

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: MARCY VIERZEN
2. PROPERTY LOCATION: 84 NELSON HILL ROAD SOUTH, SUTTON, NH
3. CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED? [ ] Yes [x] No
4. SELLER: [x] has [ ] has not occupied the property for \_\_\_\_\_ 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 [x] Other Well house
b. INSTALLATION: Location: back of house
Installed By: \_\_\_\_\_ Date of Installation: \_\_\_\_\_
What is the source of your information? \_\_\_\_\_
c. USE: Number of persons currently using the system: 3-4
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 [ ] 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 \_\_\_\_\_
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] Not to my recollection
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 [x] No Community/Shared: [ ] Yes [ ] No
Private: [x] Yes [ ] No [ ] 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 [x] 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: see map - front southwest of house [ ] Location Unknown Date of Installation: \_\_\_\_\_
Date of Last Servicing: \_\_\_\_\_ Name of Company Servicing Tank: \_\_\_\_\_
Have you experienced any malfunctions? [ ] Yes [x] No
Comments: \_\_\_\_\_
d. LEACH FIELD: [x] Yes [ ] No [ ] Other
If YES, Location: see map - front southwest of house Size \_\_\_\_\_ [ ] Unknown
Date of installation of leach field: June 2011 approved for operation [ ] Installed By: \_\_\_\_\_
Have you experienced any malfunctions? [ ] Yes [x] No
Comments: \_\_\_\_\_

SELLER(S) INITIALS MV

BUYER(S) INITIALS

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**PROPERTY LOCATION:** 84 Nelson Hill Road South, Brent Sutton, NH 03260

- e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A?  Yes  No  Unknown  
 IF YES, has a site assessment been done?  Yes  No  Unknown

Source of Information: \_\_\_\_\_

Comments: \_\_\_\_\_

FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU

7. <b>INSULATION</b>	LOCATION	Yes	No	Unknown	If YES, Type	Amount	Unknown
	Attic or Cap	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Crawl Space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Floors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>

*amounts unknown though house is solid.*

**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

- 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: \_\_\_\_\_ 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: long time ago tested

*had it tested at one point long ago and no problem w/ radon, unable to locate info now. No elevated radon.*

- e. **LEAD-BASED PAINT - Current or previously existing:**

Are you aware of lead-based paint on this property?  Yes  No *that I am aware of*

If YES: Source of information: \_\_\_\_\_

Are you aware of any cracking, peeling, or flaking lead-based paint?  Yes  No *aware of*

Comments: \_\_\_\_\_

SELLER(S) INITIALS MV / \_\_\_\_\_

BUYER(S) INITIALS \_\_\_\_\_ / \_\_\_\_\_

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PROPERTY LOCATION: 84 Nelson Hill Road South, Sutton, NH

- 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 any part of this property in Current Use?  Yes  No  Unknown If YES, Explain: All but 1 acre
- 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: see attached map w/ listing  
If YES, is survey available?  Yes  No  Unknown
- i. How is the property zoned? Rural/Agriculture
- j. Heating System Age: 2011 Type: \_\_\_\_\_ Fuel: Propane Tank/Location: Buried - "back of house"  
Owner of Tank: Simple Energy Do-it-up oil  
Annual Fuel Consumption: \_\_\_\_\_ Price: \_\_\_\_\_ Gallons: \_\_\_\_\_  
Comments: \_\_\_\_\_
- k. Roof Age: Unknown Type of Roof Covering: Shingles  
Moisture or leakage: No  
Comments: \_\_\_\_\_
- l. Foundation/Basement:  Full  Partial  Other: \_\_\_\_\_  Type: \_\_\_\_\_  
Moisture or leakage: \_\_\_\_\_  
Comments: \_\_\_\_\_
- m. Chimney(s) How Many? 2 Lined? \_\_\_\_\_ Last Cleaned: 2013± Problems? No
- n. Plumbing Type: Varies Age: 2011  
Comments: \_\_\_\_\_
- o. Domestic Hot Water: Age: \_\_\_\_\_ Type: \_\_\_\_\_ Gallons: \_\_\_\_\_
- p. Electrical System Amps: \_\_\_\_\_  Circuit Breakers  Fuses  
Comments: \_\_\_\_\_
- q. Modifications: Are you aware of any modifications or repairs made without the necessary permits?  Yes  No  
If Yes, please explain: \_\_\_\_\_
- r. Pest Infestation: Are you aware of any past or present pest infestations?  Yes  No Type: \_\_\_\_\_  
Comments: \_\_\_\_\_
- s. 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: \_\_\_\_\_
- t. Other (e.g. Alarm System, Irrigation System, etc.) \_\_\_\_\_

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BUYER(S) INITIALS    /

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PROPERTY LOCATION: 24 Nelson Hill Road South, Sutton, NH

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.

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).

SELLER	SELLER
DATE	DATE
	April 13, 2022

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	BUYER
DATE	DATE

Property Location: 84 Nelson Hill Road South, Sutton, NH  
Property Disclosure Attachment  
Question 10a: Additional Information

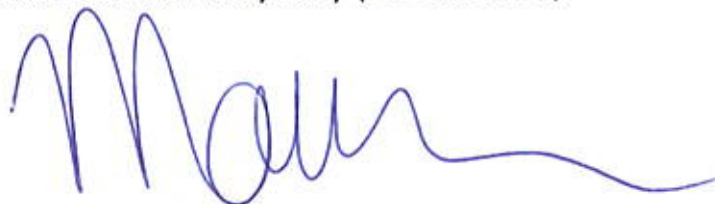
2019: Rubber roof on verandah off master bedroom replaced. Floating deck removed to do this, and did not replace as view would be imposed upon with requirement for higher railing.

2019 or 2020 (Winter): Cracked radiator pipe along outside room within guest bedroom, due to dead battery in thermostat, and temperature in room had dipped into the 50s, with door to room closed (no occupants), on the tail end of a 3-day cold and windy wintry mix spell. Discovered within minutes of happening; water turned off, water on floor cleaned up immediately (no damage to hardwood floors), and compromised pipe fixed by heating company that evening with water turned back on after. I now replace all thermostat batteries every fall, and set the temperature of all thermostat controls to (minimum of) 62deg F.

2021: Garage roof replaced;  
Garage entirely restained;  
Bottom ½ of 3 sides of house restained;  
South of Barn restained below roof;  
Interior of breezeway restained;  
Stairs off back porch rebuilt;  
Deck off back porch to southwest rebuilt;  
Threshold from master bedroom to verandah replaced;  
Exterior storm/screen door of master bedroom to verandah replaced;  
Cupola on barn restained;  
Stonework on front porch stair 'railing' repaired and resurfaced;  
Oil tank in basement replaced (Simple Energy);  
Well pump in well house checked and confirmed to be in fine working order;

2022: A few roof shingles on home blew off due to winter winds;  
No water or leakage problems (wind is a 'thing' for homes on Nelson Hill)  
Furnace replaced (Simple Energy);  
Electrical wires in well house 'cleaned up';  
All fire and carbon monoxide alarms replaced.

Other: Gas fireplaces maintained yearly (Simple Energy)  
Water system maintained yearly (Secondwind)



8-18-22

**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: 84 Nelson Hill Road South, Sutton, NH 03260

**LEAD WARNING STATEMENT**

Every purchaser of any interest in residential real 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**

- M*   / \_\_\_\_\_ (initial)
- (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.
- M*   / \_\_\_\_\_ (initial)
- (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 ACKNOWLEDGMENT (initial)**

- / \_\_\_\_\_ (initial)
- (c)  Purchaser has received copies of all information listed above.
- / \_\_\_\_\_ (initial)
- (d)  Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.
- / \_\_\_\_\_ (initial)
- (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 ACKNOWLEDGMENT (initial)**

- / \_\_\_\_\_ (initial)
- (f)  Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his or 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.

<u>  <i>Mary</i>  </u>	<u>  8-18-22  </u>	_____	_____
Seller	Date	Seller	Date
_____	_____	_____	_____
Purchaser	Date	Purchaser	Date
_____	_____	_____	_____
Agent	Date	Agent	Date