

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:** Scott D. Overbeck, Shelby A. Overbeck and Nancy L Holka

2. **PROPERTY LOCATION:** 16 Runaway Road, Newfields, NH 03856

3. **CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED?** Yes No

4. **SELLER:** has has not occupied the property for 8 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 _____

b. INSTALLATION: Location: Behind home, left of structure
Installed By: Unknown Date of Installation: 2001
What is the source of your information? Previous owner

c. USE: Number of persons currently using the system: 4
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 2017
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? Nitrogen Levels slightly high. Installed Reverse Osmosis systems
COMMENTS: New Kineticos Revers Osmosis systems and water softener installed in 2022

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? N/A

c. IF PRIVATE:
TANK: Septic Tank Holding Tank Cesspool Unknown
Tank Size 1,250 Gal. Unknown Other _____
Tank Type Concrete Metal Unknown Other _____
Location: Front of structure Location Unknown Date of Installation: 2001
Date of Last Servicing: 10/19/22 Name of Company Servicing Tank: Epping & Exeter Septic
Have you experienced any malfunctions? Yes No
Comments: Will be serviced prior to closing

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d. LEACH FIELD: Yes No Other _____
IF YES, Location: Front of structure Size: Unknown Unknown
Date of installation of leach field: 2001 Installed By: Epping Well
Have you experienced any malfunctions? Yes No
Comments: N/A

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: N/A
Comments: N/A

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 Batt	Unknown	<input type="checkbox"/>
	Crawl Space	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	N/A	N/A	<input type="checkbox"/>
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fiberglass Batt	Unknown	<input type="checkbox"/>
	Floors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fiberglass Batt	Unknown	<input type="checkbox"/>
	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<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? N/A
What materials are, or were, stored in the tank(s)? N/A
Age of tank(s): N/A Size of tank(s): N/A
Location: N/A
Are you aware of any past or present problems such as leakage, etc? Yes No
Comments: N/A
If tanks are no longer in use, have the tanks been removed? Yes No Unknown
Comments: N/A

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: N/A
Comments: N/A

c. **RADON/AIR - Current or previously existing:**
Has the property been tested? Yes No Unknown
If YES: Date: November 2017 By: GlobeSpec
Results: Positive If app Radon mitigation system installed in 2018
Has the property been tested since remedial steps? Yes No
Are test results available? Yes No
Comments: Was covered under Radon Service Policy provided when house was purchased

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d. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown

If YES: Date: N/A By: N/A

Results: N/A If applicable, what remedial steps were taken? N/A

Has the property been tested since remedial steps? Yes No

Are test results available? Yes No Comments: N/A

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: N/A

Are you aware of any cracking, peeling, or flaking lead-based paint? Yes No

Comments: N/A

f. Are you aware of any other hazardous materials? Yes No

If YES: Source of information: N/A

Comments: N/A

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: N/A

What is your source of information? N/A

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

Yes No Unknown If YES, Explain: N/A

What is your source of information? N/A

c. Are you aware of any onsite landfills or any other factors, such as soil, flooding, drainage, etc?

Yes No If YES, Explain: N/A

d. Are you aware of any problems with other buildings on the property? Yes No

If YES, Explain: N/A

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: N/A

f. Is this property located in a Federally Designated Flood Hazard Zone? Yes No Unknown

Comments: N/A

g. Has the property been surveyed? Yes No Unknown If YES, By: N/A

If YES, is survey available? Yes No Unknown

h. How is the property zoned? RA

i. Heating System Age: 6 yrs Type: Forced Hot Air Fuel: Oil Tank Location: Basement

Owner of Tank: Seller

Annual Fuel Consumption: Based on current market \$ Price: Current market Price Gallons: Approx. 1,120 per season

Date system was last serviced and by whom? 9/19/25 Strogen's Service Experts

Secondary Heat Systems: Mini Split

Comments: Mini Splits for 3rd floor rooms

j. Roof Age: 2 yrs Type of Roof Covering: Asphalt Shingles

Moisture or leakage: None

Comments: N/A

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k. Foundation/Basement: Full Partial Other: _____ Type: Concrete / Finished
Moisture or leakage None
Comments: Town approved ADU added in 2018

l. Chimney(s) How Many? 1 Lined? Yes Last Cleaned: 4/11/23 Problems? None
Comments: N/A

m. Plumbing Type: Copper / PVC Age: 2001
Comments: None

n. Domestic Hot Water: Age: 1 Yr Type: Tankless Gallons: N/A

o. Electrical System: # of Amps 200 Circuit Breakers Fuses
Comments: New additional panel installed in 2018 for ADU
Solar Panels: Leased Owned If leased, explain terms of agreement: N/A
Comments: N/A

p. Modifications: Are you aware of any modifications or repairs made without the necessary permits? Yes No
If Yes, please explain: N/A

q. Pest Infestation: Are you aware of any past or present pest infestations? Yes No Type: Flying squirrels / Bats
Comments: Sept 2025 - Wildlife remediation performed/completed; Basic quarterly pest services provided by JP Pest

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: N/A

s. Air Conditioning: Type: Central Air Age: 7 yrs Date Last Serviced and by whom: 7/15/25 Strogen's
Comments: Mini Split units on 3rd floor

t. Pool: Age: 19 yrs Heated: Yes No Type: Gunite in-ground Last Date of Service: 2025 season
By Whom: Techs Pool Service LLC

u. Generator: Portable: Yes No Whole House: Yes No Kw/Size: 10 Last Date of Service: 6/5/23
If Portable: Included Negotiable
Comments: Installed new in 2022

v. Internet: Type Currently Used at Property: Xfinity, Wireless Access Points installed professionally

w. Other (e.g. Alarm System, Irrigation System, etc.) Hunter Wireless Irrigation, Invisible Fence, Xfinity Alarm System, Ring Doorbell
Comments: N/A

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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10. ADDITIONAL INFORMATION

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

Yes No

b. ADDITIONAL COMMENTS:

Original pool heater stopped working in 2024 and was not replaced, as we found the pool remained comfortable without it.

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).

Scott D. Overbeck
dotloop verified
09/19/25 1:16 PM EDT
SWER-43AF-9FOS-PJOF
SELLER DATE

Shelby A. Overbeck
dotloop verified
09/19/25 1:11 PM EDT
IAJH-D2LY-TJD9-4IZW
SELLER DATE

Nancy L. Holka
dotloop verified
09/19/25 1:16 PM EDT
IARV-KYUF-HACF-9WFL
SELLER 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

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