

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: Maxwell Noyes
2. PROPERTY LOCATION: 72 W Portsmouth St Concord, NH 03301
3. CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED? Yes No
4. SELLER: has has not occupied the property for 3 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, behind the home
 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? 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 2023
 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:

Everything was within EPA standard limits

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 1000 Gal. Unknown Other: _____
 Tank Type Concrete Metal Unknown Other: _____
 Location: Left of home (facing house) Location Unknown Date of Installation: Unknown
 Date of Last Servicing: June 2023 Name of Company Servicing Tank: Wood River Environmental
 Have you experienced any malfunctions? Yes No
 Comments: Everything was in good working order at last cleaning. Technician recommended cleaning every 2 years.

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PROPERTY LOCATION: 72 W Portsmouth St Central, NH

d. LEACH FIELD: [X] Yes [] No [] Other:
IF YES, Location: Left of house between pine maple trees Size: Unknown:
Date of installation of leach field: Unknown Installed By: Unknown
Have you experienced any malfunctions? [] Yes [X] No
Comments:

e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? [] Yes [X] 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

Table with 7 columns: LOCATION, Yes, No, Unknown, If YES, Type, Amount, Unknown. Rows include 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 [X] 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 [X] Unknown
In the siding? [] Yes [] No [X] Unknown In the roofing shingles? [] Yes [] No [X] Unknown
In flooring tiles? [] Yes [] No [X] Unknown Other [] Yes [] No [] Unknown
If YES, Source of information:
Comments:

c. RADON/AIR - Current or previously existing:

Has the property been tested? [] Yes [X] 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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BUYER(S) INITIALS [] / []

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d. RADON/WATER - Current or previously existing:

Has the property been tested? [] Yes [] No [x] 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 [x] No

If YES: Source of information: _____

Are you aware of any cracking, peeling, or flaking lead-based paint? [] Yes [x] 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 [] No [x] 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 [x] 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? [] Yes [x] 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 [x] NO [] UNKNOWN If YES, Explain: _____

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

Comments: Zone X - moderate to low risk

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? Open Space Residential (RO)

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: 1982 Type: Forced Hot Air Fuel: Oil Tank Location: Basement

Owner of Tank: Homeowner

Annual Fuel Consumption: ~150 gallons Price: _____ Gallons: 250 gallons

Date system was last serviced and by whom? November 2023 / Live Free Heating & Cooling

Secondary Heat Systems: Harman P43 Pellet Stove

Comments: This is the primary heat source, 2 tons of pellets/year

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PROPERTY LOCATION: 72 W Portsmouth St Centerville, NH

- k. Roof Age: 1yr Type of Roof Covering: Architectural Shingle
 Moisture or leakage: None on main roof -> Back porch has leaked is older and may leak w/ heavy rainfall
 Comments: Roof was Reroofed in Fall of 2023
- l. Foundation/Basement: Full Partial Other: _____ Type: _____
 Moisture or leakage: With heavy Rain, a trickle will come down the bulkhead stairs
 Comments: _____
- m. Chimney(s) How Many? 1 Lined? Yes Last Cleaned: 2023 Problems? NO
 Comments: Masonry repaired and lined chimney in 2023
- n. Plumbing Type: PEX + Copper Age: _____
 Comments: _____
- o. Domestic Hot Water: Age: 2018 +/- Type: Propane 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: Small issue w/ mice.
 Comments: Terminix sealed home -> no issues since (winter 2023)
- 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: N/A 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: External hook-up for portable generator on back of home.
- w. Internet: Type Currently Used at Property: Xfinity
- x. Other (e.g. Alarm System, Irrigation System, etc.) ~~XXXXXXXXXX~~
 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:

- Bear head on white shed to go with seller
- ~~the~~ Blink Doorbell and Motion Cameras to go with seller

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] 12/2/2024
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

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