

**PROPERTY DISCLOSURE - RESIDENTIAL ONLY  
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:** \_\_\_\_\_  
 2. **PROPERTY LOCATION:** \_\_\_\_\_

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

4. **SELLER:** has has not occupied the property for \_\_\_\_\_ 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: \_\_\_\_\_

SELLER(S) INITIALS \_\_\_\_\_/\_\_\_\_\_

BUYER(S) INITIALS \_\_\_\_\_/\_\_\_\_\_

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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>	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 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: \_\_\_\_\_

SELLER(S) INITIALS \_\_\_\_\_ / \_\_\_\_\_

BUYER(S) INITIALS \_\_\_\_\_ / \_\_\_\_\_

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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.**

SELLER(S) INITIALS \_\_\_\_\_/\_\_\_\_\_

BUYER(S) INITIALS \_\_\_\_\_/\_\_\_\_\_

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