

**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:** Carl E. Walter, Trustee of The Carl E. Walter Revocable Trust

2. **PROPERTY LOCATION:** 3 Montrose Drive, Unit 3 Stratham, NH 03885

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

4. **SELLER:**  has  has not occupied the property for 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 Shared - by Montrose Codo Community

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: All of Montrose 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

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? Contact HOA to discuss water management

**COMMENTS:** Contact the Montrose Condo Association for water testing results, information about water management, etc. They test the water and can answer all water related questions

**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? Contact Condo Association for all septic related information and questions

**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: \_\_\_\_\_

**SELLER(S) INITIALS**

CEW  
8/24/2024

1  
8/24/2024

**BUYER(S) INITIALS**

1  
8/24/2024

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d. LEACH FIELD:  Yes  No  Other \_\_\_\_\_  
 IF YES, Location: Multiple Leach fields service Montrose \_\_\_\_\_ Size: \_\_\_\_\_  Unknown  
 Date of installation of leach field: Unknown \_\_\_\_\_ Installed By: Unknown \_\_\_\_\_  
 Have you experienced any malfunctions?  Yes  No \_\_\_\_\_  
 Comments: Contact Condo Association for all septic leach field questions and information.

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. <b>INSULATION</b>	<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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
	Crawl Space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<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 checked="" type="checkbox"/>			<input checked="" 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?

What materials are, or were, stored in the tank(s)? Propane \_\_\_\_\_

Age of tank(s): Unknown \_\_\_\_\_ Size of tank(s): Unknown \_\_\_\_\_

Location: Varies locations throughout Montrose \_\_\_\_\_

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: Seller \_\_\_\_\_

Comments: N/A \_\_\_\_\_

c. RADON/AIR - Current or previously existing:

Has the property been tested?  Yes  No  Unknown

If YES: Date: \_\_\_\_\_ By: \_\_\_\_\_

Results: \_\_\_\_\_ 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: \_\_\_\_\_

**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: Seller

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

If YES: Source of information: Seller

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: Condo Bylaws & Declarations

What is your source of information? Property 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 Condo Fees and special assessments if necessary, none at this time.

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: \_\_\_\_\_

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

If YES, Explain: Contact HOA- Building are regularly under improvements

**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: N/A

**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?** RA

**i. Heating System Age:** New **Type:** Forced Hot Air **Fuel:** Gas **Tank Location:** \_\_\_\_\_

Owner of Tank: Eastern Propane & Oil Provide Fuel For Condo Association- Not sure on who owns tank

Annual Fuel Consumption: \_\_\_\_\_ Price: \_\_\_\_\_ Gallons: \_\_\_\_\_

Date system was last serviced and by whom? PRO- HVAC, Installed a new furnace November 2025

Secondary Heat Systems: Electric baseboard heat in the basement & first floor den

Comments: \_\_\_\_\_

**j. Roof Age:** Unknown **Type of Roof Covering:** Shingle

Moisture or leakage: None

Comments: \_\_\_\_\_

**SELLER(S) INITIALS**

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12/15/25

**BUYER(S) INITIALS**

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k. Foundation/Basement:  Full  Partial  Other: \_\_\_\_\_  Type: Concrete  
 Moisture or leakage: None  
 Comments: N/A

l. Chimney(s) How Many? N/A Lined? \_\_\_\_\_ Last Cleaned: \_\_\_\_\_ Problems? \_\_\_\_\_  
 Comments: N/A

m. Plumbing Type: Copper & PVC - Age: Varies  
 Comments: Shower valve repaired, new faucet handle and shower head - November 2025

n. Domestic Hot Water: Age: 2020 Type: Electric Gallons: 50 gallon

o. Electrical System: # of Amps 100  Circuit Breakers  Fuses  
 Comments: N/A  
 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: Home Depot replaced french door- Unknown if permit was pulled

q. Pest Infestation: Are you aware of any past or present pest infestations?  Yes  No Type: \_\_\_\_\_  
 Comments: Have had mice in the past - Bait stations have been installed in the basement- Buyer to maintain

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: None Age: N/A Date Last Serviced and by whom: N/A  
 Comments: New furnace is A/C ready

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

u. Generator: Portable:  Yes  No Whole House:  Yes  No Kw/Size: \_\_\_\_\_ Last Date of Service: N/A  
 If Portable:  Included  Negotiable  
 Comments: \_\_\_\_\_

v. Internet: Type Currently Used at Property: Xfinity Comcast

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.) Seller replaced rear french doors to deck (2 to 3 years ago)  
 2.) New furnace November 2025  
 3.) New luxury vinyl flooring installed November 2025 (By Portsmouth Quality Flooring)  
 4.) New carpet installed November 2025 (By Portsmouth Quality Flooring)

Seller has never occupied, Seller makes no warranties or guarantees. Buyer is encouraged to do their own due diligence.

**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).**

*Carl E. Walter*

dotloop verified  
12/15/25 8:17 AM EST  
OYHS-A113-ZTQG-B59W

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.

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