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PROPERTY DISCLOSURE - LAND ONLY

New Hampshire Association of REALTORS® Standard Form

TO BE COMPLETED BY SELLER

1. **SELLER:** Patrick Carty and Tabitha Carty
2. **PROPERTY LOCATION:** 00 Trout Run Road, Effingham, NH 03882
3. 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 SELLER, or any real estate broker or salesperson representing SELLER, and is not a substitute for any inspection by BUYER. SELLER'S authorize the Listing Broker in this transaction to disclose the information in this statement to other real estate agents and to prospective BUYERS of this property.

4. **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.**

5. **WATER SUPPLY** (Please answer all questions regardless of type of water supply)
   a. TYPE OF SYSTEM: ☐ None ☑ Public ☐ Private ☐ Seasonal ☐ Unknown
   ☐ Drilled ☐ Dug ☐ Other
   b. INSTALLATION: Location: Pump House Road Installed By: Unknown
   Date of Installation Unknown What is the source of your information?
   c. USE: Number of Persons currently using the system: 58 +/- households
   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 ☐ Unknown
   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 2025
   IF YES to any question, please explain in Comments below or with attachment.
   To your knowledge, have any test results ever been 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?
   f. COMMENTS:

6. **SEWAGE DISPOSAL SYSTEM**
   a. TYPE OF SYSTEM: Public: ☐ Yes ☐ No Community/Shared: ☐ Yes ☐ No
   Private: ☐ Yes ☐ No Unknown: ☐ Yes ☐ No
   None: ☑ Yes ☐ No Septic/Design Plan in Process? ☐ Yes ☑ No
   Septic Design Available? ☐ Yes ☑ No
   Comments:
   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 ☐ 500 Gal. ☐ 1,000 Gal. ☐ 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: Size Location: ☐ Unknown
   Date of installation of leach field: Installed By:
   Have you experienced any malfunctions? ☐ Yes ☐ No
   Comments:
   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:
   f. COMMENTS:

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

SELLER(S) INITIALS PC 11/12/26 / TC 11/12/26 BUYER(S) INITIALS ____ / ____

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7. HAZARDOUS MATERIAL

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): _____ Owner of tank(s): _____
Location: _____
Are you aware of any problems, such as leakage, etc.? ☐ Yes ☐ No Comments: _____
Are tanks registered with the Department of Environmental Services (D.E.S.)? ☐ YES ☐ NO ☐ UNKNOWN
If tanks are no longer in use, have tanks been abandoned according to D.E.S.? ☐ YES ☐ NO ☐ UNKNOWN
Comments: _____

8. GENERAL INFORMATION

a. Is this property subject to Association fees? ☑ YES ☐ NO ☐ UNKNOWN
If YES, Explain: See rider
If YES, what is your source of information? Lost Valley Subdivision
b. Is this property located in a Federally Designated Flood Hazard Zone? ☐ YES ☐ NO ☑ UNKNOWN
c. Are you aware of any liens, encroachments, easements, rights-of-way, leases, restrictive covenants, special assessments, right of first refusal, life estates, betterment fees or attachments on the property? ☐ YES ☐ NO ☑ UNKNOWN
If YES, Explain: _____
d. What is your source of information? _____
e. Are you aware of any landfills, hazardous materials or any other factors, such as soil, flooding, drainage or any unusual factors? ☐ YES ☑ NO ☐ UNKNOWN
If YES, Explain: _____
f. 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: _____
g. How is the property zoned? Residential Source: _____
h. Has the property been surveyed? ☐ YES ☐ NO ☑ UNKNOWN If YES, is the survey available? ☐ YES ☐ NO
i. Has the soil been tested? ☐ YES ☐ NO ☑ UNKNOWN If YES, are the results available? ☐ YES ☐ NO
j. Has a percolation test been done? ☐ YES ☐ NO ☑ UNKNOWN If YES, are the results available? ☐ YES ☐ NO
k. Has a test pit been done? ☐ YES ☐ NO ☑ UNKNOWN If YES, are the results available? ☐ YES ☐ NO
l. Have you subdivided the property? ☐ YES ☐ NO ☑ UNKNOWN
m. Are there any local permits? ☐ YES ☐ NO ☑ UNKNOWN Please explain: _____
n. Are there attachments explaining any of the above? ☐ YES ☑ NO ☐ UNKNOWN
o. Septic/Design plan available? ☐ YES ☑ NO ☐ UNKNOWN
p. 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: _____

9. ADDITIONAL INFORMATION:

10. NOTE 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. 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.

SELLER(S) INITIALS PC 11/12/26 8:38 AM EST / TC 11/12/26 7:10 PM EST **BUYER(S) INITIALS** _____ / _____

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SELLER(S) MAY BE RESPONSIBLE AND LIABLE FOR ANY FAILURE TO PROVIDE *KNOWN* INFORMATION TO BUYER(S).

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.

Patrick Carty — dotloop verified 11/12/26 8:38 AM EST QZMA-BTNO-UFRE-TL3J		Tabitha Carty — dotloop verified 11/12/26 7:10 PM EST EF1M-DSRQ-AL3I-PFPD	
SELLER	DATE	SELLER	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.

BUYER	DATE	BUYER	DATE

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