

PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form

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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: Echo Lake Investments, LLC
2. PROPERTY LOCATION: Solar Spring Circle, Carroll, NH
3. CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED? ☐
Yes ☒ No
4. SELLER: ☐ has ☒ has not occupied the property for 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: road ROW
Installed By: Elevated Excavation, LLC Date of Installation: < 2 years
What is the source of your information? Town of Carroll

- c. USE: Number of persons currently using the system: 0

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

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: Public water, Town of Carroll

6. SEWAGE DISPOSAL SYSTEM

- a. TYPE OF SYSTEM: Public: ☐ Yes ☒ No Private: ☒ Yes ☐ No Community/Shared: ☐ 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: on lot ☐ Location Unknown Date of Installation: < 2 years

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

Have you experienced any malfunctions? ☐ Yes ☒ No

COMMENTS: new construction

SELLER(S) INITIALS SL BUYER(S) INITIALS

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d. LEACH FIELD: ☒ Yes ☐ No ☐ Other _____

IF YES, Location: on lot Size: _____ ☒ Unknown

Date of installation of leach field: < 3 years ago Installed By: Elevated Excavation, LLC

Have you experienced any malfunctions? ☐ Yes ☒ No

Comments: new construction

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	☒	☐	☐	<u>cellulose</u>	<u>R-22</u>	☐
Crawl Space	☐	☐	☐	_____	_____	☐
Exterior Walls	☒	☐	☐	<u>fiberglass</u>	<u>R-19</u>	☐
Floors	☐	☐	☐	_____	_____	☐

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? N/A

What material(s) are or were stored in the tank(s)? propane

Age of tank(s): < 2 years Size of tank(s): UK

Location: on lot

Are you aware of any past or present problems such as leakage, etc.? ☐ Yes ☒ No

Comments: new tank, house unoccupied

If tanks are no longer in use, have the tanks been removed? ☐ Yes ☐ No ☐ Unknown N/A

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: N/A

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d. RADON/WATER - Current or previously existing:

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

If YES: Date: _____ By: _____

Results: _____ If applicable, what remedial steps were taken? N/A

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: new construction

9. GENERAL INFORMATION

a. Is this property subject to liens, encroachments, easements, rights-of-way, leases, restrictive covenants, attachments, life estate, or right of first refusal? ☒ Yes ☐ No ☐ Unknown

If YES, Explain: ROW, slope, drainage, utility, & maintenance easements

What is your source of information? county registry & town records

b. Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees? ☒ Yes ☐ No ☐ Unknown

If YES, Explain: HOA monthly fee

What is your source of information? developer

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: Verdantas

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

h. How is the property zoned? Residential - Business

i. Heating System Age: 2 yrs Type: baseboard Fuel: propane Tank Location: on lot / underground

Owner of Tank: lot owner

Annual Fuel Consumption: UK Price: _____ Gallons: 500 gal tank

Date system was last serviced and by whom? UK

Secondary Heat Systems: no

Comments: new

j. Roof Age: 2 yrs Type of Roof Covering: asphalt shingle

Moisture or leakage: none observed

Comments: new - never been lived in

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k. Foundation/Basement: ☒ Full ☐ Partial ☐ Other: _____ Type: poured concrete

Moisture or leakage: none observed

Comments: new construction

l. Chimney(s) How Many? 0 Lined? _____ Last Cleaned: UK Problems? no

Comments: _____

m. Plumbing Type: _____ Age: <3yrs Comments: new construction

n. Domestic Hot Water Age: <2yrs Type: UK Gallons: _____

o. Electrical System # of Amps 200 ☒ Circuit Breakers ☐ Fuses

Comments: _____

Solar Panels: ☐ Leased ☐ Owned If leased, explain terms of agreement: N/A

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: new construction; never lived in

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: N/A Age: _____ Date Last Serviced and by whom: N/A

Comments: N/A

t. Pool Age: _____ Heated: ☐ Yes ☒ No Type: N/A Last Date of Service: N/A

By Whom: _____

u. Generator Portable: ☐ Yes ☐ No Whole House: ☐ Yes ☐ No Kw/Size: _____ Last Date of Service: _____

If Portable: ☐ Included ☐ Negotiable Comments: N/A

v. Internet Type Currently Used at Property: N/A

w. Other (e.g. Alarm System, Irrigation System, etc.) N/A

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 [Signature]

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:

new construction

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).

SELLER Syed Nuzman 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 _____ BUYER

SELLER(S) INITIALS SN DATE _____ BUYER(S) INITIALS _____