

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: Sam Seller

2. PROPERTY LOCATION: 123 Main St., Any Town, NH

3. CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER ATTACHED? Yes No

4. SELLER: has has not occupied the property for 5 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: Installed By: Date of Installation: What is the source of your information?

c. USE: Number of Persons currently using the system: 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 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?

COMMENTS:

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 Gal. Unknown Other Tank Type Concrete Metal Unknown Other Location: Location Unknown Date of Installation: Date of Last Servicing: Name of Company Servicing Tank: Have you experienced any malfunctions? Yes No Comments:

d. LEACH FIELD: Yes No Other IF Yes: Location: Size Unknown Date of installation of leach field: Installed By: Have you experienced any malfunctions? Yes No Comments:

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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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Crawl Space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Floors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>

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: _____ By: _____
 Results: _____ If applicable, what remedial steps were taken? _____
 Has the property been tested since remedial steps? Yes No
 Are test results available? Yes No Comments: _____

- d. **RADON/WATER - Current or previously existing:**
 Has the property been tested? Yes No Unknown
 If YES: Date: _____ By: _____
 Results: _____ 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: _____

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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? _____
- j. Heating System Age: _____ Type: _____ Fuel: _____ Tank/Location: _____
Owner of Tank: _____
Annual Fuel Consumption: _____ Price: _____ Gallons: _____
Comments: _____
- k. Roof Age: _____ Type of Roof Covering: _____
Moisture or leakage: _____
Comments: _____
- l. Foundation/Basement: Full Partial Other: _____ Type: _____
Moisture or leakage: _____
Comments: _____
- m. Chimney(s) How Many? _____ Lined? _____ Last Cleaned: _____ Problems? _____
- n. Plumbing Type: _____ Age: _____
Comments: _____
- o. Domestic Hot Water: Age: _____ Type: _____ Gallons: _____
- p. Electrical System Amps: _____ Circuit Breakers Fuses
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: _____
- s. Other (e.g. Alarm System, Irrigation System, etc.) _____

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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