

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:** Steven Tharpe and Laura Tharpe

2. **PROPERTY LOCATION:** 161 Concord Road, Keene, NH 03431

3. **CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED?** ☐ Yes ☒ No

4. **SELLER:** ☒ has ☐ has not occupied the property for 10 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: Right Side of main garage (if looking at the house)
 Installed By: _____ Date of Installation: _____
 What is the source of your information? _____

c. USE: Number of persons currently using the system: 4-7
 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 03/03/2023

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: _____

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
 Tank Size: 2000 Gal. ☐ Unknown ☒ Other 2 poly tanks 1,000 gallons each
 Tank Type: ☐ Concrete ☐ Metal ☐ Unknown ☒ Other poly
 Location: back of house ☐ Location Unknown Date of Installation: _____
 Date of Last Servicing: April 2023 Name of Company Servicing Tank: stone septic
 Have you experienced any malfunctions? ☐ Yes ☒ No
 Comments: _____

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d. LEACH FIELD: ☒ Yes ☐ No ☐ Other _____
IF YES, Location: back lower level Size: _____ ☐ Unknown
Date of installation of leach field: _____ Installed By: _____
Have you experienced any malfunctions? ☐ Yes ☒ No
Comments: _____

e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? ☐ Yes ☒ No ☐ Unknown
IF YES, has a septic system evaluation been done within 180 days? ☐ Yes ☐ No ☐ Unknown
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

7. INSULATION	LOCATION	Yes	No	Unknown	If YES, Type	Amount	Unknown
	Attic or Cap	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	R19 + R30		<input type="checkbox"/>
	Floors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	R30		<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 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
Comments: _____

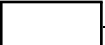
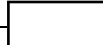
b. ASBESTOS - Current or previously existing:
As insulation on the heating system pipes or ducts? ☐ Yes ☒ No ☐ Unknown
In the siding? ☐ Yes ☒ No ☐ Unknown In the roofing shingles? ☐ Yes ☒ No ☐ Unknown
In flooring tiles? ☐ Yes ☒ No ☐ Unknown Other _____ ☐ Yes ☐ No ☐ Unknown
If YES, Source of information: _____
Comments: _____

c. RADON/AIR - Current or previously existing:
Has the property been tested? ☐ Yes ☐ No ☒ Unknown
If YES: Date: _____ By: _____
Results: _____ If app _____
Has the property been tested since remedial steps? ☐ Yes ☐ No
Are test results available? ☐ Yes ☐ No
Comments: _____

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d. RADON/WATER - Current or previously existing:

Has the property been tested? ☒ Yes ☐ No ☐ Unknown

If YES: Date: 03/2023

By: Nelson Analytical Lab

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: _____

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: 14.5 acres are in

current use

f. Is this property located in a Federally Designated Flood Hazard Zone? ☐ Yes ☒ No ☐ Unknown

Comments: _____

g. Has the property been surveyed? ☒ Yes ☐ No ☐ Unknown If YES, By: Cardinal Surveying

If YES, is survey available? ☒ Yes ☐ No ☐ Unknown

h. How is the property zoned? Rural

i. Heating System Age: 9 **Type:** Forced hot water **Fuel:** oil **Tank Location:** main garage

Owner of Tank: homeowner

Annual Fuel Consumption: _____ Price: _____ Gallons: _____

Date system was last serviced and by whom? Rymes

Secondary Heat Systems: 5 Propane fireplaces that can be a back up heat source

Comments: _____

j. Roof Age: 6 **Type of Roof Covering:** Architectural asphalt shingles

Moisture or leakage: none

Comments: _____

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k. Foundation/Basement: ☒ Full ☐ Partial ☐ Other: _____ ☐ Type: _____
 Moisture or leakage none
 Comments: _____

l. Chimney(s) How Many? 1 Lined? yes Last Cleaned: 2 years ago Problems? _____
 Comments: crack in lining

m. Plumbing Type: copper, PVC and pex Age: 30+
 Comments: Copper and pex plumbing for fresh water lines, PVC for sewer disposal lines

n. Domestic Hot Water: Age: 6 years Type: hybrid Gallons: 80

o. Electrical System: # of Amps 400 ☒ Circuit Breakers ☐ Fuses
 Comments: _____
 Solar Panels: ☐ Leased ☐ Owned If leased, explain terms of agreement: _____
 Comments: _____

p. Modifications: Are you aware of any modifications or repairs made without the necessary permits? ☐ Yes ☒ No
 If Yes, please explain: _____

q. Pest Infestation: Are you aware of any past or present pest infestations? ☐ Yes ☒ No Type: _____
 Comments: _____

r. 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: _____

s. Air Conditioning: Type: portable Age: 2 yrs Date Last Serviced and by whom: _____
 Comments: _____

t. Pool: Age: _____ Heated: ☐ Yes ☒ No Type: _____ Last Date of Service: _____
 By Whom: _____

u. Generator: Portable: ☐ Yes ☒ No Whole House: ☐ Yes ☒ No Kw/Size: _____ Last Date of Service: _____
 If Portable: ☐ Included ☐ Negotiable
 Comments: _____

v. Internet: Type Currently Used at Property: Coaxial

w. Other (e.g. Alarm System, Irrigation System, etc.) driveway alarm and 4 property surveillance cameras
 Comments: _____

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.

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10. ADDITIONAL INFORMATION

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

☒ Yes ☐ No

b. ADDITIONAL COMMENTS:

Please see 3 page attachment regarding property features, business potential and customization ideas.

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).

Laura Thorpe
dotloop verified
10/28/24 1:48 PM EDT
B3N4-WUCE-HY8J-YISI
SELLER DATE

Steven Thorpe
dotloop verified
10/28/24 1:48 PM EDT
ETQL-8K19-7B8V-XEGM
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

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10/28/24 1:48 PM EDT dotloop verified 10/28/24 1:48 PM EDT dotloop verified

BUYER(S) INITIALS

Private 12,370 sq. ft. Mansion Mountain Retreat with 29 Rooms

Location:

Price: \$2.9 Million

Square Footage: 12,370 sq. ft.

Lot Size: 16 acres

Bedrooms: 4 plus additional rooms

Bathrooms: 4

Year Built: 1987

Property Features:

- **Privacy:** Journey down a 1,000-foot driveway that leads to acres of secluded living, providing a tranquil retreat to embrace nature. Enjoy a variety of landscapes, including trails, mountaintops, lawns, a spacious field, and stunning rock ledges.
- **Breathtaking Views:** Immerse yourself in nature and experience views that transform daily, each one a unique masterpiece painted by nature and crafted by the elements. The sunrises and the moonrises will leave you in awe.
- **Expansive Interior:** Featuring 29 total rooms, including 25 finished spaces designed with a flowing interior layout that enhances livability and comfort.
- **Elegant Living Spaces:** Step down into the grand living room with a vaulted ceiling, custom propane fireplace, oversized ceiling fan, and a built-in home theater system for ultimate entertainment.
- **Formal Dining Room:** Adorned with a tray ceiling, medallion, and exquisite crystal chandelier.
- **Chef's Kitchen:** A culinary dream featuring cherry wood cabinets, double ovens, a center island with flattop stove and prep sink, and breathtaking views from the kitchen sink.
- **Second Dining Room:** An open-concept space adjacent to the kitchen, featuring dual ceiling fans and a custom propane fireplace, ideal for entertaining guests.

Luxurious Master Suite:

- **Private Oasis:** The master bedroom on the first floor boasts its own living room, private entrance, custom propane fireplace, walk-in closet, two additional closets, and a jewelry closet.
- **Spa-like Master Bathroom:** Features a step-down two-person shower,

double vanities, and an attached laundry room for ultimate convenience.

- **Versatile Bedrooms:** Three additional bedrooms on the second floor with ample natural light and stunning mountain views.
- **Impressive Library:** A sprawling 1,000 sq. ft. library with 10' ceilings, chandeliers, and a custom propane fireplace – ideal for quiet time or entertainment parties.

Additional Highlights:

- **Wine Cellar:** A dedicated space for your finest vintages, designed to accommodate 55 barrels of wine or thousands of bottles and plumbed for a full kitchen ideal for wine making. This property produces thousands of pounds of blackberries each year, along with Concord grapes, making it a true wine enthusiast's dream!
- **Three Laundry Rooms:** Conveniently located laundry rooms on each floor for ultimate practicality.
- **Five Custom Propane Fireplaces:** Each fireplace is designed for enjoyment and serves as a reliable backup heat source in case of a power failure, ensuring warmth and ambiance throughout the home.
- **In-Law Suite:** A 1800+ sq ft fully equipped suite great for your in-laws or overnight guests, offering comfort and privacy.
- **Garages:** Attached garages include a large 2-car bay garage with outdoor access, a spacious RV garage with a 14' ceiling and a separate storage or workshop area, providing ample space for your vehicles and projects.
- **In-Law Suite:** A spacious 1800+ sq ft fully equipped suite, perfect for in-laws or overnight guests, providing comfort and privacy.
- **Woodwork:** The home showcases full mahogany woodwork, stairways, and 20-panel doors adding timeless beauty.

Outdoor Living:

- **Beautifully Landscaped Grounds:** Featuring unique ledges showcasing glacier movement markings, complemented by three working vegetable gardens, fruit trees include apples, peaches, pears and plum apples, with blueberries, raspberries, blackberries, and wild grape bushes in abundance. Enjoy expansive wildflower displays throughout the landscape with vibrant blooms that change each month, adding a beautiful and ever-evolving touch to the landscape.
- **Fire Pit Area:** Enjoy evenings around the stone 4" fire pit on a 19'

diameter raised cement pad with seating for 16 - perfect for gatherings.

- **Mountain Area:** Ascend to the mountain peak above the property for unparalleled stargazing, offering breathtaking views of the eastern and southern skies. Experience the wonders of the night sky in a serene and stunning setting.
- **Trails:** Explore nature along multiple manicured trails and terrain, surrounded by wildlife and rock formations. Perfect for walking, hiking, running, biking, ATVs, horseback riding, or taking your dog for a stroll.

Potential for Customization:

- **Expansive Unfinished Areas:** Multiple vast spaces with thousands of sq ft awaiting your creativity.
- **Land:** Ample acreage for additional outbuildings, including barns, garages, or a business, offering endless possibilities.

Business Potential:

- **Income-Producing Opportunities:** This estate not only serves as a luxurious residence, but it also has a built-in business for those looking to generate income.

This is not just a home; it's a luxurious retreat that embodies resort-style living in the heart of nature all within minutes from downtown amenities. Don't miss this rare opportunity to own a piece of paradise!