

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:** William D Allison and Michele M Allison

2. **PROPERTY LOCATION:** 11 Foxglove Lane, 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 10 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 Well for irrigation and outside water. Town water for inside house.

b. INSTALLATION: Location: Public intake inside basement closet, same location for private well pump pressure bladder. Otherwise unknown
Installed By: Unknown Date of Installation: 1997
What is the source of your information? Previous property disclosure

c. USE: Number of persons currently using the system: 3
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 2003
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: Public water is tested by Pennichuck (assumed), private well is just used for outside hose bibs and irrigation

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 1250 Gal. Unknown Other _____
Tank Type Concrete Metal Unknown Other _____
Location: About 31 feet from side garage door (buried) Location Unknown Date of Installation: Unknown
Date of Last Servicing: 2021 Name of Company Servicing Tank: Souhegan Septic Tank Services LLC
Have you experienced any malfunctions? Yes No
Comments: The septic system was replaced just before we moved in.

SELLER(S) INITIALS WDA / MMA

BUYER(S) INITIALS _____ / _____

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d. LEACH FIELD: Yes No Other _____
IF YES, Location: Next to tank about 20 ft from garage corner Size: 30' x 20' Unknown
Date of installation of leach field: May 2012 Installed By: Mike's Septic System Replacement & Design
Have you experienced any malfunctions? Yes No
Comments: I have the original replacement documents for inspection

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"/>	Fiberglass	Unsure	<input checked="" type="checkbox"/>
	Crawl Space	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fiberglass	All?	<input type="checkbox"/>
	Floors	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
	Extra wall insulation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Foam	Additional to fbrgls	<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)? Propane
Age of tank(s): Unknown Size of tank(s): 1997
Location: West side of property, filling cap visible with flowers around
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: March 4, 2003 By: Abaco Environmental Services, Inc.
Results: 8 pCi/l If app _____
Has the property been tested since remedial steps? Yes No
Are test results available? Yes No
Comments: _____

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d. RADON/WATER - Current or previously existing:

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? Yes No

Are test results available? Yes No Comments: Public water for shower & plumbing.

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: some covenants for HOA

What is your source of information? _____

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

Yes No Unknown If YES, Explain: We are part of an HOA - fees about \$100 year

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: We have the original property documents

If YES, is survey available? Yes No Unknown

h. How is the property zoned? Residential

i. Heating System Age: 11.5 yrs Type: HE Forced Hot Air Fuel: Propane Tank Location: Buried west side

Owner of Tank: Bot-L-Gas Inc.

Annual Fuel Consumption: Unkown Price: _____ Gallons: _____

Date system was last serviced and by whom? Bot-L-Gas serviced, estimated 2022

Secondary Heat Systems: N/A

Comments: We were used to get yearly servicing on an oil burner, but were told it could be less frequently for forced hot air

j. Roof Age: 10 yrs Type of Roof Covering: Asphalt Shingle

Moisture or leakage: N/A

Comments: Roof installed June 2015

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NDA / NDA

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_____ / _____

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k. Foundation/Basement: Full Partial Other: _____ Type: Concrete
Moisture or leakage _____
Comments: No leakage encountered

l. Chimney(s) How Many? N/A Lined? _____ Last Cleaned: _____ Problems? _____
Comments: Chimney chase only. Does not contain a chimney

m. Plumbing Type: Copper - pvc Age: 1997
Comments: _____

n. Domestic Hot Water: Age: 10 Type: Propane Gallons: 40

o. Electrical System: # of Amps 200 Circuit Breakers Fuses
Comments: _____
Solar Panels: Leased Owned If leased, explain terms of agreement: _____
Comments: _____

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: Carpenter Bees front porch
Comments: Carpenter Bees were making bites in the porch roof. Called Pest control - small job to mitigate, have receipts. Repaired bite marks.

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: Central Age: 1997 Date Last Serviced and by whom: N/A
Comments: Has been working flawlessly for the past 10 years.

t. Pool: Age: _____ Heated: Yes No Type: _____ Last Date of Service: _____
By Whom: We had an above ground pool, but have since taken it down. The power connections and grounding still exist in case wanted

u. Generator: Portable: Yes No Whole House: Yes No Kw/Size: 6500 Last Date of Service: _____
If Portable: Included Negotiable
Comments: The house is wired for portable generator hookup on right side of house by garage. Works.

v. Internet: Type Currently Used at Property: Xfinity - currently on the > 1GB plan.

w. Other (e.g. Alarm System, Irrigation System, etc.) ADT alarm system including smoke detector.
Comments: _____

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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08/29/25 08/31/25

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10. ADDITIONAL INFORMATION

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

Yes No

b. ADDITIONAL COMMENTS:

We recently had the deck refreshed. The Trex deck posts have some play but are attached solidly to the posts below. We can provide the name of the installer for future needs.

The left side of the driveway by the garage has some asphalt filler applied before sealing since it wasn't level. I would have fixed with other better levelling filler if there was more time.

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).

William D Allison
SELLER
dotloop verified
08/29/25 10:23 AM EDT
ZRQB-UGWP-5EFH-IYUW
DATE

Michele M Allison
SELLER
dotloop verified
08/31/25 9:18 AM EDT
BMUY-4GAC-U6GN-MYAF
DATE

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.

BUYER
DATE

BUYER
DATE

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