SELLER(S) INITIALS

PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form

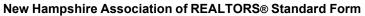


TO BE COMPLETED BY SELLER

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.

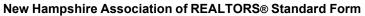
IF A	ANY	TO SELLER(S): COMPLETE ALL INFORMATION AND STATE NOT APPLICABLE OR UNKNOWN AS APPROPRIATE. OF THE INFORMATION IN THIS PROPERTY DISCLOSURE FORM CHANGES FROM THE DATE OF COMPLETION, RE TO NOTIFY THE LISTING FIRM PROMPTLY IN WRITING.					
		LLER: Toby Tousley					
2.	PR	OPERTY LOCATION: 32 Howard Court, Keene, NH 03431					
3.	СО	NDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED? Yes No					
4.	SEI	LLER: ☐has ☑has not occupied the property for 14years.					
5.	WA	TER 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: under ground Installed By: unknown Date of Installation: unknown What is the source of your information?					
	c.	USE: Number of persons currently using the system: 2 Does system supply water for more than one household?					
	d.	MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems? Pump:					
		If YES to any question, please explain in Comments below or with attachment.					
	e.	WATER TEST: Have you had the water tested?					
		COMMENTS:					
6.	a.	WAGE DISPOSAL SYSTEM TYPE OF SYSTEM: Public:					
		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 Dother: Location: Location Unknown Date of Installation: Date of Last Servicing: Name of Company Servicing Tank: Have you experienced any malfunctions? Yes No Comments:					

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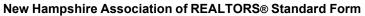


PR	OPE	RTY LOCATION	1: 32 Howard Court, Kee	ene, NH 03431						
	d. e.	IF YES, Location Date of installat Have you expend Comments: IS SYSTEM LO IF YES, has a s Source of Inform Comments: FOR ADDITIO	ion of leach field: rienced any malfunc OCATED ON "DEVEI ite assessment beer	tions?	TERFRONT Yes \(\sum \) No	Unkn	cribed in RSA 48 own			
7.	<u>INS</u>	<u>SULATION</u>	LOCATION Attic or Cap Crawl Space Exterior Walls Floors	Yes !	No Un	known	If YES, Type fiber/cellulose fiber/cellulose	<u>Amount</u> 16	<u>u</u> 	Jnknown
8.	HA a.	Are you aware YES: Are tanks IF NO: How Ion What materials Age of tank(s): Location: Are you aware Comments:	TERIAL ND STORAGE TANK of any past or preser currently in use? g have tank(s) been are, or were, stored of any past or preser onger in use, have the	nt undergrou Yes \(\sum_\) No out of servic in the tank(s Size	und storage ce? si)? of tank(s): such as leal	tanks or	n your property?)		Unknown IF
	b.	As insulation or In the siding?	current or previously the heating system Yes No Yes No Yes No Of information:	pipes or duc Unkno	own In t	he roofir	No ☑Unknow ng shingles?	Yes Yes		☑Unknown ☑Unknown
	c.	RADON/AIR - CHAST THE PROPERTY HAS THE PROPERTY ARE TEST THE PROPERTY ARE	current or previous by been tested? by been tested since available? Yes	☐Yes_☐ If applieremedial stee ☐No	No Ø By: cable, what eps? ∏ Y€	Unknow remedia esN	n al steps were take o	n?		
s	ELLE	R(S) INITIALS	7 10/31/23 554 PM EDT				BUY	ER(S) INITIALS_	<u> </u>	<i>1</i>





		PROPERTY LOCATION: 32 Howard Court, Keene, NH 03431
c	i.	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?
		Results:If applicable, what remedial steps were taken?
		Has the property been tested since remedial steps?
е) .	LEAD-BASED PAINT - Current or previously existing: Are you aware of lead-based paint on this property? 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?
). (26	NERAL INFORMATION
_		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: deeded right of way 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? YesNo If YES, Explain:
d	i.	Are you aware of any problems with other buildings on the property?YesNo 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.?
f	•	Is this property located in a Federally Designated Flood Hazard Zone? Yes No Vunknown Comments:
g	j.	Has the property been surveyed? Yes No Vunknown If YES, By: If YES, is survey available? Yes No Unknown
h	۱.	How is the property zoned? medium density
i.		Street (check one): Public Association
		If private, is there a written road maintenance agreement? Yes No
		Additional Information:
j.		Heating System Age: 30 Type: forced hot air Fuel: oil Tank Location: cellar
,		Owner of Tank: Toby Tousley
		Annual Fuel Consumption: 4621 Price: 4.399 Gallons: 1050
		Date system was last serviced and by whom? davis oil
		Secondary Heat Systems: new electric boiler second floor Comments:





	PROPERTY LOCATION: 32 Howard Court, Keene, NH 03431				
k.	Roof Age:18 Type of Roof Covering:asphalt Moisture or leakage: no Comments:				
l.	Foundation/Basement:				
m.	Chimney(s) How Many?2 Lined?1 Last Cleaned: Problems? no Comments:				
n.	Plumbing Type:plastic, cast, copper Age: 1-20 year Comments: all new plumbing second floor				
о.	Domestic Hot Water: Age:4 Type: electric Gallons: 40				
p.	Electrical System: # of Amps 100 Circuit Breakers Fuses Comments: Solar Panels: Leased Owned If leased, explain terms of agreement: 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.	Air Conditioning: Type: Age: Date Last Serviced and by whom: Comments:				
u.	Pool: Age : Heated: Yes No Type: Last Date of Service: By Whom:				
v.	Generator: Portable: Yes No Whole House: Yes No Kw/Size: Last Date of Service: If Portable: Included Negotiable Comments:				
w.	Internet: Type Currently Used at Property:				
x.	Other (e.g. Alarm System, Irrigation System, etc.) 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.					

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10.		DITIONAL INFORMATION ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION? ☐Yes ☑No			
	b.	ADDITIONAL COMMENTS:			
SI	ELL	DWLEDGEMENTS ER ACKNOWLEDGES THAT HE/SHE HAS PROVIDED THE ABOVE INFORMATION AND THAT SUCH INFORMATION IS JRATE, TRUE AND COMPLETE TO THE BEST OF HIS/HER KNOWLEDGE. SELLER AUTHORIZES THE LISTING BROKEF SCLOSE THE INFORMATION CONTAINED HEREIN TO OTHER BROKERS AND PROSPECTIVE PURCHASERS.			
		R(S) MAY BE RESPONSIBLE AND LIABLE FOR ANY FAILURE TO PROVIDE <i>KNOWN</i> INFORMATION TO BUYER(S).			
Tob SEI		dottoop verified 10/31/23 9:54 PM EDT AEEG-OUEC-GJRQ-NBUD R DATE SELLER DATE			
PRI DIS PRI ANI	CLO OPE D II	R ACKNOWLEDGES RECEIPT OF THIS PROPERTY DISCLOSURE RIDER AND HEREBY UNDERSTANDS THE DING INFORMATION WAS PROVIDED BY SELLER AND IS NOT GUARANTEED BY BROKER/AGENT. THIS DISCURE STATEMENT IS NOT A REPRESENTATION, WARRANTY OR GUARANTY AS TO THE CONDITION OF THE ERTY BY EITHER SELLER OR BROKER. BUYER IS ENCOURAGED TO UNDERTAKE HIS/HER OWN INSPECTIONS INVESTIGATIONS VIA LEGAL COUNSEL, HOME, STRUCTURAL OR OTHER PROFESSIONAL AND QUALIFIED ORS AND TO INDEPENDENTLY VERIFY INFORMATION DIRECTLY WITH THE TOWN OR MUNICIPALITY.			
BO	YER	DATE BUYER DATE			
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