New Hampshire Association of REALTORS® Standard Form

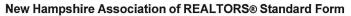


#### TO BE COMPLETED BY SELLER

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.

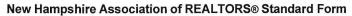
		OF THE INFORMATION IN THIS PROPERTY DISCLOSURE FORM CHANGES FROM THE DATE OF COMPLETION, RETO NOTIFY THE LISTING FIRM PROMPTLY IN WRITING.						
1.	-	LLER:						
2.	PR	PROPERTY LOCATION: 1379 River Rd Weire, NH 03781						
3.	CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED? Yes No							
4.	SE	SELLER: 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 ☐ Dug ☐ Other							
	b.	INSTALLATION: Location:N						
	C.	USE: Number of persons currently using the system: 2  Does system supply water for more than one household? 1 Yes 2 No						
	d.	MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?  Pump:						
		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 ☐F YES, are test results available? ☐Yes ☐No What steps were taken to remedy the problem?							
		COMMENTS:						
_								
6.	_	WAGE DISPOSAL SYSTEM  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?						
	C.	IF PRIVATE:						
		TANK: Septic Tank Holding Tank Cesspool Unknown Other  Tank Size Gal. Unknown Other:  Tank Type A Concrete Metal Unknown Other:  Location: Behad house Location Unknown Date of Installation:  Date of Last Servicing: 1/2/3/22 Name of Company Servicing Tank: St. Ong. Company Servicing Tank: Other  Have you experienced any malfunctions? Yes No  Comments:						
SE	LLE	R(S) INITIALS						





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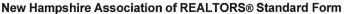
	l. [	EACH FIELD:	M Yes □No			River Rd		
	[	Date of installat	n:Sultof ion of leach field: rienced any malfunct	- Hwse 1990	a MNa	_Size:Unknow _Installed By:	/n:	
		Comments:	iericed arry manurici	ions? Lite:	2 TVT/10			
e			CATED ON "DEVEL ite assessment beer			escribed in RSA 485- nown	A? ∐Yes ဩiNo	Unknown
	( F			N THE BUY		RAGED TO CONT	ACT THE NH DI	EPARTMENT OF
7. <u>IN</u>	<u>NSU</u>	<u>ILATION</u>	LOCATION Attic or Cap Crawl Space Exterior Walls Floors	Yes N	O Unknown	Flo-erglass	Amount	Unknown
8. <u>H</u>	AZ	ARDOUS MAT	<u>ERIAL</u>					
a.	Y III V A C	Are you aware of YES: Are tanks F NO: How long What materials Age of tank(s):_ Location:_ Are you aware of tanks are no location.	of any past or presen	nt undergroun Yes  No out of service in the tank(s) Size o t problems su he tanks been	nd storage tanks of services.  The services of tank(s):  Such as leakage, experience.	on your property?		
D.	م اا اا	As insulation on n the siding?	the heating system ☐Yes ☑ No ☐Yes ☑ No ☐	pipes or duct ☐Unknov _Unknown	vn In the roof Other	ĹNo ☐Unknown ing shingles?	YesNo YesNo	
c.	. F  f  F 	RADON/AIR - C las the property YES: Date: Results: las the property Are test results	verrent or previously been tested?  y been tested since in available?	If applica emedial step No	By: able, what remed os?YesN	al steps were taken?		





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	PROPERTY LOCATION: 1379 Rule & Weare						
d.	RADON/WATER - Current or previously existing:  Has the property been tested?						
	Has the property been tested since remedial steps?No Are test results available?YesNo Comments:						
e.	LEAD-BASED PAINT - Current or previously existing:  Are you aware of lead-based paint on this property?						
	Are you aware of any cracking, peeling, or flaking lead-based paint? No Comments:No						
f.	Are you aware of any other hazardous materials?						
9. GE	ENERAL INFORMATION						
a.							
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 X No If YES, Explain:						
d.	Are you aware of any problems with other buildings on the property? YesNo 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? Tyes M'No Tunknown Comments:						
g.	Has the property been surveyed?  Yes No Lunknown If YES, By: If YES, is survey available? Yes No Unknown						
h.	How is the property zoned? <u>lesidental</u>						
i.	Street (check one): N Private Association						
	If private, is there a written road maintenance agreement? Yes No						
	Additional Information:						
j.	Heating System Age: 33 Type: Boiler Fuel: 0il Tank Location: Basement  Owner of Tank: Owner  Annual Fuel Consumption: Price: Gallons: 700  Date system was last serviced and by whom? 10 103  Secondary Heat Systems:						
	Comments: wood stave off freplace. Has not been used in 11 years						
SELLE	ER(S) INITIALS 7/ BUYER(S) INITIALS /						





TO BE COMPLETED BY SELLER PROPERTY LOCATION: 1379 River Rd Woore k. Roof Age: 14 Type of Roof Covering: Standing Seam well Roof Moisture or leakage: Comments: I. Foundation/Basement: ☑ Full ☐ Partial ☐ Other: Moisture or leakage: Comments: m. Chimney(s) How Many? | 1 Lined? Last Cleaned: 3613

Comments: Inspected 7/37/3030 Problems? n. Plumbing Type: ('Opper Pipe Comments: o. Domestic Hot Water: Age: Type: of Bolle Gallons: p. Electrical System: # of Amps \_ roo Circuit Breakers ☐ Fuses ☐ Comments: 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 MNo If Yes, please explain: r. Pest Infestation: Are you aware of any past or present pest infestations? \( \bar{\substack} \) Yes \( \bar{\substack} \) No \( \text{Type:} \) Comments: 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: ಟ್ರಡ್ ನ್ಯಾಸ್ತ್ರ Age: 11 Date Last Serviced and by whom: Comments: u. Pool: Age :\_\_\_\_\_Heated: \_\_\_ Yes \_\_\_ No Type:\_\_\_\_\_Last Date of Service:\_\_\_\_\_ By Whom: v. Generator: Portable: Yes \_\_\_ No \_ Whole House: Yes \_\_ No \_ Kw/Size: Last Date of Service: If Portable: \_ \_ Included \_ \_ Negotiable Comments: w. Internet: Type Currently Used at Property: x. Other (e.g. Alarm System, Irrigation System, etc.) Comments: Ring Durhell 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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PROPERTY LOCATION: 1379 RWEAR Rd WEAR , NOT 03281
10. ADDITIONAL INFORMATION  a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?  ☐ Yes ☑ No  b. ADDITIONAL COMMENTS:
media Room - projector screen to stay - Achal projector may need to
be replaced. Yamaha recieve to stay in media room
Left garage door - electrical garage door opener does not a ark
ACKNOWLEDGEMENTS
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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 BROKE 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).
hisa fangue 8/4/2024
SELLER DATE 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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