

PROPERTY DISCLOSURE

TO BE FULLY 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 BROKER representing the SELLER, and is not a substitute for any inspection by the BUYER. SELLERS authorize BROKER 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 Broker promptly in writing.

1. SELLER: Jess: RYAN
2. PROPERTY LOCATION: 35 Spring Street Newport NH. 03773
3. BUILDING ON PROPERTY? Yes No
Is Property Disclosure - Land Only form attached? Yes No
4. CONDOMINIUM? Yes No
If Yes, is Condominium Notification form attached Yes No
If Yes, is Condominium Disclosure form attached? Yes No
5. SELLER: has has not occupied the property for last 8 years.
6. WATER SUPPLY
Please answer all questions regardless of type of water supply.
 - a. TYPE OF SYSTEM: Public Private Seasonal Unknown
 Drilled Dug Other Town Water
 - 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: _____

7. SEWAGE DISPOSAL SYSTEM

- a. TYPE OF SYSTEM: Public: Yes No Private: Yes No
Community/Shared: Yes No Unknown: 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 _____ 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 _____
 Date of installation of leach field: _____ Installed By: _____
 Have you experienced any malfunctions? Yes No
 Comments: _____

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: _____

8. INSULATION

LOCATION :	Yes	No	Unknown	If Yes, Type	Amount	Unknown
Roof/Attic/Cap	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____
Crawl Space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____
Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____
Floors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<u>Unknown</u>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____

9. 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
 If removed, by whom: _____; when: _____; and was there a closure report completed and on file with the State of New Hampshire? 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 flooring tiles? 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:
Is Lead Paint Disclosure required? Yes No;
If yes, has the Lead Paint Disclosure & Informational Pamphlet been provided? Yes No
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 the following hazardous materials?
- Industrial, Radioactive, or Chemical Wastes Yes No Unknown
- PCB's & PCB containing transformers, Capacitors or other Equipment Yes No Unknown
- Waste Disposal Areas Yes No Unknown
- Other Toxic, Hazardous or Contaminated Substances including present & past use of the property
 Yes No Unknown
If YES: Source of information: _____
Comments: _____

10. METHAMPHETAMINE PRODUCTION

To the best of Seller's knowledge, has methamphetamine production occurred on this property?
 Yes No Unknown
If yes, source of information: _____
Comments: _____

11. 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: Source of information: _____
Comments: _____

- b. Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees? Yes No Unknown

If YES: Source of information: _____
Comments: _____

- c. Are you aware of any onsite landfills or any other factors, such as soil, flooding, drainage, etc? Yes No Unknown

If YES: Source of information: _____
Comments: _____

- d. Are you aware of any problems with other buildings on the property? Yes No Unknown

If YES: Source of information: _____
Comments: _____

- e. Are you receiving a tax exemption for this property for any reasons? Yes No Unknown

If YES: Source of information: _____
Comments: _____

- f. Is any part of this property in Current Use? Yes No Unknown

If YES: Source of information: _____
Comments: _____

- 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? Com/Inds

Source of information: _____

- j. Are you aware of any municipal variances, special enforcements or other municipal approvals for this property? Yes No.

If yes, are copies of municipal notice of decision available? Yes No
Comments: _____

k. HVAC:
Heating: Type: Pellet Stoves Fuel _____ Age: _____
Location & Description: Through out the milking parlor
Comments: _____
Source of Information: _____
Air Conditioning: Type: _____ Fuel _____ Age: _____
Location & Description: _____
Comments: _____
Source of Information: _____

l. ROOF
Type of Roof Covering: Metal Roof
Age: _____
Moisture or Leakage: _____
Other Problems? _____
Comments: _____

m. Foundation/Basement: Full Partial Concrete Slab Other _____
Type: _____
Moisture or leakage: Eastern basement with french drainage
Other Problems: _____
Comments: _____

n. Chimney(s) How Many? 1 Lined? Last Cleaned: ?
Problems: _____

o. Plumbing Type: PC / metal Age: _____
Comments: _____

p. Domestic Hot Water: Age: 8 Years Type: Electric Gallons: 80
Comments: _____

q. Electrical System: Circuit Breakers Fuses
Amps: 400 Volts: 540 Volts
3-Phase: Yes
Age: 8 Years
Source of Information: Seller
Comments: Brand new pole, 3 Phase.

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

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

t. 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: _____

u. Other (e.g. Alarm System, Irrigation System, etc.) NO

12 ADDITIONAL INFORMATION

a. Attachment explaining current problems, past repairs, or additional information? Yes No

b. Additional Comments: Barn unheated, milking parlor is An Active Home
and Heated.

AS THE SELLER, I/WE HAVE PROVIDED THE INFORMATION CONTAINED IN THIS INFORMATION STATEMENT AND REPRESENT THAT ALL STATEMENTS AND INFORMATION ARE CORRECT. I/WE UNDERSTAND THAT INFORMATION CONTAINED IN THIS INFORMATION STATEMENT WILL BE COMMUNICATED TO PROSPECTIVE BUYERS. SELLER(S) MAY BE RESPONSIBLE AND LIABLE FOR ANY FAILURE TO PROVIDE KNOWN INFORMATION TO BUYER(S).

Jessi Rumar
SELLER

12/19/2024
DATE

SELLER

DATE

NOTICE TO PURCHASER(S): PRIOR TO CLOSING YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO THE PROPERTY AND ADJACENT PARCELS IN ACCORDANCE WITH THE TERMS AND CONDITIONS AS MAY BE CONTAINED IN PURCHASE AND SALES AGREEMENT AND DEPOSIT RECEIPT.

AS THE BUYER, I/WE HAVE READ AND RECEIVED A COPY OF THIS DISCLOSURE AND UNDERSTAND THAT I/WE SHOULD SEEK INFORMATION FROM PROFESSIONALS NORMALLY ENGAGED IN THE BUSINESS REGARDING ANY SPECIFIC ISSUES OF CONCERN.

BUYER

DATE

BUYER

DATE

**DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT
AND/OR LEAD-BASED PAINT HAZARDS FOR HOUSING SALES**



This Disclosure Form is from the National Lead Information Center under the United States Environmental Protection Agency. This is not a New Hampshire Association of REALTORS® form.

Property Address: 35 Spring Street, Newport NH. 03773

LEAD WARNING STATEMENT

Every purchaser of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

- (a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):
 - (i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).
 - (ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- (b) Records and reports available to the seller (check (i) or (ii) below):
 - (i) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).
 - (ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgement (initial)

- (c) Purchaser has received copies of all information listed above.
- (d) Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.
- (e) Purchaser has (check (i) or (ii) below):
 - (i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
 - (ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgement (initial)

- (f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Jessi Rymar Seller	12/19/24 Date	_____ Seller	_____ Date
_____ Purchaser	_____ Date	_____ Purchaser	_____ Date
Don Goudreau Agent	12/19/24 Date	_____ Agent	_____ Date

Utility Sheet/Listing Info:

Property Address: 35 Spring Street, Newport NH. 03773

Electric Company: EVERSOURCE

Summer average cost:

Winter average cost:

Telephone Company: Verizon

Cable Satellite Company: Xfinity/Comcast

Fuel Company: None

Typical yearly cost or gallons:

Septic Company: TOWN

Well Company: TOWN

Trash Service/Recycling: _____