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:** John Kieley and Constance C. Kieley
2. **PROPERTY LOCATION:** 37 Holt Lane, Temple, NH 03084
3. **CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED?** ☐ Yes ☒ No
4. **SELLER:** ☒ has ☐ has not occupied the property for 23 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: North of House
   Installed By: Caswell Pump Date of Installation: 2001
   What is the source of your information? Personal Knowledge

   c. USE: Number of persons currently using the system: 2
   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 May 2023
   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? Tested water 2016? Found above normal level of Arsenic. Re-mediated by Skillings & Son

   COMMENTS:
   Water Softener and arsenic removal systems in place
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
   What steps were taken to remedy the problem?

   c. IF PRIVATE:

   TANK: ☒ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Unknown ☐ Other
   Tank Size 2000 Gal. ☐ Unknown ☐ Other:
   Tank Type ☒ Concrete ☐ Metal ☐ Unknown ☐ Other:
   Location: East of house Location Unknown ☐ Date of Installation: 2001
   Date of Last Servicing: May 2023 Name of Company Servicing Tank: Mathewson Companies
   Have you experienced any malfunctions? ☐ Yes ☒ No
   Comments:

SELLER(S) INITIALS CK / JK BUYER(S) INITIALS ____ / ____

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PROPERTY LOCATION: 37 Holt Lane, Temple, NH 03084

d. LEACH FIELD: [X] Yes [ ] No [ ] Other:
IF YES, Location: Southeast of house Size: 15X 120 Unknown:
Date of installation of leach field: 2001 Installed By: Mathewson Companies
Have you experienced any malfunctions? [ ] Yes [X] No
Comments:

e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? [ ] Yes [X] No [ ] Unknown
IF YES, has a site assessment been done? [ ] Yes [ ] No [ ] Unknown
Source of Information:
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	[X]	[ ]	[ ]	Fiberglass		[X]
Crawl Space	[ ]	[ ]	[ ]			[ ]
Exterior Walls	[X]	[ ]	[ ]	Fiberglass and board		[X]
Floors	[X]	[ ]	[ ]	Fiberglass (First floor)		[X]
	[ ]	[ ]	[ ]			[ ]

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? [X] Yes [ ] No [ ] Unknown IF
YES: Are tanks currently in use? [X] Yes [ ] No
IF NO: How long have tank(s) been out of service?
What materials are, or were, stored in the tank(s)? Propane
Age of tank(s): 22 years Size of tank(s): 1000 Gallons
Location: East of house
Are you aware of any past or present problems such as leakage, etc? [ ] Yes [X] No
Comments:
If tanks are no longer in use, have the tanks been removed? [ ] Yes [ ] No [ ] Unknown
Comments:

b. ASBESTOS - **Current or previously existing:**
As insulation on the heating system pipes or ducts? [ ] Yes [X] No [ ] Unknown
In the siding? [ ] Yes [X] No [ ] Unknown In the roofing shingles? [ ] Yes [X] No [ ] Unknown
In flooring tiles? [ ] Yes [X] No [ ] Unknown Other [ ] Yes [X] No [ ] Unknown
If YES, Source of information:
Comments:

c. RADON/AIR - **Current or previously existing:**
Has the property been tested? [X] Yes [ ] No [ ] Unknown
If YES: Date: Approx 2002 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 [X] No
Comments:

SELLER(S) INITIALS CR / JK **BUYER(S) INITIALS** _____ / _____

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d. RADON/WATER - **Current or previously existing:**
Has the property been tested? ☒ Yes ☐ No ☐ Unknown
If YES: Date: approx 2016 By: Skillings and Sons
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: Skillings has results

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: Conservation Easement: Available through NH Registry of Deed
What is your source of information? Also available through Realtor

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: _____

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: Current Use
Veteran's Credit

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

h. How is the property zoned? Residential

i. Street (check one): ☒ Public ☐ Private ☐ Association

If private, is there a written road maintenance agreement? ☐ Yes ☐ No

Additional Information: _____

j. Heating System Age: 22 years Type: Hot water Fuel: Oil Tank Location: Basement
Owner of Tank: Property Owner
Annual Fuel Consumption Year 2022 Price: NA Gallons: 2,103
Date system was last serviced and by whom? April 2023 Pinney Plumbing and Heating
Secondary Heat Systems: _____
Comments: First foor and two bathrooms on second are radiant. Second and third floors are hot water baseboard.

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REALTOR® EQUAL HOUSING OPPORTUNITY

TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 37 Holt Lane, Temple, NH 03084

k. Roof Age: 2022 Type of Roof Covering: Asphalt
Moisture or leakage: None
Comments:

l. Foundation/Basement: [X] Full [ ] Partial [ ] Other: Type: Concrete
Moisture or leakage: None
Comments:

m. Chimney(s) How Many? 4 Lined? Yes Last Cleaned: Checked OK Problems? none
Comments:

n. Plumbing Type: ? Age: 22 years
Comments:

o. Domestic Hot Water: Age: 2022 Type: Through furnace Gallons: 70

p. Electrical System: # of Amps 400 Circuit Breakers [X] Fuses [ ]
Comments:
Solar Panels: [ ] Leased [ ] Owned If leased, explain terms of agreement:
Comments:

q. Modifications: Are you aware of any modifications or repairs made without the necessary permits? [ ] Yes [X] No
If Yes, please explain:

r. Pest Infestation: Are you aware of any past or present pest infestations? [ ] Yes [X] No Type:
Comments: Twice yearly check JP PEST Control

s. Methamphetamine Production: Do you have knowledge of methamphetamine production ever occurring on the property? (Per RSA 477:4-g) [ ] Yes [X] No If YES, please explain:

t. Air Conditioning: Type: Lennox Elite series AGE: 22 Year Serviced and by whom: Filter replaced annually by owner

u. Pool: Age : Heated: [ ] Yes [X] No Type: Last Date of Service:
By Whom:

v. Generator: Portable: Yes [ ] No [X] Whole House: Yes [X] No [ ] Kw/Size: 10.4 Last Date of Service: Yearly - 2023
If Portable: [ ] Included [ ] Negotiable
Comments:

w. Internet: Type Currently Used at Property: ComCast

x. Other (e.g. Alarm System, Irrigation System, etc.) Alarm System: Monadnock Security Irrigation System : Anrik
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 CK / CK 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:

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).

Constance C Kisley	5/23 /23		
SELLER	DATE	SELLER	DATE

	5/23/23		
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	BUYER	DATE

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