

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:** Cady Fitts and Robert Fitts Jr.

2. **PROPERTY LOCATION:** 100 North Road, Jefferson, NH 03583

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 _____

b. **INSTALLATION:** Location: _____
 Installed By: _____ Date of Installation: _____
 What is the source of your information? _____

c. **USE:** Number of persons currently using the system: _____
 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 ☒ No

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: back yard near deck ☐ Location Unknown. Date of Installation: _____
 Date of Last Servicing: 2024 Name of Company Servicing Tank: _____
 Have you experienced any malfunctions? ☐ Yes ☒ No
 COMMENTS: _____

SELLER(S) INITIALS

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BUYER(S) INITIALS

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d. LEACH FIELD: ☐ Yes ☒ No ☐ Other _____
 IF YES, Location: _____ Size: _____ ☐ 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 septic system evaluation been done within 180 days? ☐ Yes ☐ No ☐ Unknown
 Date of Evaluation: _____
 Comments: _____

FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU, 603-271-3501

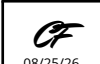
7. INSULATION	<u>LOCATION</u>	<u>Yes</u>	<u>No</u>	<u>Unknown</u>	<u>If YES, Type</u>	<u>Amount</u>	<u>Unknown</u>
	Attic or Cap	☐	☐	☒	_____	_____	☐
	Crawl Space	☐	☐	☒	_____	_____	☐
	Exterior Walls	☐	☐	☒	_____	_____	☐
	Floors	☐	☐	☒	_____	_____	☐

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
 Comments: _____

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: _____

SELLER(S) INITIALS  
08/25/26 9:24 AM EDT 08/22/26 10:25 AM EDT

BUYER(S) INITIALS  

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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: _____

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: _____

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 this property located in a Federally Designated Flood Hazard Zone?

☐ Yes ☒ No ☐ Unknown Comments: _____

g. Has the property been surveyed?

☒ Yes ☐ No ☐ Unknown If YES, By: _____

If YES, is survey available? ☒ Yes ☐ No ☐ Unknown

h. How is the property zoned? residential/agricultural

i. Heating System Age: _____ Type: boiler Fuel: oil Tank Location: basement

Owner of Tank: seller

Annual Fuel Consumption: _____ Price: _____ Gallons: _____

Date system was last serviced and by whom? July 2025

Secondary Heat Systems: mini splits

Comments: _____

j. Roof Age: _____ Type of Roof Covering: asphalt shingles

Moisture or leakage: no

Comments: _____

SELLER(S) INITIALS

CF RFJ
08/25/26 08/22/26

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- k. Foundation/Basement** ☒ Full ☐ Partial ☐ Other: _____ ☐ Type: formed concrete
 Moisture or leakage: no
 Comments: _____
- l. Chimney(s)** How Many? 1 Lined? _____ Last Cleaned: 2021 Problems? no
 Comments: _____
- m. Plumbing** Type: _____ Age: _____
 Comments: _____
- n. Domestic Hot Water** Age: _____ Type: indirect Gallons: 30
- o. Electrical System** # of Amps 200 ☒ Circuit Breakers ☐ Fuses
 Comments: _____
 Solar Panels: ☐ Leased ☐ Owned If leased, explain terms of agreement: _____
 Comments: _____
- p. Modifications:** Are you aware of any modifications or repairs made without the necessary permits? ☐ Yes ☒ No
 If Yes, please explain: _____
- q. Pest Infestation:** Are you aware of any past or present pest infestations? ☐ Yes ☒ No Type: _____
 Comments: lady bugs and cluster flies are present in shoulder seasons which are normal in the region and non invasive
- r. 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: _____
- s. Air Conditioning** Type: mini splits Age: _____ Date Last Serviced and by whom: 2025
 Comments: _____
- t. Pool** Age: _____ Heated: ☐ Yes ☒ No Type: _____ Last Date of Service: _____
 By Whom: _____
- u. Generator** Portable: ☐ Yes ☒ No Whole House: ☐ Yes ☐ No Kw/Size: _____ Last Date of Service: _____
 If Portable: ☐ Included ☐ Negotiable
 Comments: _____
- v. Internet** Type Currently Used at Property: fiber optic
- w. 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.

SELLER(S) INITIALS

CF / RF
 08/25/26 08/22/26
 dotloop verified dotloop verified

BUYER(S) INITIALS

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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).

Cady Fitts

dotloop verified
08/25/26 9:24 AM EDT
NHRC-IMTW-KY4G-YAFU

SELLERDATE

Robert Fitts Jr.

dotloop verified
08/22/26 10:25 AM EDT
JIEQ-IJHL-KVWX-HPSU

SELLERDATE

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.

BUYERDATE

BUYERDATE

SELLER(S) INITIALS

CF

08/25/26
9:24 AM EDT
dotloop verified

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RFJ

08/22/26
10:25 AM EDT
dotloop verified

BUYER(S) INITIALS

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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: 100 North Road, Jefferson, NH 03583

LEAD WARNING STATEMENT

Every purchaser of any interest in residential 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

(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.

(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 Acknowledgement (initial)

(c) ☐ Purchaser has received copies of all information listed above.

(d) ☐ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(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 Acknowledgement (initial)

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

Cindy Fitts dotloop verified
08/25/26 9:24 AM EDT
1LGD-QTDJ-ZLRV-AFLG

Seller Date

Purchaser Date

Purchaser Date

Agent Date

Agent Date

Robert Fitts Jr. dotloop verified
08/22/26 10:25 AM EDT
KVCT-WKRE-JDIN-STBN

Seller Date

Purchaser Date

Purchaser Date

Agent Date

Agent Date

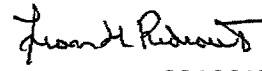
Return to:
Robert Fitts, Jr.
Cady Fitts
100 North Road
Jefferson, NH 03583

\$8250.00

E-Doc # 2405329 12/30/2024 10:32:40 AM

Book 1668 Page 75

Pg 1 of 2



Register of Deeds,
Coos County

WARRANTY DEED

LCHIP

COA064982

25.00

TRANS TAX

CO023476

8,250.00

KNOW ALL MEN BY THESE PRESENTS: That Mitzmichael Mojica Sumilang and Katrina Victoria Pamorada Sumilang, husband and wife, of 5952 Callan Drive, Colorado Springs, CO 80927, for consideration paid grant to Robert Fitts, Jr. and Cady Fitts, husband and wife, of 14 Rainbow Lane, Mashpee, MA 02649, as joint tenants with rights of survivorship, with WARRANTY COVENANTS:

Two certain pieces or parcels of land with the buildings and improvements thereon in the Town of Jefferson, County of Coos, State of New Hampshire, located on North Road, being shown as Lots 2 & 3, on a plan of land entitled "Subdivision of Land for Keith & Helene Josselyn Rev. Trust, Jefferson, New Hampshire, Coos County, Reference Deed: Book 1502 Page 303, Tax Map 2 Parcel 7", surveyed by Kellogg Surveying & Mapping, Inc., dated April, 2019, approved by the Jefferson Planning Board on May 14, 2019, which plan is duly recorded in the Coos County Registry of Deeds as Plan #4428, to which plan reference is hereby made for a more particular description of said parcel.

Said Lot 2 containing 8.57 acres, more or less; and said Lot 3 containing 5.54 acres, more or less, as shown on said Plan.

Subject to such state of facts as are shown on that Plan entitled "Plan of Lot on Daigle Farm, Jefferson, N.H.", by Williard F. Bean, dated August 3, 1968 and recorded in the Coos County Registry of Deeds at Book 513, Page 354.

Subject to such state of facts as are shown on that Plan entitled "Boundary Line Adjustment Between Keith & Helene Josselyn Rev. Trust and Marc Miller, Jefferson, New Hampshire, Coos County", by Kellogg Surveying & Mapping, Inc., dated April, 2019 and recorded in the Coos County Registry of Deeds as Plan #4427.

Subject to such state of facts as are shown on that Plan entitled "Subdivision of Land for Keith & Helene Josselyn Rev. Trust, Jefferson, New Hampshire, Coos County", by Kellogg Surveying & Mapping, Inc., dated April, 2019 and recorded in the Coos County Registry of Deeds as Plan #4428.

Subject to such state of facts as are shown on that Plan entitled "Boundary Line Adjustment Between Keith & Helene Josselyn Rev. Trust and Marc Miller, Jefferson, New Hampshire, Coos County", by Kellogg Surveying & Mapping, Inc., dated April, 2019 and recorded in the Coos County Registry of Deeds as Plan #4432.

Subject to such state of facts as are shown on that Plan entitled "Boundary Line Adjustment Between Keith & Helene Josselyn Rev. Trust and Marc Miller, Jefferson, New Hampshire, Coos County", by Kellogg Surveying & Mapping, Inc., dated April, 2019 and recorded in the Coos County Registry of Deeds as Plan #4436.

Subject to Current Use Taxation dated July 24, 1981 and recorded in the Coos County Registry of Deeds at Book 641, Page 728.

Subject to Right of Use Maintenance Agreement dated December 23, 1999 and recorded in the Coos County Registry of Deeds at Book 931, Page 33.

Meaning and intending to describe and convey the same premises conveyed to Mitzmichael Mojica Sumilang and Katrina Victoria Pamorada Sumilang by virtue of a Deed from Keith Josselyn and Helene Josselyn, Trustees of The Keith and Helene Josselyn Revocable Trust dated August 17, 2021 and recorded in the Coos Registry of Deeds in Deed Book 1576 at Page 168.

This is not homestead property.

12/24/2024

Executed this _____.

Mitzmichael Mojica Sumilang

Signed with **Stavvy** _____

Mitzmichael Mojica Sumilang
Katrina Victoria Pamorada Sumilang

Signed with **Stavvy** _____

Katrina Victoria Pamorada Sumilang

State of New Hampshire
County of Hillsborough

12/24/2024

Then personally appeared before me on this _____ the said Mitzmichael Mojica Sumilang and Katrina Victoria Pamorada Sumilang and acknowledged the foregoing to be his/her/their voluntary act and deed.

ANTHONY J TOSCANO

Notary Public

New Hampshire

My Commission Expires February 19, 2025

Anthony J Toscano

Signed with **Stavvy** _____

Notary Public/Justice of the Peace
Commission expiration:

Bill Information

Bill Number: 2025P01004701	Bill Amount: \$2,828.00
Description: Property Tax	Interest: \$0.00
Property ID: 2-7	Costs: \$0.00
Owner: FITTS JR, ROBERT & CADY	Total: \$2,828.00
Address: 100 NORTH ROAD	Payments: \$2,828.00
Bill Date: 7/1/2025	Balance Due: \$0.00
Due Date: 7/1/2025	

Paid By: 413066711

Details

Description	Date	Tax Year	Period	Amount
Payment - Principal	6/30/2025	2025	1	(\$2,828.00)
Property Tax	7/1/2025	2025	1	\$2,828.00

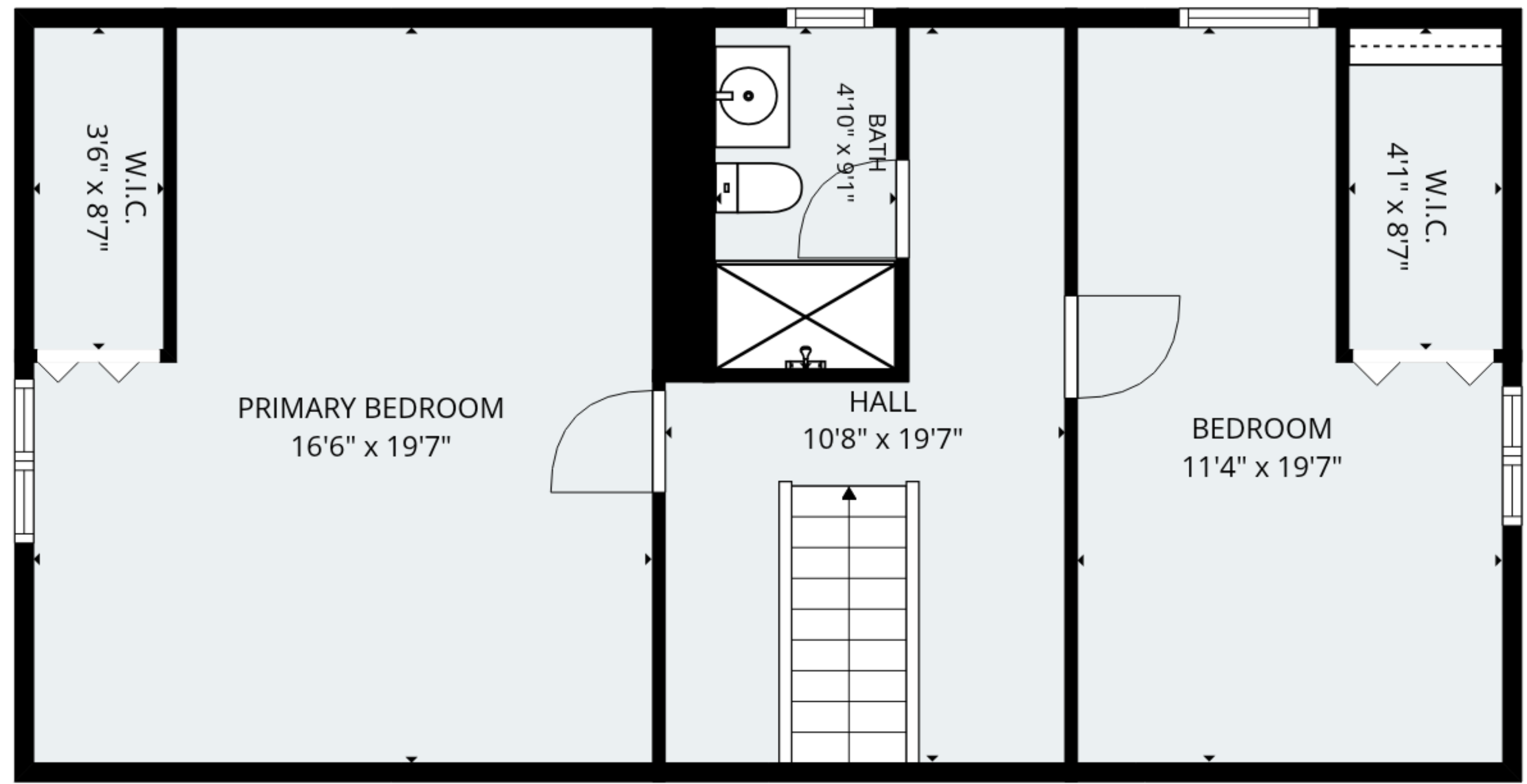
Bill Information

Bill Number: 2025P02004702	Bill Amount: \$3,297.00
Description: Property Tax	Interest: \$0.00
Property ID: 2-7	Costs: \$0.00
Owner: FITTS JR, ROBERT & CADY	Total: \$3,297.00
Address: 100 NORTH ROAD	Payments: \$3,297.00
Bill Date: 12/30/2025	Balance Due: \$0.00
Due Date: 12/30/2025	

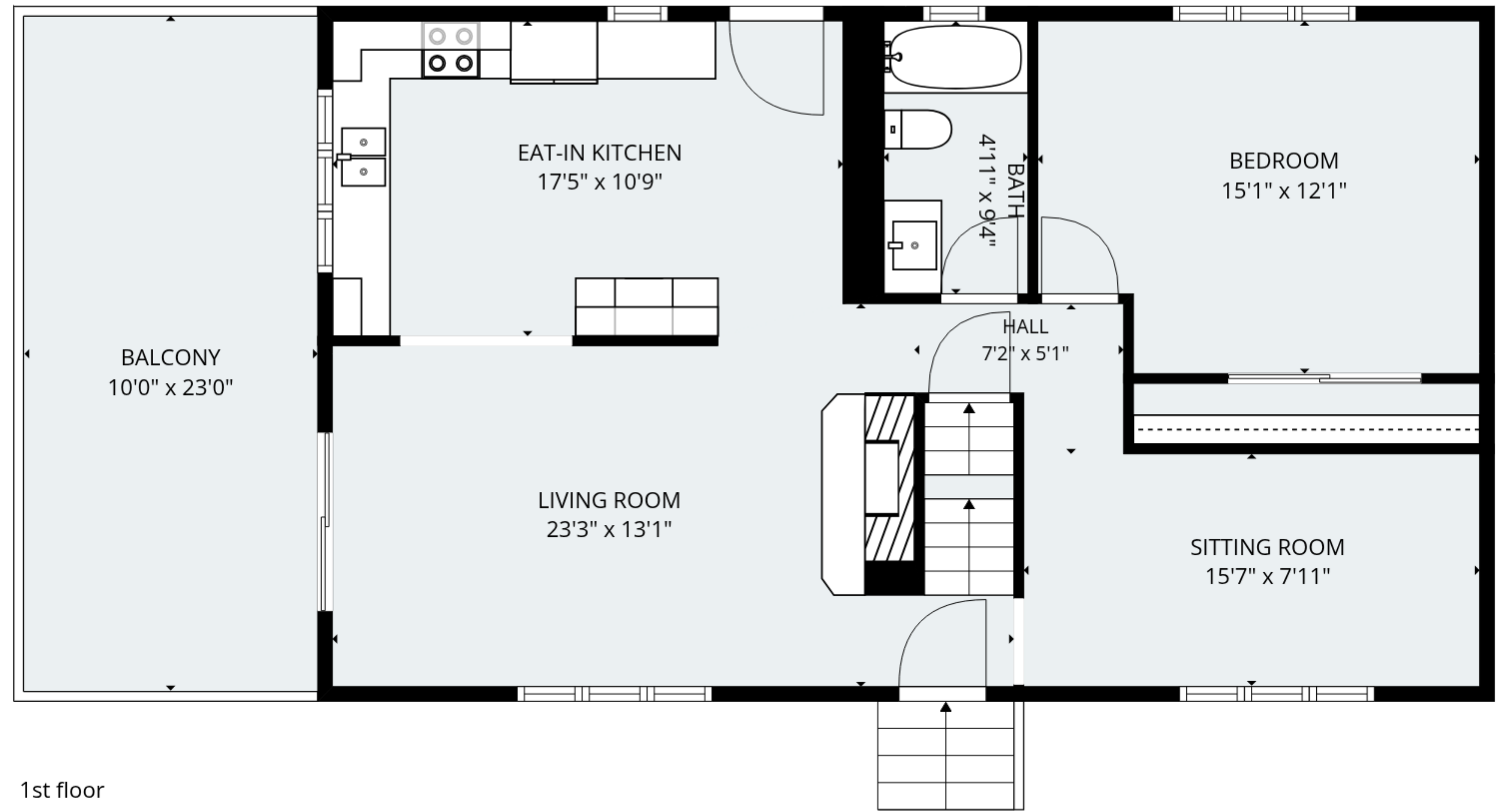
Paid By: EFT|ACHRE

Details

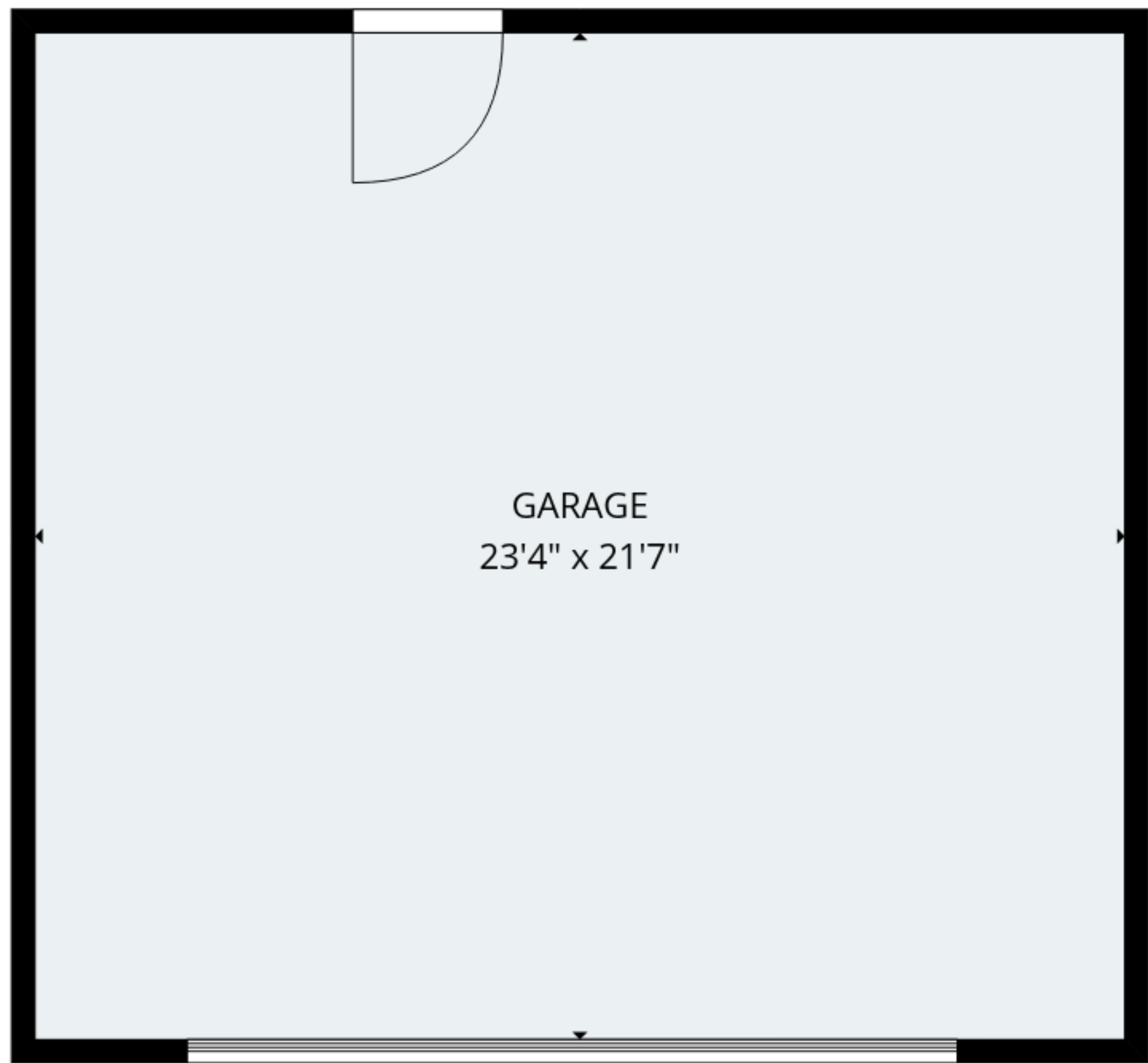
Description	Date	Tax Year	Period	Amount
Payment - Principal	12/24/2025	2025	2	(\$3,297.00)
Property Tax	12/30/2025	2025	2	\$3,297.00



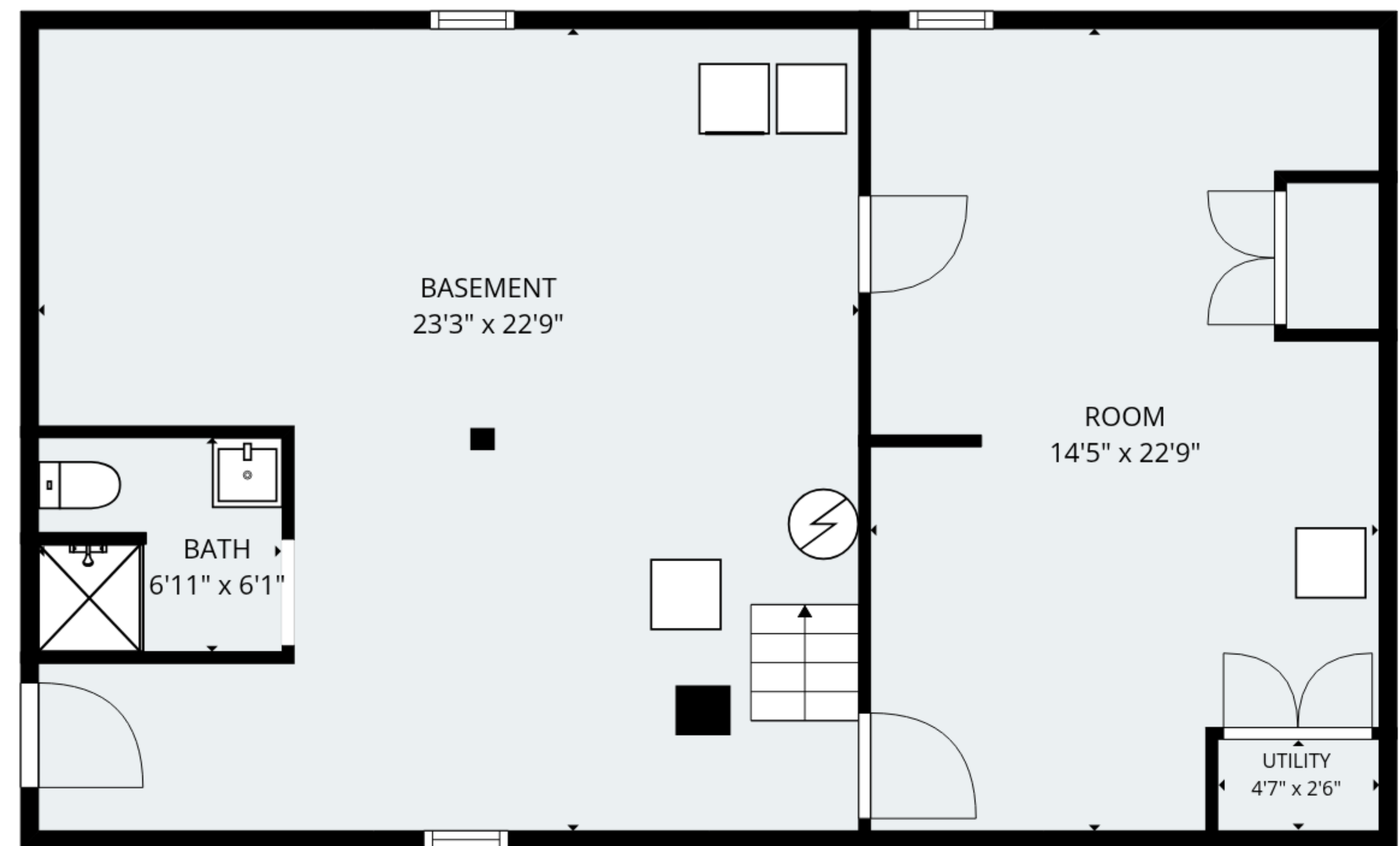
2nd floor



1st floor



Basement 1



Basement 2

Please check the listing detail for the square footage. All measurements were captured via 3D laser scans, but are approximate.



