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

| COMPLETION, YOU ARE TO NOTIFY THE LISTING FIRM PROMPTLY IN WRITING. | | | | | | |
|---|-----------|--|--|--|--|--|
| 1. | SI | ELLER: William Rlane Marla Jlane | | | | |
| 2. | | ROPERTY LOCATION: 140 mammoth Rd Pelham NH 03076 | | | | |
| 3. | C | ONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED? Tyes No | | | | |
| 4. | SE | ELLER: Mas has not occupied the property for 12 years. | | | | |
| 5. | W | ATER SUPPLY | | | | |
| | Ple | ease answer all questions regardless of type of water supply. | | | | |
| | a. | TYPE OF SYSTEM: | | | | |
| | b. | Installant D | | | | |
| | | Installed By: Date of Installation: | | | | |
| | C. | USE: Number of persons currently using the system: | | | | |
| | | 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: Yes No N/A Quantity: Yes No Quality: Yes No Quality: Yes No Quality: Yes No | | | | |
| | e. | WATER TEST: Have you had the water tested? | | | | |
| | | 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 Yes No | | | | |
| | | What steps were taken to remedy the problem? | | | | |
| | | COMMENTS: | | | | |
| 6. | SE | | | | | |
| ٥. | a. | WAGE DISPOSAL SYSTEM TYPE OF SYSTEM: Public: ☐ Yes ☐ No Community/Shared: ☐ Yes ☐ No | | | | |
| | | Private: Yes No Unknown | | | | |
| | b. | Septic Design Available: Yes No | | | | |
| | | Have you experienced any problems such as line or other malfunctions? | | | | |
| | _ | writet steps were taken to remedy the problem? | | | | |
| | | | | | | |
| | C. | IF PRIVATE: TANK: Septic Tank D Holding Tank | | | | |
| | 0. | TANK: Septic Tank Holding Tank Cesspool Unknown Tank Size 1500 Gal. Unknown | | | | |
| | o. | TANK: Septic Tank Holding Tank Cesspool Unknown Tank Size Septic Tank Unknown Tank Type Concrete Unknown Unknown Unknown | | | | |
| | 0. | TANK: Septic Tank Holding Tank Tank Size 500 Gal. Unknown Tank Type Concrete Metal Location: 0-15 Step Strom Deck | | | | |
| | · | TANK: Septic Tank Holding Tank Tank Size 1500 Gal. Unknown Tank Type Concrete Metal Location: 10-15 Step 5 from Deck Date of Last Servicing: 12 2 24 Have you experienced any malfunctions? Name of Company Servicing Tank: RCI Septic Service | | | | |
| | | TANK: Septic Tank Holding Tank Tank Size 500 Gal. Unknown Tank Type Concrete Metal Location: 0-15 Step Strom Deck | | | | |
| | 9 | TANK: Septic Tank Holding Tank Cesspool Unknown Tank Size 1500 Gal. Unknown Tank Type Concrete Metal Location: 10-15 Step S from Deck Location Unknown Date of Installation: Approx 25-30 years? Name of Company Servicing Tank: RCI Septic Service Name of Company Servicing Tank: RCI Septic Service Comments: Pumped annually | | | | |
| | LLEF | TANK: Septic Tank Holding Tank Tank Size 500 Gal. Unknown Tank Type Concrete Metal Location: 0-15 Step Strum Deck Date of Last Servicing: 12 2 24 Have you experienced any malfunctions? Name of Company Servicing Tank: RCI Septic Service Yes No | | | | |

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|--------|----------|--|--------------------------------|--------------------------|-----------------|----------------|-------------------------|---------------|------------------|---------|-------------------|
| | | OPERTY LOCAT | | o mo | | | | 2elh | am. N | H | 03076 |
| | d. | LEACH FIELD: | Yes No | Other | | | | | | | |
| | | ir 123, Location | n: Balky on of leach field: | ar a | | | Size: _ | | | Unl | nown |
| | | Have you experi | ienced any malfu | nctions? | DV00 | MA | Installe | d By: | | | |
| | | Comments: | | | | | | | | | |
| | e. | IS SYSTEM LOO IF YES, has a se Date of Evaluation Comments: | on: | luation beer | n done wi | ithin 180 days | ? ☐Yes | <u> </u> | No <u>□</u> Unkr | nown | |
| | | FOR ADDITION ENVIRONMENT | NAL INFORMAT TAL SERVICES S | TON THE SUBSURFA | BUYER CE SYS | IS ENCOU | RAGED TO AU, 603-271 | CONT -3501 | TACT THE | NH DE | PARTMENT OF |
| 7. | NS | ULATION | LOCATION Attic or Cap | Yes | No | <u>Unknown</u> | If YES, Ty | pe A | <u>Amount</u> | | <u>Unknown</u> |
| | | | Crawl Space | | | Ī | | | | | H |
| | | * | Exterior Walls Floors | × | | | | | | | |
| | | | 1 10013 | 님 | 님 | 님 | | | | | |
| | 100 1000 | | | | L | | | | | | |
| | | ZARDOUS MATE | | Different Miller and The | | | | | | | |
| • | 1. | UNDERGROUNI | D STORAGE TA | NKS - Curre | ent or pr | eviously exis | sting: | | | | |
| | | Are you aware of IF YES: Are tank | any past or pres | sent underg | round sto | orage tanks o | n your prope | erty? | ☐Yes [| No | Unknown |
| | | IF NO: How long | have tank(s) have | r Lre | s LLN | 0 | | | | | |
| | | What materials a | re or were store | ed in the ten | ryice? | | | | | | |
| | | Age of tank(s): | ic, or were, store | Si- | ze of tanl | ((0): | | | | | |
| | | Location: | | | ZG UI LAIII | (S) | | | | | |
| | | Are you aware of | any past or pres | ent problen | ns such a | as leakage, et | c? Tyes | INo | | | |
| | | Comments: | | | | | o. <u>L.</u> 100 . | TINO | | | |
| | | If tanks are no lo | nger in use, have | the tanks b | een rem | oved? | Yes No | Un | known | | |
| | | Comments: | | | | | | | | | |
| b | | ASBESTOS - Cu | rrent or previou | sly existing | g: | | | | | | |
| | | As insulation on t | | | | Yes X | No U nk | cnown | | | |
| | | In the siding? | ☐Yes ☐No | | | the roofing sh | | | Yes | No | Unknown |
| | | In flooring tiles? If YES, Source of | | Unknow | n Ot | her | | | Yes | No | Unknown |
| | | Comments: | iniormation: | | | | | | | | 1 |
| _ | | | | | | | | | | | |
| C | | RADON/AIR - Cu Has the property | | | | LL | | | | | |
| | | If YES: Date: | been tested? | Yes 🔀 | | Unknown By: | | | | | |
| | | Results: | | If a | pp. | | | | | | |
| | | Has the property | been tested sinc | e remedial s | steps? | ☐Yes ☐ | No | | | | |
| | | Are test results av | | es ∏No | | | | | | | |
| | | | | | | | | | | | |
| | | (S) INITIALS | ILIM | | | | | BUYER | (S) INITIALS | | 1/ |
| © 2024 | NEV | V HAMPSHIRE ASSOCIA | ATION OF REALTORS® | , INC. ALL RIGH | ITS RESERV | ED. FOR USE BY | NHAR REALTOR | ® MEMBER | RS ONLY. ALL OT | HER USE | PROHIBITED 9.2024 |

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| ļ | PR | OPERTY LOCATION: 640 Mammota Rd Pelham NH | | | |
|--------------------------|----|---|--|--|--|
| . (| d. | RADON/WATER - Current or previously existing: Has the property been tested? Yes 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: | | | |
| • | Э. | 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? Type Make | | | |
| f | | Comments: Are you aware of any other hazardous materials? If YES: Source of information: | | | |
| | | Comments: | | | |
| 9. 0 | E | NERAL INFORMATION | | | |
| а | ۱. | Is this property subject to liens, encroachments, easements, rights-of-way, leases, restrictive covenants, attachments, life estates, or right of first refusal? | | | |
| | | What is your source of information? | | | |
| b | | Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees? Yes Lo Lunknown 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? 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.? YESNOUNKNOWN If YES, Explain: | | | |
| f. | 1 | 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: | | | |
| h. | | How is the property zoned? Residental | | | |
| i. | | Heating System Age: 2024 Type: Fund Hower Fuel: Oil Tank Location: Busement | | | |
| | 7 | Annual Fuel Consumption: Price: Gallons: | | | |
| |) | Date system was last serviced and by whom? | | | |
| | | Secondary Heat Systems: N) R Somments: | | | |
| j. | | Roof Age: Type of Roof Covering: Asphalt | | | |
| | 1 | Moisture or leakage: N) | | | |
| | (| Comments: Just installed 224 | | | |
| SELLER(S) INITIALS WL WL | | | | | |
| | | BUYER(S) INITIALS | | | |

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| PF | ROPERTY LOCATION: 640 Mammoth Rd Pelham, NA |
|---------------------------|--|
| k. | Foundation/Basement: Full Partial Other: Type: fixed stone / concrete Moisture or leakage See company Comments: 1 fit rains hard, damp spot in 1000 ec |
| I. | Chimney(s) How Many? \ Lined? \ \forall 5 \ Last Cleaned: \ \forall 0 \ 3 \ \ \ q \ Problems? \ \ \text{None} |
| m. | Plumbing Type: Copper Age: Liphnown |
| n. | Domestic Hot Water: Age: 1 Year Type: Fored that water Gallons: N/A |
| 0. | Electrical System: # of Amps Oo |
| | 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: |
| 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: |
| t. | Pool: Age: N W Heated: Yes No Type: Last Date of Service: |
| u. | Generator: Portable: Yes No Whole House: Yes No Kw/Size: Last Date of Service: If Portable: Included Negotiable Comments: Wired For Generator |
| v. | Internet: Type Currently Used at Property: Fidium |
| w. | Other (e.g. Alarm System, Irrigation System, etc.) Comments: |
| BE CON DUE D REGIST | ETO PURCHASER(S): PRIOR TO SETTLEMENT YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM SARY WITH RESPECT TO ADJACENT PARCELS IN ACCORDANCE WITH THE TERMS AND CONDITIONS AS MAY ITAINED IN PURCHASE AND SALES AGREEMENT AND DEPOSIT RECEIPT. YOU SHOULD EXERCISE WHATEVER ILIGENCE YOU DEEM NECESSARY WITH RESPECT TO INFORMATION ON ANY SEXUAL OFFENDERS ERED UNDER NH RSA CHAPTER 651-B. SUCH INFORMATION MAY BE OBTAINED BY CONTACTING THE LOCAL DEPARTMENT. |

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| | PROPERTY LOCATION: 640 Mammoth Rd, Retham NH | | | | | |
|--------------------|---|--|--|--|--|--|
| 10. | a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION? D. ADDITIONAL COMMENTS: | | | | | |
| | Elisement Culvit that runs underground and it drains into the pend next door. | | | | | |
| SEL | 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. | | | | | |
| SEL | LER(S) MAY BE RESPONSIBLE AND LIABLE FOR ANY FAILURE TO PROVIDE KNOWN INFORMATION TO BUYER(S). | | | | | |
| SELI | William R Lane 7:21-25 DATE SELLER Marla J Lane 7/2/1/25 | | | | | |
| DISC PRO AND | ER ACKNOWLEDGES RECEIPT OF THIS PROPERTY DISCLOSURE RIDER AND HEREBY UNDERSTANDS THE CEDING INFORMATION WAS PROVIDED BY SELLER AND IS NOT GUARANTEED BY BROKER/AGENT. THIS CLOSURE STATEMENT IS NOT A REPRESENTATION, WARRANTY OR GUARANTY AS TO THE CONDITION OF THE PERTY 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 ISORS AND TO INDEPENDENTLY VERIFY INFORMATION DIRECTLY WITH THE TOWN OR MUNICIPALITY. | | | | | |
| BUYE | ER DATE BUYER DATE | | | | | |
| SELI | LER(S) INITIALSBUYER(S) INITIALS | | | | | |