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

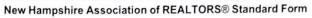
COMPLETION, YOU ARE TO NOTIFY THE LISTING FIRM PROMPTLY IN WRITING. SELLER: Richard Ellsmore PROPERTY LOCATION: 26 Picnic Rock Drive CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED? TYPES No. 4. SELLER: has has not occupied the property for / O years. WATER SUPPLY Please answer all questions regardless of type of water supply. a. TYPE OF SYSTEM: Public ☐Private ☐Seasonal ☐ Unknown ☐ Drilled ☐ Dug Other b. INSTALLATION: Location: Installed By: Date of Installation: What is the source of your information? c. USE: Number of persons currently using the system: 1 No d. MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems? Quantity: Yes 1 No □N/A Pump: ☐ Yes ☐Yes Unknown Quality: No If YES to any question, please explain in Comments below or with attachment. Yes No e. 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 IF YES, are test results available? ☐ Yes ☐ No What steps were taken to remedy the problem? COMMENTS: 6. SEWAGE DISPOSAL SYSTEM Community/Shared: Yes ☐ No ☐ No Public: Yes a. TYPE OF SYSTEM: □No Unknown Private: Yes 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: Cesspool ☐ Unknown Septic Tank Holding Tank TANK: Unknown Other Gal. Tank Size Metal Unknown Other Tank Type ☐Concrete Location Unknown Date of Installation: Location: Name of Company Servicing Tank: Date of Last Servicing: Have you experienced any malfunctions? ☐Yes ☐No Comments: SELLER(S) INITIALS RPE BUYER(S) INITIALS © 2024 NEW HAMPSHIRE ASSOCIATION OF REALTORS®, INC. ALL RIGHTS RESERVED. FOR USE BY NHAR REALTOR® MEMBERS ONLY. ALL OTHER USE PROHIBITED 9.2024

Page 1 of





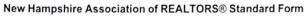
u.	LEACH FIELD		Other	1111111111	Size:		Jnknown
		ation of leach field:			Installed By:		
	Have you exp Comments:	erienced any malfun	e reservation	[]/60 [ing stems way in 160		
e.	IF YES, has a Date of Evalu Comments:FOR ADDITI	septic system evaluation:	uation been dor	ne within 180 day	s? Yes L	NTACT THE NH	
IN	SULATION	LOCATION	Yes N		If YES, Type	Amount	Unknown
		Attic or Cap	1 1		RI LL	a Aliga De deser 18	
		Crawl Space			Planket Blanket Blanket		
		Exterior Walls			Blanket		. H
		Floors			Blaket		
		F7 Grinney as	⊔ _ ∟	и п			. ப
	Are you awar	UND STORAGE TAN e of any past or pres anks currently in use	sent undergrour ? Yes	nd storage tanks o ☐_No		res □No	DUnknow
	UNDERGROU Are you awar IF YES: Are to IF NO: How lo What materia Age of tank(s Location: Are you awar Comments: If tanks are no	UND STORAGE TAI	sent undergrounder? Yes en out of service ed in the tank(s) Size of	nd storage tanks on No Property f tank(s): uch as leakage, e	on your property?	ichry	D_Unknow
	UNDERGROUM Are you awar IF YES: Are to IF NO: How lot What materia Age of tank(s Location: Are you awar Comments: If tanks are not Comments: ASBESTOS	e of any past or presents currently in use ong have tank(s) been are, or were, store in the condition of the	sent undergrounder? Yes en out of service ed in the tank(s) Size of sent problems s the tanks been ssly existing:	nd storage tanks on No e? If tank(s): uch as leakage, ear removed?	on your property? oc gas / h. soo ga//on etc? Yes No	Unknown	D_Unknow
a.	UNDERGROUMARE you awar IF YES: Are to IF NO: How low What materia Age of tank(s Location: Are you awar Comments: If tanks are not Comments: ASBESTOS - As insulation	e of any past or presents currently in use ong have tank(s) been listed are, or were, store in the past or presents of longer in use, have current or previous on the heating systems.	sent undergrounder? Yes en out of service ed in the tank(s) Size of sent problems s the tanks been sly existing: m pipes or duct	nd storage tanks on No and Storage tanks on No and Storage tanks on Property of tank(s): uch as leakage, ear removed?	on your property? c g as / h. 500 g a // 600 etc? Yes Who Yes No D No DUnknow	Unknown	
a.	UNDERGROUM Are you awar IF YES: Are to IF NO: How lot What materia Age of tank(s Location: Are you awar Comments: If tanks are no Comments: ASBESTOS - As insulation In the siding? In flooring tile	UND STORAGE TAI e of any past or pres anks currently in use ong have tank(s) bee ls are, or were, store): // // // // // e of any past or pres colonger in use, have Current or previou on the heating syste Yes No s? Yes No	sent undergrour ??	nd storage tanks on No e? If tank(s): uch as leakage, ear removed?	on your property? c g as / h. 500 g a // 600 etc? Yes Who Yes No D No DUnknow	Unknown	□Unknown
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b.	UNDERGROUMARE you awar IF YES: Are to IF NO: How Id What materia Age of tank(s Location: Are you awar Comments: If tanks are not Comments: ASBESTOS - As insulation In the siding? In flooring tile If YES, Source Comments: RADON/AIR -	UND STORAGE TAI e of any past or pres anks currently in use ong have tank(s) bee ls are, or were, store): // ////////////////////////////////	sent undergrounder? Pyes en out of service ed in the tank(s) Size of sent problems s the tanks been sly existing: Unknown Unknown	nd storage tanks on No a? No a? If tank(s): uch as leakage, and removed? s? In the roofing so Other	on your property? c g as / h. 500 g a // 600 etc? Yes Who Yes No D No DUnknow	Unknown	□Unknown
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b.	UNDERGROUMARE YOU Awar IF YES: Are to IF NO: How Id What materia Age of tank(s Location: Are you awar Comments: If tanks are not Comments: ASBESTOS - As insulation In the siding? In flooring tile If YES, Source Comments: RADON/AIR - Has the proper If YES: Date: Results:	UND STORAGE TAI e of any past or pres anks currently in use ong have tank(s) bee ls are, or were, store): // // // // e of any past or pres colonger in use, have Current or previou on the heating syste Yes WNo e of information: Current or previou erty been tested? // 2 - / 5 erty been tested since	sent undergrounder? Pyes en out of service of in the tank(s) Size of sent problems set the tanks been selves at the tanks been selves or duct Unknown Unknown Unknown Isly existing: Isly existing:	nd storage tanks on No a? No a? If tank(s): uch as leakage, et a removed? S? Yes In the roofing so Other Unknown By: B	on your property? Lete gas / h. Soo ga//on etc? Yes WN Yes No Dunknow thingles?	Unknown Yn Yes No	□Unknown





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d	RADON/WATER - Current or previously existing:
u.	Has the property been tested? ☐ Yes ☑ No ☐ Unknown
	If YES: Date: By:
	Results: If applicable, what remedial steps were taken?
	Has the property been tested since remedial steps?
	Are test results available?
_	Mark and Company A. S. C. S. A. S.
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? Yes No
٠.	If YES: Source of information:
	Comments:
	Comments.
	NERAL 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:
	What is your source of information?
b.	Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees?
	Yes VNo 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, lar
	conservation, etc.? ☐YES ☑NO ☐UNKNOWN If YES, Explain:
	Security 16 of 16 per la telesia remain [[Yest]] No Section [144] Data at Introduction
f.	Is this property located in a Federally Designated Flood Hazard Zone? Yes No Unknown
	Comments:
a.	Has the property been surveyed? Yes No Unknown If YES, By: Builder Contractor
5	If YES, is survey available? Yes No VInknown
h.	How is the property zoned? residential
i.	Heating System Age: 10 Type: Hot water Fuel: propose Tank Location: boun ent
1.	Owner of Tank:
	Owner of Tank: Applied Fuel Consumption: 4.55 and Price: 2.29 Gallons:
	Annual Fuel Consumption: 150 gallens Price: 2.29 Gallons: Date system was last serviced and by whom?
	Secondary Heat Systems:
	Comments:
J.	Roof Age: /o yur Type of Roof Covering: Shing/s
	Moisture or leakage: NUAL
	Comments:





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	OPERTY LOCATION: 26 Picnic Rock Drive Foundation/Basement: Full Partial Other: Type: cuncrete
I.	Comments: Chimney(s) How Many? N/A Lined? Last Cleaned: Problems? Comments: Gw Graplace
	Plumbing Type: Potable Age: 10 years
n.	Domestic Hot Water: Age: 10 yes Type: Gallons:
	Electrical System: # of Amps
p.	Modifications: Are you aware of any modifications or repairs made without the necessary permits? Yes Vo If Yes, please explain:
q.	Pest Infestation: Are you aware of any past or present pest infestations? Yes No Type:
	Methamphetamine Production: Do you have knowledge of methamphetamine production ever occurring on the property? (Per RSA 477:4-g) Yes You lif YES, please explain:
s.	Air Conditioning: Type: Age: Age: Date Last Serviced and by whom: May 2025
t.	Pool: Age: No Type: Last Date of Service: By Whom:
u.	Generator: Portable:YesNo Whole House:YesNo Kw/Size:Last Date of Service: If Portable:IncludedNegotiable Comments:
	If Portable: Included Negotiable
v.	If Portable:IncludedNegotiable Comments:

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ELLER ACKNOWLEDGES THAT HE/SHE HAS PROVIDED THE ABOVE INFORMATION AND THAT SUCH INFORMATION COURATE, TRUE AND COMPLETE TO THE BEST OF HIS/HER KNOWLEDGE. SELLER AUTHORIZES THE LISTING BROWD DISCLOSE THE INFORMATION CONTAINED HEREIN TO OTHER BROKERS AND PROSPECTIVE PURCHASERS. ELLER(S) MAY BE RESPONSIBLE AND LIABLE FOR ANY FAILURE TO PROVIDE KNOWN INFORMATION TO BUYER(S) A //2 /2 -2 5 DATE SELLER DATE SELLER DATE DAT	LER ACKNOWLEDGES THAT HE/SHE HAS PROVIDED THE ABOVE INFORMATION AND THAT SUCH INFORMATIC URATE, TRUE AND COMPLETE TO THE BEST OF HIS/HER KNOWLEDGE. SELLER AUTHORIZES THE LISTING BRODISCLOSE THE INFORMATION CONTAINED HEREIN TO OTHER BROKERS AND PROSPECTIVE PURCHASERS. LER(S) MAY BE RESPONSIBLE AND LIABLE FOR ANY FAILURE TO PROVIDE KNOWN INFORMATION TO BUYER(S) AND TO THE BROKERS AND TO PROVIDE WITH THE TOTAL PROVIDE WITH THE TOTAL PROVIDE WITH THE TOTAL PROVIDE WITH THE TOTAL PROVIDE OF THE PROVIDE OF THIS PROPERTY DISCLOSURE RIDER AND HEREBY UNDERSTANDS CEDING INFORMATION WAS PROVIDED BY SELLER AND IS NOT GUARANTEED BY BROKER/AGENT. CLOSURE STATEMENT IS NOT A REPRESENTATION, WARRANTY OR GUARANTY AS TO THE CONDITION OF PRETTY BY EITHER SELLER OR BROKER. BUYER IS ENCOURAGED TO UNDERTAKE HIS/HER OWN INSPECT OF INVESTIGATIONS VIA LEGAL COUNSEL, HOME, STRUCTURAL OR OTHER PROFESSIONAL AND QUALIFISORS AND TO INDEPENDENTLY VERIFY INFORMATION DIRECTLY WITH THE TOWN OR MUNICIPALITY. BUYER(S) INITIALS ATE BUYER DATE BUYER(S) INITIALS BUYER DATE					
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