

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 RV /

BUYER(S) INITIALS /

PROPERTY DISCLOSURE - RESIDENTIAL ONLY
 New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

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

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"/>	N/A	N/A	<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 _____

SELLER(S) INITIALS  / 

BUYER(S) INITIALS  / 

PROPERTY DISCLOSURE - RESIDENTIAL ONLY
New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

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

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

SELLER(S) INITIALS

BUYER(S) INITIALS

PROPERTY DISCLOSURE - RESIDENTIAL ONLY
New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

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

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.

SELLER(S) INITIALS

RV

/

BUYER(S) INITIALS

/

PROPERTY DISCLOSURE - RESIDENTIAL ONLY
 New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

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

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).

Rachel Valley

dotloop verified
12/08/25 9:53 PM EST
A7BW-KJZP-CMBJ-GA9U

SELLER

DATE

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.

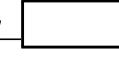
BUYER

DATE

BUYER

DATE

SELLER(S) INITIALS

 / 

BUYER(S) INITIALS

 / 