

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:** Nancy Driscoll and Steven Driscoll

2. **PROPERTY LOCATION:** 554 Mudgett Road, Center Conway, NH 03813

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

4. **SELLER:** ☒ has ☐ has not occupied the property for 51 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: In the rear on right side of property.
Installed By: Tasker's Well Company, Northwood NH Date of Installation: 6/28 - 6/30/1994
What is the source of your information? Receipt from Tasker's Well Company

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 9/20/1994
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? Not applicable

COMMENTS:

The 9/20/1994 test was done per recommendation of Tasker's - no issues.

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? Not applicable

c. IF PRIVATE:

TANK: ☒ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Unknown ☐ Other

Tank Size 1250 Gal. ☐ Unknown ☐ Other

Tank Type ☒ Concrete ☐ Metal ☐ Unknown ☐ Other

Location: Right of house - adjacent driveway ☐ Location Unknown. Date of Installation: 1992

Date of Last Servicing: 11/20/23 Name of Company Servicing Tank: North Conway Disposal Service -

Have you experienced any malfunctions? ☒ Yes ☐ No clean out.

COMMENTS: One time only - blockage caused by roots in septic drain pipe - cleared on 6/30/2026 by Mt. Washington Sewer + Drain Cleaning

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d. LEACH FIELD: ☒ Yes ☐ No ☐ Other
IF YES, Location: Front of property - adjacent to driveway Size: 337.5 square feet ☐ Unknown
Date of installation of leach field: 1992 Installed By: Alfred Frechette, Conway Company
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: Not applicable
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	☐	☒	☐			☐
	Crawl Space	☐	☒	☐			☐
	Exterior Walls	☒	☐	☐	<u>Fiberglass - rolled</u>	<u>unknown</u>	☐
	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? Not applicable
What materials are, or were, stored in the tank(s)? Not applicable
Age of tank(s): Not applicable Size of tank(s): Not applicable
Location: Not applicable
Are you aware of any past or present problems such as leakage, etc? ☐ Yes ☐ No
Comments: Not applicable
If tanks are no longer in use, have the tanks been removed? ☐ Yes ☐ No ☐ Unknown
Comments: Not applicable

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:

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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: Voluntary fees for snow plowing + road

What is your source of information? Maintenance. Road = \$350/yr / Snow = \$600/yr part-time
(Emails + receipts)

c. Are you aware of any onsite landfills or any other factors, such as soil, flooding, drainage, etc? or \$1200/yr full-time resident

☐ 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: Town of Conway

If YES, is survey available? ☒ Yes ☐ No ☐ Unknown Town has this.

h. How is the property zoned? Residential

i. Heating System Age: 35 yrs Type: Hot Water Fuel: Propane Tank Location: On the right side of house.

Owner of Tank: Amerigas - 500 gallon tank

Annual Fuel Consumption: 85 gallons Price: 2.0822/gallon Gallons: 121.1 gallons delivered

Date system was last serviced and by whom? 10/29/2025 - Gaynor Heating 9/11/2025 - last delivery

Secondary Heat Systems: None + Cooling, Center Conway

Comments: _____

j. Roof Age: New Type of Roof Covering: GAF Timberline HDZ Algae Resistant

Moisture or leakage: None Architectural Asphalt Shingle - 30 year

Comments: Installed 11/2025.

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- k. Foundation/Basement ☒ Full ☐ Partial ☐ Other: _____ ☒ Type: Finished / walk out
Moisture or leakage: None
Comments: _____
- l. Chimney(s) How Many? None Lined? _____ Last Cleaned: _____ Problems? _____
Comments: _____
- m. Plumbing Type: Unknown Age: Unknown
Comments: _____
- n. Domestic Hot Water Age: 7 years Type: Natural Draft Vent Gallons: 40
- o. Electrical System # of Amps 220 ☒ Circuit Breakers ☐ Fuses
Comments: _____
Solar Panels: ☐ Leased ☐ Owned If leased, explain terms of agreement: Not applicable
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: Portable unit Age: 11 years Date Last Serviced and by whom: Not applicable
Comments: _____
- t. Pool Age: Not applicable 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: Cable internet
- w. Other (e.g. Alarm System, Irrigation System, etc.) Not applicable
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. ADDITIONAL INFORMATION

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

☐ Yes ☒ No

b. ADDITIONAL COMMENTS:

Improvements made:

June 2026 - Exterior house & shutters painted and new screens on back porch

Nov 2025 - New roof

July 2025 - Exterior railings & steps painted

Sept 2017 - July 2018 - Exterior new front & rear decks, new front door and front & rear screen doors.

May 2016 - June 2016 - Interior painting, new floors, recess lighting
2015 - New windows and new shed.

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).

Nancy Driscoll 7/28/2026
SELLER DATE

Alexa Driscoll 7/28/2026
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.

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