

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: Jessie Essie Inc

2. PROPERTY LOCATION: 23 Main Street, Meredith, NH 03253

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 _____ 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 _____

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	☒	☐	☐	Fiber/Foam	_____	_____
Crawl Space	☒	☐	☐	↓	_____	_____
Exterior Walls	☒	☐	☐	↓	_____	_____
Floors	☒	☐	☐	↓	_____	_____
Other	☐	☐	☐	_____	_____	_____

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? CB

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: Hot air Fuel propane Age: new
Location & Description: _____
Comments: _____
Source of Information: _____
Air Conditioning Type: yes/central Fuel Electric Age: new
Location & Description: _____
Comments: _____
Source of Information: _____

l. ROOF
Type of Roof Covering: shingle
Age: new
Moisture or Leakage: NO
Other Problems? _____
Comments: _____

m. Foundation/Basement: ☒ Full ☐ Partial ☐ Concrete Slab ☐ Other _____
Type: mixed
Moisture or leakage: NO
Other Problems: _____
Comments: _____

n. Chimney(s) How Many? NO ☐ Lined? ☐ Last Cleaned: _____
Problems: _____

o. Plumbing Type: plastic Age: new
Comments: _____

p. Domestic Hot Water: Age: new Type: Electric Gallons: _____
Comments: _____

q. Electrical System: ☒ Circuit Breakers ☐ Fuses
Amps: 100 amp Volts: _____
3-Phase: NO
Age: new
Source of Information: _____
Comments: _____

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-a) ☐ Yes ☒ No If Yes, please explain: _____

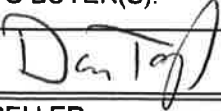
u. Other (e.g. Alarm System, Irrigation System, etc.) _____

12 ADDITIONAL INFORMATION

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

b. Additional Comments: _____

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).



SELLER

3/8

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