SELLER(S) INITIALS

PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

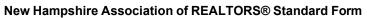
The following answers and explanations are true and complete to the best of SELLER'S knowledge. This statement has been prepared to assist prospective BUYERS in evaluating SELLER'S property. This disclosure is not a warranty of any kind by the SELLER, or any real estate FIRM representing the SELLER, 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:** Flora Jane Spriggs and Eric M Spriggs PROPERTY LOCATION: 3 Glen Ct, Amherst, NH 03031 CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED? Ves No SELLER: has ☐has not occupied the property for 6 years. **WATER SUPPLY** Please answer all questions regardless of type of water supply. a. TYPE OF SYSTEM: ✓ Public □Private □Seasonal □ Unknown Other ☐ Drilled □ Dug **b.** INSTALLATION: Location: Date of Installation: Installed By: What is the source of your information? **c.** USE: Number of persons currently using the system: 2 **✓** No MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems? **✓**N/A Pump: ☐ Yes ∏No **✓** No Quality: ☐ Yes **✓** No Unknown If YES to any question, please explain in Comments below or with attachment. WATER TEST: Have you had the water tested? ☐ Yes ☐ No 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: Tyes No. TYPE OF SYSTEM: 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 What steps were taken to remedy the problem? c. IF PRIVATE: ☐ Unknown ☐ Cesspool TANK: _____Septic Tank ☐ Holding Tank Tank Size 1500 Unknown Gal. Other Tank Type Concrete Unknown Other ☐Metal Location Unknown Date of Installation: Unknown Location: Front Yard Date of Last Servicing: 9/19/2023 Name of Company Servicing Tank: Souhegan Septic Tank Service Have you experienced any malfunctions? ☐ Yes ✓ No Comments:

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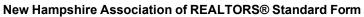
	PROPERTY LOCATION: 3 Glen Ct, Amherst, NH 03031							
	d.	IF YES, Location Date of installati Have you experi Comments: Main	on of leach field: Unl enced any malfuncti tained by HOA	known ions? <u> </u>	s <u>Z</u> No	Size:Installed By:	Unknown	Unknown
e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as 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							n	
7.	INS	ULATION	LOCATION Attic or Cap Crawl Space Exterior Walls Floors	<u>Yes</u> № □ □ □ □ □ □ □ □ □ □ □	Unknown Unknown Unknown Unknown		Amount Unknown	Unknown Unknown Unknown
8.	HA	ZARDOUS MATE	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	-	? ☐Yes ☑ In the roofing s Other	_NoUnknowi hingles?	n ☐Yes ☑N ☐Yes ☑N	
	C.	Has the property If YES: Date: Results:	been tested since	Yes ∏No	☑Unknown By: S? ☐Yes ☐]No		
	SELLER(S) INITIALS BUYER(S) INITIALS BUYER(S) INITIALS OR 2024 NEW HAMPSHIRE ASSOCIATION OF REALTORS, INC. ALL RIGHTS RESERVED. FOR USE BY NHAR REALTORS MEMBERS ONLY. ALL OTHER USE PROHIBITED 9.2024							



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P	PROPERTY LOCATION: 3 Glen Ct, Amherst, NH 03031				
d	I. 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:				
е	LEAD-BASED PAINT - Current or previously existing: Are you aware of lead-based paint on this property?				
	Comments:				
f.	Are you aware of any other hazardous materials?				
_	SENERAL INFORMATION				
а	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	b. Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees? ☐ Yes ☐ No ☐ Unknown If YES, Explain: Monthly Condo fee				
_	What is your source of information? Foxfire Property Management				
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:				
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.? TYES NO UNKNOWN If YES, Explain:				
f.	Is this property located in a Federally Designated Flood Hazard Zone? ☐Yes ☑No ☐_Unknown Comments:				
g	I. 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? _{Unknown}				
i.	Owner of Tank: Amerigas				
	Annual Fuel Consumption: Price: \$2.23 per gallon Gallons: 1500				
	Date system was last serviced and by whom? 1/7/2025 Sanford Temperature Control				
	Secondary Heat Systems:Comments:				
j.	Roof Age: 20 Type of Roof Covering: Shingles Moisture or leakage: No Comments:				
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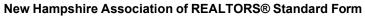




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	Foundation/Basement:					
	Chimney(s) How Many? 1 Lined? Unknown Last Cleaned: Unknown Problems? No Comments:					
	Plumbing Type: Unknown Age: Unknown Comments:					
n.	Domestic Hot Water: Age: 1 Month Type: Propane Gallons: 50					
	Electrical System: # of Amps Unknown Comments: Solar Panels: Leased Owned If leased, explain terms of agreement: Comments:					
	Modifications: Are you aware of any modifications or repairs made without the necessary permits? ☐Yes ☑No If Yes, please explain:					
	Pest Infestation: Are you aware of any past or present pest infestations? Yes No Type:					
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:					
	Air Conditioning: Type: Electric Age: Unknown Date Last Serviced and by whom: 8/7/2025 Sanford Temperature Comments:					
t.	Pool: Age: N/A Heated: Yes No Type: Last Date of Service: Last Date of Service:					
	Generator: Portable:YesNo Whole House:YesNo Kw/Size:Last Date of Service:Last Date of Service:L					
٧.	Internet: Type Currently Used at Property: Comcast					
w.	Other (e.g. Alarm System, Irrigation System, etc.) Irrigation system which is maintained by HOA Comments:					

<u>NO</u> NE 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: 3 Glen Ct, Amherst, NH 03031								
 10. ADDITIONAL INFORMATION a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION? ☐ Yes ☐ No b. ADDITIONAL COMMENTS: 									
	Toilet supply line leaked in basement. Replaced vanity/sink.	d all floor with luxury vinyl plank	and replaced the bathroom						
	variity/siiik.								
AC	KNOWLEDGEMENTS:								
AC	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.								
SEI	SELLER(S) MAY BE RESPONSIBLE AND LIABLE FOR ANY FAILURE TO PROVIDE <u>KNOWN</u> INFORMATION TO BUYER(S).								
Fle	ora Jane Spriggs dotloop verifie 09/02/25 5:03 7/15-3TD-C	BPM EDT Fric M Shrippy	dotloop verified 09/02/25 11:58 AM EDT 95G4-0EYH-8RGB-DCVY						
SEI	LER DATE	SELLER	DATE						
	TER ACKNOWLEDGES RECEIPT OF THIS PRO								
DIS	ECEDING INFORMATION WAS PROVIDED BY S CLOSURE STATEMENT IS NOT A REPRESENTAL	TION, WARRANTY OR GUARANTY A	AS TO THE CONDITION OF THE						
AN	DPERTY BY EITHER SELLER OR BROKER. BUYE D INVESTIGATIONS VIA LEGAL COUNSEL, HO	ME, STRUCTURAL OR OTHER PR	ROFESSIONAL AND QUALIFIED						
ADVISORS AND TO INDEPENDENTLY VERIFY INFORMATION DIRECTLY WITH THE TOWN OR MUNICIPALITY.									
BU	ZER DATE	BUYER	DATE						
SE	LLER(S) INITIALS	BUYER(S	S) INITIALS						