

# 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:** Maureen L. Angelini Revocable Trust
2. **PROPERTY LOCATION:** 116 Greenfield Road, Francestown, NH 03043
3. **CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED?** ☐ Yes ☐ No
4. **SELLER:** ☒ has ☐ has not occupied the property for 12 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 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? \_\_\_\_\_

COMMENTS: Francestown Village Water Company. 2016 Consumer Confidence Report available

## 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 1000 Gal. ☐ Unknown ☐ Other \_\_\_\_\_  
Tank Type ☒ Concrete ☐ Metal ☐ Unknown ☐ Other \_\_\_\_\_  
Location: behind patio, south side of house ☐ Location Unknown Date of Installation: unknown  
Date of Last Servicing: 06/02/2015 Name of Company Servicing Tank: St. Onge Septic Service  
Have you experienced any malfunctions? ☐ Yes ☒ No  
Comments: has been pumped every 2 years. Scheduled for 3/28/17
- d. LEACH FIELD: ☒ Yes ☐ No ☐ Other \_\_\_\_\_  
If YES, Location: to south of septic tank Size \_\_\_\_\_ ☒ Unknown  
Date of installation of leach field: unknown ☐ Installed By: \_\_\_\_\_  
Have you experienced any malfunctions? ☐ Yes ☒ No  
Comments: \_\_\_\_\_

SELLER(S) INITIALS [Signature] /           

BUYER(S) INITIALS            /

**PROPERTY DISCLOSURE - RESIDENTIAL ONLY**  
**New Hampshire Association of REALTORS® Standard Form**



**TO BE COMPLETED BY SELLER**

**PROPERTY LOCATION:** 116 Greenfield Road, Franconia, NH 03043

- e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A?** ☐ Yes ☒ 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

| <b>7. INSULATION</b> | <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 checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | fiberglass          | _____            | <input checked="" type="checkbox"/> |
|                      | Crawl Space     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | _____               | _____            | <input type="checkbox"/>            |
|                      | Exterior Walls  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | _____               | _____            | <input checked="" type="checkbox"/> |
|                      | Floors          | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | _____               | some floors none | <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? NA

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

**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: \_\_\_\_\_

SELLER(S) INITIALS [Signature] /           

BUYER(S) INITIALS            /

**PROPERTY DISCLOSURE - RESIDENTIAL ONLY**  
**New Hampshire Association of REALTORS® Standard Form**



**TO BE COMPLETED BY SELLER**

**PROPERTY LOCATION:** 116 Greenfield Road, Frankestown, NH 03043

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: \_\_\_\_\_

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 or reduction for this property for any reason including but not limited to current use, land conservation, etc.? ☐ 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? Part in Village District and part in Rural District

j. Heating System Age: 8 years Type: steam Fuel: oil Tank/Location: basement

Owner of Tank: home owner

Annual Fuel Consumption: 850 gallons Price: 2.25/ gal Gallons: \_\_\_\_\_

Comments: master bedroom has propane heater, 5 years old. several rooms with electric heaters and we use wood stove, 1-2 cords per year

k. Roof Age: 8 years Type of Roof Covering: owens corning duration shingles

Moisture or leakage: no

Comments: \_\_\_\_\_

l. Foundation/Basement: ☐ Full ☒ Partial ☐ Other: \_\_\_\_\_ ☐ Type: stone

Moisture or leakage: in very heavy rain. very rare when water table very high

Comments: \_\_\_\_\_

m. Chimney(s) How Many? 2 Lined? stainless steel Last Cleaned: summer 2016 Problems? no

n. Plumbing Type: copper Age: unknown

Comments: \_\_\_\_\_

o. Domestic Hot Water: Age: unknown Type: off furnace and 2 electric Gallons: 40

p. Electrical System Amps: 200 ☒ Circuit Breakers ☐ Fuses

Comments: installed automatic generator

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: Mice: well controlled with regular management by JP Pest. sugar ants completely controlled. never termites or carpenter ants

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.) \_\_\_\_\_

SELLER(S) INITIALS

MLR / 03/18/17

BUYER(S) INITIALS

           /

**PROPERTY DISCLOSURE - RESIDENTIAL ONLY**

New Hampshire Association of REALTORS® Standard Form



**TO BE COMPLETED BY SELLER**

**PROPERTY LOCATION:** 116 Greenfield Road, Francestown, NH 03043

**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.

**10. ADDITIONAL INFORMATION**

a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?

☐ Yes ☒ No

b. ADDITIONAL COMMENTS:

Property also has a separate dug well that services the barn ONLY.



**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).**

*Maureen L. Angelini Revocable Trust*

dotloop verified  
03/18/17 9:20AM EDT  
NNMS-U1CW-H6YR-PK2A

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