

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: Donald R. Keirstead, Katin A. Keirstead

2. PROPERTY LOCATION: 33 Piscataqua Rd, Dover, NH 03820

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

4. SELLER: ☒ has ☐ has not occupied the property for 13 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: Backyard

Installed By: Builder of house Date of Installation: 2003

What is the source of your information? Previous Seller

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

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: the water is excellent past owner had tested, state of NH records show high yield

water has excellent taste

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: 1750 Gal. ☐ Unknown ☐ Other

Tank Type: ☒ Concrete ☐ Metal ☐ Unknown ☐ Other

Location: Front Yard ☐ Location Unknown. Date of Installation: 2003

Date of Last Servicing: 3 Name of Company Servicing Tank: Camerons Septic

Have you experienced any malfunctions? ☐ Yes ☒ No

COMMENTS: have septic pumped every 3 years

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d. LEACH FIELD: ☒ Yes ☐ No ☐ Other _____
 IF YES, Location: Front Yard Size: _____ ☐ Unknown
 Date of installation of leach field: 2003 Installed By: builder
 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	☒	☐	☐	cellulose	_____	☒
	Crawl Space	☒	☐	☐	fiberglass	_____	☒
	Exterior Walls	☒	☐	☐	fiberglass	_____	☒
	Floors	☒	☐	☐	fiberglass	_____	☒

8. HAZARDOUS MATERIAL

a. UNDERGROUND STORAGE TANKS - Current or previously existing: 500 gal propane
 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)? liquid propane
 Age of tank(s): 2003 Size of tank(s): 500 gal
 Location: back yard
 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: pre 2015 By: past owner(s)
 Results: elevated If applicable, what remedial steps were taken? mitigation system
 Has the property been tested since remedial steps? ☐ Yes ☒ No
 Are test results available? ☐ Yes ☒ No
 Comments: radon air system vents through attic runs continuously

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d. RADON/WATER - Current or previously existing:

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

If YES: Date: pre 2015 By: previous owner

Results: no issues 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: _____

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 or reduction for this property for any reason including but not limited to current use, land conservation, etc.?

☐ Yes ☒ No

If YES, Explain: _____

f. Is this property located in a Federally Designated Flood Hazard Zone?

☐ Yes ☒ No

Comments: _____

g. Has the property been surveyed?

☒ Yes ☐ No ☐ Unknown If YES, By: during subdivision circa 2002

If YES, is survey available? ☐ Yes ☐ No ☐ Unknown

h. How is the property zoned? R40 -rural residential**i. Heating System** Age: 3 Type: forced air Fuel: propane Tank Location: backyard

Owner of Tank: DE Richard

Annual Fuel Consumption: 1500 gal Price: 3.75 +/- Gallons: _____

Date system was last serviced and by whom? DE Richard Sept 2026

Secondary Heat Systems: propane fireplace in great room

Comments: _____

j. Roof Age: 1 Type of Roof Covering: 30 year shingle

Moisture or leakage: none

Comments: _____

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- k. Foundation/Basement** ☒ Full ☐ Partial ☐ Other: _____ Type: concrete
 Moisture or leakage: none
 Comments: _____
- l. Chimney(s)** How Many? 2 Lined? no Last Cleaned: NA Problems? no
 Comments: vent for fireplace and propane furnace
- m. Plumbing** Type: plastic, pex system Age: original 2003
 Comments: _____
- n. Domestic Hot Water** Age: 3 Type: on demand Gallons: _____
- o. Electrical System** # of Amps 200 ☒ Circuit Breakers ☐ Fuses
 Comments: _____
 Solar Panels: ☐ Leased ☐ Owned If leased, explain terms of agreement: NA
 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: ants
 Comments: ants professionally treated, bat in attic professionally sealed
- 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: central Age: 2003 Date Last Serviced and by whom: 2026
 Comments: DF Richard
- t. Pool** Age: NA 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: house has connection for portable generator, not included
- v. Internet** Type Currently Used at Property: Wifi
- w. Other** (e.g. Alarm System, Irrigation System, etc.) central vacuum
 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:**

[illegible]

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).

Donald R. Keinstead
SELLER

09/11/2026
DATE

Katin A. Keinstead
SELLER

09/11/2026
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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