

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:** The Michelle W Moore Revocable Trust and The Gus Moore Revocable Trust

2. **PROPERTY LOCATION:** 5 N Meadow Rd, Amherst, NH 03031

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

4. **SELLER:** has has not occupied the property for 4.5 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: in front of the barn, there is a manhole cover on the driveway
Installed By: Skilling Date of Installation: unknown
What is the source of your information? previous owner 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 July 2024
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? N/A
COMMENTS: N/A

Copy of results available upon request

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? N/A

c. IF PRIVATE:
TANK: Septic Tank Holding Tank Cesspool Unknown Other _____
Tank Size 600 Gal. Unknown Other Septic design 4 bedroom house
Tank Type Concrete Metal Unknown Other _____
Location: front of house on grass Location Unknown. Date of Installation: unknown
Date of Last Servicing: 4/2026 Name of Company Servicing Tank: Souhegan septic
Have you experienced any malfunctions? Yes No
COMMENTS: N/A

N.A

SELLER(S) INITIALS MWM / GRM

BUYER(S) INITIALS _____

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d. LEACH FIELD: Yes No Other _____
IF YES, Location: front of house Size: _____ Unknown
Date of installation of leach field: unknown Installed By: unknown
Have you experienced any malfunctions? Yes No
Comments: N/A

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"/>	Blown fiberwool	R-5.1	<input type="checkbox"/>
	Crawl Space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	polyurethane foa	3 in	<input type="checkbox"/>
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	injection foam ins	3 in	<input type="checkbox"/>
	Floors	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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: May 2022 By: Pro Lab
Results: 0.8 If applicable, what remedial steps were taken? _____
Has the property been tested since remedial steps? Yes No
Are test results available? Yes No
Comments: Pro Lab test # 1424531

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d. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown
If YES: Date: Sept 2021 By: Premier Home Inspection / Nelson Lab Analytical
Results: 700 pCi/L If applicable, what remedial steps were taken? N/A
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: _____
What is your source of information? _____

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

Yes 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 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: _____
If YES, is survey available? Yes No Unknown

h. How is the property zoned? residential

i. Heating System Age: 16 Type: Boiler Fuel: oil Tank Location: basement

Owner of Tank: seller
Annual Fuel Consumption: 500-725 gall/yr Price: _____ Gallons: _____
Date system was last serviced and by whom? _____
Secondary Heat Systems: _____
Comments: _____

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

Moisture or leakage: N/A
Comments: N/A

SELLER(S) INITIALS

MJM / GRM
05/08/26 05/08/26

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_____/_____
_____/_____

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

Moisture or leakage: _____
Comments: _____

l. Chimney(s) How Many? 3 Lined? _____ Last Cleaned: _____ Problems? no

Comments: _____

m. Plumbing Type: _____ Age: _____

Comments: _____

n. Domestic Hot Water Age: _____ Type: _____ Gallons: _____

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: basement and finishing work in barn

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: N/A Age: _____ Date Last Serviced and by whom: _____

Comments: _____

t. Pool Age: N/A 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: xfinity 5g

w. Other (e.g. Alarm System, Irrigation System, etc.) irrigation system serviced by Anrik irrigation

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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MJM / GRM
05/08/26 05/08/26
dotloop Verified dotloop Verified

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_____/_____
_____/_____

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10. ADDITIONAL INFORMATION

a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?

Yes No

b. ADDITIONAL COMMENTS:

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).

Michelle Willett Moore, Trustee
dotloop verified
05/08/26 1:05 PM EDT
G3QX-WDKI-UUPH-1FY
SELLER DATE

James Robert Moore, Jr. Trustee
dotloop verified
05/08/26 1:07 PM EDT
TYIW-QW6M-MQSX-JKYJ
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

MWM / *JRM*
05/08/26 1:05 PM EDT dotloop verified / 05/08/26 1:07 PM EDT dotloop verified

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