New Hampshire Association of REALTORS® Standard Form

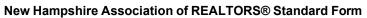


#### TO BE COMPLETED BY SELLER

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. **SELLER:** Amacker Family Revocable Trust and Christopher Hand PROPERTY LOCATION: 75 Cadogan Way, Unit U-W243, Nashua, NH 03062 CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED? SELLER: has ☐has not occupied the property for 8 years. **WATER SUPPLY** Please answer all questions regardless of type of water supply. a. TYPE OF SYSTEM: ✓ Public ☐Seasonal ☐ Unknown □Private ☐ Other ☐ Drilled ☐ Dug **b.** INSTALLATION: Location: N/A Date of Installation: Installed By: What is the source of your information? **c.** USE: Number of persons currently using the system: 4 ☐ No Does system supply water for more than one household? Yes MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems? Pump: ☐ Yes **✓** No Unknown Quality: ☐ Yes **✓** No If YES to any question, please explain in Comments below or with attachment. ☐ Yes ✓ No WATER TEST: Have you had the water tested? Date of most recent test 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 Vo IF YES, are test results available? ☐ Yes ☐ No What steps were taken to remedy the problem? COMMENTS: **SEWAGE DISPOSAL SYSTEM** Community/Shared: Yes No. TYPE OF SYSTEM: Public: ✓ Yes □No Private: Yes Unknown Septic Design Available: 

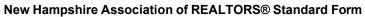
☐Yes 
☐No b. IF PUBLIC OR COMMUNITY/SHARED Have you experienced any problems such as line or other malfunctions? Yes What steps were taken to remedy the problem? c. IF PRIVATE: ☐ Unknown TANK: ☐ Septic Tank ☐ Holding Tank ☐ Cesspool Unknown Tank Size Gal. Other Tank Type Concrete Unknown Other ☐Metal Location Unknown Date of Installation: Location: Date of Last Servicing: Name of Company Servicing Tank: Have you experienced any malfunctions? ☐ Yes ☐ No BUYER(S) INITIALS SELLER(S) INITIALS





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	PROPERTY LOCATION: 75 Cadogan Way, Unit U-W243, Nashua, NH 03062								
	d.	Date of installati	า:				Unl		
e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? ☐Yes ☐ IF YES, has a septic system evaluation been done within 180 days? ☐ Yes ☐ No ☐ Unknow Date of Evaluation:  Comments:  FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU, 603-271-3501								_	
7.	INS	<u>SULATION</u>	LOCATION Attic or Cap Crawl Space Exterior Walls Floors	Yes	No Unknown  Compared to the co		<u>Amount</u>	Unknown	
8.		Are you aware of IF YES: Are tank IF NO: How long What materials a Age of tank(s): Location: Are you aware of Comments:	ID STORAGE TA of any past or pre- ks currently in use g have tank(s) be- are, or were, store of any past or pre-	sent underground of the control of the control of service of in the tank (size) sent problems of the tanks beginning to the tanks beginning of the control o	No ce? to our knowled s)? of tank(s): such as leakage,	on your property?  ge there are no tanks  etc?			
	b.		the heating system YesNoYesNo	m pipes or du	cts?	<b>1</b> No ☐Unknown shingles?	☐Yes ☑No ☐Yes ☑No	Unknown Unknown	
	C.	Has the property If YES: Date: Results:	/ been tested sind	☐Yes ☐N	Unknown By:	No			
		R(S) INITIALS _	M / GH 6673/25 6675/75 STATION OF REALTORS	Re, INC. ALL RIGHTS	S RESERVED. FOR USE	BUYE BY NHAR REALTOR® MEMB	ER(S) INITIALS	/ SE PROHIBITED 9.2024	





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P	ROPERTY LOCATION: 75 Cadogan Way, Unit U-W243, Nashua, NH 03062									
d.	RADON/WATER - Current or previously existing:  Has the property been tested?									
	Results: If applicable, what remedial steps were taken?									
	Has the property been tested since remedial steps?									
e.	LEAD-BASED PAINT - Current or previously existing:  Are you aware of lead-based paint on this property?   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?									
	Confinence.									
9. G	ENERAL INFORMATION									
a.	Is this property subject to liens, encroachments, easements, rights-of-way, leases, restrictive covenants, attachments, life estates, or right of first refusal? YesNoUnknown									
_	what is your source of information?									
b.	Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees?  YesNoUnknown If YES, Explain: HOA Fee What is your source of information?									
C.										
d.	Are you aware of any problems with other buildings on the property? ☐ Yes ☑No If YES, Explain:									
е.	Are you receiving a tax exemption or reduction for this property for any reason including but not limited to current use, land conservation, etc.? YESNOUNKNOWN									
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: 19 Type: forced hot air Fuel: natural gas Tank Location: basement  Owner of Tank: public									
	Annual Fuel Consumption: 71.58 thm monthly Price: \$115 average monthly Gallons: N/A									
	Date system was last serviced and by whom? 12/5/2023 Joyce Heating and Cooling									
	Secondary Heat Systems:									
	Comments: replaced control board on 12/5/2023, water heater replaced on 6/17/2021									
j.	Roof Age: Type of Roof Covering: asphalt									
,.	Moisture or leakage: Sept 2020 - flashing leak along chimney - HOA repaired. Leak no longer exists, minimal issues									
	Comments:									



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Foundation/Basement:  Full  Moisture or leakage hot water heate		Other:		
Comments both fixed immediately ar			outdoor node und nad some water come in	
Chimney(s) How Many? 1 Comments: gas burner needs to be re			Problems?to be repaired prior to closing	
Plumbing Type: copper, plastic Comments:			Age: <u>.37</u>	
Domestic Hot Water: Age: 4		Type: natural gas	Gallons: 40	
Electrical System: # of Amps 100 Comments: 3 conductors, 240V/120V Solar Panels: Leased Own	ed If leased, expla	☐ Circuit Breakers ☐		
Comments:	, ,			
	ny modifications or	repairs made without the ned	cessary permits?YesNo	
If Yes, please explain:				
Pest Infestation: Are you aware o	f any past or prese		<b>☑</b> No Type:	
Pest Infestation: Are you aware o	o you have knowled	dge of methamphetamine pro	☑No Type:	
Pest Infestation: Are you aware of Comments:  Methamphetamine Production: Do	o you have knowled No If YES, please	dge of methamphetamine pro		
Pest Infestation: Are you aware of Comments:  Methamphetamine Production: Do (Per RSA 477:4-g)  Air Conditioning: Type: central AC	o you have knowled No If YES, please Age: 19	dge of methamphetamine pro e explain: Date Last Serviced	duction ever occurring on the property	
Pest Infestation: Are you aware of Comments:  Methamphetamine Production: Do (Per RSA 477:4-g)  Air Conditioning: Type: central AC Comments:  Pool: Age: Heated:	o you have knowled No If YES, please Age: 19 Yes \[ \infty \] No Type:  No Whole House: _[	dge of methamphetamine pro e explain: Date Last Serviced a	duction ever occurring on the property and by whom: 12/5/2023	
Pest Infestation: Are you aware of Comments:  Methamphetamine Production: Do (Per RSA 477:4-g) Yes No Mair Conditioning: Type: central AC Comments:  Pool: Age: Heated: Yes No Mair Conditioning: Portable: Yes No Mair Conditioning: Type: central AC Comments:	o you have knowled No If YES, please Age: 19 Yes \[ \bigsim \text{No} \text{Type:} \] No Whole House: \[ \bigsim \text{able} \]	dge of methamphetamine pro e explain: Date Last Serviced a	duction ever occurring on the property and by whom: 12/5/2023	

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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SELLER(S) INITIALS	TA TA	1	C#	KBA	BUYER(S) INITIALS	/		- 1
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	PROPERTY LOCATION: 75 Cadogan Wa	y, Unit U-W243, Nashua,	NH 03062		
10.	ADDITIONAL INFORMATION  a. ATTACHMENT EXPLAINING CUR  ☐ Yes ☑ No  b. ADDITIONAL COMMENTS:	RENT PROBLEMS, I	PAST REPAIRS, OR A	ADDITIONAL INFORMAT	ΓΙΟΝ?
	leakage from hot water heater and water leak from top bathroom sho bedroom closet. This was fixed imi	l it was replaced on wer (around 2018) mediately by Paul	n 6/17/2021 - water stains on c the Plumber.	eilings in first floor ba	ithroom, first
AC	KNOWLEDGEMENTS:				
AC	LER ACKNOWLEDGES THAT HE/SH CURATE, TRUE AND COMPLETE TO T DISCLOSE THE INFORMATION CONTA	HE BEST OF HIS/HE	ER KNOWLEDGE. SI	ELLER AUTHORIZES TH	<b>IE LISTING BROKER</b>
SEI	LER(S) MAY BE RESPONSIBLE AND	LIABLE FOR ANY F	FAILURE TO PROVID	DE <u>KNOWN</u> INFORMATI	ON TO BUYER(S).
Ton	i-Marie Amacker	dotloop verified 06/23/25 12:57 PM EDT DYDC-BCRV-CYRY-8OQN	Christopher H	and	dotloop verified 06/25/25 6:17 PM EDT 25PH-GTFP-VJl0-AQM5
SEI	LER	Kevin Blake Ama	SELLER  dotloop verified 06/25/25 4:11 P G6AI-AGGE-ON	i M EDT RA-RROI	DATE
PRI DIS PRI ANI	YER ACKNOWLEDGES RECEIPT OF CECEING INFORMATION WAS PROCLOSURE STATEMENT IS NOT A RESERVED BY EITHER SELLER OR BROWN INVESTIGATIONS VIA LEGAL CONTROL OF THE PROCENTLY VERNE AND TO INDEPENDENTLY VERNE AND TO INDEPENDENT AND TO	OVIDED BY SELLE EPRESENTATION, ' OKER. BUYER IS I DUNSEL, HOME, S	R AND IS NOT G WARRANTY OR GU ENCOURAGED TO I TRUCTURAL OR (	UARANTEED BY BRO JARANTY AS TO THE ( UNDERTAKE HIS/HER D OTHER PROFESSIONA	OKER/AGENT. THIS CONDITION OF THE OWN INSPECTIONS L AND QUALIFIED
BU	ÆR [	DATE	BUYER		DATE
	LLER(S) INITIALS	KBA 06/25/25		BUYER(S) INITIALS _	