

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: William and Susan Dunlap
2. PROPERTY LOCATION: 141 Amherst Street, Amherst, NH 03031
3. CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED? Yes No
4. SELLER: has has not occupied the property for 15 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: 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 _____
 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: _____

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 2000 Gal. Unknown Other _____
 Tank Type Concrete Metal Unknown Other _____
 Location: rear lawn Location Unknown Date of Installation: circa 2002
 Date of Last Servicing: 5/30/19 Name of Company Servicing Tank: PAVE'S SEPTIC SERVICE, Inc.
 Have you experienced any malfunctions? Yes No
 Comments: _____
- d. LEACH FIELD: Yes No Other
 IF YES, Location: adjacent to septic tank Size Unknown
 Date of installation of leach field: unknown Installed By: unknown
 Have you experienced any malfunctions? Yes No
 Comments: _____

SELLER(S) INITIALS WS / SD

BUYER(S) INITIALS _____

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

7. INSULATION	LOCATION	Yes	No	Unknown	If YES, Type	Amount	Unknown
	Attic or Cap	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	Crawl Space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	with	- small area under kitchen ell	
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	Floors	<input type="checkbox"/>	<input checked="" 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? buried fuel tank removed in 2004 during renovation
 What materials are, or were, stored in the tank(s)? oil
 Age of tank(s): unknown Size of tank(s): unknown
 Location: front of house - gone now
 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 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: _____

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f. Are you aware of any other hazardous materials? Yes 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 Unknown If YES, Explain: _____
 What is your source of information? deeds at purchase

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? N/A

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 or reduction for this property for any reason including but not limited to current use, land conservation, etc.?
 YES NO UNKNOWN If YES, Explain: current use on 10 acres

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? residential / agricultural

j. Heating System Age: 14 years Type: oil burner Fuel: oil Tank/Location: basement

Owner of Tank: Dunkles

Annual Fuel Consumption: _____ Price: \$3.12/gallon average Gallons: 1182/yr (2 year average) - main house only

Date system was last serviced and by whom? Rick Wenzel Oil Company, Amherst, NH

Solar Panels: Leased Owned If leased, explain terms of agreement: _____

Comments: N/A

k. Roof Age: 14 yrs Type of Roof Covering: asphalt shingles on all buildings - done in 2004

Moisture or leakage: NO

Comments: _____

l. Foundation/Basement: Full Partial Other: _____ Type: _____

Moisture or leakage: NO

Comments: _____

m. Chimney(s) How Many? 2 Lined? Yes Last Cleaned: unsure Problems? None

n. Plumbing Type: Copper and plastic Age: some 2004; some older

Comments: _____

o. Domestic Hot Water: Age: 14 years Type: off oil furnace Gallons: _____

p. Electrical System Amps: 200 amps Circuit Breakers Fuses (in guest cottage only)

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.) _____

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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:

House was gutted in 2004 for ~~the~~ renovation. Electrical, plumbing, heating systems - majority are new.
Barn and indoor arena built new in 2004.
guest cottage kitchen updated and carpeting installed.
Landscaping 100% organic

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] 6/11/19 [Signature] 6/11/19
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 BUYER DATE