

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:** David Wilson and Susan Wilson

2. **PROPERTY LOCATION:** 72 Buckingham Drive, Conway, NH 03860

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

4. **SELLER:** has has not occupied the property for 3 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:** 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 _____
 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 door side BETWEEN lots Location Unknown. Date of Installation: _____
 Date of Last Servicing: July 25 Name of Company Servicing Tank: unknown
 Have you experienced any malfunctions? Yes No

COMMENTS:

SELLER(S) INITIALS DW LSW

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

i. Heating System Age: 3 Type: Forced hot air Fuel: Propane Tank Location: Front Right Side

Owner of Tank: Irving

Annual Fuel Consumption: _____ Price: _____ Gallons: _____

Date system was last serviced and by whom? LATE SEPT 2025

Secondary Heat Systems: NONE

Comments: _____

j. Roof Age: 3 Type of Roof Covering: Asphalt Shingles

Moisture or leakage: No

Comments: _____

SELLER(S) INITIALS DTW | SW

BUYER(S) INITIALS _____ | _____

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k. Foundation/Basement [] Full [] Partial [x] Other: Slab [] Type: CONCRETE

Moisture or leakage: No
Comments:

l. Chimney(s) How Many? Lined? Last Cleaned: Problems?

Comments: PVC VENT PIPE

m. Plumbing Type: PEX Age: 3 years

Comments:

n. Domestic Hot Water Age: 3 YEARS Type: ELECTRIC Gallons: 30

o. Electrical System # of Amps 100 [x] 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 [x] No
If Yes, please explain:

q. Pest Infestation: Are you aware of any past or present pest infestations? [] Yes [x] No Type:

Comments:

r. Methamphetamine Production Do you have knowledge of methamphetamine production ever occurring on the property?
(Per RSA 477:4-g) [] Yes [x] No If YES, please explain:

s. Air Conditioning Type: Window Age: 3 years Date Last Serviced and by whom: N/A

Comments:

t. Pool Age: Heated: [] Yes [x] No Type: Last Date of Service:

By Whom:

u. Generator Portable: [x] Yes [] No Whole House: [x] Yes [] No Kw/Size: 7000 RUNNING WATTS Last Date of Service: SEPT 2025

If Portable: [] Included [] Negotiable
Comments: HOUSE IS SET UP FOR WHOLE HOUSE, GENERATOR NOT INCLUDED.

v. Internet Type Currently Used at Property: SPECTRUM

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 DJW, SW

BUYER(S) INITIALS

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10. ADDITIONAL INFORMATION

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

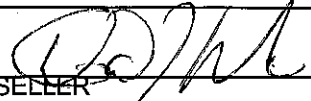
b. ADDITIONAL COMMENTS:

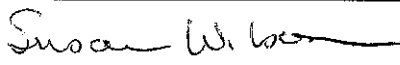
Home was manufactured in 2023, we took possession in October 2023. Home is 2x6 construction with heavier insulation, OSB wall board under the siding. 10x14 shed insulated and electricity, sensor lights on exterior of shed (LED). Entire floor of shed covered in heavy rubber mats. Generator plug is on front left corner of 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).

 6-25-26
SELLER DATE

 6/25/26
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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SELLER(S) INITIALS  

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