

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:** S & S Amherst Properties, LLC

2. **PROPERTY LOCATION:** 373 Bartlett St, Manchester, NH 03102

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

4. **SELLER:** ☐ has ☒ has not occupied the property for 1 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: Municipal water connection; service enters basement

Installed By: unknown

Date of Installation: unknown

What is the source of your information? _____

c. USE: Number of persons currently using the system: none

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 _____ Gal. ☐ Unknown ☐ Other _____
 Tank Type ☐ Concrete ☐ Metal ☐ Unknown ☐ Other _____
 Location: _____ ☐ Location Unknown. Date of Installation: _____

Date of Last Servicing: _____ Name of Company Servicing Tank: _____

Have you experienced any malfunctions? ☐ Yes ☐ No

COMMENTS:

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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	☒	☐	☐	pink fiberglass		☒
	Crawl Space	☒	☐	☐	pink fiberglass		☒
	Exterior Walls	☒	☐	☐	pink fiberglass		☒
	Floors	☒	☐	☐	pink fiberglass		☒
		☐	☐	☐			☐

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:

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:

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08/19/26 11:37 AM EDT

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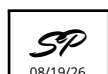
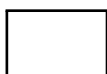
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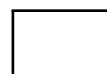
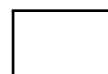
- k. Foundation/Basement** ☒ Full ☐ Partial ☐ Other: _____ ☐ Type: _____
Moisture or leakage: none
Comments: _____
- l. Chimney(s)** How Many? 0 Lined? _____ Last Cleaned: _____ Problems? _____
Comments: _____
- m. Plumbing** Type: unknown Age: unknown
Comments: _____
- n. Domestic Hot Water** Age: unknown Type: unknown Gallons: unknown
- o. Electrical System** # of Amps 100A ☒ 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: _____
- 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: _____ Age: _____ Date Last Serviced and by whom: _____
Comments: _____
- t. Pool** Age: _____ 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: _____
- v. Internet** Type Currently Used at Property: none
- w. Other** (e.g. Alarm System, Irrigation System, etc.) _____
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:

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).

Sara Pagano

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08/19/26 11:37 AM EDT
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SELLERDATE

SELLERDATE

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.

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