

**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 AGENCY representing the SELLER, and is not a substitute for any inspection by the BUYER. SELLERS authorize AGENCY 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 AGENCY PROMPTLY IN WRITING.**

1. **SELLER:** \_\_\_\_\_

2. **PROPERTY LOCATION:** \_\_\_\_\_

3. **CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER ATTACHED?**     Yes     No

4. **SELLER:**     has     has not occupied the property for \_\_\_\_\_ 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: \_\_\_\_\_  
 Installed By: \_\_\_\_\_ Date of Installation \_\_\_\_\_  
 What is the source of your information? \_\_\_\_\_

c. **USE:** Number of Persons currently using the system: \_\_\_\_\_  
 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 \_\_\_\_\_  
 IF Yes to any question, please explain in comment section 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? \_\_\_\_\_

COMMENTS: \_\_\_\_\_  
 \_\_\_\_\_

6. **SEWAGE DISPOSAL SYSTEM**

a. **TYPE OF SYSTEM:**    Public:     Yes     No    Community/Shared:     Yes     No  
    Private:     Yes     No     Unknown:

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 \_\_\_\_\_ Gal.     Unknown     Other \_\_\_\_\_  
 Tank Type     Concrete     Metal     Unknown     Other \_\_\_\_\_  
 Location: \_\_\_\_\_     Location Unknown    Date of Installation: \_\_\_\_\_  
 Date of Last Servicing: \_\_\_\_\_ Name of Company Servicing Tank: \_\_\_\_\_  
 Have you experienced any malfunctions?     Yes     No  
 Comments: \_\_\_\_\_

d. **LEACH FIELD:**     Yes     No     Other \_\_\_\_\_  
 IF Yes:    Location: \_\_\_\_\_ Size \_\_\_\_\_     Unknown  
 Date of installation of leach field: \_\_\_\_\_     Installed By: \_\_\_\_\_  
 Have you experienced any malfunctions?     Yes     No  
 Comments: \_\_\_\_\_

**SELLER(S) INITIALS** \_\_\_\_\_ / \_\_\_\_\_

**BUYER(S) INITIALS** \_\_\_\_\_ / \_\_\_\_\_

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**PROPERTY LOCATION:** \_\_\_\_\_

- e. IS SYSTEM LOCATED IN A SHORELAND ZONE?  Yes  No  Unknown  
 IF Yes, has a site assessment been done?  Yes  No  Unknown

SOURCE OF INFORMATION: \_\_\_\_\_

COMMENTS: \_\_\_\_\_

7. <u>INSULATION</u>	<u>LOCATION</u>	<u>Yes</u>	<u>No</u>	<u>Unknown</u>	<u>If YES, Type</u>	<u>Amount</u>	<u>Unknown</u>
	Attic or Cap	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Crawl Space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Exterior Walls	<input 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? \_\_\_\_\_

What materials are, or were, stored in the tank(s)? \_\_\_\_\_

Age of tank(s): \_\_\_\_\_ Size of tank(s): \_\_\_\_\_

Location: \_\_\_\_\_

Are you aware of any problems, such as leakage, etc.?  Yes  No Comments: \_\_\_\_\_

If tanks are no longer in use, have tanks been removed?  Yes  No  Unknown

- 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: \_\_\_\_\_ 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: \_\_\_\_\_

- d. **RADON/WATER - Current or previously existing:**

Has the property been tested?  Yes  No  Unknown

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: \_\_\_\_\_

- 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: \_\_\_\_\_

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**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: \_\_\_\_\_  
What is your source of information? \_\_\_\_\_
- 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 for this property for any reasons?  Yes  No  Unknown  
If YES, Explain: \_\_\_\_\_
- f. Is any part of this property in Current Use?  Yes  No  Unknown If YES, Explain: \_\_\_\_\_
- g. Is this property located in a Federally Designated Flood Zone?  Yes  No  Unknown
- h. Has the property been surveyed?  Yes  No  Unknown If YES, By: \_\_\_\_\_  
If YES, is survey available?  Yes  No  Unknown
- i. How is the property zoned? \_\_\_\_\_
- j. Heating System Age: \_\_\_\_\_ Type: \_\_\_\_\_ Fuel: \_\_\_\_\_ Tank/Location: \_\_\_\_\_  
Owner of Tank: \_\_\_\_\_  
Annual Fuel Consumption: \_\_\_\_\_ Price: \_\_\_\_\_ Gallons: \_\_\_\_\_  
Comments: \_\_\_\_\_
- k. Roof Age: \_\_\_\_\_ Type of Roof Covering: \_\_\_\_\_  
Moisture or leakage: \_\_\_\_\_  
Comments: \_\_\_\_\_
- l. Foundation/Basement:  Full  Partial  Other: \_\_\_\_\_  Type: \_\_\_\_\_  
Moisture or leakage: \_\_\_\_\_  
Comments: \_\_\_\_\_
- m. Chimney(s) How Many? \_\_\_\_\_ Lined? \_\_\_\_\_ Last Cleaned: \_\_\_\_\_ Problems? \_\_\_\_\_
- n. Plumbing Type: \_\_\_\_\_ Age: \_\_\_\_\_  
Comments: \_\_\_\_\_
- o. Domestic Hot Water: Age: \_\_\_\_\_ Type: \_\_\_\_\_ Gallons: \_\_\_\_\_
- p. Electrical System Amps: \_\_\_\_\_  Circuit Breakers  Fuses  
Comments: \_\_\_\_\_
- q. Modifications: Are you aware of any modifications or repairs made without the necessary permits?  Yes  No  
If Yes, please explain: \_\_\_\_\_
- r. Pest Infestation: Are you aware of any past or present pest infestations?  Yes  No Type: \_\_\_\_\_  
Comments: \_\_\_\_\_
- s. 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: \_\_\_\_\_
- t. Other (e.g. Alarm System, Irrigation System, etc.) \_\_\_\_\_

**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** \_\_\_\_\_ / \_\_\_\_\_

**BUYER(S) INITIALS** \_\_\_\_\_ / \_\_\_\_\_

