

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:** Jean Bugbee

2. **PROPERTY LOCATION:** 113 Randall Farm Road North 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 4 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: Water supplied by Pennachuk water co. Through North Conway water district
Installed By: Unknown Date of Installation: _____
What is the source of your information? Previous disclosure

c. USE: Number of persons currently using the system: 1
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 Yearly by water district
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 1000 Gal. Unknown Other _____
Tank Type Concrete Metal Unknown Other _____
Location: Back yard Location Unknown. Date of Installation: 1978
Date of Last Servicing: 2022 Name of Company Servicing Tank: Maplewood
Have you experienced any malfunctions? Yes No
COMMENTS: Had it pumped when I moved in and baffle was replaced.

SELLER(S) INITIALS JBT / _____

BUYER(S) INITIALS _____ / _____

PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 113 Randall Farm Road North Conway NH 03860

d. LEACH FIELD: Yes No Other _____
IF YES, Location: To side of tank Size: 4 leach lines, Unknown
Date of installation of leach field: 1978 Installed By: Unknown
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	LOCATION	Yes	No	Unknown	If YES, Type	Amount	Unknown
	Attic or Cap	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fiberglass	_____	<input checked="" type="checkbox"/>
	Crawl Space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	?	_____	<input checked="" type="checkbox"/>
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	?	_____	<input checked="" type="checkbox"/>
	Floors	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		_____	<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? 1?m
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: 2019 By: Previous owner
Results: Unknown If applicable, what remedial steps were taken? installed radon mitigation system
Has the property been tested since remedial steps? Yes No
Are test results available? Yes No
Comments: Reading is at 2.5 gage on fan system

SELLER(S) INITIALS  / 

BUYER(S) INITIALS _____ / _____

PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 113 Randall Farm 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: _____

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: I

If YES, is survey available? Yes No Unknown

h. How is the property zoned? Residential

i. Heating System Age: 1995 Type: FHW Fuel: Oil Tank Location: Basement

Owner of Tank: Homeowner

Annual Fuel Consumption: 784.7 gallons Price: Varies Gallons: _____

Date system was last serviced and by whom? Marc?sheating and air conditioning

Secondary Heat Systems: Electric - upstairs Currently not using but does work

Comments: Hot water made by furnace and stored in 40 gal. Stainless steel indirect fired water heater. Boiler is a cold start

j. Roof Age: 2006 Type of Roof Covering: Architectural Shingles.

Moisture or leakage: None

Comments: Had some shingles replaced that were damaged from large branch 2023

SELLER(S) INITIALS

JBT / []
05/21/26

BUYER(S) INITIALS

[] / []

PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 113 Randall Farm Road North Conway NH 03860

k. Foundation/Basement Full Partial Other: _____ Type: Concrete

Moisture or leakage: None
Comments: Water marks on paneling are from a refrigerator that leaked which happened prior to current ownership

l. Chimney(s) How Many? 2 Lined? _____ Last Cleaned: _____ Problems? None

Comments: Stainless steel all fuel chimney system for heat. , metal chimney for fireplace last cleaned 2024

m. Plumbing Type: PVC and copper Age: 1978,1995/2019

Comments: Hot water is made by boiler and stored in 40 gallon stainless steel indirect fired water heater

n. Domestic Hot Water Age: 1995 Type: See comment above Gallons: 40

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: Squirrels

Comments: Past problem 2015 - 2 owners ago. None since

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: N/a Age: _____ Date Last Serviced and by whom: _____

Comments: _____

t. Pool Age: N/a 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.) Cameras front and back yard. Blink security system
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 GBT /
05/21/26
631 AM EDT
dotloop verified

BUYER(S) INITIALS /

PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 113 Randall Farm Road North Conway NH 03860

10. ADDITIONAL INFORMATION

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

b. ADDITIONAL COMMENTS:

New windows throughout except for picture window and 2 basement windows Windows from and installed by Granite State Glass
Popcorn on ceilings removed and replaced with textured ceilings in whole house except two rooms
Repaired holes and replaced sheet rock thru house where needed.
All rooms and most trim has been freshly painted
Replaced hollow doors with 6 panel doors through most of house.
New knobs and hinges on all doors - brushed nickel
New front door
Replaced upstairs baseboards and trim
Replaced missing trim on first floor
Tiled area by tub upstairs and entrance are from garage
Repaired and replaced as necessary wood on porch and put in all new screening . Skirt around porch is cedar.
Power washed trim and repainted
New deck boards and repaired any areas needing repair on back deck
Replaced several front boards on front porch with cedar boards
New lighting through out the house
Added two ceiling fans with lights second floor bedrooms.
Replaced bathroom lighting in both bathrooms
New engineered hardwood flooring upstairs
New oak vinyl flooring first floor bedrooms
New stainless Cafe gas stove with electric oven which has convection cooking and air frying
New stainless Cafe microwave
New GE stainless french door refrigerator
Tree work - 2 trees cut down and many large branches hanging over roof removed
Installed perineal gardens off front porch
New smoke detectors throughout home

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).

Jean Bugbee, Trustee
dotloop verified
05/21/26 6:31 AM EDT
YIMQ-2IMC-MRIB-L1W8
SELLER DATE

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

BUYER DATE

SELLER(S) INITIALS *JBT* /
05/21/26 6:31 AM EDT
dotloop verified

BUYER(S) INITIALS /