

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: X 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: X 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 X 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? X 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 X No
 If YES, are test results available? X Yes No
 What steps were taken to remedy the problem? _____
 COMMENTS: _____

6. SEWAGE DISPOSAL SYSTEM

- a. TYPE OF SYSTEM: Public: Yes X No Community/Shared: Yes No
 Private: X Yes No X Unknown Septic Design Available: X 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: X Septic Tank Holding Tank Cesspool Unknown Other _____
 Tank Size Gal. Unknown Other _____
 Tank Type X 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 Sept. - Service
 Have you experienced any malfunctions? Yes X No
 Comments: 2 Tanks; 2,500 + 1,000 gallons (serviced 2x per year)
2,000 gallon grease trap

SELLER(S) INITIALS MSB

BUYER(S) INITIALS /

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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	<u>LOCATION</u>	<u>Yes</u>	<u>No</u>	<u>Unknown</u>	<u>If YES, Type</u>	<u>Amount</u>	<u>Unknown</u>
	Attic or Cap	<input checked="" type="checkbox"/>	—	—	—	—	—
	Crawl Space	—	—	<input checked="" type="checkbox"/>	—	—	—
	Exterior Walls	—	—	<input checked="" type="checkbox"/>	—	—	—
	Floors	—	—	<input checked="" 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 visits: 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 Vt. 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: 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: _____

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? Dec

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 Geology
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 + Great 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 w/ 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 units)
- t. Pool: Age: _____ Heated: Yes No Type: _____ Last Date of Service: _____
 By Whom: Fixed
- u. Generator: Portable: Yes No Whole House: Yes No Kw/Size: _____ Last Date of Service: _____
 If Portable: Included Negotiable
 Comments: New Generac 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.

SELLER(S) INITIALS MSB

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10. ADDITIONAL INFORMATION

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

Yes No

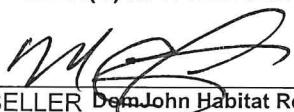
b. ADDITIONAL COMMENTS:

Scraped & painted entire outside then (also replaced all rotten clapboards from PAINTED Bathrooms & Hallways plus wallpaper & painted ceilings! (not all)
Floors polished/ ~~refinished~~ watered
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 house
replaced 3 windows
new well covers installed (window well covers)
Replaced kitchen floor tiles & subfloor (Parquet)
installed new storm doors
new roof
new HVAC system

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 DemJohn 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

SELLER(S) INITIALS



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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):

(Proptive) (Oil)

Heat Fuel / Service Company: Irving Energy / Superior Plus 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: 603-66-7223

Lawn & Garden Maintenance: Employees Phone Number: _____

Town Water: Yes or No Phone Number: _____

Town Sewer: Yes or No Phone Number: _____

Private Septic Pumping/Service: 3ch. field's Sept. 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

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

8/23/25
Date


Seller

8/23/2025
Date

Purchaser

Date

Purchaser

Date

Agent

Date

Agent

Date

