

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:** Susan W. Haskell and Craig T. Haskell

2. **PROPERTY LOCATION:** 55 Ross Road, Durham, NH 03824

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

4. **SELLER:** has has not occupied the property for 13 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 Community

b. INSTALLATION: Location: Community Pump House

Installed By: Unkown

Date of Installation: Unkown

What is the source of your information? Seller

c. USE: Number of persons currently using the system: ~50 households

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 Tested Regularly

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? Aqua Specialist manage the water treatment for HOA.

COMMENTS: Community Well is managed by the HOA and Aqua Specialist, Chris Kofer

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 1500 Gal. Unknown Other _____
Tank Type Concrete Metal Unknown Other _____
Location: Northside of home Location Unknown. Date of Installation: 2005

Date of Last Servicing: 12/25 Name of Company Servicing Tank: Epping & Exeter Septic

Have you experienced any malfunctions? Yes No

COMMENTS: _____

SELLER(S) INITIALS

SWH / CTH

BUYER(S) INITIALS

_____ / _____

PROPERTY DISCLOSURE - RESIDENTIAL ONLY
New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 55 Ross Road, Durham, NH 03824

d. LEACH FIELD: [X] Yes [] No [] Other
IF YES, Location: North side of home Size: 576 sq ft; 600 Gpd; 4 bedroom [] Unknown
Date of installation of leach field: 2005 Installed By: Unknown
Have you experienced any malfunctions? [] Yes [X] No
Comments: Chamber replaced in 2013 by prior owner. Functions properly.

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 [X] 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 [X] No [] Unknown
In the siding? [] Yes [X] No [] Unknown In the roofing shingles? [] Yes [] No [] Unknown
In flooring tiles? [] Yes [X] No [] Unknown Other [] Yes [] 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: 2013 By: home Inspector
Results: Within EPA Guidelines If applicable, what remedial steps were taken? N/A
Has the property been tested since remedial steps? [] Yes [] No
Are test results available? [] Yes [X] No
Comments: Seller not able to locate the test results

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

BUYER(S) INITIALS [] / []

PROPERTY DISCLOSURE - RESIDENTIAL ONLY
New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 55 Ross Road, Durham, NH 03824

d. RADON/WATER - Current or previously existing:

Has the property been tested? [X] Yes [] No [] Unknown
If YES: Date: 2013 By: home Inspector
Results: Within EPA Guidelines If applicable, what remedial steps were taken? N/A
Has the property been tested since remedial steps? [] Yes [] No
Are test results available? [] Yes [X] No Comments: Seller not able not able to locate test results

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: Seller
Are you aware of any cracking, peeling, or flaking lead-based paint? [] Yes [X] No
Comments:

f. Are you aware of any other hazardous materials? [] Yes [X] No

If YES: Source of information: Seller
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?

[X] Yes [] No [] Unknown If YES, Explain: SFHA HOA Covenants & Easements
What is your source of information? Deed

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

[X] Yes [] No [] Unknown If YES, Explain: SFHA HOA annual dues \$700 Annually for water, common area maint.
What is your source of information? Seller - See HOA Rider

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:

g. Has the property been surveyed?

[] Yes [] No [X] Unknown If YES, By:
If YES, is survey available? [] Yes [] No [] Unknown

h. How is the property zoned? Residential

i. Heating System Age: 21 Type: Forced air Fuel: Oil Tank Location: Basement

Owner of Tank: Homeowner
Annual Fuel Consumption: 933.8 gallons +/- Price: \$3.299 Gallons: 933.8 Gallons +/-
Date system was last serviced and by whom? 2024 Dead River Co.
Secondary Heat Systems: Fireplace-wood
Comments:

j. Roof Age: 21 Type of Roof Covering: Asphalt

Moisture or leakage: No
Comments:

SELLER(S) INITIALS

Handwritten initials SWH and CTH with dates 04/27/26

BUYER(S) INITIALS

Empty boxes for buyer initials

PROPERTY DISCLOSURE - RESIDENTIAL ONLY
New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 55 Ross Road, Durham, NH 03824

k. Foundation/Basement [X] Full [] Partial [] Other: Type: Concrete
Moisture or leakage: No
Comments:

l. Chimney(s) How Many? 1 Lined? Yes Last Cleaned: 12/25 Problems? None
Comments: 2 Flues

m. Plumbing Type: Copper & PVC Age: Original
Comments:

n. Domestic Hot Water Age: 21 (Off Boiler) Type: Tankless Off Boiler Gallons: N/A

o. Electrical System # of Amps 200 [X] Circuit Breakers [] Fuses
Comments:
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 [X] No
If Yes, please explain:

q. Pest Infestation: Are you aware of any past or present pest infestations? [] Yes [X] No Type:
Comments: EcoTech sprays annually, preventative for insects

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: HVAC Age: 21 & 4 Date Last Serviced and by whom: Key HVAC / Dead River 2024
Comments: Boiler/21 years, 2 zone system. One of the A/C Condensors & air handler in attic replaced 4 years ago.

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: High Speed Cable - 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.

SELLER(S) INITIALS [Signature] [Signature]
04/27/26 04/27/26
dotloop verified dotloop verified

BUYER(S) INITIALS [] []

PROPERTY DISCLOSURE - RESIDENTIAL ONLY
New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 55 Ross Road, Durham, NH 03824

10. ADDITIONAL INFORMATION

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

b. ADDITIONAL COMMENTS:

-Upstairs HVAC unit and air handler replaced 2022
-Whole house water filtration system installed 2013
-Dishwasher replaced 2019
-Dryer replaced 2020
-Hot tub cover replaced 2018 (Chlorine tub)
-Kitchen, stairs, hall Professionally painted 2025

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).

Susan W. Haskell
SELLER DATE

dotloop verified
04/27/26 6:30 PM EDT
M2VI-NZV5-R0QK-1WQS

Craig T. Haskell
SELLER DATE

dotloop verified
04/27/26 6:25 PM EDT
9QNP-FU5Z-WHWP-E47Y

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

SWH / *CTH*
04/27/26 6:30 PM EDT / 04/27/26 6:25 PM EDT
dotloop verified / dotloop verified

BUYER(S) INITIALS

[] / []