New Hampshire Association of REALTORS® Standard Form



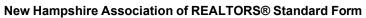
TO BE COMPLETED BY SELLER

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. **SELLER:** Paul J. O'Hara and Leah M. O'Hara **PROPERTY LOCATION:** 9 Tyngsboro Street, Seabrook, NH 03874 CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED? Tyes No SELLER: occupied the property for 23 has ☐has not years. **WATER SUPPLY** Please answer all questions regardless of type of water supply. a. TYPE OF SYSTEM: Public □Private □Seasonal □ Unknown Other ☐ Drilled □ Dug **b.** INSTALLATION: Location: Date of Installation: Installed By: What is the source of your information? **c.** USE: Number of persons currently using the system: □No MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems? Pump: ☐ Yes ∏No ∏ No Unknown Quality: ☐ Yes \square No If YES to any question, please explain in Comments below or with attachment. ☐ Yes ☐ No WATER TEST: Have you had the water tested? Date of most recent test 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? IF YES, are test results available? ☐Yes ☐No What steps were taken to remedy the problem? COMMENTS: **SEWAGE DISPOSAL SYSTEM** Community/Shared: Tyes No. TYPE OF SYSTEM: Public: ✓ Yes No Private: Tyes No Unknown Septic Design Available:

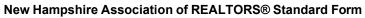
☐Yes ☐No b. IF PUBLIC OR COMMUNITY/SHARED Have you experienced any problems such as line or other malfunctions? \(\sigma\) Yes What steps were taken to remedy the problem? c. IF PRIVATE: ☐ Unknown TANK: ☐ Septic Tank ☐ Holding Tank ☐ Cesspool Gal. Unknown Tank Size Other Tank Type Concrete Unknown Other ☐Metal Location Unknown Date of Installation: Location: Name of Company Servicing Tank: Date of Last Servicing: Have you experienced any malfunctions? ☐ Yes ☐ No BUYER(S) INITIALS SELLER(S) INITIALS





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	PR	OPERTY LOCA	TION: 9 Tyngsboro Stree	et, Seabrook, NH 038	374			
	d.	IF YES, Locatio	Yes No Ion ion of leach field:			Size:		ıknown
			ienced any malfunctio			_ Ilistalled by.		
	e.	IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? Yes No Unknown IF YES, has a septic system evaluation been done within 180 days? Yes No Unknown Date of Evaluation: Comments: FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU, 603-271-3501						
7.	INS	<u>SULATION</u>	LOCATION Attic or Cap Crawl Space Exterior Walls Floors	<u>Yes</u> № ☑ □ □ ☑ □ ☑ □ ☑ □ ☑ □ ☑ □	Unknown Unknown	Rolled Some Rolled Rolled Rolled	Amount R-16 Varies R-16	Unknown Unknown Unknown
8.	HA a.	Are you aware of IF YES: Are tan IF NO: How long	ND STORAGE TANKS of any past or present ks currently in use? g have tank(s) been o	t underground sto YesN out of service?	orage tanks o	_	Yes _ ∕No	Unknown
		What materials are, or were, stored in the tank(s)?						
		Age of tank(s): Size 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 Unknown						
		Comments:						
	b.	As insulation on In the siding?	Yes No 🔽	oipes or ducts? _Unknown In	☐Yes ☐ the roofing sl ther	_No _ ∑ _Unknow ningles?	rn Yes □_No Yes □_No	☑ Unknown ☑ Unknown
	c.	RADON/AIR - Current or previously existing:						
		Has the propert	y been tested?	Yes <u></u> No 	Unknown By:			
		Results:		If app	_ : 			
		Has the propert Are test results Comments:	y been tested since re available? ☐Yes	emedial steps?	Yes 🔽	No		
SELLER(S) INITIALS 990 / JMO BUYER(S) INITIALS /								





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	d.	RADON/WATER - Current or previously existing: Has the property been tested?					
		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?					
		Comments:					
	f.	Are you aware of any other hazardous materials?					
9.	GE	NERAL INFORMATION					
3.		Is this property subject to liens, encroachments, easements, rights-of-way, leases, restrictive covenants, attachments, life estates, or right of first refusal? YesNoUnknown					
	b.						
	c.	Are you aware of any onsite landfills or any other factors, such as soil, flooding, drainage, etc? ☐ Yes ☐ No If YES, Explain:					
	d.	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 curren conservation, etc.? ☐YES ☑NO ☐UNKNOWN If YES, Explain:						
	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? _{B3-Beach Residential}					
	i.	Heating System Age: 23 Type: FHW Fuel: Natural Gas Tank Location: Tank Location:					
		Annual Fuel Consumption: Varies Price: Varies Gallons: Varies Date system was last serviced and by whom? Approximately 2 Years ago/Simmons 3 zones Secondary Heat Systems: Yes Comments: Mini Splits FHA electric 2 yrs +/- 6 separate zones					
	j.	Roof Age: 2 +/- Type of Roof Covering: Asphalt					
		Moisture or leakage: No					
		Comments: Roof age varies-most 2 years-portion of front east approximately 10 yrs.					



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PPERTY LOCATION: 9 Tyngsboro Street, Seabrook, NH 03874 Foundation/Basement:FullOther:					
Moisture or leakage Some infrequent seasonal m	nostly mitigated by pump				
Chimney(s) How Many? 1 Lined?	No Last Cleaned: N/A	Problems?			
Plumbing Type: Copper/PVC Comments:		Age:			
Domestic Hot Water: Age: 3+/- years	Type: _{Gas}	Gallons: ₄₀			
Electrical System: # of Amps 200					
Modifications: Are you aware of any modifications or repairs made without the necessary permits? ☐Yes ☑No If Yes, please explain:					
	·	essary permits?YesNo			
	or present pest infestations? Yes	☑No Type:			
If Yes, please explain: Pest Infestation: Are you aware of any past of Comments: Methamphetamine Production: Do you have	or present pest infestations? Yes	✓No Type:			
If Yes, please explain: Pest Infestation: Are you aware of any past of Comments:	or present pest infestations? Yes knowledge of methamphetamine pro S, please explain:	☑No Type:			
If Yes, please explain: Pest Infestation: Are you aware of any past of Comments: Methamphetamine Production: Do you have (Per RSA 477:4-g) ☐ Yes ☑ No If YES Air Conditioning: Type:	or present pest infestations? Yes knowledge of methamphetamine pro S, please explain: Date Last Serviced a	No Type:			
If Yes, please explain: Pest Infestation: Are you aware of any past of Comments: Methamphetamine Production: Do you have (Per RSA 477:4-g) ☐ Yes ☑ No If YES Air Conditioning: Type: Comments: Mini Splits Pool: Age: N/A Heated: ☐ Yes ☐ No	or present pest infestations? Yes knowledge of methamphetamine pro S, please explain: Date Last Serviced a Type: Last Date	duction ever occurring on the property? and by whom: of Service:			
If Yes, please explain: Pest Infestation: Are you aware of any past of Comments: Methamphetamine Production: Do you have (Per RSA 477:4-g)	or present pest infestations? Yes knowledge of methamphetamine pros, please explain: Age: Date Last Serviced a Type: Last Date House: Yes No Kw/Size:	duction ever occurring on the property? and by whom: of Service:			

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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	PR	ROPERTY LOCATION: 9 Tyngsboro Street, Seabrook, NH 03874		
10.		DDITIONAL INFORMATION		
	a.	ATTACHMENT EXPLAINING CURRENT PROBLEMS, PA	ST REPAIRS, OR ADDITIONAL INFORMATI	ON?
		Yes _ ☑ No		
	b.	ADDITIONAL COMMENTS:		
AC	KNO	NOWLEDGEMENTS:		
		ER ACKNOWLEDGES THAT HE/SHE HAS PROVIDED THE	E AROVE INCORMATION AND THAT SHOL	I INFORMATION IS
		JRATE, TRUE AND COMPLETE TO THE BEST OF HIS/HER		
		SCLOSE THE INFORMATION CONTAINED HEREIN TO OTH		
SE	LLE	ER(S) MAY BE RESPONSIBLE AND LIABLE FOR ANY FAI	LURE TO PROVIDE <u>KNOWN</u> INFORMATIO	N TO BUYER(S).
_		dotloop verified		dotloop verified
Pa	ul	19.0 Hara Oddozy Pride DT TRUF-QSSC-MOQI-PZKD	Leah M. O'Hara	04/04/25 10:47 AM EDT BEJU-OS9Z-NWSW-AIIY
SEI	LEI	·	SELLER	DATE
		R ACKNOWLEDGES RECEIPT OF THIS PROPERTY		
		CEDING INFORMATION WAS PROVIDED BY SELLER LOSURE STATEMENT IS NOT A REPRESENTATION, WA		
		PERTY BY EITHER SELLER OR BROKER. BUYER IS EN		
		INVESTIGATIONS VIA LEGAL COUNSEL, HOME, STR		
AD	VIS	SORS AND TO INDEPENDENTLY VERIFY INFORMATION	DIRECTLY WITH THE TOWN OR MUNICIPA	ALITY.
BU	YER	R DATE	BUYER	DATE
			_	
SE	LLE	LER(S) INITIALS	BUYER(S) INITIALS _	