



NH CIBOR

Mandatory New Hampshire Real Estate Disclosure & Notification Form



1) NOTIFICATION RADON, ARSSENIC AND LEAD PAINT: Pursuant to RSA 477: 4-a, the SELLER hereby advises the BUYER of the following:

RADON : Radon, the product of decay of radioactive materials in rock, may be found in some areas of New Hampshire. Radon gas may pass into a structure through the ground or through water from a deep well. Testing of the air by a professional certified in radon testing and testing of the water by an accredited laboratory can establish radon's presence and equipment is available to remove it from the air or water.

ARSENIC: Arsenic is a common groundwater contaminant in New Hampshire that occurs at unhealthy levels in well water in many areas of the state. Tests are available to determine whether arsenic is present at unsafe levels, and equipment is available to remove it from water. The buyer is encouraged to consult the New Hampshire department of environmental services private well testing recommendations (www.des.nh.gov) to ensure a safe water supply if the subject property is served by a private well.

LEAD PAINT: Before 1977, paint containing lead may have been used in structures. The presence of flaking lead paint can present a serious health hazard, especially to young children and pregnant women. Tests are available to determine whether lead is present.

2) DISCLOSURE FOR WATER SUPPLY AND SEWAGE DISPOSAL: Pursuant to RSA 477:4-c & d, the SELLER hereby provides the BUYER with information relating to the water and sewage systems:

WATER SUPPLY SYSTEM

Type: **Public**
Location: _____
Malfunctions: _____
Date of Installation: _____
Date of most recent water test: _____
Problems with system: _____

SEWERAGE DISPOSAL SYSTEM

Size of Tank: _____
Type of system: _____
Location: _____
Malfunctions: _____
Age of system: _____
Date most recently serviced: _____
Name of Contractor who services system: _____

Public

Property Address 13 Bowen Street
Claremont, NH 03743

3) INSULATION: Is the Property currently used or proposed to be used for a 1 to 4 family dwelling?
Yes No

If yes, the SELLER hereby provides the BUYER with information relating to insulation:

Location(s): _____

Type: _____

4) LEAD PAINT: Was the property construction prior to 1978 and is the Property or any part of the Property used for residential dwelling(s) or special uses that would require the Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards form under federal law?

Yes No

If yes, has the Federal Lead Addendum been attached? And has the Federal pamphlet been delivered.

Yes No

5) 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: _____

6) SITE ASSESSMENT ON WATERFRONT PROPERTY:

Does the Property use a septic disposal system?

Yes No

If yes, is a Site Assessment Study for "Developed Waterfront" required pursuant to RSAs 485-A:2 and 485-A:39?

Yes No

If yes, has the SELLER engaged a permitted subsurface sewer or waste disposal system designer to perform a site assessment study to determine if the site meets the current standards for septic disposal systems established by the Department of Environmental Services?

Yes No

7) CONDOMINIUM: Pursuant to RSA 477:4-f, is the property a condominium?

Yes No

If the property is a condominium, BUYER has the right to obtain the information in RSA 356 - B58 I from the condominium unit owners' association. Such information shall include a copy of the condominium declaration, by-laws, any formal rules of the association, a statement of the amount of monthly and annual fees, and any special assessments made within the last 3 years.

Property Address 13 Bowen Street
Claremont, NH 03743

8) RENEWABLE ENERGY IMPROVEMENTS

Is this property subject to a Public Utility Tariff Pursuant to RSA 374:61?

Yes No Unknown

If yes than SELLER shall disclose, if known:

Remaining Term: _____

Amount of Charges: _____

Any Estimates or Documentation of the Gross or Net Energy or Fuel Savings _____

9) SELLER LICENSEE

Pursuant to RSA 331 A:26 XXII, is the Seller (or any owner, direct or indirect) of this property a real estate licensee in the state of New Hampshire:

Yes No

10) ASBESTOS DISPOSAL: Does Property include an asbestos disposal site?

Yes No Unknown

If yes, then disclosure is required pursuant to RSA 141-E:23.

11) PROPERTY ADDRESS:

Address: 13 Bowen Street, Claremont, NH 03743

Unit Number (if applicable): _____

Town: Claremont

Mike Burke dotloop verified
09/13/23 3:15 PM EDT
SELF-VLAZ-1FG6-D955
SELLER

Date

SELLER

Date

The BUYER(S) hereby acknowledge receipt of a copy of this disclosure prior to the execution of the Purchase and Sale Agreement to which this is appended.

BUYER

Date

BUYER

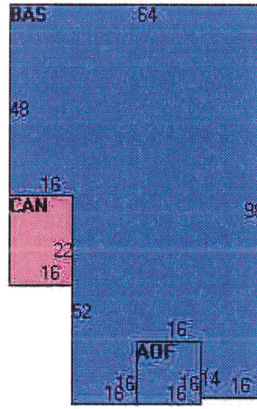
Date

Replacement Cost

Less Depreciation: \$137,500

Building Attributes	
Field	Description
Style:	Service Shops
Model	Ind/Com
Grade	C
Stories:	1.00
Occupancy	1.00
Exterior Wall 1	Concr/Cinder
Exterior Wall 2	Pre-Fab Wood
Roof Structure	Shed
Roof Cover	Rubber
Interior Wall 1	Minim/Masonry
Interior Wall 2	Wall Brd/Wood
Interior Floor 1	Concr-Finished
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Forced Air
AC Type	Partial A/C
Struct Class	
Bldg Use	Job Shop MDL-96
Total Rooms	
Total Bedrms	00
Total Baths	0
1st Floor Use:	315I
Heat/AC	None
Frame Type	Masonry
Baths/Plumbing	Average
Ceiling/Wall	None
Rooms/Prtns	Average
Wall Height	10.00
% Comn Wall	0.00

Building Layout



(https://images.vgsi.com/photos/ClaremontNHPhotos/Sketches/4442_470)

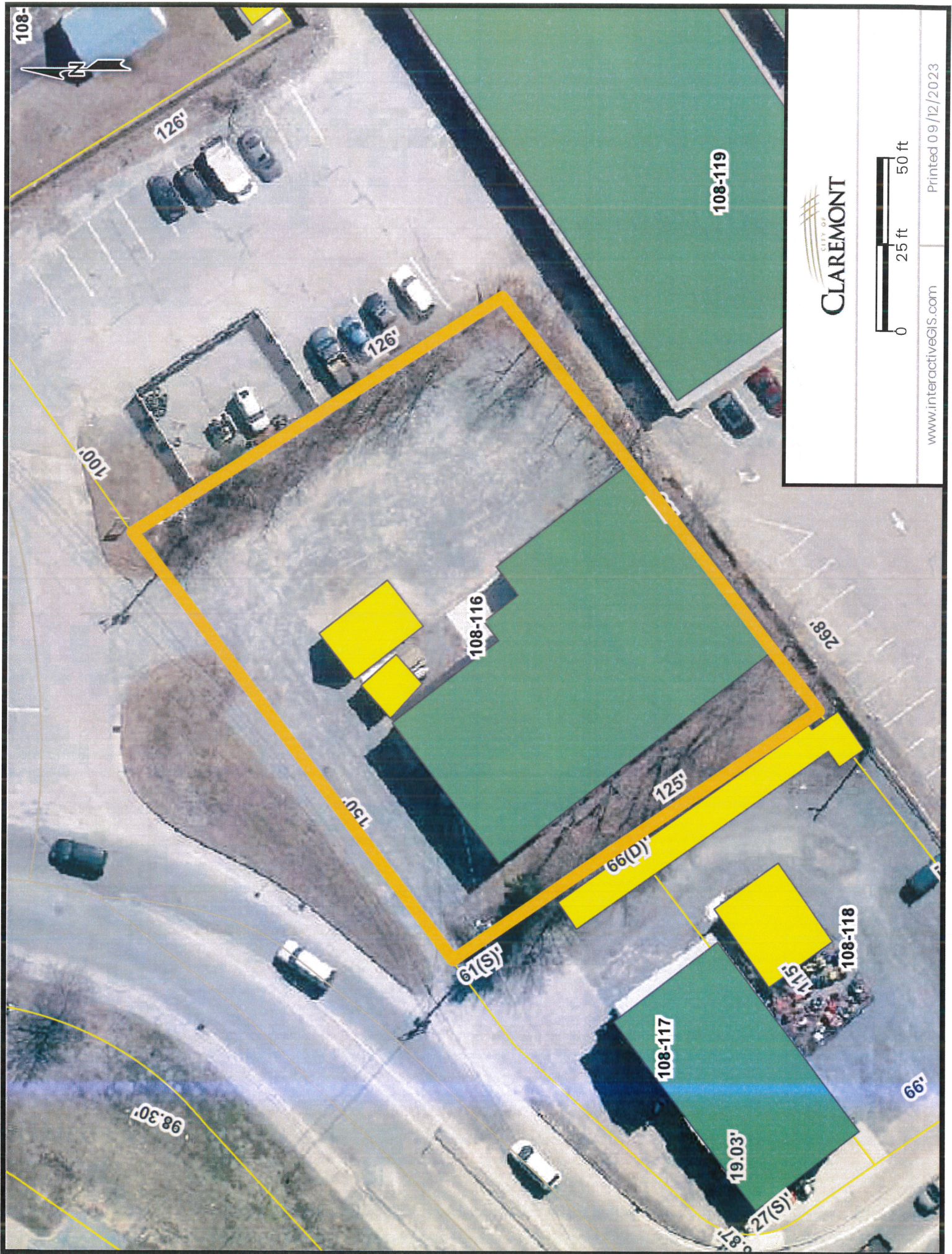
Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	5,280	5,280
AOF	Office	256	256
CAN	Canopy	352	0
		5,888	5,536

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
SPR1	Sprinklers Wet	5958.00 S.F.	\$3,800	1

Land





CITY OF
CLAREMONT



www.interactiveGIS.com

Printed 09/12/2023