

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:** Anna T. Brennan-Curry and Robert C. Curry

2. **PROPERTY LOCATION:** 777 Middle Road #8, Portsmouth, NH 03801

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

4. **SELLER:** has has not occupied the property for 9 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: N/A
Installed By: N/A Date of Installation: N/A
What is the source of your information? N/A

c. USE: Number of persons currently using the system: N/A
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? _____
COMMENTS: Portsmouth Public Water

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 Other _____
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

ABC / RC

BUYER(S) INITIALS

_____ / _____

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d. LEACH FIELD: [] Yes [X] No [] Other
IF YES, Location: Size: [] Unknown
Date of installation of leach field: Installed By:
Have you experienced any malfunctions? [] Yes [] No
Comments:

e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? [] Yes [X] No [] Unknown
IF YES, has a septic system evaluation been done within 180 days? [] Yes [] No [] Unknown
Date of Evaluation:
Comments:

FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU, 603-271-3501

Table with 7 columns: INSULATION, LOCATION, Yes, No, Unknown, If YES, Type, Amount, Unknown. Rows include Attic or Cap, Crawl Space, Exterior Walls, Floors.

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 [X] 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)?
Age of tank(s): Size of tank(s):
Location:
Are you aware of any past or present problems such as leakage, etc? [] Yes [] No
Comments:
If tanks are no longer in use, have the tanks been removed? [] Yes [] No [] Unknown
Comments:

b. ASBESTOS - Current or previously existing:
As insulation on the heating system pipes or ducts? [] Yes [X] No [] Unknown
In the siding? [] Yes [] No [X] Unknown In the roofing shingles? [] Yes [] No [X] Unknown
In flooring tiles? [] Yes [] No [X] Unknown Other [] Yes [] No [] Unknown
If YES, Source of information: Seller
Comments:

c. RADON/AIR - Current or previously existing:
Has the property been tested? [] Yes [X] No [] Unknown
If YES: Date: N/A 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:

SELLER(S) INITIALS [ABC] / [RC]
02/19/26 11:04 AM EST / 02/18/26 6:55 PM EST

BUYER(S) INITIALS [] / []

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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: _____
 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: _____
 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: _____
 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: See the property deed, declarations & bylaws
 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 fee- see Condo Rider (No active special assessments)
 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: _____
- 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?** GA- Per Tax Card
- i. Heating System** Age: Original Type: Electric Baseboard Fuel: Electric Tank Location: N/A
 Owner of Tank: N/A
 Annual Fuel Consumption: _____ Price: _____ Gallons: _____
 Date system was last serviced and by whom? N/A- Electric Basement
 Secondary Heat Systems: N/A
 Comments: Original Electric Heat
- j. Roof** Age: 13+/- Type of Roof Covering: Rubber
 Moisture or leakage: April 2024- Roof leak in front bedroom durring a storm.
 Comments: A tree branch punctured roof and it was repaired same day. Minor water damage on ceiling was repaired

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- k. Foundation/Basement [] Full [] Partial [x] Other: No Basement [x] Type: Slab
Moisture or leakage: None
Comments: None
l. Chimney(s) How Many? N/A Lined? N/A Last Cleaned: N/A Problems?
Comments: No Chimney
m. Plumbing Type: Copper/PVC Age: Original
Comments: None
n. Domestic Hot Water Age: 2 years Type: Electric Gallons: 40
o. Electrical System # of Amps 100 [x] Circuit Breakers [] Fuses
Comments: Separate Meter and panel for Hot Water Heater
Solar Panels: [] Leased [] Owned If leased, explain terms of agreement:
Comments: None
p. Modifications: Are you aware of any modifications or repairs made without the necessary permits? [] Yes [x] No
If Yes, please explain:
q. Pest Infestation: Are you aware of any past or present pest infestations? [] Yes [x] No Type:
Comments:
r. Methamphetamine Production Do you have knowledge of methamphetamine production ever occurring on the property?
(Per RSA 477:4-g) [] Yes [x] No If YES, please explain:
s. Air Conditioning Type: Wall Units Age: C Below Date Last Serviced and by whom:
Comments: Main floor unit replaced about 4 years ago. Second floor unit, age unknown
t. Pool Age: N/A Heated: [] Yes [] No Type: N/A Last Date of Service: N/A
By Whom: N/A
u. Generator Portable: [] Yes [x] No Whole House: [] Yes [x] No Kw/Size: Last Date of Service:
If Portable: [] Included [] Negotiable
Comments: N/A
v. Internet Type Currently Used at Property: Xfinity Available
w. Other (e.g. Alarm System, Irrigation System, etc.) None
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.

SELLER(S) INITIALS [abc] / [RC] BUYER(S) INITIALS [] / []

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10. ADDITIONAL INFORMATION

a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?
 Yes No

b. ADDITIONAL COMMENTS:

- 1.) Microwave, stove and dishwasher were replaced 5 years ago.
- 2.) Some of the vinyl windows have broken seals.
- 2.) Parking space #8 is dedicated for this unit, the second space is "first come first serve" in a space labeled "R."

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).

Anna Brennan-Curry dotloop verified
02/19/26 11:04 AM EST
4CEU-9UQW-F2PX-CRMT

SELLER DATE

Robert Curry dotloop verified
02/18/26 6:55 PM EST
PGJI-S8TS-NIDO-N413

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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[] / []