

TO BE COMPLETED BY SELLER

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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: Tesla Properties LLC
2. PROPERTY LOCATION: 10 Watson Rd Barnstead, NH 03218
3. CONDOMINIUM, CO-OP, ☒ AND DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED? Yes

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 rt 152n - 40 Gpm

- b. INSTALLATION: Location: across street byls in woods Date of Installation:

Installed By:

- c. USE: Number of persons currently using the system: 4

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 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

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 500 Gal. ☐ Unknown ☐ Other

Tank Type ☒ Concrete ☐ Metal ☐ Unknown ☐ Other

Location: out front w/covers Location Unknown Date of Installation: n/a

Date of Last Servicing: April 2014 Name of Company Servicing Tank: Goss

Have you experienced any malfunctions? ☒ Yes ☐ No

Comments: minor clog due to wet wipes

- d. LEACH FIELD: ☒ Yes ☐ No ☐ Other

IF YES, Location: parking lot Size Unknown

Date of installation of leach field: n/a Installed By:

Have you experienced any malfunctions? ☐ Yes ☒ No

Comments:

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



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PROPERTY LOCATION:

10 Watson Rd, Barnstead, NH

- 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

7. INSULATION

LOCATION	Yes	No	Unknown	If YES, Type	Amount	Unknown
Attic or Cap	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>Fiberglass</u>	_____	<input 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 type="checkbox"/>
Floors	<input checked="" 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 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: _____ 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: _____

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PROPERTY DISCLOSURE - RESIDENTIAL ONLY
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PROPERTY LOCATION: 10 Watson Rd Barnstead, NH 03218

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? Easement to well across the street

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? Commercial

j. Heating System Age: _____, Type: _____ Fuel: _____ Tank/Location: _____

Owner of Tank: _____

Annual Fuel Consumption: _____ Gallons: _____

Date system was last serviced and by whom? _____

Solar Panels: Leased ☐ Owned If leased, explain terms of agreement: 3 solar powered flood lights

Comments: _____

k. Roof Age: 2017 Type of Roof Covering: asphalt shingles

Moisture or leakage: Flash along chimney repaired for minor leak storm 2023

Comments: _____

l. Foundation/Basement: ☒ Full ☐ Partial ☐ Other: _____ Type: concrete

Moisture or leakage: _____

Comments: _____

m. Chimney(s) How Many? 1 Type? Unknown Last Cleaned: _____ Problems? _____

n. Plumbing Type: Copper / PVC Age: _____

Comments: _____

o. Domestic Hot Water: Age: 2023 Type: propane Gallons: 50

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.) wired w/ Alarm and Fire, not currently

using a company

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[Signature]

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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.

Minor leak from chimney flashing. Replaced it all in spring of 2024.

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