

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: Michael J Burns

2. PROPERTY LOCATION: 21 Heights, Sullivan, NH 03455

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

4. SELLER: [X] has ___ has not occupied the property for 2 years.

5. WATER SUPPLY

Please answer all questions regardless of type of water supply.

a. TYPE OF SYSTEM: ___ Public ___ Private ___ Seasonal ___ Unknown [X] 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: 1 Does system supply water for more than one household? ___ Yes [X] No

d. MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems? Pump: ___ Yes [X] No ___ N/A Quantity: ___ Yes [X] No Quality: ___ Yes [X] 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 12/23 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? ___ Yes [X] 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 ___ 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: [X] Septic Tank ___ Holding Tank ___ Cesspool ___ Unknown ___ Other Tank Size ___ Gal. [X] Unknown ___ Other Tank Type ___ Concrete ___ Metal [X] Unknown ___ Other Location: Backyard/Top Hill ___ Location Unknown. Date of Installation: ___ Date of Last Servicing: ___ Name of Company Servicing Tank: ___ Have you experienced any malfunctions? ___ Yes [X] No COMMENTS: ___

SELLER(S) INITIALS MJB, 12/18/25

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d. LEACH FIELD: Yes No Other _____
 IF YES, Location: _____ 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. <u>INSULATION</u>	<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: _____

c. **RADON/AIR - Current or previously existing:**
 Has the property been tested? Yes No Unknown
 If YES: Date: 12/23 By: _____
 Results: AIR clear If applicable, what remedial steps were taken? _____
 Has the property been tested since remedial steps? Yes No
 Are test results available? Yes No
 Comments: _____

SELLER(S) INITIALS mjb, 12/19/25 BUYER(S) INITIALS _____

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d. RADON/WATER - Current or previously existing:

Has the property been tested? Yes ___ No ___ Unknown

If YES: Date: 12/23 By: _____

Results: clean 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: _____

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: _____

If YES, is survey available? ___ Yes ___ No ___ Unknown

h. How is the property zoned? _____

i. Heating System Age: unknown Type: oil/wood furnace Fuel: oil/wood Tank Location: Basement

Owner of Tank: _____

Annual Fuel Consumption: unknown Price: unknown Gallons: unknown

Date system was last serviced and by whom? unknown

Secondary Heat Systems: _____

Comments: _____

j. Roof Age: 2 years Type of Roof Covering: _____

Moisture or leakage: none

Comments: _____

SELLER(S) INITIALS mjb, 12/19/25

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- k. **Foundation/Basement** Full Partial Other: _____ Type: _____
Moisture or leakage: unknown.
Comments: _____
- l. **Chimney(s)** How Many? 1 Lined? unknown Last Cleaned: unknown Problems? No
Comments: _____
- m. **Plumbing** Type: unknown Age: unknown.
Comments: _____
- n. **Domestic Hot Water** Age: unknown Type: unknown Gallons: unknown
- o. **Electrical System** # of Amps unknown 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: none. Age: _____ Date Last Serviced and by whom: _____
Comments: _____
- t. **Pool** Age: None 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: Fidium
- w. **Other** (e.g. Alarm System, Irrigation System, etc.) None.
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 m'b, 12/19/25

BUYER(S) INITIALS _____

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10. **ADDITIONAL INFORMATION**

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

Yes No

b. ADDITIONAL COMMENTS:

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).

Michael J Burns 12/19/25
SELLER Michael J Burns DATE 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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