

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:** Elizabeth Hasler

2. **PROPERTY LOCATION:** 19 Buzzell Road, Gilmanton, NH 03237

3. **CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED?** ☐ Yes ☒ No

4. **SELLER:** ☒ has ☐ has not occupied the property for 41 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: Next to driveway, front corner of house

Installed By: James Gray Wells, Inc

Date of Installation: Oct 1985

What is the source of your information? My records and memory

c. USE: Number of persons currently using the system: Current 1. History of 2 people and livestock with no shortage of water

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 Dec 2024

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? NA

COMMENTS: No problems with drinking water but fixtures do get mineral stains

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? NA

c. IF PRIVATE:

TANK: ☒ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Unknown ☐ Other _____
 Tank Size 1000 Gal. ☐ Unknown ☐ Other _____
 Tank Type ☒ Concrete ☐ Metal ☐ Unknown ☐ Other _____
 Location: Back yard ☐ Location Unknown. Date of Installation: 1987

Date of Last Servicing: 10/25 Name of Company Servicing Tank: Best Septic

Have you experienced any malfunctions? ☐ Yes ☒ No

COMMENTS: For one person, tank has been pumped and maintained every 3 yrs

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d. LEACH FIELD: ☒ Yes ☐ No ☐ Other
IF YES, Location: Lower back yard, corner of barn Size: 500 square ft ☐ Unknown
Date of installation of leach field: 1987 Installed By: Holden Engineering
Have you experienced any malfunctions? ☐ Yes ☒ No
Comments: Do NOT drive on leach field

e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? ☐ Yes ☒ No ☐ Unknown
IF YES, has a septic system evaluation been done within 180 days? ☐ Yes ☐ No ☐ Unknown
Date of Evaluation: NA
Comments:
FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU, 603-271-3501

7. INSULATION	LOCATION	Yes	No	Unknown	If YES, Type	Amount	Unknown
	Attic or Cap	☒	☐	☐	Fiberglass/Foam B	10"/1"	☐
	Crawl Space	☐	☐	☐	NA		☐
	Exterior Walls	☒	☐	☐	Log and fiberglass	in lateral groove	☐
	Floors	☐	☐	☐	Fiberglass	10"	☐

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? NA
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 ☒ 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: Feb 1998 By: Air Chek, Inc
Results: 2.3 pCi/L If applicable, what remedial steps were taken? less than 4, no remediation needed
Has the property been tested since remedial steps? ☐ Yes ☐ No
Are test results available? ☒ Yes ☐ No
Comments:

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d. RADON/WATER - Current or previously existing:

Has the property been tested? ☒ Yes ☐ No ☐ Unknown

If YES: Date: April 2020

By: NH public health

Results: 1062

If applicable, what remedial steps were taken? None. Acceptable limits

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: _____

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: Rot in barn exterior stall doors and doorways. Shed rotted, privy hole.

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: CU and forest management

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: Don Jenks LLC and Don Rhodes, Holden Engineering

If YES, is survey available? ☒ Yes ☐ No ☐ Unknown

h. How is the property zoned? Rural, residential

i. Heating System Age: 29 yrs Type: Monitor Fuel: Kerosene Tank Location: Near wall, top of drive

Owner of Tank: Hasler

Annual Fuel Consumption: Rare usage Price: minimal Gallons: 1 tank lasts for years

Date system was last serviced and by whom? NA Monitor is available for back up, but rarely used

Secondary Heat Systems: History of heating with woodstove almost exclusively. Infrastructure in place for oil heat option.

Comments: About 4 cords per winter if bedrooms are closed off/unheated. Chimney cleaned every Fall.

j. Roof Age: * Type of Roof Covering: Asphalt shingles with Grace underneath

Moisture or leakage: None

Comments: *House resingled 2018,2019. Barn resingled 2017.

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- k. Foundation/Basement** ☒ Full ☐ Partial ☐ Other: _____ ☐ Type: Poured concrete
 Moisture or leakage: No leakage. Dehumidifier used on hot&humid summer days
 Comments: _____
- l. Chimney(s)** How Many? 1 Lined? yes Last Cleaned: Fall 2025 Problems? No
 Comments: 1 chimney with 2 flues, one for woodstove, spare for future furnace if new owners wish
- m. Plumbing** Type: copper pipes, pvc drains Age: Plumbed in stages in late 1990's
 Comments: * Set up from previous kerosene on-demand hot water is still in place if new owners want to switch back
- n. Domestic Hot Water** Age: New 2025 * Type: electric Gallons: 55
- o. Electrical System** # of Amps 150 ☒ Circuit Breakers ☐ Fuses
 Comments: _____
 Solar Panels: ☐ Leased ☐ Owned If leased, explain terms of agreement: _____
 Comments: _____
- p. Modifications:** Are you aware of any modifications or repairs made without the necessary permits? ☐ Yes ☒ No
 If Yes, please explain: _____
- q. Pest Infestation:** Are you aware of any past or present pest infestations? ☒ Yes ☐ No Type: Ants, Field Mice
 Comments: JP Pest services 2x/yr for ants. I set traps for mice. Mint around building in Fall helps a little.
- r. 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: _____
- s. Air Conditioning** Type: NA Age: _____ Date Last Serviced and by whom: _____
 Comments: No AC. Fan in upstairs window works well to draw in night air.
- t. Pool** Age: NA Heated: ☐ Yes ☐ No Type: _____ Last Date of Service: _____
 By Whom: _____
- u. Generator** Portable: ☐ Yes ☐ No Whole House: ☐ Yes ☐ No Kw/Size: _____ Last Date of Service: _____
 If Portable: ☐ Included ☐ Negotiable
 Comments: I've used a small portable generator for powering freezer during outages but will be taking that with me.
- v. Internet** Type Currently Used at Property: Fiber Optics installed 2025
- w. Other** (e.g. Alarm System, Irrigation System, etc.) 4 hardwired smoke alarms, quite old
 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.

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10. ADDITIONAL INFORMATION

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

☒ Yes ☐ No

b. ADDITIONAL COMMENTS:

- 2016 barn jacked up and weight loaded PT posts replaced
- Entire house re-stained/logs treated in 2020. SE and SW wall logs just re-stained 2026. Deck side due probably next summer.
- New water pressure tank 2019
- Fences need a lot of work
- Rot in deck joists, barn doors and doorways, barn trim due to be repainted, shed very rotted - especially roof
- The shed was initially permitted as a privy in 1980's. See additional notes about hole as well as rot. Shed may soon be a tear-down.
- Upstairs bedroom/attic ledge has no railing and is not safe for children
- Stairs and loft floor could use re-staining.
- Some doors and windows need weather stripping replaced

- Scribe fit log homes have some unique maintenance and monitoring needs pertaining to protecting the logs from the elements and reducing/managing settling and surface water moisture. Seller is working on a document, currently 10 pages log, to explain this and other seasonal homesteading and building maintenance chores that buyer should be aware of. Note especially the need to monitor and perhaps modify the queen post truss in the loft.

- The seller is not and has never been a professional contractor or builder. Her home was constructed, improved and modified for her use only. Seller makes no representation or warranty regarding the workmanship, construction methods, or compliance of the work with current building codes.
- The buyer is given all opportunity to conduct whatever inspections they consider appropriate, including structural, electric, plumbing, septic, and other inspections. They buyer is accepting the property in the existing condition, as is, where is, with all faults.

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).

Elizabeth Hasler
dotloop verified
08/24/26 4:17 PM EDT
3WUB-7BVX-QAX8-9PBQ
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

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