New Hampshire Association of REALTORS® Standard Form



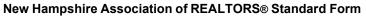
TO BE COMPLETED BY SELLER

SELLER(S) INITIALS

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.

IF A	ANY	ETO 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.					
		LLER: Wayne Russell					
2.	PROPERTY LOCATION: 300 River Road, Manchester, NH 03104						
3.	СО	NDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED? Yes No					
4.	SEI	LLER: \square has \square 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: 300 River Rd. # 108 Installed By: Unknown Date of Installation: 1986 What is the source of your information? Local knowledge					
	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.	WATER TEST: Have you had the water tested?					
		COMMENTS:					
6.	SE\ a.	WAGE DISPOSAL SYSTEM 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:					

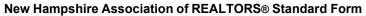
BUYER(S) INITIALS





TO BE COMPLETED BY SELLER

PR	OPE	RTY LOCATION	300 River Road, I	Manchester, NI	H 03104				
	d. e.	Have you exper Comments: IS SYSTEM LO IF YES, has a s Source of Inform Comments: FOR ADDITIO	n:_ ion of leach field ienced any malf CATED ON "DE ite assessment b	:_unctions? [WELOPED Voeen done?]	Yes [WATERF ☐ Yes _	_No FRONT" as de: _No _Unkr	Installed By:scribed in RSA nown	485-A? <u>□</u> Yes]	□No □Unknown H DEPARTMENT OF
7.	INS	BULATION	LOCATION Attic or Cap Crawl Space Exterior Walls Floors	Yes D		Unknown Unknown Unknown Unknown Unknown	If YES, Type	Amount	Unknown Unknown Unknown
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: 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): 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 Comments:					No				
	b.	In the siding? In flooring tiles? If YES, Source	the heating sys Yes Yes No	tem pipes or No ☑Un ☑Unknov	ducts? known wn C	In the roofii	_No ☐Unknong shingles?	Yes_ _ Yes_ _	_No
c. RADON/AIR - Current or previously existing: Has the property been tested?					ken?				
S	ELLE	R(S) INITIALS	WR 97/99/24 312 AM EDT].			ВІ	JYER(S) INITIALS_	





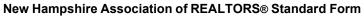
TO BE COMPLETED BY SELLER

		PROPERTY LOCATION: 300 River Road, Manchester, NH 03104						
	d.	RADON/WATER - Current or previously existing: Has the property been tested?						
		Has the property been tested since remedial steps? Yes No Are test results available? 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? YesNo Comments:						
f. Are you aware of any other hazardous materials? ☐Yes_☑No If YES: Source of information: Comments:								
0	GE.							
 9. GENERAL INFORMATION a. Is this property subject to liens, encroachments, easements, rights-of-way, leases, restrictive covenants, attachments, or right of first refusal? ☑ Yes ☐ No ☐ Unknown If YES, Explain: Mortgage with St. Mary's Bank What is your source of information? 								
	b.	Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees? YesNoUnknown						
	c.							
	d.	I. Are you aware of any problems with other buildings on the property? ☐ Yes ☑ No If YES, Explain:						
	e.							
	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:						
	h.	How is the property zoned? Residential						
	i.	Street (check one): Private Association						
		If private, is there a written road maintenance agreement? Yes No						
		Additional Information:						
	j.	Heating System Age: 2 years Type: Air Handler Fuel: Natural Gas Tank Location: None Owner of Tank:						
		Annual Fuel Consumption: Price:\$143.07 Gallons:						
		Date system was last serviced and by whom? June 2023 Leblanc Heating & AC Secondary Heat Systems:						
		Comments:						
S	ELLF	R(S) INITIALS WR /						

BUYER(S) INITIALS_

DEPARTMENT.

PROPERTY DISCLOSURE - RESIDENTIAL ONLY





TO BE COMPLETED BY SELLER

	PROPERTY LOCATION: 300 River Road, Manchester, NH 03104					
k.	Roof Age: Type of Roof Covering: Rubber membrane Moisture or leakage: No					
l.	Comments: Foundation/Basement:					
m.	Chimney(s) How Many?? Lined? Last Cleaned: Problems? Comments: None associated with Unit 108					
n.	Plumbing Type:Copper pipe Age: 1986-88 Comments:					
ο.	Domestic Hot Water: Age:3 years Type:Electric Gallons: 40					
p.						
q.	Modifications: Are you aware of any modifications or repairs made without the necessary permits? ☐Yes ☑No If Yes, please explain:					
r.	Pest Infestation: Are you aware of any past or present pest infestations? Yes No Type: Comments:					
s.	Methamphetamine Production: Do you have knowledge of methamphetamine production ever occurring on the property? (Per RSA 477:4-g)					
t.	Air Conditioning: Type: Air handler Age: 2 Date Last Serviced and by whom: Leblanc 2022 Comments:					
u.	Pool: Age : Heated: Yes No Type: Last Date of Service: By Whom:					
٧.	Generator: Portable: Yes No Whole House: Yes No Kw/Size: Last Date of Service: If Portable: Included Negotiable Comments:					
w.	Internet: Type Currently Used at Property: Comcast					
x.	Other (e.g. Alarm System, Irrigation System, etc.) Comments:					
NECE: BE CC DUE D	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					

SELLER(S) INITIALS INITIALS BUYER(S) INITIALS J

New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 300 River Road, Manchester, NH 03104							
	DITIONAL INFORMAT ATTACHMENT EXPL ☐Yes ☐No	<u>TION</u> AINING CURRENT PROBLEMS, F	PAST REPAIRS, OR ADI	DITIONAL INFORMATION?			
b.	ADDITIONAL COMMI	ENTS:					
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 <u>KNOWN</u> INFORMATION TO BUYER(S).							
Wayn	e Russell	dotloop verified 07/09/24 8:12 AM EDT LNJ5-9KSE-ZDHI-CGVB					
SELLE	К	DATE	SELLER	DATE			
PRECE DISCLO PROPE AND II	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.						
RUYER	<	DATE	BUYER	DATE			