

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: Carlos I. Kuper and Jeanine M. Kuper

2. PROPERTY LOCATION: 37 Birchwood Cir, Bedford, NH 03110

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

4. SELLER: [x] has [] has not occupied the property for 21 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 well water

b. INSTALLATION: Location: right front side of home. Installed By: unknown Date of Installation: unknown What is the source of your information?

c. USE: Number of persons currently using the system: 4 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: [] Yes [x] 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? [x] Yes [] No Date of most recent test 08/18/2021 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? [x] Yes [] No What steps were taken to remedy the problem? no issues known

COMMENTS:

6. SEWAGE DISPOSAL SYSTEM

a. TYPE OF SYSTEM: Public: [] Yes [x] No Community/Shared: [] Yes [] 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 Gal. [x] Unknown [] Other Tank Type [] Concrete [] Metal [x] Unknown [] Other Location: left rear corner of home [] Location Unknown. Date of Installation: Date of Last Servicing: 04/2026 Name of Company Servicing Tank: massnek septic services 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: _____ Size: _____ Unknown
Date of installation of leach field: 20 Installed By: _____
Have you experienced any malfunctions? Yes No
Comments: see note on section 10B

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"/>	_____	_____	<input checked="" type="checkbox"/>
	Crawl Space	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input checked="" type="checkbox"/>
	Floors	<input type="checkbox"/>	<input checked="" 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: 9/2005 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: _____

SELLER(S) INITIALS  / 
06/07/26 5:58 PM EDT / 06/07/26 5:57 PM EDT

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d. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown

If YES: Date: 9/2005

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: _____

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? single family

i. Heating System Age: 20+ Type: forced hot water Fuel: oil Tank Location: basement

Owner of Tank: _____

Annual Fuel Consumption: unk

Price: unk

Gallons: 275

Date system was last serviced and by whom? Heritage Plumbing and Heating

Secondary Heat Systems: HVAC forced hot air (added in 2016 as primary source of heat for floors 1&2). Minisplit heat & AC in family rm) propane heater in garage

Comments: Baseboard hot water system is a secondary heat source and only used on first floor and basement.

j. Roof Age: <1yea Type of Roof Covering: shingle

Moisture or leakage: none

Comments: brand new roof

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

Moisture or leakage: no
Comments: _____

l. Chimney(s) How Many? 3 Lined? yes Last Cleaned: 2023 Problems? _____

Comments: see note on section 10B

m. Plumbing Type: _____ Age: _____

Comments: _____

n. Domestic Hot Water Age: 2008 Type: indirect water heat Gallons: unk

o. Electrical System # of Amps _____ 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: Aptiva pest control

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: HVAC Age: 2016 Date Last Serviced and by whom: 2026- Heritage

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: _____ Last Date of Service: 4/2026

If Portable: Included Negotiable
Comments: _____

v. Internet Type Currently Used at Property: Comcast

w. Other (e.g. Alarm System, Irrigation System, etc.) Alarm system and irrigation system

Comments: irrigation system can be set through phone and serviced 5/2026

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:

Hot tub will need to be repaired if keeping

SEPTIC:
2016 deck and patio was installed during this time water was noted in backyard, Maznek Septic was brought in to check leachfield and at this time it was determined at this time it was poor drainage and that it was not related to the leachfield June 5, 2026 Maznek Septic came and inspected leachfield and it was determined that it was Fair and fully functioning, report is available

Chimney:
2024 Furnace chimney was cleaned and inspected and estimate was provided for repointing and crown cracked, estimate is available
Propane gas fireplace logs and starter will be replace before closing

Family room chimney interior was repointed 4/2026 and outside family room chimney was repointed and capped 2024.
Exterior brick upon entrance was repointed 4/2026

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).

Carlos J. Kuper
SELLER
dotloop verified
06/07/26 5:58 PM EDT
9ZPB-UZJT-94MX-OHIS
DATE

Jeanine M. Kuper
SELLER
dotloop verified
06/07/26 5:57 PM EDT
XLS5-YNX8-DKJX-1ZUC
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

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