SELLER(S) INITIALS

#### PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form

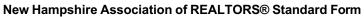


#### TO BE COMPLETED BY SELLER

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. **SELLER:** Matt Russell and Susan Russell 2. PROPERTY LOCATION: 106 Stonehurst Manor Road Unit 6B, North Conway NH 03860 CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED? ✓ Yes No ✓ has **SELLER:**  $\square$  has not occupied the property for 9.5 years. **WATER SUPPLY** Please answer all questions regardless of type of water supply. a. TYPE OF SYSTEM: Public Private Seasonal Unknown Dug Other Drilled **b.** INSTALLATION: Location: Date of Installation: Installed By: What is the source of your information? **c.** USE: Number of persons currently using the system: 4 No Does system supply water for more than one household? d. MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems? Quantity: Yes No Pump: Yes Quality: l Yes 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. IF YES, are test results available? Yes No What steps were taken to remedy the problem? COMMENTS: **SEWAGE DISPOSAL SYSTEM** ☐Yes ☐No TYPE OF SYSTEM: Public: ✓ Yes No Community/Shared: Private: Yes No Unknown Septic Design Available: Yes **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: Unknown Other Septic Tank Holding Tank TANK: Cesspool Tank Size Gal. Unknown Other Tank Type Concrete Metal Unknown Other Location Unknown. Location: Date of Installation: Date of Last Servicing: Name of Company Servicing Tank: Have you experienced any malfunctions? Yes No COMMENTS:

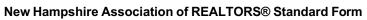
**BUYER(S) INITIALS** 





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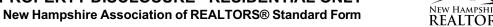
	PR	PROPERTY LOCATION: 106 Stonehurst Manor Road Unit 6B, North Conway NH 03860							
	d.	LEACH FIELD	D: Yes	✓ No	Other _				
		IF YES, Locat							Unknown
							Installed By:		
		Have you exp							
						DEDONT"		- AO DV - F	
	e.						escribed in RSA 48 lys?		_No ☐Unknown √n
			ation:						
		Comments: FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF							
							EAU, 603-271-350		. Beryweiti Gi
7	INS	SULATION	LOCATION		Yes No	Unknown	If YES, Type	Amount	Unknown
٠.	1110	OLATION	Attic or Cap		H H		птес, турс		
			Crawl Space			<b>─</b> ✓			
			Exterior Wall	S		<b></b>			<b>_</b>
			Floors		H	<b>-</b>			<b>──├</b>
					.+ ++	<b>-L</b>			
8.		ZARDOUS MA		SE TANKO					
	a.	UNDERGRO							<b>7</b>
		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 materia	ls are, or were	e, stored in	the 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:	longor in uso	have the	tanka baan	romovod?	Пуод	No <u>U</u> Unknown	
		Comments:				removed?		NO <u> </u>	
	b.	ASBESTOS -	Current or p	reviously	existing:				
		As insulation	on the heating	system pi	pes or ducts	? 🔲 Yes 🔲	No <b>U</b> Unknown		
		In the siding? In flooring tile			Jnknown Jnknown		shingles?	Yes Yes	No Unknown No Unknown
								<u></u>	_
		Comments: _							
	C.	RADON/AIR -	Current or p	reviously	existing:				
		Has the prope	erty been teste	ed? 🔲 Yes	s 🔲 No 🔽	<b>1</b> Unknown			
		If YES: Date:			By:_				
		Results:			If applic	cable, what re	medial steps were to	aken?	
						?			
Are test results available? Yes No									
Comments:									
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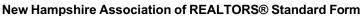
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	PROPERTY LOCATION: 106 Stonehurst Manor Road Unit 6B, North Conway NH 03860							
	d.	RADON/WATER - Current or previously existing:  Has the property been tested? Yes No Unknown  If YES: Date: By:  Results: If applicable, what remedial steps were taken?						
		Has the property been tested since remedial steps?  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?							
		If YES: Source of information:  Are you aware of any cracking, peeling, or flaking lead-based paint?  Comments:  Yes No						
	f.	Are you aware of any other hazardous materials?  If YES: Source of information:  Comments:						
9.	GF	NERAL 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: As per Stonehurst Village Association  What is your source of information?						
	c.							
	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 \sum_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?						
	i.	Heating System Age: Type: Baseboard Fuel: Electric Tank Location:						
		Owner of Tank:						
		Annual Fuel Consumption:Price: Gallons:						
Date system was last serviced and by whom?								
		Secondary Heat Systems: Mini-Split						
		Comments: Mitsubishi unit installed 9 years ago						
	j.	Roof Age:Type of Roof Covering: Asphalt						
Moisture or leakage:								
		commonded to owned by otolicitation stange association. The real stanges were replaced just prior to our ownership.						





k.	Moisture or leakage:	al Other: Type:				
I.		Problems?				
m.	Plumbing Type: Comments:	Age:				
n.		Type: ElectricGallons:				
	Electrical System # of Amps Circuit Breakers Fuses  Comments:  Solar Panels: Leased Owned If leased, explain terms of agreement:  Comments:					
p.	<b>Modifications</b> : 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.	<b>Methamphetamine Production</b> 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: Electric  Comments: Main floor	Age: 9 Date Last Serviced and by whom:				
t.		o Type:Last Date of Service:				
	By Whom:  Generator Portable: Yes No Whole House: Yes No Kw/Size: Last Date of Service:  If Portable: Included Negotiable  Comments:					
u.	If Portable: ☐_Included ☐_Nego					
	If Portable: ☐_Included ☐_Nego	otiable				
v.	If Portable:IncludedNego Comments: Internet Type Currently Used at Property: Hi Other (e.g. Alarm System, Irrigation System)	otiable				





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	PROPERTY LOCATION: 106 Stonehurst Manor Road Unit 6B, North Conway NH 03860				
10.	ADDITIONAL INFORMATION  a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?  ☐ Yes ☑ No				
	b. ADDITIONAL COMMENTS:  New mini split (AC and heat) on main floor (2016)  New kitchen (cabinets, counters, appliances, tile backsplash, ceiling, woodwork) (2016)  New flooring on main floor (2016)  New carpet in loft and on stairs (2016)  New 1/2 bath (tile, cabinets, vanity, counter, mirror) (2016)  New propane fireplace insert (2019)  New whole house dehumidifier in basement (2016)  New vanity (and dual sinks) in primary bath (2016)  New vanity in second bath (2016)  New front door, keypad lock and trim (2019)  New exterior windows (3 in lower level, 1 in loft) (2019)  New Andersen slider doors (front and back) (2016)				

# 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.

## ${\tt SELLER(S)\ MAY\ BE\ RESPONSIBLE\ AND\ LIABLE\ FOR\ ANY\ FAILURE\ TO\ PROVIDE\ \underline{\it KNOWN}\ } INFORMATION\ TO\ BUYER(S).}$

Matthew Russell	dotloop verified 12/12/25 10:14 AM EST E9XE-ZAHZ-W8SH-HWMX	Susan Russell	dotloop verified 12/23/25 9:40 AM AST WRCO-PNNZ-NJKO-8108					
SELLER	DATE	SELLER	DATE					
BUYER ACKNOWLEDGES RECEI								
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								
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