

# 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:** Patrick Harrington and Briana Harrington (formerly Briana Lancaster)

2. **PROPERTY LOCATION:** 109 Langford Road, Raymond, NH 03077

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

4. **SELLER:**  has  has not occupied the property for 7 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: Back right yard  
Installed By: Clear Water Artesian Well Company Date of Installation: 05/11/2017  
What is the source of your information? Previous property disclosure

c. USE: Number of persons currently using the system: 3  
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 08/10/2020  
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? Water softener installed in 2020  
COMMENTS: Two drilled on site. Per previous owners the original well partially failed, but still has power and is connected  
Prior owner installed a new drilled well in 2017.

### 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: Front right corner  Location Unknown. Date of Installation: 2011 +/-  
Date of Last Servicing: May 2026 Name of Company Servicing Tank: Bodwell's Septic Service  
Have you experienced any malfunctions?  Yes  No  
COMMENTS: \_\_\_\_\_

SELLER(S) INITIALS

PH / BH

BUYER(S) INITIALS

\_\_\_\_\_ / \_\_\_\_\_

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d. LEACH FIELD: [X] Yes [ ] No [ ] Other
IF YES, Location: Front yard Size: [X] Unknown
Date of installation of leach field: 2011 +/- Installed By: Unknown
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 with various insulation types like Blown in, Fiberglass.

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 [ ] 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? [X] Yes [ ] No [ ] Unknown
If YES: Date: 05/08/2019 By: Pillar to Post Home Inspectors
Results: Average 2.0 pCi / L 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:

SELLER(S) INITIALS [PH] / [BH]
05/13/26 9:29 AM EDT / 05/13/26 9:32 AM EDT

BUYER(S) INITIALS [ ] / [ ]

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d. RADON/WATER - Current or previously existing:

Has the property been tested? [X] Yes [ ] No [ ] Unknown
If YES: Date: 08/10/2020 By: Nelson Analytical
Results: 1730 pCi / L 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:

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 [X] 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:
What is your source of information?

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:

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 B

i. Heating System Age: 15 years Type: Forced Hot Water Fuel: Oil Tank Location: Basement

Owner of Tank: Seller
Annual Fuel Consumption: Price: Gallons:
Date system was last serviced and by whom? 05/08/2026 Southern New Hampshire Plumbing, Heating, Cooling
Secondary Heat Systems: N/A
Comments:

j. Roof Age: 15 Type of Roof Covering: Shingle

Moisture or leakage: No
Comments:

SELLER(S) INITIALS

Handwritten initials PH and BH in boxes with dates 05/13/26

BUYER(S) INITIALS

Empty boxes for buyer initials

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k. Foundation/Basement [X] Full [ ] Partial [ ] Other: \_\_\_\_\_ [X] Type: Concrete

Moisture or leakage: No
Comments: \_\_\_\_\_

l. Chimney(s) How Many? 0 Lined? \_\_\_\_\_ Last Cleaned: \_\_\_\_\_ Problems? \_\_\_\_\_

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

m. Plumbing Type: PEX, PVC, Copper Age: \_\_\_\_\_

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

n. Domestic Hot Water Age: 2011 Type: Off Boiler Gallons: on demand off boiler

o. Electrical System # of Amps 200AMP [X] 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 [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: N/A Age: N/A Date Last Serviced and by whom: N/A

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

t. Pool Age: \_\_\_\_\_ Heated: [ ] Yes [ ] No Type: \_\_\_\_\_ Last Date of Service: \_\_\_\_\_

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

u. Generator Portable: [ ] Yes [X] No Whole House: [ ] Yes [ ] No Kw/Size: \_\_\_\_\_ Last Date of Service: \_\_\_\_\_

If Portable: [ ] Included [ ] Negotiable

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

v. Internet Type Currently Used at Property: Fidium Fiber optic

w. Other (e.g. Alarm System, Irrigation System, etc.) \_\_\_\_\_

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

[PH] [BH]
05/13/26 05/13/26

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:

New Water Softener 2020  
Kitchen and appliances - New cabinets, Oven, Fridge, Sink, Granite Countertops (2020)  
Bathrooms remodeled  
New luxury vinyl on first floor installed June 2024  
New Carpets installed April 2026

### 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).

*Patrick Harrington*  
SELLER DATE  
dotloop verified  
05/13/26 9:29 AM EDT  
AAUV-7EJF-0UEY-J7PD

*Briana Harrington*  
SELLER DATE  
dotloop verified  
05/13/26 9:32 AM EDT  
EYJF-QNKH-ZSGJ-8NPS

**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 *PH* / *BH*  
05/13/26 9:29 AM EDT dotloop verified / 05/13/26 9:32 AM EDT dotloop verified

BUYER(S) INITIALS [ ] / [ ]