

# 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:** Fregeau Family 2019 Revocable Trust

2. **PROPERTY LOCATION:** 170 Wentworth Road, Rye NH 03870

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

4. **SELLER:**  has  has not occupied the property for 6 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: front near garage  
Installed By: MAC Construction Date of Installation: 2020  
What is the source of your information? self

c. USE: Number of persons currently using the system: 3  
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 1000 Gal.  Unknown  Other 4br  
Tank Type  Concrete  Metal  Unknown  Other \_\_\_\_\_  
Location: front yard in mulched bed  Location Unknown. Date of Installation: 2020  
Date of Last Servicing: 04/2025 Name of Company Servicing Tank: ChrisCo  
Have you experienced any malfunctions?  Yes  No  
COMMENTS:

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

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d. LEACH FIELD:  Yes  No  Other \_\_\_\_\_  
IF YES, Location: center of driveway Size: \_\_\_\_\_  Unknown  
Date of installation of leach field: 2020 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. INSULATION	LOCATION	Yes	No	Unknown	If YES, Type	Amount	Unknown
	Attic or Cap	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Crawl Space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Floors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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? \_\_\_\_\_  
What materials are, or were, stored in the tank(s)? propane  
Age of tank(s): 6yrs Size of tank(s): 1000gal  
Location: front yard near septic  
Are you aware of any past or present problems such as leakage, etc?  Yes  No  
Comments: tank owned by eastern propane  
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: 05/25 By: advanced radon mitigation  
Results: 2.4 If applicable, what remedial steps were taken? house has mitigation system  
Has the property been tested since remedial steps?  Yes  No  
Are test results available?  Yes  No  
Comments: results were 2.4pCi/L

SELLER(S) INITIALS  /   
05/25/26 8:33 AM EDT / 05/25/26 8:49 AM EDT

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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: easements related to shared driveway  
 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: Ambit  
 If YES, is survey available?  Yes  No  Unknown
- h. How is the property zoned?** SRES
- i. Heating System** Age: 6 Type: FHA Fuel: propane Tank Location: front yard  
 Owner of Tank: eastern Propane  
 Annual Fuel Consumption: 1200gal est Price: \_\_\_\_\_ Gallons: \_\_\_\_\_  
 Date system was last serviced and by whom? 04/2026 by Eastern Propane  
 Secondary Heat Systems: mini splits above garage  
 Comments: \_\_\_\_\_
- j. Roof** Age: 6yrs Type of Roof Covering: asphalt  
 Moisture or leakage: none  
 Comments: \_\_\_\_\_

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**k. Foundation/Basement**  Full  Partial  Other: \_\_\_\_\_  Type: \_\_\_\_\_  
Moisture or leakage: none  
Comments: \_\_\_\_\_

**l. Chimney(s)** How Many? 1 Lined? yes Last Cleaned: n/a Problems? none  
Comments: \_\_\_\_\_

**m. Plumbing** Type: pex Age: 6yrs  
Comments: \_\_\_\_\_

**n. Domestic Hot Water** Age: 6yrs Type: propane Gallons: 100gal

**o. Electrical System** # of Amps 400  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: above garage completed after original CO

**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: central Age: 6 Date Last Serviced and by whom: \_\_\_\_\_  
Comments: \_\_\_\_\_

**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: wired for generator but none installed

**v. Internet** Type Currently Used at Property: wireless

**w. Other** (e.g. Alarm System, Irrigation System, etc.) irrigation 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.

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### 10. ADDITIONAL INFORMATION

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

b. ADDITIONAL COMMENTS:

The existing shed encroaches a few feet onto the adjacent property. The neighboring owner is aware of the encroachment. Seller is willing to either leave the shed as-is or remove it from the property prior to closing.

### 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).

*Peter Fregeau, Trustee*  
SELLER  
dotloop verified  
05/25/26 8:33 AM EDT  
0E12-XRCO-OB9I-BYLF  
DATE

*Gill Fregeau*  
SELLER  
dotloop verified  
05/25/26 8:49 AM EDT  
5QHJ-QGG4-TGBL-2HBC  
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

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