

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: Jeannette Marino
2. PROPERTY LOCATION: 20-22 W. Stearns Ave Hooksett, NH 03106
3. CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY 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 Manchester Water
- b. INSTALLATION: Location: _____
 Installed By: _____ Date of Installation _____
 What is the source of your information? _____
- c. USE: Number of Persons currently using the system: 0
 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 [X] Unknown
IF YES, has a site assessment been done? [] Yes [] No [] Unknown

SOURCE OF INFORMATION:
COMMENTS:

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 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 [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 [X] Unknown
If YES, Source of information:
Comments:

c. RADON/AIR - 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:

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 [] No
Comments:

f. Are you aware of any other hazardous materials? [] Yes [X] No

If YES: Source of information:
Comments:

SELLER(S) INITIALS [Signature]

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?
b. Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees?
c. Are you aware of any onsite landfills or any other factors, such as soil, flooding, drainage, etc?
d. Are you aware of any problems with other buildings on the property?
e. Are you receiving a tax exemption for this property for any reasons?
f. Is any part of this property in Current Use?
g. Is this property located in a Federally Designated Flood Zone?
h. Has the property been surveyed?
i. How is the property zoned?
j. Heating System Age: Type: Fuel: Tank/Location:
k. Roof Age: Type of Roof Covering:
l. Foundation/Basement:
m. Chimney(s) How Many? Lined? Last Cleaned? Problems?
n. Plumbing Type: Age:
o. Domestic Hot Water: Age: Type: Gallons:
p. Electrical System Amps:
q. Modifications: Are you aware of any modifications or repairs made without the necessary permits?
r. Pest Infestation: Are you aware of any past or present pest infestations?
s. Methamphetamine Production: Do you have knowledge of methamphetamine production ever occurring on the property?
t. 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 [Signature]

BUYER(S) INITIALS /

