SELLER(S) INITIALS

# **PROPERTY DISCLOSURE - RESIDENTIAL ONLY**

New Hampshire Association of REALTORS® Standard Form



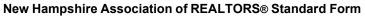
#### TO BE COMPLETED BY SELLER

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.

		OF THE INFORMATION IN THIS PROPERTY DISCLOSURE FORM CHANGES FROM THE DATE OF COMPLETION, RE TO NOTIFY THE LISTING FIRM PROMPTLY IN WRITING.					
		SELLER: Dustin Ward and Megan Ward					
2.	PR	PROPERTY LOCATION: 551 South Road, Salisbury, NH 03268					
3.	СО	NDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED? Tyes V No					
4.	SEI	LLER:  has  has not occupied the property for Less than 1 years.					
5.		ATER SUPPLY ase answer all questions regardless of type of water supply. TYPE OF SYSTEM: ☐ Public ☐ Private ☐ Seasonal ☐ Unknown ☐ Drilled ☐ Dug ☐ Other					
	b.	INSTALLATION: Location: Between house & barn out back Installed By: Unknown  Date of Installation: Unknown  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?					
	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?							
		COMMENTS: Water was tested for homebuyer inspection for VA loan prior to purchasing home, water test passed.					
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?   ☐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: North of house Location Unknown Date of Installation: Unknown  Date of Last Servicing: Spring 2024 Name of Company Servicing Tank: Unknown  Have you experienced any malfunctions? Yes No  Comments: Homebuyer septic inspection passed spring 2024					

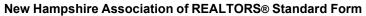
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PRU	PE	RTY LOCATION	: 551 South Road, Salisl	bury, NH 0	3268				
		IF YES, Locatio Date of installat Have you exper Comments:	ion of leach field: Unk ienced any malfunct	mown tions?	Yes <b>L</b>		Installed By: <sub>Unk</sub>	nown: nown 85-A? □Yes ☑N	No <b>□</b> Unknown
		IF YES, has a si Source of Inform Comments: FOR ADDITIO	ite assessment beer nation:	n done? <u>[</u> N THE	Yes _	□ No □Unkr	RAGED TO CO	NTACT THE NH I	
7.	<u>INS</u>	<u>ULATION</u>	LOCATION Attic or Cap Crawl Space Exterior Walls Floors	Yes    Yes	No IIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII	Unknown  □ □ □ □ □ □ □	If YES, Type Some	Amount	Unknown  Unknown  Unknown  Unknown
		Are you aware of YES: Are tanks IF NO: How long What materials Age of tank(s): Location: Are you aware of Comments:	of any past or preser currently in use? g have tank(s) been are, or were, stored	nt underg Yes out of ser in the tan Si nt problem	round st No vice? k(s)? ze of tar	nk(s):as leakage, etc	n your property?	0	
	b. ASBESTOS - Current or previously existing:  As insulation on the heating system pipes or ducts? ☐ Yes ☑ No In the siding? ☐ Yes ☑ No ☐ Unknown In the roofing sh				<u></u> Yes <u></u> ✓ No	o ∐Unknown o ∐Unknown			
	c. RADON/AIR - Current or previously existing:  Has the property been tested?								





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		PROPERTY LOCATION: 551 South Road, Salisbury, NH 03268							
	d.	RADON/WATER - Current or previously existing:  Has the property been tested?							
		Are test results available?							
	e.	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?								
	f.	f. Are you aware of any other hazardous materials? ☐Yes ☑ No  If YES: Source of information:  Comments:							
_	<b>~</b> =								
9.	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: Mortgage								
	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.	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							
	e.								
	f.	Is this property located in a Federally Designated Flood Hazard Zone?  No  No  Unknown Comments:							
	g.	g. Has the property been surveyed? ✓ Yes ☐ No ☐ Unknown If YES, By: Unknown If YES, By: Unknown							
	h.	n. How is the property zoned? Res							
	i. Street (check one): Private Association								
If private, is there a written road maintenance agreement?   Yes  No									
		dditional Information:							
	j.	Heating System Age: Unknown Type: Hot water boiler Fuel: Oil Tank Location: Basement  Owner of Tank: Homeowner  Annual Fuel Consumption: Unknown Price: Unknown Gallons: 600-800  Date system was last serviced and by whom? 3/22/24 dead river  Secondary Heat Systems: Pellet stove & fireplace(s)  Comments: There?s a service plan that was purchased for the year							
		There:s a service plan that was purchased for the year							

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	PROPERTY LOCATION: 551 South Road, Salisbury, NH 03268					
k.	Roof Age: 4 Type of Roof Covering: Asphalt  Moisture or leakage: None currently. There is evidence of past roof leak  Comments: Not sure when/how long roof leak was					
I.	Foundation/Basement: Full Partial Other: Type: Stone & cement block  Moisture or leakage: Seasonal  Comments: seasonal in spring. Handled with dehumidifiers & interior drainage					
m.	Chimney(s) How Many? Lined? Last Cleaned: 2020 Problems? Comments: Previous owners had chimneys repointed					
n.	Plumbing Type: Copper & plastic Age: Various  Comments:					
ο.	Domestic Hot Water: Age:16Type: Made from boiler Gallons: 45					
p.	Electrical System: # of Amps 150					
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?					
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: N/a Age: Date Last Serviced and by whom: Comments:					
u.	Pool: Age : Heated: Yes No Type: Last Date of Service: By Whom: Pool was filled in & currently a garden					
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: TDS					
X.	Other (e.g. Alarm System, Irrigation System, etc.) N/a  Comments:					
ECE E C(	SE TO PURCHASER(S): PRIOR TO SETTLEMENT YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM SSARY WITH RESPECT TO ADJACENT PARCELS IN ACCORDANCE WITH THE TERMS AND CONDITIONS AS MAY DISTAINED IN PURCHASE AND SALES AGREEMENT AND DEPOSIT RECEIPT. YOU SHOULD EXERCISE WHATEVER DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO INFORMATION ON ANY SEXUAL OFFENDERS REGISTERED					

N В UNDER NH RSA CHAPTER 651-B. SUCH INFORMATION MAY BE OBTAINED BY CONTACTING THE LOCAL POLICE DEPARTMENT.

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	DDITIONAL INFORMAT ATTACHMENT EXPL ☑Yes ☐No	<mark>TON</mark> AINING CURRENT PROBLEMS, F	PAST REPAIRS, OR ADDITIO	NAL INFORMATION?					
<b>b</b> .	ADDITIONAL COMMI	ENTS:							
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.									
SELLI	SELLER(S) MAY BE RESPONSIBLE AND LIABLE FOR ANY FAILURE TO PROVIDE <u>KNOWN</u> INFORMATION TO BUYER(S).								
(8)10/24 8:51 / 08/10/24 8:51		dotloop verified 08/10/24 8:51 AM EDT LZ5B-4PDM-AK8D-PK2V	Megan Ward	dotloop verified 08/10/24 8:41 AM EDT ARGE-HCLB-GGDT-90XD					
SELLE	Ξ <b>K</b>	DATE	SELLER	DATE					
PREC DISCL PROP AND	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.								
ROJE	R	DATE	BUYER	DATE					