

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 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>	<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 type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Crawl Space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Floors	<input type="checkbox"/>	<input 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 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: _____

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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. 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. 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** _____ / _____

