SELLER(S) INITIALS

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. **SELLER:** Jason W Osborn and Karen H Osborn PROPERTY LOCATION: 14 Bloody Brook Rd, Amherst, NH 03031 CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED? Yes No SELLER: has has not occupied the property for 35+ years. **WATER SUPPLY** Please answer all questions regardless of type of water supply. a. TYPE OF SYSTEM: Seasonal Public ✓ Private ☐ Drilled □ Dug ☐ Other b. INSTALLATION: Location: South of garage, near stone wall Installed By: A&W Artesian Well Co. and Smith Pump Date of Installation: July 1989 What is the source of your information? Well was installed at time of home construction. We were first owners. **c.** USE: Number of persons currently using the system: 2 Does system supply water for more than one household? □Yes ✓ No MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems? Pump: ✓ Yes ¬N/A Quantity: TYes **✓** 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 2-15-2022 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: Original pump was replaced in ~2007. **SEWAGE DISPOSAL SYSTEM** Community/Shared: Yes TYPE OF SYSTEM: Public: Yes Private: Yes Unknown Septic Design Available: Yes b. IF PUBLIC OR COMMUNITY/SHARED Have you experienced any problems such as line or other malfunctions? What steps were taken to remedy the problem? c. IF PRIVATE: ☐ Cesspool ☐ Unknown TANK: ☑ Septic Tank ☐ Holding Tank Unknown Tank Size 1000 Gal. Other Tank Type Concrete Unknown Other ☐Metal Location Unknown Date of Installation: Summer 1989 Location: In front of house, slightly to the right Name of Company Servicing Tank: Souhegan Septic Date of Last Servicing: Fall 2024 Have you experienced any malfunctions? Yes No Comments:

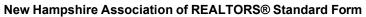
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	PR	OPERTY LOCA	TION: 14 Bloody Brook	κ Rd, Amherst, NH 0	3031			
	d.	IF YES, Location Date of installate	Yes ☐No n: In front of house, sl ion of leach field: Su ienced any malfunc	ightly to the right mmer 1989	☑ No	Size: 1200 sq Installed By:	ruare feet U	nknown
	e.	IF YES, has a s Date of Evaluat Comments: FOR ADDITIO	eptic system evalua	ntion been done w	vithin 180 days	? Yes C	B5-A? Tyes V N No Unknown NTACT THE NH I	_
7.	<u>INS</u>	<u>SULATION</u>	LOCATION Attic or Cap Crawl Space Exterior Walls Floors	Yes № □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □	Unknown	Fiberglass Fiberglass Fiberglass	Amount Blown and Batts 6" 6" +/-	Unknown □ □ □ □ □ □ □ □
8.		Are you aware of IF YES: Are tan IF NO: How Ion What materials Age of tank(s): Location: Are you aware of Comments:	ND STORAGE TANI of any past or prese ks currently in use? g have tank(s) beer are, or were, stored of any past or prese onger in use, have t	nt underground s Yes I out of service? in the tank(s)? Size of tain	nk(s):	tc?	0	
	b.	As insulation or In the siding?	urrent or previous the heating system Yes _No [ly existing: pipes or ducts? Unknown		_NoUnknow	/n	
	c.	RADON/AIR - CHARLES THE PROPERTY HAS THE PROPERTY ARE TEST THE PROPERTY ARE TEST THE PROPERTY ARE THE PROPER	ov 2020 5 pCi/L y been tested since available? ☑Ye	If app_remedial steps?	✓ Yes □	•	remediation: Ave 0.9 pCi	/L





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	PR	OPERTY LOCATION: 14 Bloody Brook Rd, Amherst, NH 03031					
	d.	RADON/WATER - Current or previously existing: Has the property been tested?					
	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?					
9.	GE a.	NERAL INFORMATION 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?					
	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.? TYES NO UNKNOWN If YES, Explain:					
	f.	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? _{Residential}					
	i.	Heating System Age: 2013 Type: Forced hot air Fuel: Oil/ Wood Tank Location: Basement Owner of Tank: Seller Annual Fuel Consumption: Price: Gallons: ~403 gallons oil & 3 cords wood in 2024					
		Date system was last serviced and by whom? Dec 2024, Irving Energy Secondary Heat Systems: Fireplace Comments:					
	j.	Roof Age: 2015 Type of Roof Covering: Asphalt Moisture or leakage: None leaks observed since roof replacement in 2015. Comments: Roof was replaced after observing a leak/ water stain in ceiling of two back bedrooms in main house. Continued in Section 10.					

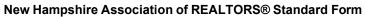


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ί.	ROPERTY LOCATION: 14 Bloody Brook Rd, Amherst, NH 03031 Foundation/Basement:		Type: _{Concrete}		
	Chimney(s) How Many? 1 Lined? Clay - 3 flues Last Comments:		Problems?		
۱.	Type: Copper, PVC drains Comments:		Age: _{.1989}		
١.	. Domestic Hot Water: Age: 2010 Type: Oil	- hot water	Gallons: Shared with furnace		
Electrical System: # of Amps 200					
	Modifications: Are you aware of any modifications or repairs made with the second control of the second c	ithout the neces	ssary permits?		
•	If You places explain:		- - -		
	If Yes, please explain: Pest Infestation: Are you aware of any past or present pest infestation.	ons?			
	If Yes, please explain: Pest Infestation: Are you aware of any past or present pest infestation. Comments: Methamphetamine Production: Do you have knowledge of methample.	ons?	No Type:		
•	If Yes, please explain: Pest Infestation: Are you aware of any past or present pest infestation. Comments: Methamphetamine Production: Do you have knowledge of methample (Per RSA 477:4-g) ☐ Yes ☑ No If YES, please explain: Air Conditioning: Type: Central forced cold air Age: 2013 Date La	ons?	No Type:		
	If Yes, please explain: Pest Infestation: Are you aware of any past or present pest infestation Comments: Methamphetamine Production: Do you have knowledge of methample (Per RSA 477:4-g) ☐ Yes ☑ No If YES, please explain: Air Conditioning: Type: Central forced cold air Age: 2013 Date La Comments:	ons?	No Type:		
	If Yes, please explain: Pest Infestation: Are you aware of any past or present pest infestation. Comments: Methamphetamine Production: Do you have knowledge of methample (Per RSA 477:4-g)	hetamine produ	No Type:		
-	If Yes, please explain: Pest Infestation: Are you aware of any past or present pest infestation. Comments: Methamphetamine Production: Do you have knowledge of methample (Per RSA 477:4-g)	hetamine produ	No Type:		

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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	PROPERTY LOCATION: 14	Bloody Brook Rd, Amherst, NH 03031						
10.	☐Yes ☐No b. ADDITIONAL COMMEN	NING CURRENT PROBLEMS, P TS:	AST REPAIRS, OR ADD	ITIONAL INFORMATION?				
	 Deck expanded in 1994. 13 casement Thermopane window panes replaced in ~2018. Garage doors replaced in 2024. Hardwood floors recently refinished. New carpets 2025 in 2nd floor main house. 2nd Floor main bathroom refreshed in ~2018. Shed added in ~2005. Several window sills, window frames and corner trim boards replaced in 2021 - 2024. Exterior recently painted. Kitchen refreshed in 2007. Basement finished in 2002. 							
	Section 9j continued. The right A-dormer leak (upstairs main bathroom) was a flashing issue during heavy snow winters and related ice dams of the late 1990's. The immediate solution was roof raking. The flashing was corrected with the new roof. Effected ceilings have been painted. No leaks have been observed since roof was replaced (10 years ago in 2015).							
	Section 9u continued. The power cables to connect the wall plug to the portable generator are hanging on wall in garage. Seller portable generator does not stay.							
<u>ACI</u>	KNOWLEDGEMENTS:				_			
TO	CURATE, TRUE AND COMP DISCLOSE THE INFORMAT	LETE TO THE BEST OF HIS/HEI ON CONTAINED HEREIN TO OT	R KNOWLEDGE. SELLE HER BROKERS AND PI	ON AND THAT SUCH INFORMATION ER AUTHORIZES THE LISTING BROKE ROSPECTIVE PURCHASERS. NOWN INFORMATION TO BUYER(S).				
Ja	son W Osborn	dotloop verified 07/14/25 1:43 PM EDT 1ZRE-NGYL-0BDY-9BZC	Karen H Osborn	dotloop verified 07/14/25 1:48 PM E SQSF-ZFHR-L611-SL	OT K1			
SEL	TEK	DATE	SELLER	DATE	_			
PRI DIS PRO ANI	ECEDING INFORMATION CLOSURE STATEMENT IS OPERTY BY EITHER SELL D INVESTIGATIONS VIA	WAS PROVIDED BY SELLER NOT A REPRESENTATION, W ER OR BROKER. BUYER IS E	R AND IS NOT GUAR /ARRANTY OR GUARA NCOURAGED TO UND RUCTURAL OR OTHI	AND HEREBY UNDERSTANDS THE ANTEED BY BROKER/AGENT. THE NOTE AS TO THE CONDITION OF THE ERTAKE HIS/HER OWN INSPECTION OF PROFESSIONAL AND QUALIFIE TOWN OR MUNICIPALITY.	IS IE IS			
BU	YER	DATE	BUYER	DATE				
SE	:LLER(S) INITIALS JWO 1	K40	В	UYER(S) INITIALS				