

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:** Robert A. Rolla and Janice D. Denson
 2. **PROPERTY LOCATION:** 32 Sterling Place, Bow, NH 03304
 3. **CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED?** Yes No

4. **SELLER:** has has not occupied the property for 3+ _____ 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: Well #1 South of library; Well #2 in south field, 4000 gal fiberglass cistern west of Well #1
 Installed By: Capital Well and Gilford Well Date of Installation: new well pump and treatment 2018
 What is the source of your information? Capital Well and public documents.

- c. **USE:** Number of persons currently using the system: 2
 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 2018
 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?
Replaced and expanded water treatment system. August 2018 water test indicated satisfactory results.

COMMENTS: New system includes new Radon Water treatment, ultraviolet sanitizer, maganese and iron filter and water softener (EVOLVE Brand); plus new Grundfos well pump and wiring installed 2017 by Capital Well

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? N/A

- c. **IF PRIVATE:**
TANK: Septic Tank Holding Tank Cesspool Unknown Other _____
 Tank Size 250/1250 Gal. Unknown Other _____
 Tank Type Concrete Metal Unknown Other _____
 Location: Front of house (hand hole access) Location Unknown Date of Installation: 15+ years
 Date of Last Servicing: 2018 Name of Company Servicing Tank: Best Septic
 Have you experienced any malfunctions? Yes No

Comments: 250 gallon pump chamber and 1250 septic tank. Proactively pumped tank and replaced septic pump in July 2018.

- d. **LEACH FIELD:** Yes No Other _____
 IF YES, Location: Front of yard Size see system design blue print Unknown
 Date of installation of leach field: 15+ years Installed By: _____
 Have you experienced any malfunctions? Yes No

Comments:

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- 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: Likely not, but RSA485-A is a complex legal document hence unknown.

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

7. INSULATION	LOCATION	Yes	No	Unknown	If YES, Type	Amount	Unknown
	Attic or Cap	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	*Sprayfoam and	_____	<input type="checkbox"/>
	Crawl Space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	*fiberglass	_____	<input type="checkbox"/>
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	*Sprayfoam and	6" depth wall cavity	<input type="checkbox"/>
	Floors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	*Sprayfoam	on renovated floors	<input type="checkbox"/>
	Exterior Sheathing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1 "Styrofoam	and house wrap	<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)? Propane

Age of tank(s): July 2018 installation Size of tank(s): 500 gallon

Location: Adjacent to garage under lawn

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: House was built in 1988 - 1990 and it is unlikely to have asbestos materials. None used during remodel.

- 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: Testing is scheduled for August 2018

- d. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown

If YES: Date: 2018 By: NH State Laboratory

Results: Tested below limits If applicable, what remedial steps were taken? Radon water treatment installed 2017

Has the property been tested since remedial steps? Yes No

Are test results available? Yes No Comments: 2018

- 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: Lead paint was outlawed in mid 1970s - interior completely repainted 2018 & exterior replaced 2017/2018

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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: Declaration of Restrictions for Subdivision of Land

What is your source of information? Documents recorded at the Registry

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: no other buildings

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: _____

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: WG Howard Surveyors see attached drawing

If YES, is survey available? Yes No Unknown

i. How is the property zoned? Residential

j. Heating System Age: see below Type: Forced hot air Fuel: Oil/electric Tank/Location: basement

Owner of Tank: Oil Homeowner / Furnace #1 2017, #2 2009, #3 2018, #4 2018. Propane Rymes

Annual Fuel Consumption: \$3,500 Price: 2.80 Gallons: 1200

Date system was last serviced and by whom? 2018 Johnny Prescott Oil Co

Solar Panels: Leased Owned If leased, explain terms of agreement: _____

Comments: _____

k. Roof Age: '04, '17, '18 Type of Roof Covering: Premium shingles and metal roofing on shed dormers

Moisture or leakage: None

Comments: Renovated areas received new roof in 2017; new shed dormer over barn/garage 2018

l. Foundation/Basement: Full Partial Other: _____ Type: Poured concrete

Moisture or leakage: Controlled by de humidifier

Comments: Some settling cracks, some moisture present in basement following weeks of heavy rains. Repaired August 2018

m. Chimney(s) How Many? 4 Lined? Yes Last Cleaned: Unknown Problems? tuckpoint seal 2015

n. Plumbing Type: copper, PVC, and Aquapex Age: various

Comments: All renovated areas including kitchen, guest baths, new master bath - new aquapex and PVC. Existing copper and PVC 15 + yea

o. Domestic Hot Water: Age: Rinai 2018 and oil heater 15+ Type: Rinaii gas& oil fired tank Gallons: Tankless Rinaii, 50 tank

p. Electrical System Amps: 200 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: Some evidence of prior mouse activity. House was treated with bait. No additional evidence of rodents since.

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.) N/A

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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:

Home was completely renovated 2016-2018 including new Wolf gas Stove, dishwasher, granite counter tops, ceramic tile floors, siding, windows and doors, paint, and insulation, Master Suite redesigned to maximize valley and mountain views. Spa style Master Bath created with extensive features - heated floors and shower walls, body sprays, multi headed shower, sinks, island with wine refrigerator, coffee maker, and other features, twenty feet of built in closet with master washer and dryer hook up. Modern style soaking tub with air and heated back.
 Office adjacent to Master Suite upgraded with windows to maximize valley views and views to Presidential mountains. Property to be delivered with 3 new zone air conditioners, one zone heat pump, backup generator, and a new Rinaii on demand 'unlimited' hot water system in addition to existing oil fired hot water tank.
 Complete exterior house wrap, 1" Styrofoam insulation and Hardie Plank (maintenance free)
 Maintenance free exterior trim made with Azek/Klear product
 All New Hi efficient Marvin Windows and doors w Anderson brand for specialty windows and doors.
 New Garage Doors and motor operators New Deck and wire railings

***Seller to have kitchen/dining room chimney re-flashed to correct leak as soon as warmer temperatures permit
 ***Seller will deliver property with (2) built-in wine-coolers (kitchen and master bath)

* INSULATION: During renovation all exterior siding, wrap and approximate 50% of plywood was replaced with plywood as needed, one inch tongue and groove rigid styrofoam, new house wrap, and Hardie Plank cementitious siding. West and North facing walls and ceiling of master bath were spray foamed and/or New insulation batting installed. Loose foam was sprayed into floor of bedroom above pine Room and ceiling of Oak library as well as floor/ceiling of great room.

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).

	dotloop verified 05/26/19 7:59 PM EDT SYTK-BEM1-8U6D-WQQN
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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

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