

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: Dieter P. Reuther and Karen K. Reuther, Trustees of the Korellis Reuther Revocable Trust-2021

2. PROPERTY LOCATION: 2075 Ocean Blvd., Rye, NH 03870

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

4. SELLER: [X] has [] has not occupied the property for 10 years.

5. WATER SUPPLY

Please answer all questions regardless of type of water supply.

a. TYPE OF SYSTEM: [X] Public [X] Private [] Seasonal [] Unknown
[] Drilled [] Dug [] Other Private well available as backup for yard watering.

b. INSTALLATION: Location: Front right side of home, connection in the basement.
Installed By: Aquarion Water Company Date of Installation: May 2016
What is the source of your information? We contracted Aquarion to connect us to their water supply system.

c. USE: Number of persons currently using the system: 2
Does system supply water for more than one household? [] Yes [X] No

d. MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?
Pump: [] Yes [X] No [] N/A Quantity: [] Yes [X] No
Quality: [] Yes [X] 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 [X] No Date of most recent test 2024 Report from Aquarion
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 [X] No
If YES, are test results available? [] Yes [] No
What steps were taken to remedy the problem?
COMMENTS: We tested the well when we moved in and decided, based on high amount of minerals, to get connected to Aquarion.

6. SEWAGE DISPOSAL SYSTEM

a. TYPE OF SYSTEM: Public: [] Yes [X] No Community/Shared: [] Yes [X] No
Private: [X] Yes [] No [] Unknown
Septic Design Available: [] Yes [X] 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?

c. IF PRIVATE:
TANK: [X] Septic Tank [] Holding Tank [] Cesspool [] Unknown
Tank Size 1000 est Gal. [] Unknown [] Other
Tank Type [X] Concrete [] Metal [] Unknown [] Other
Location: Behind house [] Location Unknown Date of Installation: 1978 est
Date of Last Servicing: 07/2024 (Pumped) Name of Company Servicing Tank: GREG'S Septic Service
Have you experienced any malfunctions? [] Yes [X] No
Comments: 2020 comment from Greg's: Your tank looked normal, liquid was at working level. The tank was last pumped in July 2024.

SELLER(S) INITIALS [KR] / [DR] BUYER(S) INITIALS [] / []

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d. LEACH FIELD: [X] Yes [] No [] Other
IF YES, Location: Rear Yard Size: See plan [X] Unknown
Date of installation of leach field: 1978 Approx Installed By: Unknown
Have you experienced any malfunctions? [] Yes [X] No
Comments: Layout plan available

e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? [X] Yes [] No [] Unknown
IF YES, has a septic system evaluation been done within 180 days? [] Yes [X] 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 [X] No [] 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: A recent asbestos test in some walls was negative, new heating pipe insulation.
Comments:

c. RADON/AIR - Current or previously existing:
Has the property been tested? [X] Yes [] No [] Unknown
If YES: Date: 1/4/2016 By: nelsonanalytical.com
Results: 1.5 pCi/l - 1.7 pCi/l If app
Has the property been tested since remedial steps? [] Yes [] No
Are test results available? [] Yes [] No
Comments:

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BUYER(S) INITIALS [] / []

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d. RADON/WATER - Current or previously existing:

Has the property been tested? [] Yes [] No [x] 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 [x] 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 [x] 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 [x] No [] Unknown If YES, Explain: See Property Deed

What is your source of information? See Property Deed

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

[] Yes [x] No [] Unknown If YES, Explain: _____

What is your source of information? _____

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

[] Yes [x] No If YES, Explain: _____

d. Are you aware of any problems with other buildings on the property? [] Yes [x] 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 [x] NO [] UNKNOWN If YES, Explain: _____

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

Comments: See flood certificate- Structure is not in a flood zone (Small portion of the land is in zone AE).

g. Has the property been surveyed? [x] Yes [] No [] Unknown If YES, By: AMBIT ENGINEERING, INC. for GARAGE

If YES, is survey available? [x] Yes [] No [] Unknown

h. How is the property zoned? SRE

i. Heating System Age: 2026 -New Type: Hot Water Fuel: Oil Tank Location: Basement

Owner of Tank: Homeowner

Annual Fuel Consumption: 12/2024-1/2026 Price: \$2181 Gallons: 874

Date system was last serviced and by whom? Installed 01/2026 by Pettigrew Plumbing

Secondary Heat Systems: Mitsubishi mini split System with 3 Zone heads - Installed 2023 - (System large enough to install a 4th zone head)

Comments: _____

j. Roof Age: Multiple Type of Roof Covering: Asphalt shingles, front roof replaced 10/2018

Moisture or leakage: None

Comments: Roof pressure washed by Hartmann Pressure Washing 05/2025

SELLER(S) INITIALS

Handwritten initials KR and DR in boxes

BUYER(S) INITIALS

Empty boxes for buyer initials

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k. Foundation/Basement: Full Partial Other: _____ Type: Concrete
Moisture or leakage Some minor seepage under heavy rains
Comments: Partial crawl space at rear addition, full basement under main home.

l. Chimney(s) How Many? 1 Lined? Furnace yes Last Cleaned: Fireplace 03/2026 Problems? Not aware
Comments: 2 flues- One for fireplace, one for heating system. New stainless steel liner for heating system flue in 2026.

m. Plumbing Type: Copper pipes Age: Varies
Comments: _____

n. Domestic Hot Water: Age: 2015 Type: Electric Gallons: 50 Gallons

o. Electrical System: # of Amps 200 AMP Circuit Breakers Fuses
Comments: _____
Solar Panels: Leased Owned If leased, explain terms of agreement: _____
Comments: _____

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: Racoons
Comments: Removed and treated in 2017. Preventive mice treatment

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: Mini Split Mitsubishi Age: < 3 Years Date Last Serviced and by whom: Installed 07/2023 by Palmer
Comments: Mitsubishi mini split System with 3 Zone heads - Installed 2023 - (System large enough to install a 4th zone head)

t. Pool: Age: _____ Heated: Yes No Type: _____ 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: _____

v. Internet: Type Currently Used at Property: Comcast/Xfinity 1GB

w. Other (e.g. Alarm System, Irrigation System, etc.) Nest OutDoor Cams, Nest DoorBell
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.) Wine cooler is non-functional.
- 2.) Winter 2025/26 - Frozen pipe at second floor bathroom at the front of the house caused by boiler failure. Boiler replaced with new Buderus Boiler. Plumbing and water damage professionally repaired and both bathrooms at the front of the house renovated.
- 3.) See extensive improvements list.
- 4.) Property is taxed by Town of Rye as a 3 bedroom, per the Tax Card. There are 4 bedrooms.

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).

Karen Reuther dotloop verified
04/15/26 10:34 AM EDT
07FO-6PP7-CCXX-CQ11

SELLER _____ DATE _____

Dieter Reuther dotloop verified
04/15/26 10:36 AM EDT
TOCV-0RC1-RZTK-EEUJ

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 _____

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