

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:** Ferguson Family Revocable Trust of 2017

2. **PROPERTY LOCATION:** 293 North River Road, Lee, NH 03861

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

4. **SELLER:** ___has ☒has not occupied the property for 1 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: _____
 Installed By: _____ Date of Installation: _____
 What is the source of your information? _____

c. **USE:** Number of persons currently using the system: _____
 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 _____
 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? _____

COMMENTS: _____

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 ___Gal. ☒Unknown ___Other
 Tank Type ___Concrete ___Metal ☒Unknown ___Other

Location: on survey map ___Location Unknown. Date of Installation: _____

Date of Last Servicing: _____ Name of Company Servicing Tank: _____

Have you experienced any malfunctions? ___Yes ☒No

COMMENTS: _____

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BUYER(S) INITIALS _____ /

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d. LEACH FIELD: ☒ Yes ☐ No ☐ Other _____
 IF YES, Location: _____ Size: _____ ☒ Unknown
 Date of installation of leach field: _____ Installed By: _____
 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	☐	☐	☒	_____	_____	_____
	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 ☒ 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

☐ 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: _____ 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: _____

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d. RADON/WATER - Current or previously existing:

Has the property been tested? ___Yes ☒No ___Unknown

If YES: Date: _____ 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: Meridian

If YES, is survey available? ☒Yes ___No ___Unknown

h. How is the property zoned? _____**i. Heating System** Age: Multiple Type: gas/pellet/wood/electric Fuel: _____ Tank Location: _____

Owner of Tank: _____

Annual Fuel Consumption: _____ Price: _____ Gallons: _____

Date system was last serviced and by whom? _____

Secondary Heat Systems: _____

Comments: _____

j. Roof Age: Less than 10 Type of Roof Covering: _____

Moisture or leakage: _____

Comments: _____

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- k. Foundation/Basement** ☒ Full ☐ Partial ☐ Other: _____ Type: _____
 Moisture or leakage: _____
 Comments: _____
- l. Chimney(s)** How Many? 2 Lined? _____ Last Cleaned: 2020 Problems? _____
 Comments: _____
- m. Plumbing** Type: pex/copper Age: original
 Comments: _____
- n. Domestic Hot Water** Age: unknown Type: electric 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: _____
- 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: HVAC duct work 3 zone system Age: 2018 Date Last Serviced and by whom: _____
 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: 16 Last Date of Service: _____
 If Portable: _____ Included _____ Negotiable _____
 Comments: _____
- v. Internet** Type Currently Used at Property: xfinity
- w. Other** (e.g. Alarm System, Irrigation System, etc.) cold tunnel cooling system, electric blinds for big windows
 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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