoUnknown						
b.	Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees? Yes No Unknown If YES, Explain: Jasper Valley Homeowners Association fees are \$200 per year What is your source of information? Homeowners Association documentation						
c.	Are you aware of any onsite landfills or any other factors, such as soil, flooding, drainage, etc? Yes Loo 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.? TYES 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:						
h.	How is the property zoned? _{residential}						
i.	Heating System Age: 8 Type: hot air furnace Fuel: Oil Tank Location: Basement Owner of Tank: Homeowner - tank was replaced at the same time as the furnace Annual Fuel Consumption: Price: Aprox \$3.29 / gal Gallons: 625 during winter of 24/25 Date system was last serviced and by whom? 03/25/2025 by Haffners Secondary Heat Systems: Comments:						
j.	Roof Age: 22 years Type of Roof Covering: Asphalt Shingle Moisture or leakage: None Comments: Roof still functioning as is should with no signs of leakage or moisture penetration						
QEI I I	ED/S) INITIALS 98 / 78 / 78						

POLICE DEPARTMENT.

PROPERTY DISCLOSURE - RESIDENTIAL ONLY

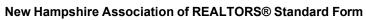




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oundation/Basement:
himney(s) How Many? 2 Lined? yes Last Cleaned: Fall of 2024 Problems? see below omments: Chimney with serves the furnace had a stainless steel liner and Cap installed in the Fall of 2024 lumbing Type: Copper Age: Same as house omments: omestic Hot Water: Age: 1.5 year Type: Hybrid Heat Pump Gallons: 60
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<u> </u>
lectrical System: # of Amps 200
odifications: Are you aware of any modifications or repairs made without the necessary permits? Yes No Yes, please explain: est Infestation: Are you aware of any past or present pest infestations? Yes No Type:
omments: Have had house treated by Terminix in an effort to avoid problems
ethamphetamine Production: Do you have knowledge of methamphetamine production ever occurring on the property? Per RSA 477:4-g) Yes No If YES, please explain:
ir Conditioning: Type: Central Air Age: 8 Years Date Last Serviced and by whom: Omments: Installed at the same time as the furnace
ool: Age: Heated:YesNo Type: Last Date of Service: y Whom:
enerator: Portable:YesNo Whole House:YesNo Kw/Size:Last Date of Service: Portable:IncludedNegotiable omments:
ternet: Type Currently Used at Property: _{Cable}
ther (e.g. Alarm System, Irrigation System, etc.) <u>Irrigation System</u> omments:
lon e o le o o y

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	PR	OPERTY LOCATION	13 Storybrook L	ane, Amherst, NH 0	3031						
10.		DITIONAL INFORMA									
	a.	ATTACHMENT EXF ☐ Yes ☐ No	PLAINING CURF	RENT PROBLEM	1S, PAS	PAST REPAIRS, OR ADDITIONAL INFORMATION?					
	b.	ADDITIONAL COM	MENTS:								
ΔC	L KNC	OWLEDGEMENTS:									
SE	LLE	R ACKNOWLEDGES									
		RATE, TRUE AND CO CLOSE THE INFORM									
SE	LLE	R(S) MAY BE RESPO	ONSIBLE AND	LIABLE FOR AN	IY FAII	URE TO PROV	IDE <u>KNOWN</u>	/ INFORMATIO	N ТО В	UYER(S).	
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