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:** Jean E Dowling Revocable Trust
2. **PROPERTY LOCATION:** 10 Harwich Ct, Merrimack, NH 03054
3. **CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED?** ☐ Yes ☐ No N/A
4. **SELLER:** __ has ☒ has not occupied the property for _____ years. ~~Approx 6 mo~~ MJ
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 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: _____

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 _____ 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: _____

SELLER(S) INITIALS MJD / _____ BUYER(S) INITIALS _____ / _____

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Created by Jonathan Burns with SkySlope® Forms

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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: _____

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	__	✓	__			__
Crawl Space	__	✓	__			__
Exterior Walls	__	__	✓			__
Floors	__	__	✓			__
	__	__	__			__

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: _____ 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: _____

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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: _____

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: Assoc Fees - 350.00
What is your source of information? Great North Prop Management

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: _____
Could Be as Mom was a Senior

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: _____
If YES, is survey available? ☐ Yes ☐ No __ Unknown

h. How is the property zoned? _____

i. Heating System Age: _____ Type: Electric Fuel: _____ Tank Location: _____
Owner of Tank: ~~Homeowner~~
Annual Fuel Consumption: _____ Price: _____ Gallons: _____
Date system was last serviced and by whom? _____
Secondary Heat Systems: Pellet Stove
Comments: _____

j. Roof Age: ? Type of Roof Covering: ?
Moisture or leakage: None
Comments: _____

SELLER(S) INITIALS X MJO / _____ BUYER(S) INITIALS _____ / _____

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k. Foundation/Basement: ☑ Full ☐ Partial ☐ Other: _____ Type: _____
Moisture or leakage: None
Comments: _____

l. Chimney(s) How Many? 1 Lined? _____ Last Cleaned: 2021 Problems? _____
Comments: None

m. Plumbing Type: _____ Age: _____
Comments: _____

n. Domestic Hot Water: Age: _____ Type: Electric Gallons: _____

o. Electrical System: # of Amps _____ ☑ Circuit Breakers ☐ Fuses
Comments: _____
Solar Panels: ☐ Leased ☐ Owned If leased, explain terms of agreement: _____
Comments: None

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: _____
Comments: _____

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: _____ Age: _____ Date Last Serviced and by whom: _____
Comments: Ind. Units

t. Pool: Age: _____ 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: _____

v. Internet: Type Currently Used at Property: Comcast - Been off Since July 2021

w. Other (e.g. Alarm System, Irrigation System, etc.) _____
Comments: None

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.

SELLER(S) INITIALS X MJD / _____ 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:

Garbage Disposal NOT Working

Flusher on upstairs toilet Not Working

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).

Melissa Otte	2/7/22		
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.

BUYER	DATE	BUYER	DATE

SELLER(S) INITIALS MO / _____

BUYER(S) INITIALS _____ / _____

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