

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:** Jennifer Bent, Gary Bent

2. **PROPERTY LOCATION:** 10 Alexander Avenue, Silver Lake, NH 03875

3. **CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED?** ☐ Yes ☒ No

4. **SELLER:** ☒ has ☐ has not occupied the property for 7 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: Located to the right of the house
 Installed By: Hartley Well Date of Installation: 2020
 What is the source of your information? Owner

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 2020
 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: Mail in home-test kit - no negative results

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
 Tank Size 1000 Gal. ☐ Unknown ☐ Other
 Tank Type ☒ Concrete ☐ Metal ☐ Unknown ☐ Other
 Location: Rear corner of house/Green plastic cover ☐ Location Unknown Date of Installation: Unknown
 Date of Last Servicing: September 2025 Name of Company Servicing Tank: Turner Septic
 Have you experienced any malfunctions? ☐ Yes ☒ No
 Comments: See section 10 additional information

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JMB GB

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d. LEACH FIELD: ☒ Yes ☐ No ☐ Other _____
IF YES, Location: Rear corner of house going into woodline Size: _____ ☒ Unknown
Date of installation of leach field: Unknown Installed By: Unknown
Have you experienced any malfunctions? ☐ Yes ☒ No
Comments: See Section 10 Additional Information

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	LOCATION	Yes	No	Unknown	If YES, Type	Amount	Unknown
	Attic or Cap	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fiberglass	_____	<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"/>	Fiberglass	_____	<input type="checkbox"/>
	Floors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fiberglass	_____	<input type="checkbox"/>
	Basement Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fiber/Poly-Board	_____	<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)? _____
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: 2018 By: Unknown
Results: Unknown If app _____
Has the property been tested since remedial steps? ☒ Yes ☐ No
Are test results available? ☐ Yes ☒ No
Comments: Radon mitigation system added 2019 (larger motor)

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MB09/03/259:55 AM EDT

GRB09/03/259:14 AM EDT

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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: Disabled Veteran

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: Unknown

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

h. How is the property zoned? Residential

i. Heating System Age: Unknown **Type:** Hot air **Fuel:** Oil **Tank Location:** Basement

Owner of Tank: Property owner

Annual Fuel Consumption: 175 gallons Price: _____ Gallons: 275 gallon tank

Date system was last serviced and by whom? November 2024, New England Climate

Secondary Heat Systems: Mitsubishi Heat/AC mini splits (2nd floor) 2023, Fire place insert w/blower (1st floor) 2021

Comments: _____

j. Roof Age: 10 yrs **Type of Roof Covering:** Steel roof

Moisture or leakage: None

Comments: _____

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k. Foundation/Basement: ☒ Full ☐ Partial ☐ Other: _____ ☐ Type: _____
 Moisture or leakage None
 Comments: _____

l. Chimney(s) How Many? 1 Lined? Yes Last Cleaned: October 2024 Problems? No
 Comments: _____

m. Plumbing Type: Common PVC & copper Age: Unknown
 Comments: Kitchen & some basement new in 2021

n. Domestic Hot Water: Age: 2 yrs Type: Rinai Gallons: Tankless/on demand

o. Electrical System: # of Amps _____ ☒ Circuit Breakers ☐ Fuses
 Comments: Replaced in 2023
 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: _____

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: Central AC Age: Unknown Date Last Serviced and by whom: May 2025
 Comments: Mitsubishi Heat/AC mini splits (2nd floor) 2023

t. Pool: Age: _____ Heated: ☐ Yes ☐ No Type: _____ Last Date of Service: _____
 By Whom: _____



u. Generator: Portable: ☒ Yes ☐ No Whole House: ☒ Yes ☐ No Kw/Size: 10,500 Last Date of Service: _____
 If Portable: ☒ Included ☐ Negotiable
 Comments: Checked bi-monthly by owner, house/electrical box professionally wired w/35 ft cable & attachable weather shield

v. Internet: Type Currently Used at Property: Spectrum

w. Other (e.g. Alarm System, Irrigation System, etc.) Door alarms + motion detectors
 Comments: External cameras wired - not hooked up

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. ADDITIONAL INFORMATION

a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?

☒ Yes ☐ No

b. ADDITIONAL COMMENTS:

33'x13' shed/office, Wood shed, Brown fence 2019, 14'x14' shed (reinforced floor) 2020, 1st floor ceiling w/lighting 2020, Renovated 1st floor bedroom w/electrical, Renovated kitchen w/new microwave & refrigerator, Drilled well w/new water line/electrical & basement tank 2020, Fireplace insert w/blower + steel chimney liner 2021, Outdoor hot tub w/structure 2022, Portable whole-house generator w/35' cable + house/electrical box professionally wired 2022, 2nd Floor Mitsubishi heat/AC mini splits 2023, Rinai tankless on-demand water heater 2023, New lights + fan in she office 2024, 1st floor bathroom update w/ceiling fan, Exterior lights upgrade 2024

9/1/25 - Previous buyer did a septic inspection. Minor root infiltration found in the D box & 2 lines of the leach field; 9/3/25: MWV Sewer & Drain jetted and removed fibrous roots from D box & leach field; Riser being installed over D box for future access if needed and tank being pumped 9/5/25. Invoices can be made available upon request.

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).

Jennifer A. Bent
dotloop verified
09/03/25 9:55 AM EDT
MCOD-GD4I-BPZR-ZKM7
SELLER DATE

Gary R Bent
dotloop verified
09/03/25 9:14 AM EDT
UIZX-W1FD-PCQP-SHZN
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

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