

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: DomJohn Habitat Realty, LLC, Brenda Dominici-Johnson - INN

2. PROPERTY LOCATION: 74 Guider Lane, Bethlehem, NH 03574

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

4. SELLER: ☒ has ☐ has not occupied the property for 1.5 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 July 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 ☐ Other

Tank Size ☐ Gal. ☐ Unknown ☐ Other

Tank Type ☒ Concrete ☐ Metal ☐ Unknown ☐ Other

Location: Behind Cottage Location Unknown Date of Installation:

Date of Last Servicing: 5/14/25 Name of Company Servicing Tank: Schofield's Septic Service

Have you experienced any malfunctions? ☐ Yes ☒ No

Comments: 2 Tanks; 2,500 + 1,000 gallons (served 2x per year)

2,000 gallon grease trap

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d. LEACH FIELD: ☒ Yes ☐ No ☐ Other
IF YES, Location: Down path behind cottage Size: Unknown
Date of installation of leach field: May 2002 Installed By: _____
Have you experienced any malfunctions? ☐ Yes ☒ No
Comments: See attached Septic Plan (Enviro Septic System)

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____
	Crawl Space	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
	Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
	Floors	<input type="checkbox"/>	<input type="checkbox"/>	<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

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: Site visit: observed but not tested

c. RADON/AIR - Current or previously existing:

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

If YES: Date: October 2023 By: Northern Vista Home Inspection

Results: Passed If applicable, what remedial steps were taken? _____

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: July 2023 By: Granite State Analytical Services

Results: PAUSED 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: 138 Guider Lane has access to 2nd driveway
What is your source of information? Deed

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: most of

property 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: Gardner Kellogg

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

h. How is the property zoned? Commercial

i. Heating System Age: 45 yrs Type: Steam Boiler Fuel: Oil Tank Location: Basement

Owner of Tank: _____

Annual Fuel Consumption: \$13,000 Price: \$2.99/gallon Gallons: 4,271

Date system was last serviced and by whom? 4/2/25 Randy Balch Heating & Appliance

Secondary Heat Systems: 3 splits, 3 Gas Stoves, 3 electric Stoves

Comments: plus 2 gas fireplaces (living room + granite room)

j. Roof Age: 4 months Type of Roof Covering: Asphalt shingles

Moisture or leakage: None

Comments: _____

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- k. Foundation/Basement: ☐ Full ☒ Partial ☐ Other: _____ Type: Granite
Moisture or leakage: not common
Comments: _____
- l. Chimney(s) How Many? 2 Lined? yes Last Cleaned: _____ Problems? No
Comments: 1 with metal liner, 1 with terracotta liner
- m. Plumbing Type: Copper, Galvanized, PEX Age: Various
Comments: _____
- n. Domestic Hot Water: (2) Age: 10 years Type: Hot water heaters Gallons: 119 x 2 tanks
- o. Electrical System: # of Amps 200 x (3) Panels ☒ Circuit Breakers ☐ Fuses
Comments: 1 main + 2 sub panels
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: 3 splits Age: _____ Date Last Serviced and by whom: _____
Comments: Several Air Conditioners (Window Units + Floor unit)
- t. Pool: Age: _____ Heated: ☐ Yes ☒ No Type: _____ Last Date of Service: _____
By Whom: _____
- u. Generator: Fixed Portable: ☐ Yes ☐ No Whole House: ☒ Yes ☐ No Kw/Size: _____ Last Date of Service: _____
If Portable: ☐ Included ☐ Negotiable
Comments: New Generator Unit 24kw
- v. Internet: Type Currently Used at Property: Cable
- w. Other (e.g. Alarm System, Irrigation System, etc.) Fire Sprinkler + Alarm System
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:

Scraped & painted entire outside SHN (also replaced all rotted cladding & trim)
Painted Guestrooms & Hallways plus wallpaper & painted ceilings (not all)
Floors Polished / ~~refinished~~ waxed
New Carpet (5 rooms)
Removed non functional tennis court asphalt
installed 100 ft drain behind tennis court
installed new gas fireplace in Living Room
new commercial refrigerator
installed shutters on back of inn
replaced 3 windows
new well covers installed (window well covers)
Replaced kitchen floor tiles & subfloor (Partial)
installed new storm doors
new roof
new 24k generator

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).


SELLER John Habitat Realty, LLC

8/23/25
DATE


SELLER Brenda Dominici-Johnson

8/23/2025
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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Service Providers and Property Information

Owner's Name(s): DomJohn Habitat Realty, LLC

Property Address: 74 Guider Lane, Bethlehem, NH 03574

Mail Delivery: (PO Box, Rural Route): _____

Heat Fuel / Service Company: (Propane) Irving Energy / Superior Plus (Oil) Phone Number: 888-310-1924
603-228-2224

Electric Company & Meter #: Eversource Phone Number: 800-286-2000

Land Line/Telephone Company: Verizon Phone Number: _____

Is there cellular service at the property? ☒ Yes or ☐ No

TV Cable/Satellite Company: Spectrum Phone Number: 888-812-2591

Is there Internet service available at the location? ☒ Yes or ☐ No

Is Internet currently hooked up? ☒ Yes or ☐ No

Internet Service Provider: Spectrum Phone Number: 888-812-2591

Plowing: Chris Gould Phone Number: 603-666-7223

Lawn & Garden Maintenance: employees Phone Number: _____

Town Water: ☒ Yes or ☐ No Phone Number: _____

Town Sewer: ☐ Yes or ☒ No Phone Number: _____

Private Septic Pumping/Service: Schofield's Septic Service Phone Number: 603-838-6028

Private Water/Well Service: n/a Phone Number: _____

Alarm Company: Capital Alarm Systems Phone Number: 603-753-4044

Insurance Company: Co-operative Insurance Co. Phone Number: 800-388-6638

~~Waste~~
Rubbish Removal: Waste Management Phone Number: 800-847-5303

Other Helpful Information (Pool Maintenance, Property Manager, other Service Providers familiar with property)

**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: **74 Guider Lane, Bethlehem, NH 03574**

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.



Seller



Date



Seller



Date

Purchaser

Date

Purchaser

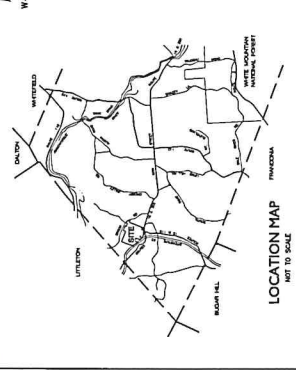
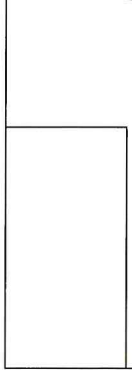
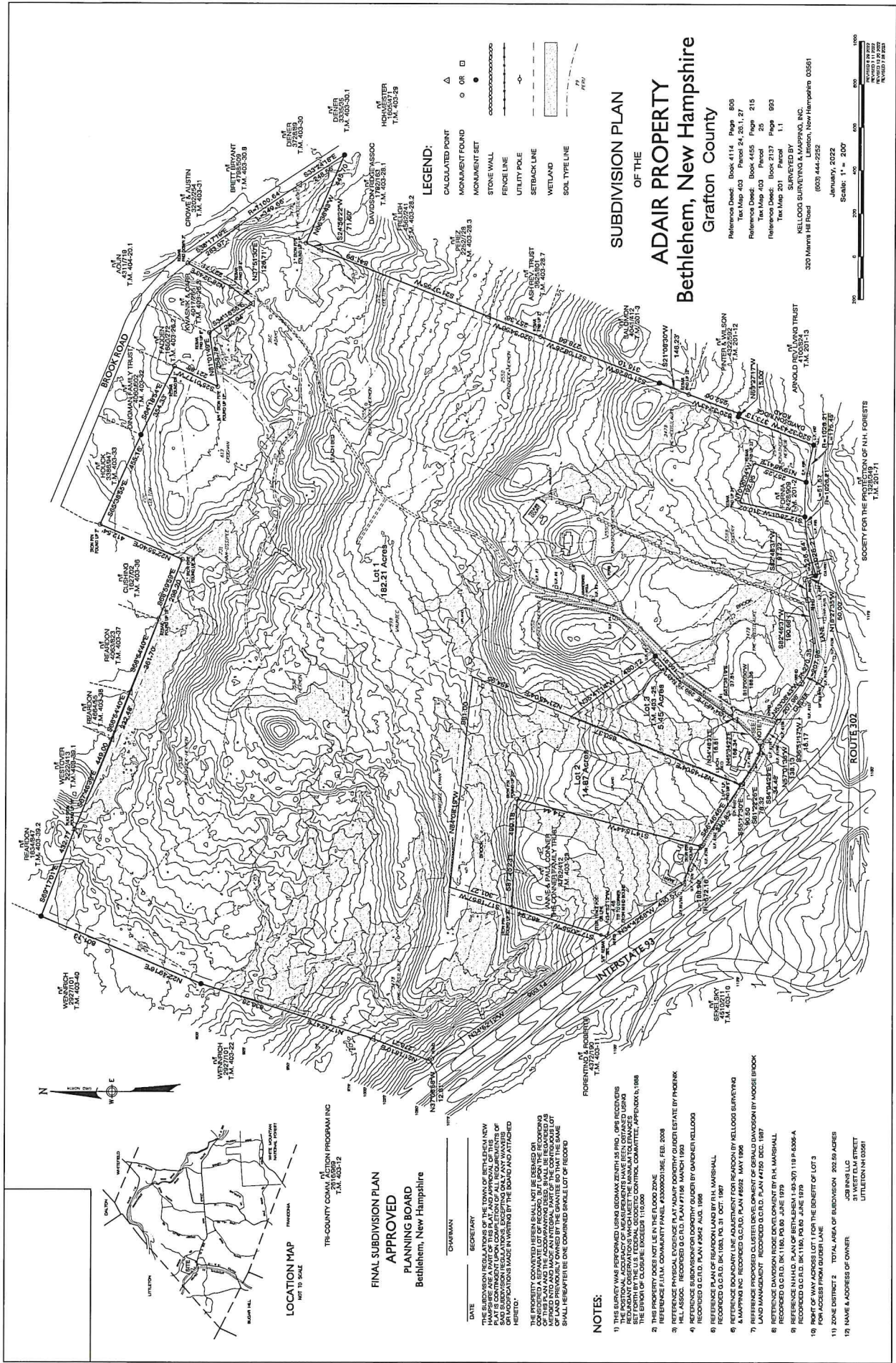
Date

Agent

Date

Agent

Date



FINAL SUBDIVISION PLAN
APPROVED
PLANNING BOARD
Bethlehem, New Hampshire

DATE SECRETARY
THE SUBDIVISION REGULATIONS OF THE TOWN OF BETHLEHEM NEW HAMPSHIRE REQUIRE THAT THE SUBDIVISION BE APPROVED BY THE PLANNING BOARD. THE PLANNING BOARD HAS REVIEWED THE PLAN AND HAS DETERMINED THAT THE PLAN COMPLIES WITH THE SUBDIVISION REGULATIONS. THE PLANNING BOARD HAS THEREFORE APPROVED THE PLAN. THE TOWN ENGINEER HAS REVIEWED THE PLAN AND HAS DETERMINED THAT THE PLAN COMPLIES WITH THE SUBDIVISION REGULATIONS. THE TOWN ENGINEER HAS THEREFORE APPROVED THE PLAN.

THE PROPERTY DESCRIBED HEREIN SHALL NOT BE DEEMED OR CONSIDERED TO BE A SUBDIVISION OF LAND FOR THE PURPOSES OF THE SUBDIVISION LAWS OF THE STATE OF NEW HAMPSHIRE. THE PROPERTY DESCRIBED HEREIN SHALL NOT BE DEEMED OR CONSIDERED TO BE A SUBDIVISION OF LAND FOR THE PURPOSES OF THE SUBDIVISION LAWS OF THE STATE OF NEW HAMPSHIRE. THE PROPERTY DESCRIBED HEREIN SHALL NOT BE DEEMED OR CONSIDERED TO BE A SUBDIVISION OF LAND FOR THE PURPOSES OF THE SUBDIVISION LAWS OF THE STATE OF NEW HAMPSHIRE.

- NOTES:
- 1) THE SURVEY WAS PERFORMED USING GEOMAX ZENTHUS PRO. ONE RECORDING OF THE SUBDIVISION PLAN HAS BEEN FILED WITH THE CLERK OF THE SUPERIOR COURT, BETHLEHEM, NEW HAMPSHIRE. THE RECORDING NUMBER IS 110-0000.
 - 2) THE SUBDIVISION PLAN WAS APPROVED BY THE PLANNING BOARD ON 11/11/2021.
 - 3) THE SUBDIVISION PLAN WAS APPROVED BY THE TOWN ENGINEER ON 11/11/2021.
 - 4) THE SUBDIVISION PLAN WAS APPROVED BY THE TOWN ENGINEER ON 11/11/2021.
 - 5) THE SUBDIVISION PLAN WAS APPROVED BY THE TOWN ENGINEER ON 11/11/2021.
 - 6) THE SUBDIVISION PLAN WAS APPROVED BY THE TOWN ENGINEER ON 11/11/2021.
 - 7) THE SUBDIVISION PLAN WAS APPROVED BY THE TOWN ENGINEER ON 11/11/2021.
 - 8) THE SUBDIVISION PLAN WAS APPROVED BY THE TOWN ENGINEER ON 11/11/2021.
 - 9) THE SUBDIVISION PLAN WAS APPROVED BY THE TOWN ENGINEER ON 11/11/2021.
 - 10) THE SUBDIVISION PLAN WAS APPROVED BY THE TOWN ENGINEER ON 11/11/2021.
 - 11) THE SUBDIVISION PLAN WAS APPROVED BY THE TOWN ENGINEER ON 11/11/2021.
 - 12) THE SUBDIVISION PLAN WAS APPROVED BY THE TOWN ENGINEER ON 11/11/2021.