

**Addendum to Property Disclosure  
For 104 Campbell Lane, Deering New Hampshire**

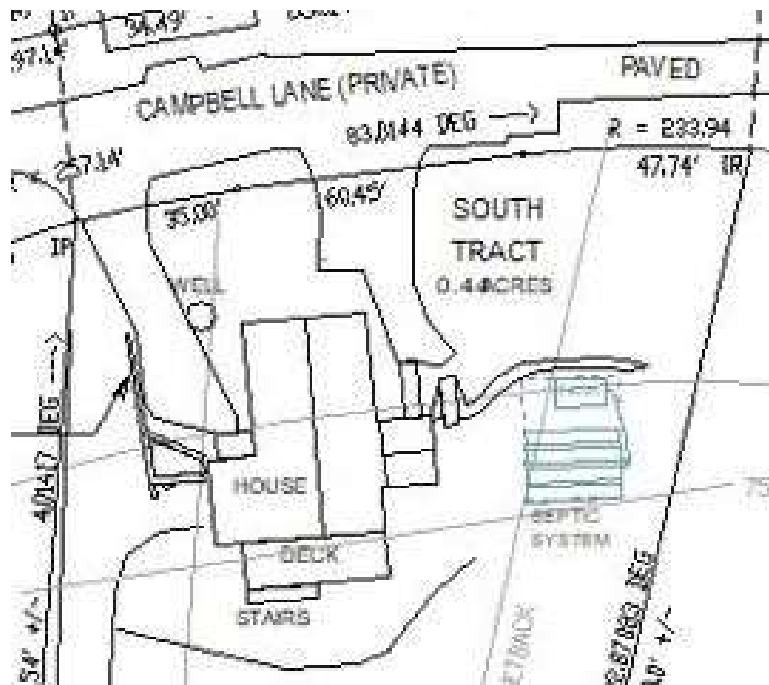
This is an Addendum to the "0406 Property Disclosure...." document for the Property. It provides additional detailed information not typically provided in a Disclosure. It is a supplement to the Disclosure. It has been prepared by the Seller. This does not have all sections of the standard Disclosure. Items that are completely covered on the Disclosure may be omitted here.

**1. SELLER:** Arthur C. Stickney  
9 Cherry Street, Concord NH 03301

**2. PROPERTY LOCATION:** 104 Campbell Lane, Deering NH 03244

**4: SELLER:** Has owned and occupied the property for 40 years.  
The property was purchased by the Seller in 9/1983. It was used as a second home, year-around, from 1983 through 1993. It was the Seller's primary home from 1994 through 2016, during which time the house was enlarged. After that it was again a second home, and was heated in the winter. It has never been rented or loaned.

**5. & 6. – Location of Well and Septic System**



This plan shows the location of the house, well and septic system.

**5. WATER SUPPLY**

a. TYPE OF SYSTEM:

Private, Drilled

The 8" diameter well was drilled in 1978, when the house was built. The location is shown in the figure above. It goes down about 389' into bedrock (measured during pump replacement). There is a steel casing down to the bedrock. It an Artesian Well, with static level about 20' down. A large water supply was encountered at the bottom. The flow was reported by the original owner to be too great to measure. A submersible pump is located 250' down into the well. The original installer is unknown.

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**d. MALFUNCTIONS:**

The Quantity has always exceeded demand.

The water pump failed in September 2009. A plastic fitting connecting the pump to the water line broke. The pump was replaced with a Goulds 10GS05422 pump, with ½ hp. Franklin Electric Motor, on 9/12/2002. At this time it was discovered that the well cover, flush with the surface, was unsealed. It was assumed that surface storm water had been entering the well. The cover was replaced with a sealed cap and elevated vent. A rock housing was built around the well head. After the replacements the well was treated with bleach and pool tablets. It was not possible to pump the water level down significantly.

There are minor issues with quality. The water coming from the well sometimes contains tiny amounts of orange sediment and gray drilling sand. A filter had been installed to remove most of this. Some outside faucets are unfiltered. The water has been without taste or odor, and has been used for drinking. The water is usually clear, but occasionally is cloudy when water demand is high. The cloudiness usually clears by running the water for a minute or so. Orange buildup from Iron occurs in toilets and showers. This is easily washed away. The buildup also occurs in the water pipes, and gets flushed out when there is heavy flow, such as filling a tub.

**e. WATER TEST:**

A water test was done recently. Water samples were taken 8/12/2022 and analyzed at the NH State Laboratory. This was a “Standard Test plus Radon”. The report and information sheets are available.

The report shows that the results for all items tested, except Iron, were within their acceptable range. The test for Iron had a result of 0.773 mg/L. A threshold of 0.3 mg/L is generally accepted as the point where Iron content is not a concern. The iron is well below a level where the water would become unsafe. The orange buildup in toilets and showers is common for slightly elevated iron, and considered just an aesthetic nuisance. The iron level is too low to cause colored water, odor, taste, or rust stains.

Two water tests were done shortly after the pump replacement project in 2002. The results showed the presence of environmental bacteria, but no bacteria harmful to humans. This is common after major well servicing, and usually clears with time, as was the case for this well.

**6. SEWAGE DISPOSAL SYSTEM**

TYPE OF SYSTEM: Private system, not shared.

The location and configuration are shown in the proceeding figure. The house originally had a 2-bedroom system, installed in 1978. This was completely replaced by a larger 4-bedroom Septic System, installed in 1994, preceding the house expansion. It has a 1500 gallon concrete septic tank, which is larger than the 1250 gallon tank required for a house with 4 bedrooms and 28 or less plumbing fixtures. (The house has 21 fixtures, including 2 washing machines and a dishwasher).

The system is Gravity fed. The Septic Tank discharges into a 15' x 20' Leach Field that uses 20 Eljen In-Drain chambers. This field is limited by the approval to a loading of 600 GPD (Gallons per Day), which is the standard for a 4 bedroom house (150 GPD per bedroom). The field is 75' from the lake and well and 10' from the property line. It was installed in 1994 by Stuart Gross.

The design and installation were approved by the State of NH. It passed NH state inspection on 6/1/1994. There have been no problems or repairs.

The tank was last inspected and pumped 5/18/2021 by Henniker Septic Service, Inc. of Henniker, NH. It was found to be in good condition. The town requires periodic service because of the proximity to the lake. This system needs to be serviced again before 6/1/2024. More information is available.

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e. IS SYSTEM LOCATED ON “DEVELOPED WATERFRONT” as described in RSA 485-A? YES.

The required Site Assessment was done on 6/8/2023 by Dan Higginson, NH license No. 1717. The purpose of the assessment was to determine if the existing septic system is acceptable for the intended use of the property. It might also consider the potential for a new septic system. The finding was that the existing 4 bedroom (600 GPD) state-approved septic system complies with the applicable requirements for the current use of servicing the existing 4-bedroom house. The site assessment and required supporting documents are ready for the potential buyer.

**7. INSULATION**

Prior to receiving the Building Permit, a Certificate of Compliance for the project, as require by the New Hampshire Energy Code, was approved by the NH Public Utilities Commission. This was File 95060294. This approval is related to energy efficiency, especially configuration, insulation, windows, and doors.

Location	Framing	Type	R Factor
Basement Walls – Framed In front of Low Foundation	2 x 6	Woven Fiberglass	R18 (1)
Basement Walls – Framed Above Low Foundation	2 x 4	Woven Fiberglass	R13
Basement Walls – Framed at South End	2 x 4	Woven Fiberglass	R13
Basement Walls – Framed In front of Side High Foundation	2 x 6	Woven Fiberglass	R18 (1)
Basement Walls – Rear End	None	2” Thick 4’ x 8’ Panels (5)	R7.7
Basement Walls under Kitchen	2 x 6	Woven Fiberglass	R21 HD
Basement Ceiling (4)	2 x 10	Not Insulated	
Basement Ceiling – Above Foundation	2 x 10	Woven Fiberglass	R30
1 <sup>st</sup> Floor Walls (Original House)	2 x 4	Woven Fiberglass	R11
Kitchen Addition Walls	2 x 6	Woven Fiberglass	R18 (1)
Kitchen Addition Cathedral Ceiling	2 x 12	Woven Fiberglass	R30 HD (2)
Enclosed Porch Floor	2 x 10	Woven Fiberglass	R30
Enclosed Porch Outside Walls	2 x 6	Woven Fiberglass	R21 HD
Enclosed Porch Angled Ceiling	2 x 10	Woven Fiberglass	R30 HD (2)
Enclosed Porch Flat Ceiling	2 x 10	Woven Fiberglass	R30
1 <sup>st</sup> Floor Ceiling (3)	2 x 10	Woven Fiberglass	R18
2 <sup>nd</sup> Floor Outside walls	2 x 6	Woven Fiberglass	R18 (1)
2 <sup>nd</sup> floor Ceiling (Primary overhead insulation)	2 x 10	Woven Fiberglass	R30
Attic – Above Side Walls below	2 x 12	Woven Fiberglass	R30 HD (2)
Attic – Above End Walls below	2 x 6	Cellulose	R30
Attic Cathedral Ceiling	2 x 12	Not Insulated	
Attic End Walls	2 x 6	Not Insulated	

- (1) R21 HD Fiberglass also used in many places.
- (2) 9” R30C HD – With air gap and Polystyrene Rafter Baffles.
- (3) For overhead insulation the winter the 2<sup>nd</sup> floor was just an open shell
- (4) Basement is heated and walls are insulated
- (5) Panels are Dow Super Tuff-R Faced Polyisocyanurate Insulation

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**8. HAZARDOUS MATERIAL**

**a. UNDERGROUND STORAGE TANKS**

The original owners had a 1000 gallon storage tank buried when the house was built about 1978. This was used for #2 Heating Oil, since the owners wanted to go an entire heating season without deliveries. (Zoski Road was not plowed in the winter until about 1982). About 1996 the Seller had the tank removed and replaced by a pair of standard 275 gallon tanks in the basement. This replacement was because of the increasing concern about buried tanks. The steel tank was in place only 18 years, and was in good condition when removed. There were no problems with this tank.

**d. RADON/WATER**

The water was tested for Radon, with a sample taken 8/12/2022. The result from the State of NH Laboratory was radon between 294 and 322 pCi/L. This is well below the 2,000 pCi/L threshold for treatment. The house is in a region with bedrock that does not produce any significant Radon.

**e. LEAD-BASED PAINT**

There is no knowledge of lead-based paint having been used on the property. The house was built in 1978, the year of the official ban. There could be some on antique items.

**9. General Information**

**a. (Encroachments)**

The front of the Garage encroaches about 6' onto the 40' wide Campbell Lane right-of-way. See the separate document "Statement Related to Garage Encroachment 2024 4 11" for more details.

Most people would probably consider this minor encroachment to not be a problem. However, a lawyer reviewing title documents and plans would likely discover the encroachment and be alarmed. This could put the title or a mortgage at risk. I recommend this statement referenced above be provided up front to any lawyer who will be working on this sale. Any home inspector should also get it. This should head off this becoming a problem.

The Garage, built sometime between 1978 and 1981, also inadvertently encroached onto the adjacent lot by about 6'. The boundary line to the adjacent lot was legally re-defined about 6/15/1982, to keep the garage on to the lot. This is explained in the document "0645 Introduction to Development Road Lot 2023 4 20". There was no practical way to legally adjust the encroachment onto the right-of-way. The Garage has been in place for over 40 years and no interested party has complained or taken action.

If the encroachment became an issue a back-up plan was to chop off the front of the Garage to just inside the boundary. This would reduce the garage depth from 30' to an adequate 24'.

**a. (Restrictive Covenants)**

The deed references "Land & Building Restrictions for Lots at Campbell Cove, Deering, N.H.", dated 8/23/1968. These were in force only until 12/31/1982. These restriction pre-dated Zoning requirements, which later imposed lot size and setback conditions.

**c. (Drainage and flooding).**

There is a Vernal Pool that sometimes extends from the adjacent forest onto the rear of the back lot. This fills after heavy rain on snow melt. It has no water most of the summer, which is the definition for a Vernal Pool. There is a tiny seasonal brook coming from that pool toward the road. This brook is intercepted by an underground drain that has diverted the water down along the north side of the road to a culvert.

After extreme rain the water from the woods flows over the road. On the west side of the house this goes into a drainage system and a ditch along the property line. On the east side it flows down the rock stairs near the porch and is intercepted by drains at the bottom of the stairs.

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There have been a number of minor drainage and erosion problems. Over the years many drainage and erosion preventative improvements have been made. The problems have mostly been solved, except for surface water flow related to extreme storms. Major improvements and additions to the drainage system were made when the house was enlarged. This concentrated on foundation footing and surface drains. More improvements were made when the road was paved. Work done has included rock beds, drain pipes, terraces, and increased vegetation.

There has been some occasional minor flooding in the rear half of the basement. This is limited to about 1" by a floor drain. This is usually taken care of by the sump pump and a dehumidifier. Most significant flooding has occurred during major storms when power for the sump pump is lost. A battery-powered back-up sump pump has been added. There had been no flooding in the front half of the basement.

### **d. Problems with Other Buildings**

The other buildings are a Garage and small Shed, both on the rear lot.

The Garage has a main section, 24' wide x 30' deep, built on a concrete slab. This has a usable loft. It has an attached shed, 8' wide x 30' deep, with a crushed rock floor. This section was supported on the outside by a concrete wall down to below the frost line. The rebuilt roof covers both sections. It has electric and water service.

There have been a number of improvements to the Garage since 1983.

- Buried conduit under the road from the house was added for electric and communications circuits. A dedicated breaker panel was added.
- A water pipe was added to provide a seasonal faucet in the garage.
- The garage circuits were completely rewired and upgraded, with GFI protected outlets.
- Several things were done to correct and prevent wall spreading.
- A wood furnace was added.
- Pull down stairs to the loft were added.

There have been a few issues with the Garage:

- The attached shed had multiple problems, and was largely rebuilt in 2010 and 2011. Cinder blocks were added in the back right corner to raise the wooden walls above ground contact. The exterior walls and door were replaced. The roof was merged with the main section's roof. The entire roof was re-shingled.
- The west wall started to spread out, and the roof ridge sagged. This was due to inadequate structure to hold the wall in place. The ceiling joists run parallel to this wall instead of the usual perpendicular configuration. This spreading was corrected by several means, including cables across the ceiling, attaching rafters to the loft floor, adding framing to support the roof ridge, and posts to support the central steel beam. This issues appear to have been resolved.
- The original masonry chimney was broken in 2008 by a falling tree. It was replaced with a stainless steel chimney in 2011. The original small wood stove was replaced with a wood burning furnace removed from the house.
- The west side and rear end were built with the bottom of the wooden walls on the slab extremely close to ground level. The framing was rough-cut boards with no pressure-treated wood used. Soil and leaves accumulated against the walls and over years caused decay at the bottom of these walls. Partial or full wall rebuilding is needed. An option has been considered to replace the wall bottoms with 16" to 24" of cinder blocks, to get the wooden wall well above ground contact. As a temporary fix, a row of 2x6 studs have been placed close to the side wall running from the rafters down to the floor. This provides the primary support for the roof. See "Statement Related to Garage Wall Damage 2024 4 11" for more information, including plans for repair.

The second auxiliary building is an 8' x 8' shed. This has been used for flammable material and vehicle maintenance tools and supplies. It was almost completely rebuilt in 2014. The original front and doors remain. Electric service has been added.

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In addition to the two buildings there is a pair of permanent wooden docks at the waterfront. Both are approximately 4' wide x 20' long. They are fully out of the water when the lake is drawn down for the winter. The left dock was fully rebuilt about 1985. The right dock about 1989. The lumber used was all pressure treated, and aluminum flashing was put on top of the joists to limit decay. The wood decking is weathered. It believed the structures are solid.

Older Permanent docks of this type are practically grandfathered. There appears to be no problem replacing them with identical docks. Docks of this type are no longer allowed; new docks must be temporary with a metal frame and removed for the winter.

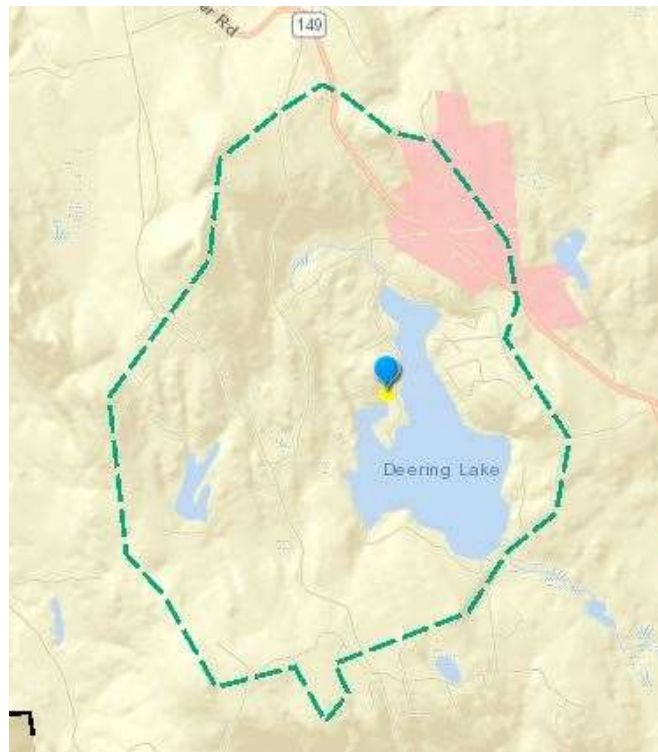
### **f. Flood Hazard.**

The lot abuts Deering Lake, which is a Federally Designated Flood Hazard Zone. This flood zone involves only the immediate shoreline of the lot with the docks and beach. The lot rises quickly away from the lake and is no longer in the Flood Zone. The house foundation footings are located more than 15' above the lake. The dam would fail and drain the lake before the water level could get that high. The highest lake level observed in 40 years has been about a foot over normal high water. That was a massive rainstorm.

### **h. Zoning.**

Deering has a single general "rural" zone for the entire town. Most of the lake, including the property being sold, was developed before there was any Zoning Ordinance. The vast majority of lots on the lake do not comply with the current 2 acre minimum lot size and setback requirements.

There is a "Shoreland Protection District" which overlays the Zoning Map. This is the subject of "Article 4, Section 4 Shoreland Protection" of the town's current Zoning Ordinance.



Shoreland Protection District Overlay for Deering Lake

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### **i. Heating System**

The furnace, located in the basement, is an oil-fired unit, using #2 home heating oil. There is forced hot air heat distribution. Ducts and registers provide heat to the basement, first floor, and bathrooms of the second floor.

The furnace unit is the original one that was installed in 1978. It is a "Total Comfort Systems by Luxaire", with 98,000 BTU/hr. input. The burner unit was replaced and upgraded to a Beckett Model AF90XR in 1/2010.

The furnace was sized for the original ranch house. With the enlarged house, the heat-up time is longer. When the furnace is due for replacement, it probably should be upgraded to a larger heat output.

The last full oil burner service was by Hilltop Plumbing & Heating on 10/4/2016. The furnace's 0.65/80 nozzle was replaced in January 2024.

The bathroom shelf unit behind the furnace was designed to be removable. It is secured with about 4 screws. This allows major work or replacement for the furnace.

It was planned to add heat registers near the sliding doors of the first floor Dining Room and Family Room. The registers were put in before the floors were finished, but they were never connected to the main supply duct. These were considered unnecessary as the current heating system supplied uniform hot air without these registers.

There is a pair of 275 gallon oil tanks in the basement. These were installed about 1995 to replace the buried tank. This fuel was for both the furnace and hot water heater.

For the 2023-2024 heating season, the Seller had a Pre-Buy contract with Vaillancourt Fuels, LLC of Hillsboro. 500 gallons of #2 home heating oil were purchased for \$1,750. The seller was only around periodically, the house was heated to only 53 degrees most of the time, and the hot water was off. It is expected that this amount of fuel will be adequate for the entire heating season.

Central heating was never installed for the second floor bedrooms. (The two bathrooms are part of the central heating system). Hot water heat distribution was planned. It was found that these rooms only ran 5 to 10 degrees cooler than the rooms below. This was due to the superior insulation for the second floor. Supplemental oil-filled electric heaters have been used as needed to slightly raise the temperature in the bedrooms, which has been satisfactory. Installation of mini-split heating/cooling heat pumps for these rooms has been considered.

The enclosed porch is heated by a permanent baseboard electric heater as needed.

The house has a wood burning stove in the dining room. This has had significant use during winters, and can heat much of the house. Most of the wood burned was harvested on the property, or donated by neighbors.

### **j. Roofs**

**House Roof.** The house roof was completely replaced in 1994, as part of the expansion project. The sheathing was 5/8" plywood. Ice and Water Barrier and Tar Paper were used. The shingles are the three-tab Bird Fireline Pecan Blende Asphalt Roofing type. A ridge vent was included in addition to gable vents on both ends. The house roof shingles had a rated lifetime of at least 30 years; its age is 29 years. No repairs have been made, and the shingles appear to be in good condition.

There have been a small number of occasions where an ice dam has caused some minor leaking into a Kitchen window casing below the balcony skylight. This has not caused any visible lasting damage. Ice & water barrier could be increased when the roof is re-shingled. There has been some minor seepage into the attic at the high end of the chimney adjacent to the ridge vent.

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**Barn Roof.** The barn roof was partially re-built and fully re-shingled in 2011. It was extended to include the attached shed, which originally had its own roof. Plywood was put on the east side, including the attached shed, while boarding in good condition was left on the west side. Ice and Water Barrier and tar paper were used. "IKO Cambridge 30 AR" architectural shingles were put on. A Ridge vent was included.

**Shed Roof.** The shed roof was completely replaced in 11/2014. Ondurapremium Corrugated Brown Asphalt Roof Panels were used. The shed's two sides and rear were also rebuilt.

### **k. Foundation/Basement**

The foundation of the original 1978 house was full height cinder block and remains in use. The 1994 foundation for the Kitchen Addition is full height poured concrete. The foundation for the Enclosed Porch is a set of six 12" posts made of concrete poured into Concrete Sono tubes. These go down about 4' below the surface. Another 12" concrete post is used for the corner of the entry porch. The basement floor is concrete slabs.

There has been occasional seepage at the bottom of the rear foundation after major rain storms. There has been no leakage problems elsewhere. In the past there was condensation on the floor of the basement rear, which has been taken care of by a dehumidifier.

### **l. Chimneys**

The House and Garage have chimneys.

The current House Chimney was built in 1994 on a cinder block base built in 1978. This was a replacement as part of the expansion project. It has double flues; one flue is for the two oil burners in the basement and the other is for the wood stove on the 1<sup>st</sup> floor. Each flue has its own stack of 16" x 16" Concrete Chimney Blocks. Both are lined with 8" Round "Refracto" Precast Liners, which are made of a proprietary refractory aggregate concrete and refractory mortar composite. The chimney is brick faced in the dining room and above the roof. There is a flagstone cover, but no screening.

This chimney was partially cleaned and inspected 8/2022, and has had rare usage since. There are no significant obstructions. There have been no problems, except for a possible leakage associated with the roof flashing. Almost all wood burned has been hardwood, to minimize creosote buildup.

The Garage Chimney uses 7" double-wall metal pipe components. The mounting box and above are Dura Vent DuraTech stainless steel parts. Below the mounting box Dura Vent DVL parts are used. These have stainless pipe inside and galvanized steel pipe outside. This was installed in 2011 to replace the original masonry chimney, which was significantly damaged by a falling tree in 2008. It passed town inspection. This chimney has not been cleaned or inspected inside. The clean-out cover would be difficult to remove by hand. The furnace has been used only a few days a year.

### **m. Plumbing.**

Internal water lines are all copper or brass. Lead-free solder has been used. External water lines, including the well, are black flexible tubing. Drain Lines are Schedule 40 PVC. Proper vents have been provided for all water fixtures.

Some original plumbing dates back to 1978. Most was installed between 1994 and 2000. The original 1978 "Well-X-Trol" water tank is still in use.

### **n. Domestic Hot Water.**

Hot water is provided by an oil-fired tank unit. It is a Bock Model 32E, with a 32 gallon tank and an adjusted recovery rate of 88 gallons per hour (with 0.65 nozzle). This was installed in 1997. The last service was by Hilltop Plumbing & Heating on 10/4/2016. It has been only occasionally used since then.



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**o. Electrical System.**

The house has 200A service.

There is a 200A main panel ("M Panel") near the meter, that feeds 4 sub-panels. All panels and breakers are Square D Homeline.

There is a "E Panel" next to the M Panel. This is for critical loads. It has a 60A feed that goes through a Transfer Switch that allows it to be connected to the Generator in the garage. Outlets fed from this panel are marked with 'E'.

There is a "K Panel" under the Kitchen. It has a 100A feed. It serves the southern end and Kitchen, and was sized to power an electric kitchen range.

There is a "A Panel" in the Attic Stairwell. It has a 60A feed. It serves the 2<sup>nd</sup> floor and Attic.

There is a "G Panel" in the Garage. It has a 30A feed that goes under the road in conduit.

This panel system was installed about 1995 as part of the expansion project.

Ground Fault Interrupters are used where appropriate, including the Kitchens, Bathrooms, Basement, Garage, and Outdoors. Arc Fault Circuit Breakers were not required in 1995.

There has been a Portable Generator in the Garage for emergency power, discussed in section u.

**p. Modifications.**

The Seller obtained a town building permit for the enlargement of the house. Exterior work was done between 1994 and 1996. The Seller occupied the house during this period, so no approval for occupancy was required. Finishing the interior continued from 1997 through about 2009. It was understood that, at that time, no permits were required for interior work.

**q. Pest Infestation.**

There have been a periods with a mouse infestation. These are field mice, wanting to move in from the woods, especially in the cold weather. Over the years several entry holes they chewed have been plugged. Recently no mice have been detected.

The Garage, especially the loft, is not sealed to prevent rodent entry. It has been home to various wildlife.

Wasps or Hornets have nested in the end vents of the house attic. The nests are outside the screen and have not been a problem.

The large forest behind the property is breeding grounds for mosquitoes and other insects. They have usually been a nuisance only in late spring. There is a natural abundance of predators for mosquitoes and other bugs; including fish, frogs, dragon flies, spiders, bats, and birds. Mosquito-loving Barn Swallows have been nesting on top of lighting fixtures on the house. These natural predators have been relatively effective in insect control. Neighbors have had some success controlling bugs by other means.

**s. Air Conditioning.**

The house has a single 2005 Admiral AAW-12CR1FHU 12,000 BTU/hr. window-mount Air Conditioner in the 2<sup>nd</sup> floor office. There is a vent with fan to move cold air into the Master Bedroom, which does not have a suitable window for a window unit. It has never needed service.

Because of the high altitude, lake water, and large tree coverage, the summer temperature at the lake tends to run 10 to 20 degrees cooler than the nearby cities. Many lake property owners have elected not to have air conditioners. A mini-split air conditioning/heating system has been considered for the 2<sup>nd</sup> floor.

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### **u. Generator.**

The property has had a 10 hp Portable Generator in the Garage. It can power a continuous load of 5,500 watts and a brief load of 8,500 watts. It is manually started and controlled. The Generator is wired under the road and through a Transfer Switch to a special 'E' Breaker Panel. This panel feeds the water pump, sump pump, furnace, water heater, refrigerators, smoke detectors, about half the overhead lights, and some outlets in most halls and rooms. Outlets powered by the Generator are marked "E". The generator is run at the garage's large front doors with doors open and exhaust pointed outside.

The last generator service and oil change was 8/2022. There has been minimal use since that service. Synthetic Oil has been used, changed every 50 running hours. The Generator has been run for about 260 hours since purchase in 12/2008. The last significant use was after a tropical storm at the end of October 2017, when power was out for 3.5 days (4<sup>th</sup> worst outage in NH History).

The property is vulnerable to power outages because of the large number of trees in the area. Major storms can cause lengthy outages. On the other hand, there have been periods when there was no power loss for a full 18 months. The power company has been adding Remote Switching Breakers that can quickly restore power to branch circuits without damage. There has also been a major effort to remove branches and sick trees that threaten the power lines.

### **v. Internet.**

The property had fiber communications service installed in 2016. This includes land-line telephone, television with optional "cable channels", high-speed internet, and WiFi. It requires a power supply with battery backup provided by the utility. The provider is the independent telephone company TDS, that serves the Hillsboro area.

The house also has a high-gain DTV antenna, which has picked up good quality reception from most Boston TV stations. (Deep fringe reception is possible because the antenna is almost 1000' above sea level, there is a gap in hills in the direction of the Boston transmission complex, and signal amplifiers have been used.) This was the exclusive means for receiving television prior to the installation of fiber service in 2016. It has recently been used only for a second television in the bedroom. It was damaged in March 2023 during a major winter storm, and currently receives only Channel 9 in Manchester. It is accessed through an adjacent trap door in the roof.

### **w. (Fire Alarm Systems).**

The house has a wired-in Smoke Detector System with about 18 Alarm Units. These are in all rooms and hallways. They require 120V power, but some have battery back-up. All are wired to a junction system in the 2<sup>nd</sup> Floor Hall Bathroom. There are also 2 Heat Detectors in the Kitchen, which require a battery at the junction area. The system was installed between 1995 and 1999.

There are battery-powered CO detectors in the Basement and 1<sup>st</sup> Floor. These were replaced in 2024.

### **w. (Invisible fence).**

The property had an Invisible Fence for a dog. This was last used about 2003. It loops around the waterfront lot, and the activation wire is buried in a pipe under the lake bed out past the ends of the 2 docks. It runs in conduit under the driveways. There are currently breaks in the wire loop.

### **w. (Sump Pump).**

There is a sump pump at the north end of the basement. This is active about 15% of the time, usually after heavy rain. There is also a small 12V back-up pump. This uses a 12V battery with trickle charger. This discharges through a garden hose, which can also siphon water.

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w. (Emergency Lights).

The house has several outlets high on walls for plug-in Emergency Lights. These are at critical locations. Some are equipped with combination Night Light/Emergency Light modules.

## **10.ADDITIONAL INFORMATION**

### **General**

The home is a single-family residence on a fully-owned private lot. The house was built in 1978 for the first owner. It was a 2-bedroom Ranch with 1,242 square feet of living area (27' X 46') and 1,242 square feet of basement. The Seller (2<sup>nd</sup> owner) purchased it 9/20/1983, and has owned it for 40 years. The house was purchased by the Seller and his first wife. They were divorced in 1987, the Seller was deeded his wife's share, and the Seller has retained full ownership. The Seller currently has a Mortgage for less than \$90,000.

Between 1994 and 1996 the Seller significantly enlarged the house, adding a full second floor, large attic, new roof, 9' x 18' Kitchen Addition, and 12' x 14' Enclosed Porch Addition. It now has 3,651 square feet of finished living area and 1,863 square feet of enclosed unfinished area, for a total of 5,514 square feet.

### **House Exterior**

The house exterior is Oiled Cedar Shingles. Exterior trim is a combination of aluminum and plastic.

For the enlargement in the late 1990's Anderson windows were used in the walls. Roto windows were used on the roof. These were all double-glazed with high-efficiency glass.

Eight double-hung windows remain from the 1978 original construction. These are single-glazed, but have relatively tight combination storm windows. The four sliding door sets remain from the original construction. One of the basement door screens is broken. Two doors have streaks from internal moisture. Some are hard to open or close, but lifting slightly helps.

The exterior doors for the Enclosed Porch and under the Kitchen have decay at the bottom of their door frames. The frames probably should be replaced. The window frame for one of the windows in the Basement Kitchen has decay at the top of its frame. This old window probably should be replaced. This damage was caused by water from the roof splattering against the frames. For the damaged doors and windows, it would be a good idea to install diverters on the roof, gutters, or awnings to minimize future splattering against the frames.

The wooden deck was rebuilt in 1989. The lumber used was all pressure treated, and aluminum flashing was put on top of the studs to limit decay. The wood decking is weathered.

### **House Interior**

Several rooms are partially unfinished. This varies and includes flooring, floor trim, and window trim. See a document "0653 Room by Room.....". This also documents the type of construction and condition.

The Enclosed Porch was designed to house an indoor Hot Tub. It has extra-strong floor framing. A power cable, water supply line, and drain pipe have all been run to under the proposed location. There is an enclosure with a vent fan for the Enclosed Porch.

There are Ceiling Fans in 5 rooms. The fans and their lights have separate switches.

There are a number of Fire Extinguishers. There are emergency fire hoses in the 2<sup>nd</sup> floor hall bathroom and basement. The volunteer fire department is likely to be slow to arrive, especially during a snow storm.

## **Addendum to Property Disclosure For 104 Campbell Lane, Deering New Hampshire**

### **Utilities**

The kitchen has a Gas Range that burns propane. There is rigid steel gas pipe running to the outside location of the Propane Tank. There was a large outside Propane Tank owned by the Propane Dealer. The rent on the tank was excessive, considering the small amount of gas that was being used. The Seller switched to a purchased gas grill size tank.

### **Other**

There have been no human deaths, serious injuries, or paranormal events on the property. There have been no significant criminal activities. There have been no liability claims. There has not been any significant fire or water damage.

### **Yard**

The yard has a number of tall trees, many of which doubled in size since the purchase in 1983. Some species have reached maturity. A number of trees have been removed over time, mostly due to damage during storms. There are several clusters of Sugar Maple Trees. (For many years the Seller tapped some of these and boiled down his own Maple Syrup, sometimes getting over 2 gallons a year. Tubing to gather sap is being left.)

The lot has Ash Trees, and the adjacent forest land has many of them. The invasive "Emerald Ash Borer" insect attacks and eventually kills only Ash Trees. The range for this pest has slowly expanded into southern NH and reached the Deering area. Controlling this insect in the forest is impractical.

There is a raspberry patch by the road and a two high bush blueberry plants near the docks. Blueberries love to grow along the lake shore.

### **Road**

The house is located on private Campbell Lane. Maintenance and improvements, including snow removal, has been done informally by the owners or their contractors. The Seller and neighbors had the lower part of the road paved about 1999. Documents are available with additional information.

Beginning the winter of 2024-2025 the retired year-around neighbor at the end of the road will take over snow plowing Campbell Lane with his new tractor. He would appreciate a modest contribution from winter users. He will be willing to clear snow from driveways by plow or snow blower.

### **Altitude**

The normal summer water level of Deering Lake is 919' above sea level. The lot rises about 42' from the lake to the northwest corner, at elevation 961'.

## Addendum to Property Disclosure For 104 Campbell Lane, Deering New Hampshire

### House Square Footage

The square footage values below are based on external dimensions as presented in the town assessing data. The areas include external walls. This does not include the Garage and Shed, which provide more enclosed storage space.

<b>Finished Area:</b>	<b>3,651 square feet</b>
Finished Basement – Main Section (50%)	621
Finished Basement – Under Kitchen	162
1 <sup>st</sup> Floor – Main Section	1,242
1 <sup>st</sup> Floor – Kitchen Addition	162
1 <sup>st</sup> Floor – Enclosed Porch	168
2 <sup>nd</sup> Floor – Main Section	1,242
2 <sup>nd</sup> Floor – Kitchen Balcony (30%)	54
<b>Enclosed Unfinished Area</b>	<b>1,863 square feet</b>
Unfinished Basement (Rear) (50%)	621
Attic	1,242
<b>Total Living Area</b>	<b>5,514 square feet</b>
<b>External Areas</b>	<b>792 square feet</b>
Deck	300
Covered Storage Under Deck	300
Covered Storage Under Porch	168
Entry Porch	24

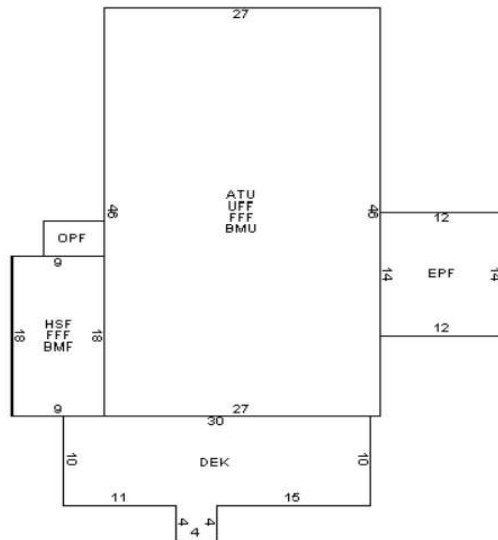
“Finished Area” includes rooms that have not been fully completed. Work not done may include flooring, window trim, and baseboard trim. Room-by-room status is provided in a companion document. “Enclosed Unfinished Area” includes sections without any significant finishing. The Enclosed Porch is fully winterized, but has independent electric heat.

The basic sections (external dimensions) are:

- Main section: 27' x 46' = 1242 square feet
- Kitchen Addition: 9' x 18' = 162 square feet
- Enclosed Porch: 12' x 14' = 168 square feet
- Deck: 10' x 30' = 300 square feet

### Town Assessing Information

BUILDING SUB AREA DETAILS				
ID	Description	Area	Adj.	Effect.
HSF	1/2 STRY FIN	162	0.50	81
UFF	UPPER FLR FIN	1242	1.00	1242
OPF	OPEN PORCH	24	0.25	6
FFF	FST FLR FIN	1404	1.00	1404
BMF	BSMNT FINISHED	162	0.30	49
DEK	DECK/ENTRANCE	316	0.10	32
ATU	ATTIC	1242	0.10	124
BMU	BSMNT	1242	0.15	186
EPF	ENCLOSED	168	0.70	118
<b>GLA:</b>	<b>2,727</b>	<b>5,962</b>		<b>3,242</b>



Above is information from the town assessing card. The drawing was used in the calculations above.

The “GLA” value above is an adjusted area intended for use in determining house value. Area sub-values were adjusted for condition as viewed about 20 years ago, before much of the interior finishing was complete. The value does not reflect current condition. The deck and other unenclosed areas are included in their table.

**Addendum to Property Disclosure  
For 104 Campbell Lane, Deering New Hampshire**

Reference documents are in PDF files:

- 0406 Property Disclosure 2024 4 20
- Statement Related to Garage Encroachment 2024 4 11
- Statement Related to Garage Wall Damage 2024 4 11
- 0645 Introduction to Development Road Lot 2023 4 20
- 0665 Introduction to Other Buildings 2023 4 9
- 0653 Room by Room 2023 3 28

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By: Arthur Stickney

File: 0408 Disclosure Addendum 2024 4 20.odt