

# 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:** Ashley Jean Preece and Michael James Preece

2. **PROPERTY LOCATION:** 35 Winterberry Lane, 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 3.5 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: \_\_\_\_\_  
Installed By: \_\_\_\_\_ Date of Installation: \_\_\_\_\_  
What is the source of your information? \_\_\_\_\_

c. USE: Number of persons currently using the system: \_\_\_\_\_  
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: Acquarion Water Company provide water service.

### 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? \_\_\_\_\_

c. IF PRIVATE:  
TANK:  Septic Tank  Holding Tank  Cesspool  Unknown  Other  
Tank Size 1250 Gal.  Unknown  Other  
Tank Type  Concrete  Metal  Unknown  Other  
Location: Backyard  Location Unknown. Date of Installation: Dec 2015  
Date of Last Servicing: 4-1-2026 Name of Company Servicing Tank: Septic Surgeons  
Have you experienced any malfunctions?  Yes  No  
COMMENTS: \_\_\_\_\_

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d. LEACH FIELD: [X] Yes [ ] No [ ] Other
IF YES, Location: Backyard, directly behind the septic tank. Size: 6x35 rows of 12" pipes [ ] Unknown
Date of installation of leach field: Dec 2015 Installed By: Select Excavation and Landscaping.
Have you experienced any malfunctions? [ ] Yes [X] 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? [X] Yes [ ] No [ ] Unknown
IF YES: Are tanks currently in use? [X] 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): 6 years Size of tank(s): 500 gallons
Location:
Are you aware of any past or present problems such as leakage, etc? [ ] Yes [X] 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 [X] No [ ] Unknown
In flooring tiles? [ ] Yes [X] No [ ] Unknown Other [ ] Yes [X] No [ ] Unknown
If YES, Source of information:
Comments:

c. RADON/AIR - Current or previously existing:
Has the property been tested? [X] Yes [ ] No [ ] Unknown
If YES: Date: Nov 2022 By:
Results: Within EPA limits per VA If applicable, what remedial steps were taken?
Has the property been tested since remedial steps? [ ] Yes [ ] No
Are test results available? [X] Yes [ ] No
Comments: Unable to locate our results but attached results of previous owner. (Feb 2022)

SELLER(S) INITIALS [Signature] [Signature]
04/13/26 4:41 PM EDT 04/07/26 4:40 PM EDT

BUYER(S) INITIALS [ ] [ ]

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**PROPERTY LOCATION:** 35 Winterberry Lane, Stratham, NH 03885

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

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: Covenants and Fire Cistern Easement (see 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: WWHA exists for former well water mgt, but fees are no longer applicable

What is your source of information? WWHA by-laws

**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: Jones & Beach (for septic replacement by previous owner)

If YES, is survey available?  Yes  No  Unknown

**h. How is the property zoned? Residential**

**i. Heating System** Age: 6 years Type: Forced hot water Fuel: Propane Tank Location: Buried in yard

Owner of Tank: Hafners Oil Company

Annual Fuel Consumption: Propane Price: \$3,700 Gallons: 1200

Date system was last serviced and by whom? Oct 2024 by Moulton Mechanical

Secondary Heat Systems: None

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

**j. Roof** Age: 6 years Type of Roof Covering: Asphalt Shingle

Moisture or leakage: None

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

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**k. Foundation/Basement**  Full  Partial  Other: \_\_\_\_\_  Type: \_\_\_\_\_

Moisture or leakage: None

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

**l. Chimney(s)** How Many? 2 Lined? No Last Cleaned: 3 years Problems? None

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

**m. Plumbing** Type: PVC and Copper Age: Original

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

**n. Domestic Hot Water** Age: 8 Years Type: Water Heater Gallons: 80

**o. Electrical System** # of Amps 200  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: \_\_\_\_\_

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: None Age: \_\_\_\_\_ Date Last Serviced and by whom: \_\_\_\_\_

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

**t. Pool** Age: None Heated:  Yes  No Type: \_\_\_\_\_ Last Date of Service: \_\_\_\_\_

By Whom: \_\_\_\_\_

**u. Generator** Portable:  Yes  No Whole House:  Yes  No Kw/Size: 10 Last Date of Service: 4/7/2026

If Portable:  Included  Negotiable

Comments: Receipt of service available.

**v. Internet** Type Currently Used at Property: Comcast - 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:

New hard wood floors downstairs and upstairs to include stairs (1 yrs).  
New carpet in bedrooms (1 yrs).  
Updated interior trim work (6 mos.) New front and rear door (1yr).  
All new kitchen appliances that include dishwasher, refrigerator, range, and microwave (2 yrs)  
New washer and dryer (3 yrs)  
The Wiggin Way Homeowners Association switched from a community well to Aquarion in 2022 and WWHA no longer collects fees.

### 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).

*Ashley Jean Preece*  
dotloop verified  
04/13/26 4:41 PM EDT  
BP00-KACB-IUZM-EIJY  
SELLER DATE

*Michael James Preece*  
dotloop verified  
04/07/26 4:40 PM EDT  
HIF5-UBKE-SRXU-U35X  
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

*ASP* / *MJP*  
04/13/26 4:41 PM EDT dotloop verified / 04/07/26 4:40 PM EDT dotloop verified

BUYER(S) INITIALS

[ ] / [ ]



**Report & Sample Dates**

DATE RECEIVED: 2/8/2022  
REPORT DATE: 2/16/2022

**Laboratory Certification Info**

NRPP ID#: 101132 AL  
STATE ID#: 557411  
ELAP ID#: 11430 NY

**RADON TEST REPORT**

Cathleen Scerbo  
35 Winterberry Ln  
Stratham, NH 03885 USA

**YOUR RADON TEST RESULTS:**

RADON LEVEL: **2.3 pCi/L**  
TEST KIT SERIAL #: **AA185117**  
LAB ID: 2457749

TEST ADDRESS: 35 Winterberry Ln  
Stratham, NH 03885 USA

TEST FLOOR: Basement  
TEST LOCATION: Basement  
CLOSED HOUSE: Yes

TEST TYPE: Activated Charcoal  
SAMPLE TYPE: Short Term  
TEST METHOD: EPA-402-R-92-004

TEST START: 03:00 PM 01/30/2022  
TEST END: 11:50 AM 02/03/2022  
EXPOSURE: 92.83 Hours

**RADON HEALTH RISK INFORMATION:**

Radon is the second leading cause of lung cancer, after smoking. The more elevated a home's radon level, the greater the health risk to you and your family. Smokers and former smokers are at especially high risk.

Radon concentration is measured in picocuries per liter of air (pCi/L). The US Environmental Protection Agency and the Surgeon General strongly recommend taking further action when the home's radon test results are 4 pCi/L or greater. Even homes with very high levels can be reduced below 4 pCi/L. The EPA recommends that you use a NRPP or state-approved contractor to correct radon problems. Radon levels less than 4 pCi/L still pose some risk and in many cases may be reduced. If the radon level in your home is between 2 pCi/L and 4 pCi/L, The US Environmental Protection Agency and the Surgeon General recommend that you consider correcting the problem in your home.

QA/QC - Short Term Radon Tests have an estimated margin of error of ±5% when used according to directions.

DISCLAIMER: Test results are only indicative of the sample as received by the lab. Incorrect information or improper sampling procedures will affect results. Alpha Energy Labs did not provide sampling services unless otherwise indicated. The person(s) performing sampling are responsible for sampling QA, which may include duplicate, blank, and/or spiked detectors. This measurement is not necessarily predictive or supportive of measurements conducted at different times or locations. Alpha Energy Labs is not responsible for the consequences of any action you do or do not take based on the test results. One sampler can test up to 2,000 ft<sup>2</sup>.

Measurement Specialist / Laboratory Director  Date 2/16/2022

**IF YOU HAVE QUESTIONS ABOUT WHAT YOUR RESULTS MEAN:**

EPA National Hotline: (800) 557-2366, [epa.gov/radon](http://epa.gov/radon), or, call your State Radon Contact: (617) 918-1285

**IF YOU HAVE QUESTIONS ABOUT HOW TO FIX A RADON PROBLEM:**

Radon Fix-it Hotline: (800) 644-6999, [epa.gov/radon](http://epa.gov/radon), or, call your State Radon Contact: (617) 918-1285

# WHAT DO MY TEST RESULTS MEAN?

- If your test result is **below 2 pCi/L** you do not need to take further action at this time. The EPA recommends you retest every few years, and whenever you renovate the home.
- If your test result is **between 2 pCi/L and 4 pCi/L** you should consider taking further action. If this is your first test, consider testing again to confirm your initial reading. The EPA recommends that you consider fixing your home if the average of multiples tests is above 2 pCi/L. If you do not fix the home, test every 2 years to confirm your radon levels are not rising.
- If your radon level is **4 pCi/L or greater** you should take further action. If this is your first test, The EPA recommends you conduct another test to confirm your initial reading. If you have tested multiple times and the average of those tests is above 4 pCi/L, you should fix your home.

## HOW DANGEROUS IS MY RADON LEVEL?

### RADON RISK IF YOU SMOKE

Radon Level	If 1,000 people were exposed to this level over a lifetime	The risk of radon induced lung cancer compares to	What To Do Next?
100 pCi/L	About 770 people could get lung cancer	110 times the risk of dying in a car crash	Fix your home
40 pCi/L	About 380 people could get lung cancer	95 times the risk of dying from poison	Fix your home
20 pCi/L	About 260 people could get lung cancer	250 times the risk of drowning	Fix your home
10 pCi/L	About 150 people could get lung cancer	200 times the risk of dying in a fire	Fix your home
4 pCi/L	About 62 people could get lung cancer	5 times the risk of dying in a car crash	Fix your home
2 pCi/L	About 32 people could get lung cancer	6 times the risk of dying from poison	Consider fixing between 2 & 4 pCi/L
1.3 pCi/L	About 20 people could get lung cancer	(Average indoor radon level)	(Reducing below 1 pCi/L is difficult)
0.4 pCi/L	About 3 people could get lung cancer	(Average outdoor radon level)	(Reducing below 1 pCi/L is difficult)

Note: If you are a former smoker your risk may be lower  
 Estimates are lifetime risk of lung cancer deaths from EPA Assessment of Risks from Radon in Homes (EPA 402-R-03-003)

### RADON RISK IF YOU HAVE NEVER SMOKED

Radon Level	If 1,000 people were exposed to this level over a lifetime	The risk of radon induced lung cancer compares to	What To Do Next?
100 pCi/L	About 440 people could get lung cancer	63 times the risk of dying in a car crash	Fix your home
40 pCi/L	About 120 people could get lung cancer	30 times the risk of dying from poison	Fix your home
20 pCi/L	About 36 people could get lung cancer	35 times the risk of drowning	Fix your home
10 pCi/L	About 18 people could get lung cancer	20 times the risk of dying in a fire	Fix your home
4 pCi/L	About 7 people could get lung cancer	The risk of dying in a car crash	Fix your home
2 pCi/L	About 4 people could get lung cancer	The risk of dying from poison	Consider fixing between 2 & 4 pCi/L
1.3 pCi/L	About 2 people could get lung cancer	(Average indoor radon level)	(Reducing below 1 pCi/L is difficult)
0.4 pCi/L		(Average outdoor radon level)	(Reducing below 1 pCi/L is difficult)

Note: If you are a former smoker your risk may be higher  
 Estimates are lifetime risk of lung cancer deaths from EPA Assessment of Risks from Radon in Homes (EPA 402-R-03-003)

# WHAT DO I DO NEXT?

Type of Test	# of Times Tested	Test Result	What do I do next?	What test do I use? (If retesting)
Short Term (2-4 days)	1	<2 pCi/L	Retest every 2-3 years	Short Term
	1	2-4 pCi/L	Consider Retesting Now	Long Term or Short Term
	1	4-8 pCi/L	Retest Now	Long Term or Short Term
	1	>8 pCi/L	Retest Now	Short Term
Short Term (2-4 days)	2 or More	<2 pCi/L	Test every 2-3 years	Short Term
		2-4 pCi/L	Consider Fixing the Home	
		>4 pCi/L	Fix the Home	
Long Term (90-365 days)	1 or More	<2 pCi/L	Test every 2-3 years	Short Term
		2-4 pCi/L	Consider Fixing the Home	
		>4 pCi/L	Fix the Home	

## HOW CAN I FIX A RADON PROBLEM?

If your radon level is at or above 4 pCi/L, you should fix your home. If your radon level is between 2 pCi/L and 4 pCi/L, you may wish to fix your home. For most homes, radon levels can be lowered to 2 pCi/L or lower.

We recommend only hiring contractors who are certified and trained in radon mitigation. To find a certified contractor you can:

- Call your State Radon Contact at **(617) 918-1285** or go to [aelabs.com/states](http://aelabs.com/states)
- Go to [aelabs.com/mitigation](http://aelabs.com/mitigation) for a list of NRPP certified contractors

Thank you for using our product. If you have future radon or mold testing needs, below is a coupon to purchase at discounted prices. You can fill out the coupon and return it to us, or order online using the coupon code: RADON

Mail in form or order online: [DrHomeAir.com/Buy](http://DrHomeAir.com/Buy)  
 Checkout coupon code: RADON



**ALPHA ENERGY LABORATORIES**

2501 Mayes Rd. Suite #100  
 Carrollton, TX 75006  
 radon@alphaenergylabs.com  
 Fax: (972) 242-8860

Product	Qty.	Price	Subtotal
<b>Economy Short Term Kit</b> (2 - 4 Days, Kit Only)		<b>\$14.36</b>	
<b>EZ Ship Short Term Kit</b> (Kit + FedEx Smart Post Return Label)		<b>\$18.89</b>	
<b>Express Short Term Kit</b> (Kit + FedEx 2Day Return Label + Rush Analysis)		<b>\$32.36</b>	
<b>Express Twin Pack</b> (2 Short Term Kits + FedEx 2Day Return Label + Rush Analysis)		<b>\$41.36</b>	
<b>Economy Long Term Kit</b> (90-365 days, Kit Only)		<b>\$27.86</b>	
<b>Economy Radon in Water Kit</b> (Send us a sample of your water, Kit Only)		<b>\$27.86</b>	
<b>Mold Detection Kit</b> (Up to 8 samples, \$10 analysis fee per sample)		<b>\$8.96</b>	

Name \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ ZIP Code \_\_\_\_\_

Phone \_\_\_\_\_

Email \_\_\_\_\_

Credit Card or Check No. \_\_\_\_\_ Exp. Date \_\_\_\_\_

Signature \_\_\_\_\_ Coupon Expires 5/17/2022

Orders subject to shipping policy and privacy policy, see [drha.co/terms](http://drha.co/terms)  
 Checks can be made to Alpha Energy Labs  
 Shipping: FREE  
 Total: \_\_\_\_\_