

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. 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: Amelia Raphaelson

2. PROPERTY LOCATION: 370 Mc Curdy Rd, New Boston, NH 03070

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

4. SELLER: has has not occupied the property for 4 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 in hot tub area
 Installed By: M.D.M. Water Services Date of Installation: 10.04.2022
 What is the source of your information? Invoice

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 5.24.2021

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?

Radon water bubbler installed per

COMMENTS:

Well pump and tank replaced in 2022 following a malfunction

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? N/A

c. IF PRIVATE:
 TANK: Septic Tank Holding Tank Cesspool Unknown Other _____
 Tank Size _____ Gal. Unknown Other: _____
 Tank Type Concrete Metal Unknown Other: _____
 Location: right of garage Location Unknown Date of Installation: 1987
 Date of Last Servicing: Jan 20, 2026 Name of Company Servicing Tank: St Oage Septic
 Have you experienced any malfunctions? Yes No
 Comments: _____

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d. LEACH FIELD: Yes No Other: _____
 IF YES, Location: Front yard courtyard Size: Unknown
 Date of installation of leach field: 1987 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. <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 checked="" type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Crawl Space	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Exterior Walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Floors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
	_____	<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 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: 7.1.2021 By: Nelson Analytical Lab
 Results: 1.2 pCi/L If applicable, what remedial steps were taken? N/A
 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? [X] Yes [] No [] Unknown

If YES: Date: _____ By: _____

Results: _____ If applicable, what remedial steps were taken? REPCO Water Aeration System Installed

Has the property been tested since remedial steps? [] Yes [X] 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 [X] 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 [X] 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 [X] 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 [X] 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? [X] Yes [] No

If YES, Explain: Ramp to backyard shed need replacement, lid to chicken coop needs repair

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 [X] NO [] UNKNOWN If YES, Explain: _____

f. Is this property located in a Federally Designated Flood Hazard Zone? [] Yes [X] No [] Unknown

Comments: _____

g. Has the property been surveyed? [] Yes [] No [X] Unknown If YES, By: _____

If YES, is survey available? [] Yes [] No [] Unknown

h. How is the property zoned? Residential

i. Street (check one): [X] Public [] Private [] Association

If private, is there a written road maintenance agreement? [] Yes [] No

Additional Information: _____

j. Heating System Age: 2004 Type: FHW boiler Fuel: Oil Tank Location: Basement

Owner of Tank: Property Owner, Amelia Raphaelson

Annual Fuel Consumption: 1000 gal/yr Price: \$3.79/gal Gallons: _____

Date system was last serviced and by whom? Haffner's

Secondary Heat Systems: Wood Burning Stove, Fireplace

Comments: _____

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- k. Roof Age: 2020 Type of Roof Covering: Asphalt Shingles
 Moisture or leakage: None
 Comments: _____
- l. Foundation/Basement: Full Partial Other: _____ Type: poured concrete
 Moisture or leakage: None
 Comments: _____
- m. Chimney(s) How Many? 2 Lined? Yes Last Cleaned: _____ Problems? Yes
 Comments: Lining of second chimney (wood burning stove) replaced 2021 - Anything Chimney
- n. Plumbing Type: Copper Age: Original
 Comments: Both toilets replaced, master bathroom faucets replaced
- o. Domestic Hot Water: Age: 2019 Type: Boiler Zone Gallons: 40
- p. Electrical System: # of Amps 200 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 No
 If Yes, please explain: _____
- r. Pest Infestation: Are you aware of any past or present pest infestations? Yes No Type: Carpenter Ants
 Comments: Not a problem following annual pest treatments
- 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: _____ Age: _____ Date Last Serviced and by whom: _____
 Comments: _____
- u. Pool: Age: 1987 Heated: Yes No Type: Hot Tub Last Date of Service: 2021
 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: Comcast Xfinity Copper Cable 600 Mbps
- x. Other (e.g. Alarm System, Irrigation System, etc.) _____
 Comments: _____

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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10. ADDITIONAL INFORMATION

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

b. ADDITIONAL COMMENTS:

Hot tub repairs to control panel and filters and piping - 2021
New wood burning stove installed
Kitchen renovated w/ new counter-tops
Master bathroom flooring replaced
Garage power outlet for EV charging installed

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).

[Signature]
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 _____

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