

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: Eve Perry and London Perry

2. PROPERTY LOCATION: 2500 West Side Road, North Conway, NH 03860

3. CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED? [ ] Yes [X] No

4. SELLER: [ ] has [X] 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 [X] Private [ ] Seasonal [ ] Unknown
[ ] Drilled [ ] Dug [X] Other Well

b. INSTALLATION: Location: Behind the brown cottage
Installed By: Unknown Date of Installation:
What is the source of your information? My late husband's parents built the cottages and installed the pump many years ago

c. USE: Number of persons currently using the system: 0
Does system supply water for more than one household? [ ] Yes [X] No

d. MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?
Pump: [X] 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 [X] 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 [X] No
If YES, are test results available? [ ] Yes [ ] No
What steps were taken to remedy the problem? Technicians from FX Lyons came out.

COMMENTS: Discovered issues with well pump offset. Pulled pump and pressure tested-pump offset was OK.
Confirmed a leak between well and pressure tank. Reworked water line from pitless to pressure tank and removed the leaking poly line from service. Confirm everything was working. We had a new pump installed within 10 years.

6. SEWAGE DISPOSAL SYSTEM

a. TYPE OF SYSTEM: Public: [ ] Yes [ ] No Community/Shared: [ ] Yes [X] No
Private: [X] Yes [ ] No [ ] Unknown
Septic Design Available: [ ] Yes [X] 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: [X] Septic Tank [ ] Holding Tank [X] Cesspool [ ] Unknown [ ] Other
Tank Size \_\_\_ Gal. [ ] Unknown [ ] Other out side brown cottage between cottage and wood shed
Tank Type [ ] Concrete [ ] Metal [ ] Unknown [ ] Other
Location: Behind gray cottage [ ] Location Unknown. Date of Installation:
Date of Last Servicing: Name of Company Servicing Tank:
Have you experienced any malfunctions? [ ] Yes [X] No
COMMENTS: My nephew stayed there 2 years ago. Had the septic tank looked at by Walter Lancaster. Said everything ok.

SELLER(S) INITIALS [EP] / [LP] BUYER(S) INITIALS [ ] / [ ]

# PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form



## TO BE COMPLETED BY SELLER

**PROPERTY LOCATION:** 2500 West Side Road, North Conway, NH 03860

**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. <b>INSULATION</b>	LOCATION	Yes	No	Unknown	If YES, Type	Amount	Unknown
	Attic or Cap	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ridged 1.5		<input type="checkbox"/>
	Crawl Space	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fiberglass	3.5 gray cottage	<input type="checkbox"/>
	Floors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>
	Floors Gray cottage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Vapor barrier		<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: \_\_\_\_\_ 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** 04/08/26 2:51 PM MDT | 04/09/26 9:48 AM EST

**BUYER(S) INITIALS** \_\_\_\_\_

# PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form



## TO BE COMPLETED BY SELLER

**PROPERTY LOCATION:** 2500 West Side Road, North Conway, NH 03860

- 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: Right of way on driveway off of West Side Road through Haley property  
 What is your source of information? A deed
- 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
- i. Heating System** Age: 5 years Type: Renai Fuel: Propane Tank Location: Behind brown cottage  
 Owner of Tank: White Mountain Oil  
 Annual Fuel Consumption: 33 units Price: 112.20 Gallons: \_\_\_\_\_  
 Date system was last serviced and by whom? 3/11/2012 White Mountain Oil  
 Secondary Heat Systems: Gray cottage has electric heater 8 years old  
 Comments: \_\_\_\_\_
- j. Roof** Age: 3 years Type of Roof Covering: Asphalt both cottages  
 Moisture or leakage: None  
 Comments: Gray cottage roof age is 9 years old

SELLER(S) INITIALS EP / LP BUYER(S) INITIALS \_\_\_\_\_ / \_\_\_\_\_  
04/08/26 04/09/26

# PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form



## TO BE COMPLETED BY SELLER

**PROPERTY LOCATION:** 2500 West Side Road, North Conway, NH 03860

**k. Foundation/Basement**  Full  Partial  Other: no basement  Type: Slab gray cottage

Moisture or leakage: \_\_\_\_\_  
Comments: Brown cottage not winterized

**l. Chimney(s)** How Many? 1 Lined? No Last Cleaned: ? \_\_\_\_\_ Problems? None

Comments: \_\_\_\_\_

**m. Plumbing** Type: Rex water pipe, pvc drainage Age: 12 years brown cottage, gray cottage

Comments: Used only a few weeks in October each year

**n. Domestic Hot Water** Age: 20 yrs gray/8 yrs Brn Type: Electric Gallons: 40 gray cottage/on demand brown

**o. Electrical System** # of Amps 100  Circuit Breakers  Fuses

Comments: Each cottage same  
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: Wall unit Age: 5 yrs Date Last Serviced and by whom: \_\_\_\_\_

Comments: Gray cottage only

**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: Spectrum

**w. Other** (e.g. Alarm System, Irrigation System, etc.) None  
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 EP / LP  
04/08/26 04/09/26  
265 P.M. EDT 8:48 AM EDT  
dotloop Verified dotloop Verified

BUYER(S) INITIALS \_\_\_\_\_ / \_\_\_\_\_

# PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form



## TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 2500 West Side Road, Conway, NH 03860

### 10. ADDITIONAL INFORMATION

a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?  
 Yes  No

b. ADDITIONAL COMMENTS:

We had the dishwasher leak in the gray cottage 9 years ago and once discovered there was mold. We gutted the whole cottage and everything is new and in great shape! We upgraded with granite countertops and new appliances. The porch on the brown cottage will need attention, otherwise everything is in good working order.

New washing machine in 2020.

Brown cottage has complete new bathroom and new plumbing with new water pipe and drainage in kitchen 8 years ago.

The cottages were only used a few weeks each summer for since 1993. Prior to that year, my late mother in law would spend her summers there.

### 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).

*Eve Perry*  
SELLER  
dotloop verified  
04/08/26 2:51 PM MDT  
TJDZ-Q9YY-EYGB-LTS6  
DATE

*London Perry*  
SELLER  
dotloop verified  
04/09/26 9:48 AM EST  
ELHY-8DNJ-LZU1-FWB8  
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

SELLER(S) INITIALS *EP* | *LP*  
dotloop verified 04/08/26 2:51 PM MDT | dotloop verified 04/09/26 9:48 AM EST

BUYER(S) INITIALS [ ] | [ ]