

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 AGENCY representing the SELLER, and is not a substitute for any inspection by the BUYER. SELLERS authorize AGENCY 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 AGENCY PROMPTLY IN WRITING.

1. **SELLER:** William & Elizabeth Crsmer
2. **PROPERTY LOCATION:** 9 Checkerberry Ln, Bedford, NH 03110
3. **CONDOMINIUM, CO-OP, PUD 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: South of House
 Installed By: Unknown —1976 (installed) Date of Installation
 What is the source of your information? Property Report from previous owner
- 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 07/29/2026
 If Yes to any question, please explain in comment section 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?
 Original water testing from 2/10/2025 showed PFOA result greater than the NHDES Standard.—the remedy was installation of PFOA equipment & filters per Second Wind water systems ...
COMMENTS: PFOA water treatment tanks and filters installed 8/1/2025 by Second Wind Water Systems;;Water testing 7/29/26 – ongoing yearly water test;
 Every 4 months PFOA water filters are changed (by homeowner);Test results (8/7/2026) – PFOA, PFNA, PFHxS, PFOS all ND (Not detectable).

6. SEWAGE DISPOSAL SYSTEM

- a. **TYPE OF SYSTEM:** Public: ☐ Yes ☐ No Community/Shared: ☐ Yes ☐ No
 Private: ☒ Yes ☐ No ☐ Unknown:
- 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 1000 Gal. ☐ Unknown ☐ Other
 Tank Type ☒ Concrete ☐ Metal ☐ Unknown ☐ Other
 Location: Off Patio ☐ Location Unknown Date of Installation:
 Date of Last Servicing: 05/13/2021 (drained tank) Name of Company Servicing Tank: RCI Septic Service
 Have you experienced any malfunctions? ☐ Yes ☒ No
 Comments: Septic pipe from house to tank ruptured – Jim Trombly plumbing diagnosed issue and fixed/resolved pipe issue (1/2021) – no problems since,
- d. **LEACH FIELD:** ☒ Yes ☐ No ☐ Other
 If Yes: Location: Side Yard Size Approx. 30' X 40' ☐ Unknown
 Date of installation of leach field: ☐ Installed By: Unknown in year 1976
 Have you experienced any malfunctions? ☒ Yes ☐ No
 Comment: Leach field replaced by new field 05/2019 by Mike's Septic System & Design

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- e. IS SYSTEM LOCATED IN A SHORELAND ZONE? ☐ Yes ☒ No ☐ Unknown
 IF Yes, has a site assessment been done? ☐ Yes ☐ No ☐ Unknown

SOURCE OF INFORMATION: _____

COMMENTS: _____

7. <u>INSULATION</u>	<u>LOCATION</u>	<u>Yes</u>	<u>No</u>	<u>Unknown</u>	<u>If YES, Type</u>	<u>Amount</u>	<u>Unknown</u>
	Attic or Cap	☒	☐	☐	fiberglass	6-12" + R19 unfaced	☐
	Crawl Space	☐	☐	☐		No crawl space	☐
	Exterior Walls	☒	☐	☐	fiberglass	4"	☐
	Floors	☒	☐	☐	fiberglass	Bsmt R22	☐
		☐	☐	☐			☐

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 problems, such as leakage, etc.? ☐ Yes ☐ No Comments: _____

If tanks are no longer in use, have tanks been removed? ☐ Yes ☐ No ☐ Unknown

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: 10/01/2003

By: New England Radon

Results: 0.9 & 1.1 (pCi/L) BSMT

If applicable, what remedial steps were taken? _____

Has the property been tested since remedial steps? ☐ Yes ☐ No

Are test results available? ☐ Yes ☐ No Comments: (test was less than 4.0 pCi/L - EPA action guide level)

d. RADON/WATER - Current or previously existing:

Has the property been tested? ☒ Yes ☐ No ☐ Unknown

If YES: Date: 9/28/2003

By: New England Radon

Results: 1560 pCi/L

If applicable, what remedial steps were taken? _____

Has the property been tested since remedial steps? ☐ Yes ☐ No

Are test results available? ☐ Yes ☐ No Comments: (test less than 2000 pCi/L - NH guide level)

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: _____

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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 for this property for any reasons? ☐ Yes ☒ No ☐ Unknown
 If YES, Explain: _____
- f. Is any part of this property in Current Use? ☐ Yes ☒ No ☐ Unknown If YES, Explain: _____
- g. Is this property located in a Federally Designated Flood Zone? ☐ Yes ☒ No ☐ Unknown
- h. Has the property been surveyed? ☐ Yes ☐ No ☒ Unknown If YES, By: _____
 If YES, is survey available? ☐ Yes ☐ No ☐ Unknown
- i. How is the property zoned? Residential
- j. Heating System Age: 22 yrs Type: hydronic Fuel: oil Tank/Location: Basement
 Owner of Tank: Homeowner
 Annual Fuel Consumption: 1000 gallons Price: variable Gallons: _____
 Comments: _____
- k. Roof Age: 13 years Type of Roof Covering: Asphalt Shingle
 Moisture or leakage: past (10 years ago) -- small leakage around dormers - observed no leakage since as not roof-raking around dormers
 Comments: Do not use Roofrake by the dormers -- no flashing; also -- winter snow/ice deicing cables installed
- l. Foundation/Basement: ☒ Full ☐ Partial ☐ Other: _____ ☒ Type: Walkout
 Moisture or leakage: None
 Comments: House has gutters on front of house
- m. Chimney(s) How Many? 1 Lined? yes (2010) Last Cleaned: _____ Problems? see comments
- n. Plumbing Type: Mostly Copper with some PVC Age: when house was built
 Comments: Jim Trombly Plumbing fixed breached sewer-septic pipe from house to garage (7/2019)
- o. Domestic Hot Water: Age: 22 years Type: hydronic Gallons: 40
- p. Electrical System Amps: 200 ☒ Circuit Breakers ☐ Fuses
 Comments: see comments for additional note
- q. Modifications: Are you aware of any modifications or repairs made without the necessary permits? ☐ Yes ☒ No
 If Yes, please explain: _____
- r. Pest Infestation: Are you aware of any past or present pest infestations? ☒ Yes ☐ No Type: ants (2003), mice
 Comments: professionally sprayed (annually) for ants outside perimeter house and mouse traps in drop down ceiling -- also sealed cracks around foundation.
- s. 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: _____
- t. Other (e.g. Alarm System, Irrigation System, etc.) Invisible dog fence installed

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:

9m) Chimney in 2010 (10/18): 3 new liners installed & insulated; waterproofing & crown seal done; old damper replaced by new lock-top damper; installed new full crown cap; brick and mortar applied to fix chimney; Approx. last cleaned about 5 years ago -- Chimney used very sparingly each year since last cleaning (not at all past 2 years).

(9g) Flood Plain: *House on top of hill -- no water issues; stream pond ^{lower} on ~~lower~~ end of hill*

(9p) Hot Tub removal from lower patio deck resulted in outside breaker box now in 'off position' and hot tub electrical wire (outside wire) was stubbed at iron decorative pole by patio deck

Central Air with two (2) outside units added 2004 for main floor and and one for 2nd floor); Main Floor was replaced with new unit in 2021.

Generac propane generator added in 2010 -- 10KW -- is automatically activated when power is interrupted for about 15 seconds; change oil every year.

House stained (painted) 2013

windows upgraded with new windows (exception sunroom windows & slider)

Kitchen roll-out window replaced in 2026

Central Vacuum system installed 2004 and main unit replaced (approx 2022)

Accessible windows have child proof safety locks

I HAVE PROVIDED THE INFORMATION CONTAINED IN THIS INFORMATION STATEMENT AND REPRESENT THAT ALL STATEMENTS AND INFORMATION ARE CORRECT. I UNDERSTAND THAT INFORMATION CONTAINED IN THIS INFORMATION STATEMENT WILL BE COMMUNICATED TO PROSPECTIVE BUYERS.

SELLER(S) MAY BE RESPONSIBLE AND LIABLE FOR ANY FAILURE TO PROVIDE KNOWN INFORMATION TO BUYER(S).

William E. Craumer, Jr
dotloop verified
 09/10/26 5:10 PM EDT
 8NYV-HDIF-DV1K-MNAB

SELLER

DATE

Elizabeth G. Craumer
dotloop verified
 09/10/26 1:57 PM EDT
 BZ3B-0YOA-2KSH-VLNC

SELLER

DATE

I/WE HAVE READ AND RECEIVED A COPY OF THIS DISCLOSURE AND UNDERSTAND THAT I/WE SHOULD SEEK INFORMATION FROM PROFESSIONALS NORMALLY ENGAGED IN THE BUSINESS REGARDING ANY SPECIFIC ISSUES OF CONCERN.

BUYER

DATE

BUYER

DATE