

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:** Rachel Valley

2. **PROPERTY LOCATION:** 4 Brookside Drive #10, Exeter, NH 03833

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

4. **SELLER:** ☒ has ☐ has not occupied the property for 5.5 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: Unknown
 Installed By: Unknown Date of Installation: Unknown
 What is the source of your information? Seller

c. **USE:** Number of persons currently using the system: Shared water supply with Oaklands Condo Association
 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 N/A
 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: City water, contact the town to investigate water quality and or testing results

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? HOA is in process of designing & building a new system to replace existing pump system

c. **IF PRIVATE:**
 TANK: ☐ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Unknown
 Tank Size _____ Gal. ☐ Unknown ☐ Other _____
 Tank Type ☐ Concrete ☐ Metal ☐ Unknown ☐ Other _____
 Location: ☐ Location Unknown Date of Installation: _____
 Date of Last Servicing: _____ Name of Company Servicing Tank: _____
 Have you experienced any malfunctions? ☐ Yes ☐ No
 Comments: Norrisbrook and Oaklands Condo Association use private community shared sewage system that then flows to the public main line on Epping Road/Route 27. HOA is in process of designing & building a new system to replace existing sewage system.

SELLER(S) INITIALS  / _____

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d. LEACH FIELD: ☐ Yes ☒ No ☐ Other _____
 IF YES, Location: N/A Size: _____ ☐ Unknown
 Date of installation of leach field: N/A Installed By: N/A
 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. INSULATION	<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"/>			<input checked="" type="checkbox"/>
	Crawl Space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>N/A</u>	<u>N/A</u>	<input type="checkbox"/>
	Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
	Floors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<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 N/A ☐ Yes ☐ No ☐ Unknown
 If YES, Source of information: Seller
 Comments: None

c. RADON/AIR - Current or previously existing:
 Has the property been tested? ☐ Yes ☒ No ☐ Unknown
 If YES: Date: N/A By: N/A
 Results: N/A If app _____
 Has the property been tested since remedial steps? ☐ Yes ☐ No
 Are test results available? ☐ Yes ☐ No
 Comments: Seller has never tested

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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: Town water service - Check with town

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: Seller

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: Seller

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: Condo Bylaws & Declarations, See Property Deed

What is your source of information? Deed

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

☒ Yes ☐ No ☐ Unknown If YES, Explain: Monthly HOA Fee and any assessments approved by condo association

What is your source of information? Seller

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

☒ Yes ☐ No If YES, Explain: HOA is addressing drainage as part of the ongoing improvements project

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

If YES, Explain: 4 Brookside is the first building to have perimeter drains installed, other buildings part of the overall project as well.

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: _____

If YES, is survey available? ☐ Yes ☐ No ☒ Unknown

h. How is the property zoned? R-4 (Town tax card)

i. Heating System Age: 13 +/- **Type:** Forced Air **Fuel:** Gas **Tank Location:** _____

Owner of Tank: _____

Annual Fuel Consumption: Unknown Price: HOA Fee Covers Fuel Gallons: Unknown

Date system was last serviced and by whom? October 2025

Secondary Heat Systems: None

Comments: N/A

j. Roof Age: 2 years **Type of Roof Covering:** Shingle

Moisture or leakage: No

Comments: None

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k. Foundation/Basement: ☒ Full ☐ Partial ☐ Other: _____ ☐ Type: _____
 Moisture or leakage: Unknown

Comments: Contact the property manager for further information about the lower level

l. Chimney(s) How Many? None Lined? _____ Last Cleaned: _____ Problems? _____
 Comments: _____

m. Plumbing Type: Varies- Bathroom plumbing updated by current owner Age: Varies
 Comments: _____

n. Domestic Hot Water: Age: HOA Provided/Shared Type: Tank (In common area) Gallons: Unknown

o. Electrical System: # of Amps Unknown ☒ Circuit Breakers ☐ Fuses
 Comments: Original electrical panel
 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: _____

q. Pest Infestation: Are you aware of any past or present pest infestations? ☐ Yes ☒ No Type: _____
 Comments: _____

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 Air Age: 13 +/- Date Last Serviced and by whom: _____
 Comments: Powered By Electricity

t. Pool: Age: N/A Heated: ☐ Yes ☐ No Type: N/A Last Date of Service: _____
 By Whom: _____

u. Generator: Portable: ☐ Yes ☒ No Whole House: ☐ Yes ☒ No Kw/Size: _____ Last Date of Service: _____
 If Portable: ☐ Included ☐ Negotiable
 Comments: No Generator

v. Internet: Type Currently Used at Property: xfinity

w. Other (e.g. Alarm System, Irrigation System, etc.) None
 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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10. ADDITIONAL INFORMATION

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

☐ Yes ☐ No

b. ADDITIONAL COMMENTS:

1.) Ice maker is not hooked up in the freezer.

2.) Upgrades - By Current Owner

-2020- Removed popcorn ceiling throughout
-2020- Replaced light fixtures & ceiling fan
-2020- Installed closet organized, both bedrooms
-2020- New luxury vinyl flooring throughout
-2024 -New "Bath Fitter" tub surround, new plumbing fixtures
-2024- New bathroom tile flooring
-2024- New vanity, new backlit mirror & lighting
-2024- Fresh paint -Ceilings & Walls
-2025- New windows, both bedrooms (Slider door replaced by prior owner before 2020)

3.) Smart lights in bedroom & living room- Can be controlled by app.

4.) The abutting 3rd floor unit had a fire in 2024, Unit 10/Subject unit experienced smoke damage, NO water damage. Professionally mitigated by a fire restoration company. No further issues.

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).


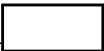
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