

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:** Arthur C Stickney
2. **PROPERTY LOCATION:** 104 Campbell Lane, Deering, NH 03244
3. **CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED?** Yes No
4. **SELLER:** has has not occupied the property for 39 years. See Attachment

5. WATER SUPPLY

Please answer all questions regardless of type of water supply.

- a. **TYPE OF SYSTEM:** Public Private Seasonal Unknown See Attachment
 Drilled Dug Other
- b. **INSTALLATION:** Location: NW Corner of house See Attachment
 Installed By: Unknown Date of Installation: 1978
 What is the source of your information? Current Owner
- c. **USE:** Number of persons currently using the system: 1
 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 Replaced 2009 Quantity: Yes No
 Quality: Yes No Unknown See Attachment
- 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 8/12/2022
 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? Filter

COMMENTS: Some Iron

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 N/A
 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: _____
 Tank Type Concrete Metal Unknown Other: _____
 Location: East of House Location Unknown Date of Installation: 1994
 Date of Last Servicing: 5/18/2021 Name of Company Servicing Tank: Henniker Septic
 Have you experienced any malfunctions? Yes No
 Comments: See Attachment

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d. LEACH FIELD: Yes No Other: See Attachment
 IF YES, Location: East of House Size: Unknown: 15' x 20'
 Date of installation of leach field: 1994 Installed By: Stuart Gross
 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 site assessment been done? Yes No Unknown
 Source of Information: See Attachment
 Comments: _____

FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU

7. INSULATION	LOCATION	Yes	No	Unknown	If YES, Type	Amount	Unknown
	Attic or Cap	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>
	Crawl Space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>See Attachment</u>		<input type="checkbox"/>
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>
	Floors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>

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? Removed 1995
 What materials are, or were, stored in the tank(s)? #2 Heating Oil
 Age of tank(s): Removed Size of tank(s): 1000 Gal
 Location: Roadside
 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: 1995

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: ~1995 By: Owner
 Results: Negative If applicable, what remedial steps were taken? _____
 Has the property been tested since remedial steps? Yes No
 Are test results available? Yes No Unknown
 Comments: _____

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d. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown

If YES: Date: 8/12/2022 By: Owner & NH State Lab

Results: Negative If applicable, what remedial steps were taken?

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:

9. GENERAL INFORMATION

a. 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: See Attachment

What is your source of information? Deeds

b. 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?

c. Are you aware of any onsite landfills or any other factors, such as soil, flooding, drainage, etc?

Yes No If YES, Explain: See Attachment

d. Are you aware of any problems with other buildings on the property? Yes No

If YES, Explain: See Attachment

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: See Attachment - Lake is in zone

g. Has the property been surveyed? Yes No Unknown

If YES, By: Harry Murray

If YES, is survey available? Yes No Unknown

See Attachment

h. How is the property zoned? RES

i. Heating System Age: 1978 Type: FHA

Fuel: Oil

Tank Location: Basement (2)

Owner of Tank: Seller

Annual Fuel Consumption: Price: Gallons:

Date system was last serviced and by whom? 10/4/2016 Hilltop Plumbing

Secondary Heat Systems: Electric & Wood Stove

Comments: See Attachment

j. Roof Age: 1994 Type of Roof Covering: Asphalt Shingles - 30 year

Moisture or leakage:

Comments: See Attachment

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- k. Foundation/Basement: Full Partial Other: _____ Type: Cinder Block
Moisture or leakage: _____
Comments: Poured concrete for kitchen addition
- l. Chimney(s) How Many? 1 Lined? Yes Last Cleaned: 2022 Problems? No
Comments: See Attachment - Also Garage
- m. Plumbing Type: Copper & CVC Age: 1978 & 1994 - 2000
Comments: See Attachment
- n. Domestic Hot Water: Age: 1997 Type: Oil Fired Gallons: 35
- o. Electrical System: # of Amps 200 Circuit Breakers Fuses
Comments: See Attachment
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: See Attachment
- q. Pest Infestation: Are you aware of any past or present pest infestations? Yes No Type: Mice
Comments: See Attachment
- 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: Window Age: _____ Date Last Serviced and by whom: _____
Comments: See Attachment
- t. Pool: Age: _____ Heated: Yes No Type: _____ Last Date of Service: _____
By Whom: No pool
- u. Generator: Portable: Yes No Whole House: Yes No Kw/Size: 5.5 Last Date of Service: 2022
If Portable: Included Negotiable See Attachment
Comments: _____
- v. Internet: Type Currently Used at Property: Fiber + WiFi High Speed
- w. Other (e.g. Alarm System, Irrigation System, etc.) Central Fire Alarm
Comments: See Attachment

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:

See Attachment

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).

Arthur C. Steg 6/27/2023
SELLER 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

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