DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS FOR HOUSING SALES

This Disclosure Form is from the National Lead Information Center under the United States Environmental Protection Agency. This is not a New Hampshire Association of REALTORS® form.

Property Address: 298 Piscassic Road, Newfields, NH 03856

LEAD WARNING STATEMENT

Every purchaser of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) ☐ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgement (initial)

(c) ____ ____ Purchaser has received copies of all information listed above.

(d) ____ ____ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home.*

(e) Purchaser has (check (i) or (ii) below):

(i) ☐ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) ☐ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgement (initial)

(f) ____ Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Seller	10/10/24 Date	Seller	10/10/24 Date
Purchaser	Date	Purchaser	Date
Agent	Date	Agent	Date

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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:** Mark and Lynn Girard
2. **PROPERTY LOCATION:** 298 Piscassic Road, Newfields, NH 03856
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 2 dug wells on property in addition to drilled.

b. INSTALLATION: Location: Near Riding Arena - drilled
Installed By: Epping Well Date of Installation: New Pump 2022
What is the source of your information? owner

c. USE: Number of persons currently using the system: 5
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 6/2/2025
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? NA
COMMENTS: Results are attached.
The increase in copper and lead were due to basement valve. no action needed.

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? NA

c. IF PRIVATE:
TANK: ☒ Septic Tank ☒ Holding Tank ☐ Cesspool ☐ Unknown ☐ Other
Tank Size 2000 Gal. ☐ Unknown ☒ Other 2 1,000 gallon tanks
Tank Type ☒ Concrete ☐ Metal ☐ Unknown ☐ Other
Location: Behind master bedroom ☐ Location Unknown. Date of Installation: 2015
Date of Last Servicing: 6/2025 Name of Company Servicing Tank: Greg's Septic
Have you experienced any malfunctions? ☐ Yes ☒ No
COMMENTS: Additional 1,000 gallon tank in barnyard and holding tank behind garage.

SELLER(S) INITIALS MG / LM BUYER(S) INITIALS ____ / ____

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d. LEACH FIELD: ☒ Yes ☐ No ☐ Other ☐ Unknown
IF YES, Location: back field left of maple Size: 15x80
Date of installation of leach field: 7/2015 Installed By: Greg's Septic
Have you experienced any malfunctions? ☐ Yes ☒ No
Comments: NA

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: NA
Comments: NA
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	☑	☐	☐	spray foam		☐
Crawl Space	☑	☐	☐	spray foam		☐
Exterior Walls	☑	☐	☐	spray foam / fiberglass		☐
Floors	☑	☐	☐	fiberglass / blown in spray foam		☐
	☐	☐	☐			☐

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? July 2015
What materials are, or were, stored in the tank(s)? Drywell from old septic system. crushed and filled
Age of tank(s): unknown Size of tank(s): unknown 7/2015
Location: Right side of driveway to barn.
Are you aware of any past or present problems such as leakage, etc? ☐ Yes ☒ No
Comments: NA
If tanks are no longer in use, have the tanks been removed? ☐ Yes ☒ No ☐ Unknown
Comments: NA

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: NA
Comments: NA

c. RADON/AIR - **Current or previously existing:**
Has the property been tested? ☒ Yes ☐ No ☐ Unknown
If YES: Date: 6/4/2025 By: Advanced Radon mitigation and water Treatment
Results: 12.1 If applicable, what remedial steps were taken? mitigation system installed 12/2025
Has the property been tested since remedial steps? ☒ Yes ☐ No
Are test results available? ☒ Yes ☐ No
Comments: Three areas were tested. New basement, master bedroom basement, and 1st floor. Recommendation for mitigation in new basement done.

SELLER(S) INITIALS MG, ZM 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: 6/2/2025 By: Advanced Radon mitigation and Water Treatment
Results: 1710 If applicable, what remedial steps were taken? NA
Has the property been tested since remedial steps? ☐ Yes ☐ No
Are test results available? ☒ Yes ☐ No Comments: NA

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: NA
Are you aware of any cracking, peeling, or flaking lead-based paint? ☐ Yes ☒ No
Comments: NA

f. Are you aware of any other hazardous materials? ☐ Yes ☒ No
If YES: Source of information: NA
Comments: NA

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: Conservation Easement and Right of Way
What is your source of information? Owner

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? Owner

c. Are you aware of any onsite landfills or any other factors, such as soil, flooding, drainage, etc?
☐ Yes ☒ No If YES, Explain: NA

d. Are you aware of any problems with other buildings on the property?
☐ Yes ☒ No If YES, Explain: NA

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: some land in conservation 14 acres

f. Is this property located in a Federally Designated Flood Hazard Zone?
☐ Yes ☒ No ☐ Unknown Comments: NA

g. Has the property been surveyed?
☒ Yes ☐ No ☐ Unknown If YES, By: Northam Surveyors / Beals Associates / Doucet Surveyors
If YES, is survey available? ☒ Yes ☐ No ☐ Unknown

h. How is the property zoned? Residential Agricultural

i. **Heating System** Age: 2017 Type: FHA/FHW Fuel: oil Tank Location: Basement below kitchen
Owner of Tank: owner
Annual Fuel Consumption: 2,700 Price: unknown Gallons: unknown
Date system was last serviced and by whom? D.F. Richard unknown
Secondary Heat Systems: mini split in garage apartment and spring house
Comments: NA

j. **Roof** Age: 2009 Type of Roof Covering: Architectral Shingles Barn/Toolshed 2004 Garage - 2022
Moisture or leakage: NO
Comments: NA

SELLER(S) INITIALS MG, JJ BUYER(S) INITIALS _____, _____

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k. Foundation/Basement ☒ Full ☐ Partial ☐ Other: _____ ☐ Type: granite / concrete
Moisture or leakage: NO
Comments: Three basements: 1. original, 2. Master bedroom, 3. Great Room

l. Chimney(s) How Many? 3 Lined? 2 Last Cleaned: 5/26/26 annually Problems? NO
Comments: Only cleaned woodstove chimney annually; original chimney cleaned 2020 w/ new barn after.

m. Plumbing Type: mixed Age: Unknown
Comments: NA

n. Domestic Hot Water Age: 2009 Type: Off boiler Gallons: 50

o. Electrical System # of Amps 200 ☒ Circuit Breakers ☐ Fuses
Comments: circuit breakers in original basement, Great room basement, barn, + garage.
Solar Panels: ☐ Leased ☐ Owned If leased, explain terms of agreement: NA
Comments: Garage is seperate electric bill.

p. Modifications: Are you aware of any modifications or repairs made without the necessary permits? ☐ Yes ☒ No
If Yes, please explain: NA

q. Pest Infestation: Are you aware of any past or present pest infestations? ☐ Yes ☒ No Type: NA
Comments: NA

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: NA

s. Air Conditioning Type: central Age: Unknown Date Last Serviced and by whom: 2023 Pro Hvac
Comments: Also two mini splits

t. Pool Age: _____ Heated: ☐ Yes ☒ No Type: NA Last Date of Service: _____
By Whom: NA

u. Generator Portable: ☒ Yes ☐ No Whole House: ☐ Yes ☒ No Kw/Size: 10,000 Last Date of Service: Unknown
If Portable: ☐ Included ☒ Negotiable
Comments: _____

v. Internet Type Currently Used at Property: Xfinity

w. Other (e.g. Alarm System, Irrigation System, etc.) irrigation system, dog fence, horse waterers.
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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10. ADDITIONAL INFORMATION

a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?
☑ Yes ☐ No

b. ADDITIONAL COMMENTS:

We are not aware of any current problems. See attached for list of repairs/remodels.

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).

SELLER	DATE	SELLER	DATE
	10/10/26		10/10/26

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 MG / ZM **BUYER(S) INITIALS** ____ / ____

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