

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:** Ingrid R. W. Bryan and Sean P. Bryan

2. **PROPERTY LOCATION:** 61 Bunker Hill Avenue, Stratham, NH 03885

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

4. **SELLER:** ☒ has ☐ has not occupied the property for 23 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: Front of house

Installed By: Contoocook Artesian Well Company, Henniker, NH Date of Installation: April 2003

What is the source of your information? Previous owners replaced well lining

c. USE: Number of persons currently using the system: 2

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 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? New water treatment filter installed

COMMENTS: Updated water filtration system installed in 2025 by Allied Clearwater, Kingston, NH

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 1500 Gal. ☐ Unknown ☐ Other _____
 Tank Type ☐ Concrete ☐ Metal ☐ Unknown ☐ Other _____

Location: Front of home ☐ Location Unknown Date of Installation: 1999

Date of Last Servicing: June 2025/Tank Pumped Name of Company Servicing Tank: Epping & Exeter Septic

Have you experienced any malfunctions? ☐ Yes ☒ No

Comments: _____

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IRW / SPB
07/22/25 07/22/25

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d. LEACH FIELD: ☒ Yes ☐ No ☐ Other _____
 IF YES, Location: Front of home Size: _____ ☐ Unknown
 Date of installation of leach field: 1999 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 site assessment been done? ☐ Yes ☐ No ☐ Unknown
 Source of Information: _____
 Comments: _____

FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU

7. INSULATION	LOCATION	Yes	No	Unknown	If YES, Type	Amount	Unknown
	Attic or Cap	☒	☐	☐	Fiberglass	_____	☒
	Crawl Space	☒	☐	☐	Fiberglass	_____	☒
	Exterior Walls	☒	☐	☐	Fiberglass	_____	☒
	Floors	☒	☐	☐	Fiberglass	_____	☒
	_____	☐	☐	☐	_____	_____	☐

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: 2003 By: _____
 Results: Can't recall If applicable, what remedial steps were taken? _____
 Has the property been tested since remedial steps? ☐ Yes ☒ No
 Are test results available? ☐ Yes ☒ No
 Comments: Radon mitigation system serviced during 2024 renovation

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07/22/26 7:14 AM EDT 07/22/26 5:47 PM EDT

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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: Autumn Lane development covenants

What is your source of information? Seller

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? 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? Residential

i. Heating System Age: 6 years Type: Hot Water- Basboard Fuel: Oil Tank Location: Basement

Owner of Tank: Owned by Seller

Annual Fuel Consumption: 720 gal Price: Market Gallons: 720 Gal

Date system was last serviced and by whom? 2026 Townsend Energy

Secondary Heat Systems: Ductless heat pump - 5 mini split heads (Heating and cooling)

Comments: _____

j. Roof Age: 27 Type of Roof Covering: Asphalt

Moisture or leakage: No

Comments: N/A

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

Moisture or leakage: No

Comments: _____

l. Chimney(s) How Many? 1 _____ Lined? _____ Last Cleaned: 2024 _____ Problems? No

Comments: Replaced wood burning fireplace with gas insert in 2024

m. Plumbing Type: Varies- PVC, Pex and copper _____ Age: Varies

Comments: _____

n. Domestic Hot Water: Age: 6 years _____ Type: Tank _____ Gallons: 40

o. Electrical System: # of Amps 200AMP _____ ☒ 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: Mouse

Comments: Small nest found in basement in 2017; house has been serviced quarterly since then with no new activity

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: Mini-split _____ Age: 2021 _____ Date Last Serviced and by whom: Aug 2026 - Moulton Mechanical

Comments: Samsung - 5 heads, 1 one main level and 4 heads on the second floor

t. Pool: Age: 24+/- Yrs _____ Heated: ☐ Yes ☒ No Type: Inground _____ Last Date of Service: July 2026

By Whom: White Mountain Pool & Spa, Dover, NH - Cleans pool weekly

u. Generator: Portable: ☐ Yes ☒ No Whole House: ☐ Yes ☐ No Kw/Size: _____ Last Date of Service: _____

If Portable: ☐ Included ☐ Negotiable

Comments: _____

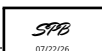
v. Internet: Type Currently Used at Property: Cable/fiber - Xfinity

w. Other (e.g. Alarm System, Irrigation System, etc.) _____

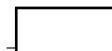
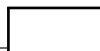
Comments: _____

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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10. ADDITIONAL INFORMATION

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

☒ Yes ☐ No

b. ADDITIONAL COMMENTS:

-2024, Completely renovated kitchen - New cabinetry, countertops, 10' island with beverage cooler, large porcelain Farmers Sink, Cafe Series GE appliances, pot filler, tile backsplash, Ocean Blue quartzite
 -2024, Installed new oversized "picture" window over kitchen sink
 -2024, New wood flooring- First floor, 2024- Installed 7.5" European White Oak
 -2024, Gas fireplace with reclaimed barn beam wood mantle, stone surround
 -2024, Updated LED recessed lighting, added wall sconces around fireplace
 -2024, First floor powder room- All new vanity, toilet & custom 12 x 24 angled porcelain tile flooring
 -2024, New sliding door to rear deck
 -2024, All new exterior lighting (Front porch, back deck, garage exterior)
 -2025, New ceiling fans and overhead lights -second floor bedrooms
 -2026, Primary bath- New vanity, double sinks, new toilet and luxury vinyl flooring.
 -2026, Guest Bath- New vanity top, painted existing cabinetry, new toilet and luxury vinyl flooring
 -2026, All carpet professionally steam cleaned
 -2026, New garage doors & security camera installed
 -2026, Pool deck concrete repairs and new strainer basket. Pump updated 10+/- years ago- Chlorine pool
 -2016, Installed vinyl fence 2016

Property square footage of 2402 SF - Extracted from the marketing floor plans. Town of Stratham Tax card reflects 2196 SF

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).

Ingrid R. W. Bryan
 dotloop verified
 07/22/26 7:14 AM EDT
 RWYL-CYGG-BZEZ-4GDL
 SELLER DATE

Sean P. Bryan
 dotloop verified
 07/22/26 5:47 PM EDT
 X4KO-PBUH-ZRIC-UYDT
 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

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