New Hampshire Association of REALTORS® Standard Form



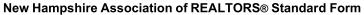
TO BE COMPLETED BY SELLER

SELLER(S) INITIALS

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.

IF A	ANY	ETO SELLER(S): COMPLETE ALL INFORMATION AND STATE NOT APPLICABLE OR UNKNOWN AS APPROPRIATE. OF THE INFORMATION IN THIS PROPERTY DISCLOSURE FORM CHANGES FROM THE DATE OF COMPLETION, RE TO NOTIFY THE LISTING FIRM PROMPTLY IN WRITING.					
1.	SELLER: Thomas Charles White and Tara Jean White						
2.	PROPERTY LOCATION: 220 Boston Post Rd, Amherst, NH 03031						
3.							
4.	SELLER: ☑ has ☐ has not occupied the property for 2 years.						
5.	<u>WA</u>	TER 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: Boston Post Road Installed By: Date of Installation: Unknown What is the source of your information? Previous disclosure							
	c.	USE: Number of persons currently using the system: 4 Does system supply water for more than one household?					
	d.	MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems? Pump:					
		If YES to any question, please explain in Comments below or with attachment.					
	e.	WATER TEST: Have you had the water tested?					
		COMMENTS:					
6.		WAGE DISPOSAL SYSTEM 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					

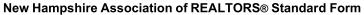
BUYER(S) INITIALS





TO BE COMPLETED BY SELLER

PR	OPE	RTY LOCATIO)N: 220 Boston Post Rd, Ai	mherst, NH 03	031				
	d.	LEACH FIELD:_☑Yes ☐No ☐Other: IF YES, Location:Back yard			Size:Unknown:				
			ation of leach field: <u>Unk</u> erienced any malfunct		es ☑ No		Installed By:		
	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							
			NTAL SERVICES SUE						
7.	<u>INS</u>	BULATION	LOCATION Attic or Cap Crawl Space Exterior Walls Floors	Yes	No <u>Unk</u>	known		Amount	Unknown
8.	HA a.		ZARDOUS MATERIAL UNDERGROUND STORAGE TANKS - Current or previously existing:						
		YES: Are tank IF NO: How lo What material Age of tank(s) Location: Are you aware Comments:	e of any past or preser s currently in use? ang have tank(s) been s are, or were, stored i of of any past or presen to longer in use, have the	Yes No out of servic in the tank(s Size	e?)?_ of tank(s):_ such as leak	age, etc	e? ∐Yes <u>∏</u> No		
• • •					Unknown				
	c.	RADON/AIR - Has the prope If YES: Date: Results:<0.8 pc Has the prope Are test result	Current or previousl rty been tested? May 2024	y existing:	_Nol By: cable, what ps?Ye	Jnknow remedia s <u> </u>	n al steps were take o	n?	
					on system ins	talled 12/	15/2011"		





TO BE COMPLETED BY SELLER

9.

	PROPERTY LOCATION: 220 Boston Post Rd, Amherst, NH 03031					
d. RADON/WATER - Current or previously existing:						
	Has the property been tested? ☐ Yes ☑ No ☐ Unknown					
	If YES: Date:By:					
	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?					
f.	Are you aware of any other hazardous materials?					
GE	NERAL INFORMATION					
	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:					
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? YesNo If YES, Explain:					
d.	Are you aware of any problems with other buildings on the property? \(\subseteq \forall \) Yes \(\subseteq \subseteq \) 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.?					
f.	Is this property located in a Federally Designated Flood Hazard Zone? ☐ Yes ☑ No ☐ Unknown Comments:					
g.	Has the property been surveyed? Yes No Vunknown If YES, By: If YES, is survey available? Yes No Unknown					
h.	How is the property zoned? Residential					
i.	Street (check one): Private Association					
	If private, is there a written road maintenance agreement? Yes No					
	Additional Information:					
j.	Heating System Age:Type: Forced AirFuel: OilTank Location: Workshop under garage Owner of Tank: n/a					
Annual Fuel Consumption: Price:\$4.20 Gallons: 240						
Date system was last serviced and by whom? 6/12/23 by Rick Wenzel Oil Company LLC						
	Secondary Heat Systems: Propane, electric and wood Comments: Two propane heaters in the basement, one mini-split in the living room, and one wood-burning stove in the living room.					

New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

	PROPERTY LOCATION: 220 Boston Post Rd, Amherst, NH 03031					
k.	Roof Age: 9Type of Roof Covering: GAF 50 Year Moisture or leakage: None Comments:					
l.	Foundation/Basement: Partial Other: Type:Concrete Moisture or leakage: None Comments:					
m.	Chimney(s) How Many?1 Lined?Yes Last Cleaned:01/25/2024 Problems?Note see #10 Comments:					
n.	Plumbing Type:Age: Unknown Comments: Exterior pipes fully replaced (from house to septic) in 2023. They are now PVC.					
ο.	Domestic Hot Water: Age:Type: ElectricGallons:					
p.	Electrical System: # of Amps 100					
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:					
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.	Air Conditioning: Type: Mini-split Age: 3 years Date Last Serviced and by whom: Comments:					
u.	Pool: Age : Heated: Yes No Type: Last Date of Service: By Whom:					
v.						
w.	Internet: Type Currently Used at Property: Fidium Fiber					
X.	Other (e.g. Alarm System, Irrigation System, etc.) 4 external security cameras Comments:					
NECE BE CO DUE D UNDE	CE TO PURCHASER(S): PRIOR TO SETTLEMENT YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM SSARY WITH RESPECT TO ADJACENT PARCELS IN ACCORDANCE WITH THE TERMS AND CONDITIONS AS MAY DISTAINED IN PURCHASE AND SALES AGREEMENT AND DEPOSIT RECEIPT. YOU SHOULD EXERCISE WHATEVER DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO INFORMATION ON ANY SEXUAL OFFENDERS REGISTERED OF THE RESPECT TO INFORMATION OF THE LOCAL POLICE RETMENT.					

New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 220 Boston Post Rd, Amherst, NH 03031
--

	a. ATTACHMENT EXPLA ☐ Yes ☑ No	<u>ON</u> JINING CURRENT PROBLEMS, F	PAST REPAIRS, OR ADDITIC	NAL INFORMATION?					
	b. ADDITIONAL COMME	NTS:							
			irebox is cracked (was like that wl	nen we bought it). When chimney was last ecommended.					
	Keypad lock basement 2023 New blinds in basement 2023 New door handles in basement New bathroom fixtures and mir Exterior pipes fully replaced (fr New toilet upstairs 2023 Cleaned HVAC 2023 New Oil Tank 2023 Removed two old oil tanks 2023 New tile floor in basement bath Extractor fan in basement bath Septic Tank pumped 2023 Dryer Vent replaced 2023 Ducts cleaned by NADCA certific Chimney swept and vacuumed	ad lock basement 2023 blinds in basement 2023 door handles in basement 2023 bathroom fixtures and mirror in basement 2023 ior pipes fully replaced (from house to septic) 2023 toilet upstairs 2023 ed HVAC 2023 Oil Tank 2023							
ACH	(NOWLEDGEMENTS								
AC	CCURATE, TRUE AND COM		ER KNOWLEDGE. SELLER	N AND THAT SUCH INFORMATION IS AUTHORIZES THE LISTING BROKEI PECTIVE PURCHASERS.					
SEL	LER(S) MAY BE RESPON	SIBLE AND LIABLE FOR ANY F.	AILURE TO PROVIDE <u>KNOV</u>	<u>VN</u> INFORMATION TO BUYER(S).					
Tho	mas White	dotloop verified 08/11/24 10:15 PM EDT CMFG-VL0Q-VRUX-K1MW	Tara White	dotloop verified 08/09/24 10:22 PM EDT ZIXE-AWHG-HWWZ-NUDD					
SEL	LER	DATE	SELLER	DATE					
PREDISC PRO AND	ECEDING INFORMATION CLOSURE STATEMENT IS OPERTY BY EITHER SELL D INVESTIGATIONS VIA	WAS PROVIDED BY SELLEI S NOT A REPRESENTATION, V LER OR BROKER. BUYER IS E	R AND IS NOT GUARAN WARRANTY OR GUARANT' ENCOURAGED TO UNDERT TRUCTURAL OR OTHER	ID HEREBY UNDERSTANDS THE TEED BY BROKER/AGENT. THIS Y AS TO THE CONDITION OF THE 'AKE HIS/HER OWN INSPECTIONS PROFESSIONAL AND QUALIFIED WN OR MUNICIPALITY.					
BUY	EK	DATE	BUYER	DATE					