SELLER(S) INITIALS

## **PROPERTY DISCLOSURE - RESIDENTIAL ONLY**

New Hampshire Association of REALTORS® Standard Form



#### TO BE COMPLETED BY SELLER

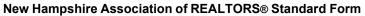
The following answers and explanations are true and complete to the best of SELLER'S knowledge. This statement has been prepared to assist prospective BUYERS in evaluating SELLER'S property. This disclosure is not a warranty of any kind by the SELLER, or any real estate FIRM representing the SELLER, 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.

		OF THE INFORMATION IN THIS PROPERTY DISCLOSURE FORM CHANGES FROM THE DATE OF COMPLETION, RE TO NOTIFY THE LISTING FIRM PROMPTLY IN WRITING.						
1.		ELLER: Mary Brown and Kevin Brown						
2.	PR	ROPERTY LOCATION: 2 Champagne Terrace, Bedford, NH 03110						
3.	СО	NDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED? Yes VNo						
4.	SEI	ELLER:  has  has not occupied the property for 6.5 years.						
5.	Plea a.	ATER SUPPLY ase answer all questions regardless of type of water supply.  TYPE OF SYSTEM: Public Private Seasonal Unknown Drilled Dug Other						
		INSTALLATION: Location: Installed By: What is the source of your information?  Date of Installation:  Date of Installation:						
	C.	USE: Number of persons currently using the system: 2  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.	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: Particle 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1						
		COMMENTS: Pennichuck Water Quality tests are available on their website						
6.	a.	WAGE DISPOSAL SYSTEM  TYPE OF SYSTEM: Public: ☐ Yes ☑ No Community/Shared: ☐ Yes ☑ No Private: ☑ Yes ☐ No ☐ Unknown Septic Design Available: ☐ Yes ☑ No  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 1500 Gal. Unknown Other: second 1000 gallon tank in line before leach field  Tank Type Concrete Metal Unknown Other:  Location: See Plan Location Unknown Date of Installation: 2008  Date of Last Servicing: 2023 Name of Company Servicing Tank: Kent Septic Service  Have you experienced any malfunctions? Yes No  Comments: Basement bathroom uses pump to evacuate up to septic tank level; works as designed						

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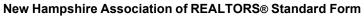


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	d.	LEACH FIELD: IF YES, Location Date of installat	n: See Plan					_Size:Unkno	own:		
		Have you experienced any malfunctions?									
	e.	IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? ☐ Yes ☑ No ☐ Unknown IF YES, has a site assessment been done? ☐ Yes ☐ No ☐ Unknown									
		Source of Inform Comments: FOR ADDITIO ENVIRONMEN	NAL INFO						NTACT THE NH D	EPARTMENT OF	
7.	INS	ULATION	Attic or C Crawl Sp Exterior V Floors	cap pace Walls	Yes  V V V V V V V V V V V V V V V V V V		Unknown  □ □ □ □ □ □ □ □	If YES, Type R38 Blown R38 Blown R19 Batt Faced	Amount Increased to R45- '14 Increased to R45- '14	Unknown  □ □ □ □ □ □ □ □ □	
8.	HAZ a.	AZARDOUS MATERIAL  . UNDERGROUND STORAGE TANKS - Current or previously existing:									
		YES: Are tanks IF NO: How long What materials Age of tank(s): Location: Are you aware of	currently in g have tandare, or wer	n use? k(s) been o re, stored i	Yes out of ser on the tank	No vice? k(s)? ze of tan	lk(s):	n your property?		☐Unknown IF	
		Comments:  If tanks are no longer in use, have the tanks been removed?  Comments:  Yes No Unknown  Comments:									
	b.	ASBESTOS - C As insulation or In the siding? In flooring tiles? If YES, Source of Comments:	the heatin	ig system i es_	oipes or o ☐Unk Unknow	ducts? (nown /n O	ther	_No ☐Unknowr ng shingles?	☐Yes☐No ☐Yes☐No	∐Unknown ∐Unknown	
	C.	RADON/AIR - C Has the propert If YES: Date:01 Results:1.1 pCi/I Has the propert Are test results Comments:	y been tes 1/18/2018 y been tes available?	ted?	✓YesIf ap emedial:No	s_□_No plicable, steps? _	, what remedia ☐ Yes ☐ N	Hill Home Inspection al steps were take	n?		

9.

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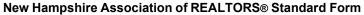




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PARONAMATER 6						
RADON/WATER - Current or previously existing:  Has the property been tested?						
Has the property been tested since remedial steps?No Are test results available?No Comments:						
LEAD-BASED PAINT - Current or previously existing:  Are you aware of lead-based paint on this property?						
Are you aware of any cracking, peeling, or flaking lead-based paint?						
Are you aware of any other hazardous materials?						
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: Cote d' OR Covenants						
What is your source of information? Cote d' OR Covenants dated January 28, 2002						
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?						
Are you aware of any onsite landfills or any other factors, such as soil, flooding, drainage, etc?  Yes No If YES, Explain:						
Are you aware of any problems with other buildings on the property?						
Are you receiving a tax exemption or reduction for this property for any reason including but not limited to current use, land conservation, etc.? YESNOUNKNOWN						
Is this property located in a Federally Designated Flood Hazard Zone? ☐ Yes ☑ No ☐ Unknown Comments:						
Has the property been surveyed?						
How is the property zoned? Residential						
Street (check one): Private Association						
If private, is there a written road maintenance agreement?						
Additional Information:						
Heating System Age: 14 Years Type: Forced Air Fuel: Oil Tank Location: Basement  Owner of Tank: Homeowner  Annual Fuel Consumption: Price: market Gallons: 952.2 July 19, 2023- July 19, 2024  Date system was last serviced and by whom? October 2023 Ciardelli  Secondary Heat Systems:						
Comments:						

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	PROPERTY LOCATION: 2 Champagne Terrace, Bedford, NH 03110				
k.	Roof Age:14 Type of Roof Covering: Architectural Shingles  Moisture or leakage: none  Comments: Roof has Water & Ice shield 3ft from roof/ roof valleys				
I.	Foundation/Basement:  Partial Other: Type:  Moisture or leakage: none  Comments:				
m.	Chimney(s) How Many?2 (gas) Lined? Last Cleaned:n/a Problems?no  Comments:				
n.	Plumbing         Type: PVC/ Copper         Age:				
ο.	Domestic Hot Water: Age:10 Type: Oil/ Boiler Gallons: 70				
p.	Electrical System: # of Amps 200 Circuit Breakers Fuses Comments:  Solar Panels:LeasedOwned If leased, explain terms of agreement:Comments:				
q. r.	If Yes, please explain:				
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: Central Age: 2008 Date Last Serviced and by whom: June 2024 Ciardelli Fuel  Comments:				
u.	Pool: Age : Heated: Yes No Type: Last Date of Service: By Whom:				
V.	Generator: Portable: Yes No Whole House: Yes No Kw/Size: 32 Last Date of Service: July 2024  If Portable: Included Negotiable  Comments:				
w.	Internet: Type Currently Used at Property: Comcast Cable				
X.	Other (e.g. Alarm System, Irrigation System, etc.) Irrigation System, whole house music/sound system  Comments: Propane tank owned by Ciardelli				
ECE E CC	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				

N В UNDER NH RSA CHAPTER 651-B. SUCH INFORMATION MAY BE OBTAINED BY CONTACTING THE LOCAL POLICE DEPARTMENT.

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10.	a.	DITIONAL INFORMATION  ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?  ☐ Yes ☑ No	
	b.	ADDITIONAL COMMENTS:	
s	ELL	DWLEDGEMENTS  ER ACKNOWLEDGES THAT HE/SHE HAS PROVIDED THE ABOVE INFORMATION AND THAT SUCH INFORMATION IS JRATE, TRUE AND COMPLETE TO THE BEST OF HIS/HER KNOWLEDGE. SELLER AUTHORIZES THE LISTING BROKE	
		SCLOSE THE INFORMATION CONTAINED HEREIN TO OTHER BROKERS AND PROSPECTIVE PURCHASERS.	
		R(S) MAY BE RESPONSIBLE AND LIABLE FOR ANY FAILURE TO PROVIDE KNOWN INFORMATION TO BUYER(S).  dotloop verified O7/19/24 1:31 PM EDT OEXM-4GG7-JPTL-1NLS  Kevin R Brown  dotloop verified O7/19/24 3:53 PM EDT Z4IB-4ASR-MROT-GPUJ	
	LLE		
BU PR DIS PR AN	YER ECE SCLO OPE D II	R ACKNOWLEDGES RECEIPT OF THIS PROPERTY DISCLOSURE RIDER AND HEREBY UNDERSTANDS THE EDING INFORMATION WAS PROVIDED BY SELLER AND IS NOT GUARANTEED BY BROKER/AGENT. THIS DISCURE STATEMENT IS NOT A REPRESENTATION, WARRANTY OR GUARANTY AS TO THE CONDITION OF THE ERTY BY EITHER SELLER OR BROKER. BUYER IS ENCOURAGED TO UNDERTAKE HIS/HER OWN INSPECTIONS INVESTIGATIONS VIA LEGAL COUNSEL, HOME, STRUCTURAL OR OTHER PROFESSIONAL AND QUALIFIED ORS AND TO INDEPENDENTLY VERIFY INFORMATION DIRECTLY WITH THE TOWN OR MUNICIPALITY.	
BU	YER	DATE BUYER DATE	