

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 No
- 4. SELLER: 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
 Drilled Dug 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 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 Comments below or with attachment.
Are you aware of any test results reported as unsatisfactory or satisfactory with notations? Yes 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 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? _____
- c. IF PRIVATE:
TANK: Septic Tank Holding Tank Cesspool Unknown Other _____
Tank Size _____ Gal. Unknown Other _____
Tank Type 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 No
Comments: _____
- d. LEACH FIELD: 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 No
Comments: _____

SELLER(S) INITIALS MV / _____

BUYER(S) INITIALS _____ / _____

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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 [x] No [] Unknown

Source of Information:
Comments:

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

Table with 7 columns: LOCATION, Yes, No, Unknown, If YES, Type, Amount, Unknown. Rows include Attic or Cap, Crawl Space, Exterior Walls, Floors.

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 [x] 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 [x] No [] Unknown

In the siding? [] Yes [x] No [] Unknown In the roofing shingles? [] Yes [] No [] Unknown

In flooring tiles? [] Yes [x] 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 [x] 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 [x] Unknown

If YES: Date: By: had it tested at one point long ago and no problem w/ radon, unable to locate info now. No elevated radon.

Results: If applicable, what remedial steps were taken?

Has the property been tested since remedial steps? [] Yes [] No

Are test results available? [] Yes [x] No Comments: long time ago tested

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

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

If YES: Source of information:

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

Comments:

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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: _____
 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 back-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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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? [X] Yes [] No
b. ADDITIONAL COMMENTS:

Large empty rectangular box for 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 signature and date: April 13, 2022

Empty box for second seller signature and 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.

Empty box for buyer signature and date.

Empty box for second buyer signature and 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)

2021 March: Garage roof replaced

2021: 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 off of master bedroom replaced

Cupola on barn restained

Stonework on front porch stairs re-concreted

Surface concrete on front porch stair "railing" repaired and resurfaced

Oil tank in basement replaced (Simple Energy)

Had well pump in well house checked and 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)

Marcy Vierzer

April 13, 2022

**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

____ / ____ (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.

____ / ____ (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.

_____ Seller	_____ Date	04-12-22	_____ Seller	_____ Date
_____ Purchaser	_____ Date		_____ Purchaser	_____ Date
_____ Agent	_____ Date		_____ Agent	_____ Date