

# 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:** Matthew Valley and Katherine L. Valley, Trustees of The Valley Family Revocable Trust of 2021

2. **PROPERTY LOCATION:** 3 Langelley Drive, 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 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 Shared Condo Association Well Water

b. INSTALLATION: Location: Water Access Road (on property)  
 Installed By: Select Excavation (general contractor) Date of Installation: September 2025  
 What is the source of your information? Resident

c. USE: Number of persons currently using the system: 17-20  
 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 September 2025  
 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: Entire new water system was installed in September 2025 (pump, pumphouse, water lines)

### 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 8000+ Gal. ☐ Unknown ☐ Other \_\_\_\_\_  
 Tank Type ☒ Concrete ☐ Metal ☐ Unknown ☐ Other \_\_\_\_\_  
 Location: Back of property away from all units ☐ Location Unknown. Date of Installation: September 2025  
 Date of Last Servicing: 04/2026 Name of Company Servicing Tank: unknown  
 Have you experienced any malfunctions? ☐ Yes ☒ No  
 COMMENTS: New septic and leach field installed September 2025

SELLER(S) INITIALS

MV / KLV

BUYER(S) INITIALS

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

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**d. LEACH FIELD:** ☒ Yes ☐ No ☐ Other \_\_\_\_\_  
 IF YES, Location: Back of property away from all units Size: 8000 gallon ☐ Unknown  
 Date of installation of leach field: September 2025 Installed By: Select Excavation (general contractor)  
 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. <b>INSULATION</b> | LOCATION       | Yes                                 | No                                  | Unknown                  | If YES, Type | Amount | Unknown                             |
|----------------------|----------------|-------------------------------------|-------------------------------------|--------------------------|--------------|--------|-------------------------------------|
|                      | Attic or Cap   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | fiber glass  | _____  | <input checked="" type="checkbox"/> |
|                      | Crawl Space    | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | fiber glass  | _____  | <input checked="" type="checkbox"/> |
|                      | Exterior Walls | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | fiber glass  | _____  | <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: 6/14/19 By: Prospect Inspections  
 Results: .5 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: Test results available upon request

**SELLER(S) INITIALS**  /   
08/18/26 2:09 PM EDT / 08/18/26 2:29 PM EDT

**BUYER(S) INITIALS** \_\_\_\_\_ / \_\_\_\_\_

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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: Bylaws & Declarations, Condo Documents & Easements

What is your source of information? See property deed

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

☒ Yes ☐ No ☐ Unknown If YES, Explain: HOA monthly dues (\$425)

What is your source of information? Seller

**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?** \_\_\_\_\_

**i. Heating System** Age: 5 years Type: Boiler Fuel: oil Tank Location: crawl space

Owner of Tank: Seller

Annual Fuel Consumption: 685 Gallons +/- Price: \_\_\_\_\_ Gallons: 685+/-

Date system was last serviced and by whom? 09/2025 DF Richard

Secondary Heat Systems: N/A

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

**j. Roof** Age: 8 years Type of Roof Covering: asphalt shingle

Moisture or leakage: \_\_\_\_\_

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

**SELLER(S) INITIALS**

MDV KLV  
08/18/26 08/18/26

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- k. Foundation/Basement** ☐ Full ☒ Partial ☐ Other: \_\_\_\_\_ ☒ Type: crawl space  
 Moisture or leakage: Occasional water puddling after heavy rains-  
 Comments: Crawl space is approxiamtely 4' tall
- l. Chimney(s)** How Many? 1 Lined? Yes Last Cleaned: April 2026 Problems? No  
 Comments: burn 1/2 - 3/4 cord annually, cleaned and inspected annually (seacoast sweeps)
- m. Plumbing** Type: PVC Age: original  
 Comments: original plumbing other than toilet and sink replacements (all)
- n. Domestic Hot Water** Age: 5 years Type: boiler Gallons: \_\_\_\_\_
- o. Electrical System** # of Amps 100 ☒ 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: 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
- 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.

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MDV  
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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:

-All rooms painted August - September 2019.  
-Flooring: Vinyl plank (downstairs) & Carpet (upstairs) (October 2019)  
-Kitchen lighting, and house wide electrical outlets, light switches (January 2020)  
-Brick walkway installed (April 2020)  
-Deck replaced (July 2020)  
-Garage Shelving (August 2020)  
-Boiler (October 2020); Coil replaced in 2025 after completion of water project  
-Kitchen Appliances (August 2023)  
-New front door and interior door from kitchen to the garage (2023)  
-Bathroom Toilets, lighting, vanities (March-April 2021)  
-Kitchen counters (granite), Kitchen sink, Faucet (April 2023)  
-Gardens: Front of house- May 2020; Back of house closest to kitchen- May 2020; Boulder Garden- June 2024; Backwoods Garden -  
-Front left range burner- Inner ring non-functional. Outer ring works normally.

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).

*Matthew Valley*  
dotloop verified  
08/18/26 2:09 PM EDT  
ACYX-PVUT-YKJS-ZXNA  
SELLER DATE

*Katherine Lindsay Valley*  
dotloop verified  
08/18/26 2:29 PM EDT  
CUKC-ILFU-VUPJ-4ZMC  
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

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