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.

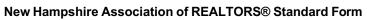
NOTICE TO SELLER(S): COMPLETE ALL INFORMATION AND STATE NOT APPLICABLE OR UNKNOWN AS APPROPRIATE. IF ANY OF THE INFORMATION IN THIS PROPERTY DISCLOSURE FORM CHANGES FROM THE DATE OF COMPLETION, YOU ARE TO NOTIFY THE LISTING FIRM PROMPTLY IN WRITING. **SELLER:** PCA Family Trust 2. **PROPERTY LOCATION:** 951 Ocean Boulevard, #7, Hampton, NH 03842 CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED? ✓ Yes No  $\square$  has not occupied the property for 3+ years. **SELLER: WATER SUPPLY** Please answer all questions regardless of type of water supply. a. TYPE OF SYSTEM: Public Private Seasonal Unknown Dug Other Drilled **b.** INSTALLATION: Location: \_Date of Installation: Installed By: What is the source of your information? **c.** USE: Number of persons currently using the system:  $\square$ No Does system supply water for more than one household? Yes d. MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems? Quantity: Yes No Pump: Yes Quality: l Yes 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 IF YES to any question, please explain in Comments below or with attachment. IF YES, are test results available? Yes No What steps were taken to remedy the problem? COMMENTS: **SEWAGE DISPOSAL SYSTEM** ☐Yes ☐No TYPE OF SYSTEM: Public: ✓ Yes No Community/Shared: Private: Yes No Unknown Septic Design Available: Yes **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: Unknown Septic Tank Holding Tank TANK: Cesspool Tank Size Gal. Unknown Other Tank Type Concrete Metal Unknown Other Location Unknown. Location: Date of Installation: Date of Last Servicing: Name of Company Servicing Tank: Have you experienced any malfunctions? Yes No COMMENTS: SELLER(S) INITIALS **BUYER(S) INITIALS** 





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	PR	ROPERTY LOCATION: 951 Ocean Boulevard, #7, Hampton, NH 03842								
	d.	LEACH FIELD	D: Yes	NoOth	ner					
		IF YES, Locat	tion:			Size:		Unknown		
			ation of leach field				y:			
		Have you exp	erienced any mal	functions?	Yes No					
		Comments: _								
	e.						185-A? Yes Unknowr			
		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								
								Unknown		
۲.	IIVO	OLATION	LOCATION Attic or Cap	<u>Yes</u>	No Unknowr		Amount	<u>Unknown</u> ✓		
			Crawl Space	Ĭ			_			
			Exterior Walls	$\overline{\mathbf{Z}}$				<u> </u>		
			Floors					<b>─-</b> -		
					<b>₩</b>			——Ш——		
8.	HA	ZARDOUS MA								
	a.		JND STORAGE					<b>7</b>		
		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?								
		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								
		1NI								
		Comments:  If tanks are no longer in use, have the tanks been removed?  Comments:  Yes No Unknown  Comments:								
	b.	ASBESTOS - Current or previously existing:								
		As insulation on the heating system pipes or ducts?  Yes No Unknown								
		In the siding? In flooring tile	Yes No	☐Yes ☐N ☐Yes ☐N	No Unknown No Unknown					
		If YES, Source of information:								
		Comments: _								
	c.		Current or prev							
		Has the property been tested? ☐ Yes ☐ No ☑ Unknown								
		If YES: Date:		В	y: <u>.</u>					
		If YES: Date:   By:     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:										
SE	ELLE	R(S) INITIALS _	Pat 1 Cat 11/11/25 1 11/12/25			В	SUYER(S) INITIALS			





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PF	PROPERTY LOCATION: 951 Ocean Boulevard, #7, Hampton, NH 03842							
d.	RADON/WATER - Current or previously existing:  Has the property been tested? Yes \( \text{No} \) \( \text{Dunknown} \)  If YES: Date: June 2025 \( \text{By: second wind} \)  Results: \( \text{mild hard water did not warrent mitigat} \) If applicable, what remedial steps were taken?  Has the property been tested since remedial steps? Yes \( \text{No} \) No  Are test results available? \( \text{Yes} \) \( \text{No} \) 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?  If YES: Source of information:  Comments:							
	ENERAL INFORMATION  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 deed and association documents							
b.	What is your source of information?  Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees?  ✓ Yes ☐ No ☐ Unknown If YES, Explain: see rider  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: general wear and tear/need some painting							
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 Look Duknown If YES, Explain:							
f.	Is this property located in a Federally Designated Flood Hazard Zone?							
	Yes NoUnknown Comments: bldg A not in flood zone, other buildings partially in flood zone							
g.	Has the property been surveyed?  ✓ Yes ☐ No ☐ Unknown If YES, By: unk  If YES, is survey available? ☐ Yes ✓ No ☐ Unknown							
h.	How is the property zoned? BS							
i.	Heating System Age: unk       Type: electric baseboard       Fuel: Tank Location:							
	Owner of Tank:							
	Annual Fuel Consumption:Price: Gallons:							
	Date system was last serviced and by whom?							
	Secondary Heat Systems:							
	Comments: 2 built in units, both replaced 2022, 2 room a/c included							
j.	Roof Age: 20+- Type of Roof Covering: asphalt  Moisture or look age: some repairs made recently for preventive measure							
	Moisture or leakage: some repairs made recently for preventive measure  Comments:							



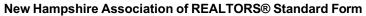
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k.	Foundation/Basement Full Partial Moisture or leakage: none Comments: poured concrete slab	_ <b>_</b> _Type:					
I.	Chimney(s) How Many? none Lined? Comments:	Last Cleaned:					
m.		Age	: mixed				
n.	Domestic Hot Water Age: 2019	Type: electric G	allons: 50				
О.	Comments: some updated	☐ Circuit Breakers ☐ F					
	Solar Panels: Leased Owned If leased, explain terms of agreement:  Comments:						
p.	<b>Modifications</b> : Are you aware of any modifice If Yes, please explain:	cations or repairs made without the nec	cessary permits? ☐Yes ☑No				
q.	Pest Infestation: Are you aware of any past or present pest infestations?  Yes No Type: maintenance  Comments: HOA treats for pest, bees and ants						
r.	Methamphetamine Production Do you have knowledge of methamphetamine production ever occurring on the property? (Per RSA 477:4-g)						
s.	Air Conditioning Type: see i Age: varies Date Last Serviced and by whom: n.a.  Comments:						
t.	Pool Age: 50= Heated: ✓ Yes ☐ No						
	By Whom: pool resurfaced in 2021 approx. salt water heated new heater to be installed for 2026						
u.	Generator Portable: ☐ Yes ☑ No Whole House: ☐ Yes ☐ No Kw/Size: _ Last Date of Service:						
٧.	Internet Type Currently Used at Property: comcast basic cable included, one box included in hoa fee						
w.	Comments:						
OTICE TO PURCHASER(S): PRIOR TO SETTLEMENT YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM CESSARY WITH RESPECT TO ADJACENT PARCELS IN ACCORDANCE WITH THE TERMS AND CONDITIONS AS MAY CONTAINED IN PURCHASE AND SALES AGREEMENT AND DEPOSIT RECEIPT. YOU SHOULD EXERCISE WHATEVER IE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO INFORMATION ON ANY SEXUAL OFFENDERS REGISTERED IDER NH RSA CHAPTER 651-B. SUCH INFORMATION MAY BE OBTAINED BY CONTACTING THE LOCAL POLICE PARTMENT.							

SELLER(S) INITIALS

# PROPERTY DISCLOSURE - RESIDENTIAL ONLY





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10.	<ul> <li>D. ADDITIONAL INFORMATION</li> <li>a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?</li> <li>☐ Yes ☑ No</li> </ul>										
	b.	ADDITIO	ONAL CO	OMMENTS:							
		7.22									
<u>AC</u>	KNC	WLEDG	EMENTS	<u>S:</u>							
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Pe	ter	Ackerso	on, TIEE	-	dotloop v 11/11/25 4 MQ8G-SW	erified 4:59 PM EST VH1-701X-SPFY	Chr	istiane Acke	erson, TIEE		dotloop verified 11/12/25 3:09 PM EST M9L0-UEYI-X1JQ-B1YP
SEI	LLEI	₹			DATE		SELI	.ER		DATE	
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PRI DIS	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.											
BU BU	YER				DATE		L BUY	ΞR		DATE	

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