

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.

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: Peter J. Paetzold & Chrystal M. Paetzold
2. PROPERTY LOCATION: 47 Peaslee Rd, Weare, NH 03821
3. CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED? No
4. SELLER: has occupied the property for 3.5 years.

5. WATER SUPPLY

Please answer all questions regardless of type of water supply.

- a. TYPE OF SYSTEM: Drilled
b. INSTALLATION: Location: Right of the garage, Installed By: Contoocook Artesian Well Co., Date of Installation: 1999
c. USE: Number of persons currently using the system: 2, Does system supply water for more than one household? No
d. MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems? Pump: No, Quantity: No, Quality: No

If YES to any question, please explain in Comments below or with attachment.

- e. WATER TEST: Have you had the water tested? Yes, Date of most recent test 10/2020
Are you aware of any test results reported as unsatisfactory or satisfactory with notations? No
IF YES, are test results available? No
What steps were taken to remedy the problem?

COMMENTS:

6. SEWAGE DISPOSAL SYSTEM

- a. TYPE OF SYSTEM: Private: Yes, Community/Shared: No, Septic Design Available: Yes
b. IF PUBLIC OR COMMUNITY/SHARED: Have you experienced any problems such as line or other malfunctions? No
c. IF PRIVATE: TANK: Septic Tank, Tank Size: 2000 Gal., Tank Type: Concrete, Location: In the field by the basement walkout, Date of Installation: 1999, Date of Last Servicing: 8/2021, Name of Company Servicing Tank: Townes Excavation & Septic Services

SELLER(S) INITIALS [PP] / [CP]

BUYER(S) INITIALS [] / []

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d. LEACH FIELD: [X] Yes [] No [] Other:
IF YES, Location: In the field by the basement walkout Size: 20x15 Unknown:
Date of installation of leach field: 1999 Installed By: Peter Rice / Elite Excavation
Have you experienced any malfunctions? [] Yes [X] No
Comments:

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, Timber Frame with various insulation types and R-values.

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
Comments:

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 [] Yes [] No [] Unknown
If YES, Source of information:
Comments: Previous owner had oversight of operations, part of their disclosures

c. RADON/AIR - Current or previously existing:

Has the property been tested? [X] Yes [] No [] Unknown
If YES: Date: 11/14/2020 By: New England Radon, Ltd.
Results: Below guide level of 4.0 pCi/L If applicable, what remedial steps were taken?
Has the property been tested since remedial steps? [] Yes [] No
Are test results available? [] Yes [] No
Comments: Radon system installed in basement prior to purchase

SELLER(S) INITIALS [Signature] / [Signature]

BUYER(S) INITIALS [] / []

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d. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown

If YES: Date: 10/20/2020 By: Nelson Analytical Lab

Results: 1520 pCi/L 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: _____

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: Easement provided to Town of Weare in 2015 for new bridge

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 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

f. Is this property located in a Federally Designated Flood Hazard Zone? Yes No Unknown

Comments: _____

g. Has the property been surveyed? Yes No Unknown If YES, By: _____

If YES, is survey available? Yes No Unknown

h. How is the property zoned? Rural agricultural

i. Street (check one): Public Private Association

If private, is there a written road maintenance agreement? Yes No

Additional Information: _____

j. Heating System Age: 24/6 Type: Radiant / baseboard Fuel: Oil / Wood Tank Location: Basement

Owner of Tank: Property owner Buderus G215 oil boiler / Effecta 40 Smart Wood Boiler (136,500 BTU)

Annual Fuel Consumption: 1000 gallons/7 cords Price: _____ Gallons: _____

Date system was last serviced and by whom? 01/2024 Sean Morrill

Secondary Heat Systems: _____

Comments: _____

SELLER(S) INITIALS

PP / CP
05/14/24 10:33 AM EDT dotloop verified / 05/14/24 12:37 PM EDT dotloop verified

BUYER(S) INITIALS

____ / _____

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k. Roof Age: 5 years Type of Roof Covering: IKO Cambridge Architectural Shingle (25 yrs)
Moisture or leakage: None
Comments:

l. Foundation/Basement: [X] Full [] Partial [] Other: Type: Granite/Concrete
Moisture or leakage:
Comments: Two basements: old part is granite walls w/concrete floor, new basement is concrete walls and floor

m. Chimney(s) How Many? 2 Lined? Yes - 5 flues Last Cleaned: 8/2020 Problems? None
Comments:

n. Plumbing Type: Copper Age: 24
Comments:

o. Domestic Hot Water: Age: 24 Type: Heat exchange on furnace Gallons: 80 gallon storage tank

p. Electrical System: # of Amps 200 Ampt Circuit Breakers [X] Fuses []
Comments:
Solar Panels: [] Leased [X] Owned If leased, explain terms of agreement:
Comments: 7.3 KW PV system on garage roof, 27 panels, SMA Sunny Boy 7.0 KW inverter, SMA Webconnect

[Empty rectangular box for additional 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:

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. Air Conditioning: Type: Central air Age: Date Last Serviced and by whom:
Comments: Central air in kitchen, primary bedroom, and upstairs office

u. Pool: Age : Heated: [] Yes [X] No Type: Last Date of Service:
By Whom:

v. Generator: Portable: Yes [] No [X] Whole House: Yes [] No [] Kw/Size: 20 Last Date of Service: 3/2024
If Portable: [] Included [] Negotiable
Comments: 20 KW Generac Whole House Generator with automatic transfer switch

w. Internet: Type Currently Used at Property: Fiber optic (Granite State Communication)

x. Other (e.g. Alarm System, Irrigation System, etc.) No
Comments:

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] / [Signature]

BUYER(S) INITIALS [] / []

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10. ADDITIONAL INFORMATION

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

Yes No

b. ADDITIONAL COMMENTS:

Additional Disclosures:
 -Sound system throughout house has worked up until this winter, suspect one piece needs replacing in the sound closet to get it working again
 -Baseboard heating was removed in study last year - this room can be heated using the fireplace to very comfortable temperature. These cast iron baseboards are in the basement. One section has a crack in it but the rest could be used if desired.

Additional information:
 -Greenhouse installed in 2022
 -Additional 10x18ft standalone shed used as chicken coop. Large run attached.
 -Orchard with apple, peach, and pear trees, large blueberry patch with over 15 bushes, raspberry and strawberry beds, large asparagus bed
 -Irrigation system in back yard for garden.
 -Large space above garage turned into a gym; blown in foam insulation, large bay window installed and garage door installed leading to backyard.
 -Heated by wood stove in winter.
 -Additional wood structure used for cow milking and storage
 -The state of the art wood furnace is connected to back-up oil furnace, capable of providing 100% of the heat for the house using 6 to 7 cords of wood.
 -Interior paint done in majority of house in 2022/2023/2024
 -Kitchen shelving/cabinets upgraded/refinished in 2023
 -Viking gas cooktop, Thermidor double ovens, Sub Zero refrigerator, beehive oven. Slate counters, cook's kitchen with farmer's sink, marble pastry counter.
 -Passive temperature-controlled wine cellar
 -Large 3 season porch

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).

Peter Paetzold
 dotloop verified
 05/14/24 10:33 AM
 EDT
 LO01-GV3H-E51J-TIA6
 SELLER _____ DATE _____

Chrystal Paetzold
 dotloop verified
 05/14/24 12:17 PM EDT
 NQRR-FL16-7GRI-WJ0Y
 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 _____