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# PROPERTY DISCLOSURE - RESIDENTIAL ONLY

**New Hampshire Association of REALTORS® Standard Form**

REALTOR® EQUAL HOUSING OPPORTUNITY

**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:** Stephen Gunther Schmidt and Emily D. Schmidt
2. **PROPERTY LOCATION:** 14 Corduroy Road, Amherst, NH 03031
3. **CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED?** ☐ Yes ☑ No
4. **SELLER:** ☑ has ☐ has not occupied the property for 11 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 left-hand side
Installed By: Unknown Date of Installation:
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 2015
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:
Kinetco water filtration system and water softener, regular tap water also tested good in 2015

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: 1000 Gal. ☐ Unknown ☐ Other:
Tank Type ☐ Concrete ☐ Metal ☑ Unknown ☐ Other:
Location: Backyard Location Unknown ☐ Date of Installation: Unknown
Date of Last Servicing: 2/12/26 Name of Company Servicing Tank: Southern Septic Tank Service
Have you experienced any malfunctions? ☑ Yes ☐ No
Comments: Snaked and pumped the line, removed clogged



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**d.** LEACH FIELD: ☑ Yes ☐ No ☐ Other: _____
IF YES, Location: Right outside screen porch door, under concrete slab Size: ____ Unknown: Unknown
Date of installation of leach field: _____ Installed By: Unknown
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 | ☑ | ☐ | ☐ | Unknown | | ☐ |
| Crawl Space | ☐ | ☑ | ☐ | Unknown | | ☐ |
| Exterior Walls | ☑ | ☐ | ☐ | Unknown | | ☐ |
| Floors | ☑ | ☐ | ☐ | Unknown | | ☐ |
| | ☐ | ☐ | ☐ | | | ☐ |

**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: 2015 By: Reliable Radon
Results: Dont recall, positive in basement If applicable, what remedial steps were taken? Installed unit, replaced unit spring 2026
Has the property been tested since remedial steps? ☑ Yes ☐ No
Are test results available? ☐ Yes ☐ No
Comments: Dont recall, maybe reliable

SELLER(S) INITIALS SJS 10/07/26 11:08 AM EDT dotloop verified / EDS 10/06/26 3:35 PM EDT dotloop verified

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: Unknown By: Unknown
Results: Good If applicable, what remedial steps were taken? Second Wind In Home water filtration
Has the property been tested since remedial steps? ☑ Yes ☐ No
Are test results available? ☐ Yes ☐ No Comments: Unknown

**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 ☐ 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: Unknown
If YES, is survey available? ☐ Yes ☐ No ☑ Unknown

**h.** How is the property zoned? Residential Rural RR

**i.** Street (check one): ☑ Public ☐ Private ☐ Association

If private, is there a written road maintenance agreement? ☐ Yes ☑ No

Additional Information:

**j.** Heating System Age: Unknown Type: Rinnai system - 3 units Fuel: Propane Tank Location: 2 back corner, 1 other
Owner of Tank: Eastern Propane
Annual Fuel Consumption: 426 Price: 4.45 average of the 3 Gallons: 96 each tank
Date system was last serviced and by whom? Eastern propane
Secondary Heat Systems: Electric baseboards
Comments: Electric heat through Eversource

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**k.** Roof Age: 5 years Type of Roof Covering: GAF
Moisture or leakage: None
Comments: Warranty Systems Plus Warranty registration number 4103313

**l.** Foundation/Basement: ☐ Full ☑ Partial ☐ Other: _____ Type: _____
Moisture or leakage: No
Comments:

**m.** Chimney(s) How Many? 2 Lined? Unknown Last Cleaned: 2023 (?) Problems? No
Comments: Wood stove, fireplace. 1 on each side of the home

**n.** Plumbing Type: Copper and newer pipes upstairs main bathroom, mixes PEX(?) Age: Unknown
Comments: Mortons rust proof defense water softener pellets (green bag)

**o.** Domestic Hot Water: Age: Installed 4-11-16 Type: Electric water heater 50 Gallons: _____

**p.** Electrical System: # of Amps Unknown Circuit Breakers ☑ Fuses ☐
Comments: Bradford White Corp
Solar Panels: ☐ Leased ☐ Owned If leased, explain terms of agreement: _____
Comments:

**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: _____
Comments: We use JP Pest quarterly program

**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.** Air Conditioning: Type: Window units Age: 2-5 y Date Last Serviced and by whom: N/A
Comments: 4 ac units

**u.** Pool: Age : _____ Heated: ☐ Yes ☑ No Type: _____ Last Date of Service: _____
By Whom: _____

**v.** Generator: Portable: Yes ☑ No ☐ Whole House: Yes ☑ No ☐ Kw/Size: 9000 Last Date of Service: 2025
If Portable: ☑ Included ☐ Negotiable
Comments: Steele Products, gasoline, 420 cc almost whole home, some lights, fridge, tv in wood burning stove room, etc.

**w.** Internet: Type Currently Used at Property: T mobile wireless router, needs extender for upstairs main bdrm tv

**x.** Other (e.g. Alarm System, Irrigation System, etc.) Kinetico water whole house
Comments: Generator connected to main house circuit breaker labeled "Main"

**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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**BUYER(S) INITIALS** _____ / _____

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**10. ADDITIONAL INFORMATION**

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

**b.** ADDITIONAL COMMENTS:

**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).**

| | | | |
|---|---|---|---|
| Stephen Gunther Schmidt — dotloop verified 10/07/26 11:08 AM EDT BKSX-8YRG-WTCL-7YIG | | Emily D. Schmidt — dotloop verified 10/06/26 3:35 PM EDT WV8S-X4KS-JR5I-QJFQ | |
| 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.**

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|---|---|---|---|
| | | | |
| BUYER | DATE | BUYER | DATE |

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