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:** Deborah A. Gagnon Revocable Trust
2. **PROPERTY LOCATION:** 3 Ross Road, Rollinsford, NH 03869
3. **CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED?** ___Yes ☑No
4. **SELLER:** ☑has ___has not occupied the property for 4 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: In front of house
Installed By: _____ Date of Installation: 2007
What is the source of your information? _____

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? _____
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: Walkway side of house ___Location Unknown. Date of Installation: 2007
Date of Last Servicing: 2023 Name of Company Servicing Tank: Morgridge
Have you experienced any malfunctions? ___Yes ☑No
COMMENTS: Pumped and inspected as routine maintenance

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d. LEACH FIELD: ☑ Yes ☐ No ☐ Other _____

IF YES, Location: Backyard behind septic tank Size: _____ ☐ Unknown

Date of installation of leach field: 2007 Installed By: Staples

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	☑	☐	☐			☑
Foundation	☑	☐	☐			☑

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)? LPG

Age of tank(s): _____ Size of tank(s): 1000 gal

Location: Behind granite boulder top of driveway.

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: 2022 By: Radon Clear

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: Covenants
What is your source of information? Docs from closing 2022

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? Country Residential

i. **Heating System** Age: 4 Type: _____ Fuel: _____ Tank Location: _____
Owner of Tank: _____
Annual Fuel Consumption: _____ Price: _____ Gallons: _____
Date system was last serviced and by whom? 9/25 Labrie & Sons
Secondary Heat Systems: _____
Comments: Annual maintenance

j. **Roof** Age: 2 Type of Roof Covering: Architectural Shingles
Moisture or leakage: _____
Comments: _____

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k. Foundation/Basement ☑ Full ☐ Partial ☐ Other: _____ ☐ Type: _____
Moisture or leakage: N/A
Comments: _____

l. Chimney(s) How Many? 1 Lined? yes Last Cleaned: _____ Problems? _____
Comments: _____

m. Plumbing Type: PEX Manifold Age: 19
Comments: _____

n. Domestic Hot Water Age: _____ Type: _____ 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: Rheem Age: 0 Date Last Serviced and by whom: 5/26 install
Comments: 2T down 1.5T up new air handlers up and down

t. Pool Age: 4 Heated: ☐ Yes ☑ No Type: _____ Last Date of Service: 09/2025
By Whom: White Mtn Pool annual inspection, closing/cover

u. Generator Portable: ☐ Yes ☐ No Whole House: ☑ Yes ☐ No Kw/Size: _____ Last Date of Service: 09/2025
If Portable: ☐ Included ☐ Negotiable
Comments: Philbrick's Generator annual maintenance. New in 2021

v. Internet Type Currently Used at Property: _____

w. Other (e.g. Alarm System, Irrigation System, etc.) Irrigation inspected, opened, closed annually.
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:

2021 New Whole House Generator, New Boiler
2022 New Pool Liner, Gutters
2023 Interior Paint
2024 Paint Exterior House, Barn, Pool House install UV/IR window protection
2024 Replace Driveway
2025 Refinish Mahogany Porch Floors and Ceilings, Seal Driveway
2025 New Roofs
2025 Update Heat Zone Switch to accommodate C wire for WiFi Thermostats
2026 New Rheem AC System Compressors and Air Handlers 2T down 1T up
2026 Finish Garage Floor with Tile System

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).

Deborah A. Gagnon	08/12/2026		
SELLER	DATE	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

SELLER(S) INITIALS DAG / **BUYER(S) INITIALS** ____ /