

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.

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: James D Lockett and Alison B Lockett+

2. PROPERTY LOCATION: 55 The Flume, Amherst, NH 03031

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

4. SELLER: [x] has [] has not occupied the property for 19 years.

5. WATER SUPPLY

Please answer all questions regardless of type of water supply.

a. TYPE OF SYSTEM: [] Public [x] Private [] Seasonal [] Unknown
[x] Drilled [] Dug [] Other

b. INSTALLATION: Location: Backyard
Installed By: Paul Thiem Artesian Well Co Date of Installation: May 1998
What is the source of your information? Previous owner disclosure

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: [x] Yes [] 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 2007
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: Well pump, piping and wiring was all replaced in 2009 following a lightening strike.
Well holding tank was replaced in 2014 with a large capacity unit. A power protection unit was added in 2014. The sediment filter and old water softener replaced in 2025. The radon water system was decommissioned in '07 (low levels).

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 [x] No
What steps were taken to remedy the problem?

c. IF PRIVATE:
TANK: [x] Septic Tank [] Holding Tank [] Cesspool [] Unknown [] Other
Tank Size 1500 Gal. [] Unknown [] Other
Tank Type [x] Concrete [] Metal [] Unknown [] Other
Location: Front yard [] Location Unknown. Date of Installation: 1998
Date of Last Servicing: March 26 Name of Company Servicing Tank: Windriver
Have you experienced any malfunctions? [] Yes [x] No
COMMENTS:

SELLER(S) INITIALS [Signature] / [Signature]

BUYER(S) INITIALS [] / []

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d. LEACH FIELD: Yes No Other _____
IF YES, Location: Front yard Size: _____ Unknown
Date of installation of leach field: 1998 Installed By: Unknown
Have you experienced any malfunctions? Yes No
Comments: _____

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: _____
Comments: _____

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

7. INSULATION	LOCATION	Yes	No	Unknown	If YES, Type	Amount	Unknown
	Attic or Cap	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fiberglass+blowin		<input checked="" type="checkbox"/>
	Crawl Space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fiberglass	Believe R19	<input type="checkbox"/>
	Floors	<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)? _____
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 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: _____
Comments: _____

c. RADON/AIR - Current or previously existing:
Has the property been tested? Yes No Unknown
If YES: Date: June 2005 By: Housemasters
Results: Below EPA & State levels If applicable, what remedial steps were taken? _____
Has the property been tested since remedial steps? Yes No
Are test results available? Yes No
Comments: House has a radon mitigation system that is fully operational since we have owned it. No issues ever.

SELLER(S) INITIALS  / 
04/16/26 7:00 PM EDT / 04/16/26 7:09 PM EDT

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d. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown
If YES: Date: 2006 By: New England Radon Ltd
Results: Below EPA and State levels If applicable, what remedial steps were taken? None required
Has the property been tested since remedial steps? Yes No
Are test results available? Yes No Comments: Installed system was decommissioned due to low levels

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: Drainage easement close to the road as shown on plot plan
What is your source of information? Plot plan

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

Yes No Unknown If YES, Explain: Yes, HOA to maintain common spaces (median grass/trees). \$375
What is your source of information? HOA yearly bill

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: Meridian Services in 1998 for the plot plan. Plot plan is available.
If YES, is survey available? Yes No Unknown

h. How is the property zoned? Residential

i. Heating System Age: 3 Type: Forced air Fuel: Pellet Tank Location: Basement

Owner of Tank: Homeowner
Annual Fuel Consumption: ~6.5 tons of pellets Price: _____ Gallons: Equivalent to ~1350gal of oil
Date system was last serviced and by whom? Ted Fountain 2024
Secondary Heat Systems: _____
Comments: Heating, hot water, and AC all new in late ?22. See comments section at end of document for more details.

j. Roof Age: 6 Type of Roof Covering: Asphalt shingles

Moisture or leakage: No
Comments: _____

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k. Foundation/Basement Full Partial Other: _____ Type: Poured concrete

Moisture or leakage: None

Comments: _____

l. Chimney(s) How Many? 1 Lined? Yes Last Cleaned: 2015 Problems? No

Comments: _____

m. Plumbing Type: Copper and PVC Age: 28 years

Comments: _____

n. Domestic Hot Water Age: 3 Type: Pellet Gallons: 50

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: Mouse in attic

Comments: Issue when we first moved in. Use Tomcat mint oil packets and mint spray every fall to repel mice successfully.

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: Whole house air Age: 3 Date Last Serviced and by whom: 3, Home Air Plus

Comments: _____

t. Pool Age: _____ Heated: Yes No Type: _____ Last Date of Service: _____

By Whom: _____

u. Generator Portable: Yes No Whole House: Yes No Kw/Size: 6500 Last Date of Service: 2025 self serv

If Portable: Included Negotiable

Comments: Transfer switch in basement, generator connection and cable in the garage (long enough to connect outside)

v. Internet Type Currently Used at Property: Xfinity

w. Other (e.g. Alarm System, Irrigation System, etc.) hardwired smoke/co2, monitored security/fire, irrigation never used

Comments: Hardwired detectors replaced 2026, Simply Safe system installed 2025, irrigation never used

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:

Kitchen remodeled in 2020 with all new appliances, countertops, reconfigured layout, additional cabinets, etc.
All garage doors replaced with architectural insulated clopay doors and hardware in 2020.
Full HVAC system replacement in late 2022.
Carriage house built in 2022/23.
Hardwood floor in family room installed 2026.
Upstairs carpet installed 2026.
Jack and Jill bath new 2026.
3/4 bath new 2022.
More detail on HVAC and hot water system (late 2022): the old oil system was replaced with a high efficiency wood pellet furnace (boiler) that serves an air handler/heat exchanger for forced hot air heating (common system arrangement) as well as a domestic hot water tank. This system has a 4.7 ton pellet storage hopper in the basement that automatically feeds pellets to the furnace. It functions without homeowner intervention much the same way as an oil or gas furnace does but with the advantage of larger energy storage (1 ton of pellets is equivalent to about 200 gallons of oil). Pellets are delivered in bulk and automatically loaded into the hopper from the delivery truck via a hose connection by the garage (just like an oil delivery). The AC is also new.

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).

James D Lockett
SELLER
dotloop verified
04/16/26 7:00 PM EDT
LIAJ-GD4T-CKP2-II8S
DATE

Alison B Lockett
SELLER
dotloop verified
04/16/26 7:09 PM EDT
SX7E-M7AL-5BQD-GITR
DATE

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BUYER
DATE

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