

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:** Brett A. Tiede and Aimee J. Tiede

2. **PROPERTY LOCATION:** 33 Quaker Rd, New Durham NH 03855

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: Behind fence in backyard - straight back from the kitchen door.
Installed By: Unkn 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 5-5-2026
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: Radon in water system installed prior to us purchasing in 2011. Just had the system serviced on 5/5/26.
New well pump/pipe/wire installed on 5/5/26. Prior to we had water quantity issues when significant amounts of water used. They dropped the new pump down lower and we have had no issues since.

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 Chamber system.
Tank Size 1500 Gal. Unknown Other 2 - 450 gal tanks.
Tank Type Concrete Metal Unknown Other
Location: Front Yard Location Unknown. Date of Installation: _____
Date of Last Servicing: 5-26-2026 Name of Company Servicing Tank: Cameron's Septic Service
Have you experienced any malfunctions? Yes No
COMMENTS: Chamber system septic, according to disclosures when we purchased.

SELLER(S) INITIALS BAT / AJT BUYER(S) INITIALS _____

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d. LEACH FIELD: Yes No Other _____
IF YES, Location: _____ Size: _____ Unknown
Date of installation of leach field: _____ Installed By: _____
Have you experienced any malfunctions? Yes No
Comments: _____

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: _____
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 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | R-16 | _____ | <input type="checkbox"/> |
| | Crawl Space | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | _____ | <input type="checkbox"/> |
| | Exterior Walls | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | R-16 | _____ | <input type="checkbox"/> |
| | Floors | <input type="checkbox"/> | <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? _____
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: Unkn _____ 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: Radon in air system was installed prior to our purchase. System is runing fine.

SELLER(S) INITIALS  / 
06/11/26 8:33 AM EDT / 06/11/26 8:32 AM EDT

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: 5-5-2026 By: Hastings Water Service
 Results: < 300 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: Covenants listed in Deed
 What is your source of information? Deed
- 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: _____
- 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?** Residential/Agricultural
- i. Heating System** Age: 16 Type: Boiler - Buderus Fuel: Oil Tank Location: Basement
 Owner of Tank: Homeowner
 Annual Fuel Consumption: _____ Price: _____ Gallons: 1049
 Date system was last serviced and by whom? 11-25-2025 by RC & Son's Heating & Cooling.
 Secondary Heat Systems: Wood stove insert
 Comments: _____
- j. Roof** Age: Unk - 20+ Type of Roof Covering: Asphalt shingle/Architectural and 3-tab asphalt shingle.
 Moisture or leakage: No.
 Comments: in 2015/16 - bad winter we had an ice dam on the back. Cleared the dam and no issues since. Minor wood staining caused

SELLER(S) INITIALS BAT / BT
06/11/26 / 06/11/26

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k. Foundation/Basement Full Partial Other: _____ Type: Concrete

Moisture or leakage: No

Comments: _____

l. Chimney(s) How Many? 1 Lined? Yes Last Cleaned: 2021 Problems? None

Comments: Chimnet re-ppointed and new cap installed.

m. Plumbing Type: Copper and pex Age: _____

Comments: _____

n. Domestic Hot Water Age: 2019 Type: off boiler Gallons: 40 gal

o. Electrical System # of Amps 200 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: _____

Comments: Preventative treatment for ants & other insects - last serviced 5/18/26.

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: Mini-Splits Age: 1 year Date Last Serviced and by whom: N/A

Comments: _____

t. Pool Age: N/A 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: Portable Generator does not convey - house is generator ready though.

v. Internet Type Currently Used at Property: Fiber optic - TDS

w. Other (e.g. Alarm System, Irrigation System, etc.) Security Cameras - Blink system

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

BAT / OT
06/11/26 06/11/26
dotloop Verified dotloop Verified

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:

Basement sliding door is original - The locking handle mechanism is not functional; However, the door is currently secured using a security bar. The door is operational but is heavy and does not slide smoothly.

Age of the rear roof section is unknown. During the winter of 2015/16, an ice dam resulted in one instance of water intrusion. After the ice dam was removed, no additional leaks or water intrusion have been observed. The front roof section was replaced by the previous owner prior to our purchase and includes asphalt shingles with an ice and water shield beneath.

The home has original wood windows. Some sash weatherstripping has experienced normal wear and deterioration over time from tilting in to clean them. The windows remain operational.

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).

Brett A. Tiede
SELLER
dotloop verified
06/11/26 8:33 AM EDT
ILAT-PB40-PKJJ-N4QD
DATE

Aimee J Tiede
SELLER
dotloop verified
06/11/26 8:32 AM EDT
2WYZ-BUJN-507Z-E1PA
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

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