

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:** Blakleigh Flaherty and Joe Flaherty
- 2. **PROPERTY LOCATION:** 12 Homestead Hill Road, Bedford, NH 03110
- 3. **CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED?** Yes No

4. **SELLER:** has has not occupied the property for 8.75 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: Back yard
Installed By: unknown Date of Installation: unknown*
What is the source of your information? _____

c. USE: Number of persons currently using the system: 4
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 1/19/2018
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: *to best of seller's knowledge installed upon completion of the house.

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 1500 Gal. Unknown Other
Tank Type Concrete Metal Unknown Other
Location: about 15ft from front left corner of house Location Unknown Date of Installation: unknown
Date of Last Servicing: 03/27/2019 Name of Company Servicing Tank: Kent's
Have you experienced any malfunctions? Yes No

Comments: Septic Design is available at town hall

d. LEACH FIELD: Yes No Other
If YES, Location: left side of house Size Unknown
Date of installation of leach field: unknown* Installed by: unknown
Have you experienced any malfunctions? Yes NO

Comments: *to the best of the seller's knowledge installed upon completion of the house. Design available at town hall.

SELLER(S) INITIALS BF / JB

BUYER(S) INITIALS /

PROPERTY DISCLOSURE - RESIDENTIAL ONLY
New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 12 Homestead Hill Road, Bedford, NH 03110

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 [x] 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

b. ASBESTOS - Current or previously existing:
As insulation on the heating system pipes or ducts? [] Yes [x] No [] Unknown
In the siding? [] Yes [x] No [] Unknown In the roofing shingles? [] Yes [x] No [] Unknown
In flooring tiles? [] Yes [x] No [] Unknown Other
If YES, Source of information:
Comments:

c. RADON/AIR - Current or previously existing:
Has the property been tested? [x] Yes [] No [] Unknown
If YES: Date: May 2011 By: Nelson analytical
Results: over EPA standard If applicable, what remedial steps were taken? Installed radon air system
Has the property been tested since remedial steps? [] Yes [x] No
Are test results available? [] Yes [] No Comments:

d. RADON/WATER - Current or previously existing:
Has the property been tested? [x] Yes [] No [] Unknown
If YES: Date: January 2018 By: Second Wind
Results: All within EPA limits 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:

SELLER(S) INITIALS [Signature] / [Signature] BUYER(S) INITIALS [] / []
© 2014 NEW HAMPSHIRE ASSOCIATION OF REALTORS®, INC. ALL RIGHTS RESERVED. FOR USE BY NHAR REALTOR® MEMBERS ONLY. ALL OTHER USE PROHIBITED 07.2018

PROPERTY DISCLOSURE - RESIDENTIAL ONLY
New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 12 Homestead Hill Road, Bedford, NH 03110

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 [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? [] 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 any part of this property in Current Use? [] Yes [x] No [] Unknown If YES, Explain:

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

h. Has the property been surveyed? [] Yes [] No [x] Unknown If YES, By:
If YES, is survey available? [] Yes [] No [x] Unknown

i. How is the property zoned? Residential

j. Heating System Age: 2 Type: Forced Hot Air Fuel: Propane Tank/Location: driveway side/planting
Owner of Tank: Suburban
Annual Fuel Consumption: Price: \$4500/year Gallons: 1500
Date system was last serviced and by whom? January 2020 by WL Brady
Solar Panels: [] Leased [] Owned If leased, explain terms of agreement:
Comments: Mitsubishi unit in basement for heat and air conditioning (electric)

k. Roof Age: * Type of Roof Covering: Asphalt /shingle
Moisture or leakage: None
Comments: *Seller assumes original to the completion of the home

l. Foundation/Basement: [x] Full [] Partial [] Other: Type: Asphalt Shingle
Moisture or leakage: None
Comments:

m. Chimney(s) How Many? 1 Lined? unknown Last Cleaned: none Problems? none

n. Plumbing Type: unknown Age: original to completion of home
Comments: Plumbing added upon finishing basement

o. Domestic Hot Water: Age: 2018 Type: Propane Gallons: 70

p. Electrical System Amps: 200 amp [x] Circuit Breakers [] Fuses
Comments:

q. Modifications: Are you aware of any modifications or repairs made without the necessary permits? [] Yes [x] No
If Yes, please explain:

r. Pest Infestation: Are you aware of any past or present pest infestations? [] Yes [x] No Type:
Comments: Quarterly Pest Control with Garfield

s. Methamphetamine Production: Do you have knowledge of methamphetamine production ever occurring on the property?
(Per RSA 477:4-g) [] Yes [x] No If YES, please explain:

t. Other (e.g. Alarm System, Irrigation System, etc.) Irrigation system, whole house generator, alarm, surround sound

SELLER(S) INITIALS [BF] [JBF]
03/09/20 3:08 PM EDT 03/09/20 3:19 PM EDT

BUYER(S) INITIALS [] []

PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 12 Homestead Hill Road, Bedford, NH 03110

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.

10. ADDITIONAL INFORMATION

a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?

Yes No

b. ADDITIONAL COMMENTS:

- Remodeled Powder Room in 2017.
- Finished Basement in 2016.
- 3 New garage door openers 2019.
- Whole house generator installed in 2015.
- New Dishwasher 2019
- Gas Fireplace has not been used, was operational at the time of purchase.
- Whole house humidifier is disconnected.
- Central Vac has not been used during our residency.

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).

Blakleigh Flaherty
dotloop verified
03/09/20 3:08 PM EDT
AWOB-VPKR-SYVX-6FRY

SELLER

DATE

Joseph B. Flaherty
dotloop verified
03/09/20 3:19 PM EDT
BDBO-ZZPN-6V3T-0OKZ

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