PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form

REALTOR® EQUAL HOUSING OPPORTUNITY

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:** LARRY Gammon / Patricia Stavotone
2. **PROPERTY LOCATION:** 14 Puritan Dr Bedford, NH
3. **CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED?** ☐ Yes ☐ No
4. **SELLER:** ☒ has ☐ has not occupied the property for 21 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: Rear of house, by stairs from Deck
   Installed By: Derry Well Co Londonderry Date of Installation: Aug, 1995
   What is the source of your information? Previous owner

   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 4/25
   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?

   No problems - test 2021, 2023, 2025

   COMMENTS:

   Largefilter-softener / cartridge filter-removes sediment
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 1500 Gal. ☐ Unknown ☐ Other: _____
   Tank Type ☒ Concrete ☐ Metal ☐ Unknown ☐ Other: _____
   Location: Front 17' from Window Location Unknown ☐ Date of Installation: Aug 1995
   Date of Last Servicing: 6/25 Name of Company Servicing Tank: Felix
   Have you experienced any malfunctions? ☐ Yes ☒ No
   Comments: Excellent, large capacity system

SELLER(S) INITIALS LG / PS BUYER(S) INITIALS ____ / ____

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PROPERTY LOCATION: 17 Puritan Drive, Bedford NH

d. LEACH FIELD: ☒ Yes ☐ No ☐ Other: _____
IF YES, Location: Front yard Size: 5,000 ☐ Unknown: _____
Date of installation of leach field: Aug 1995 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 site assessment been done? ☐ Yes ☐ No ☐ Unknown
Source of Information: _____
Comments: _____
FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU

7. INSULATION

LOCATION	Yes	No	Unknown	If YES, Type	Amount	Unknown
Attic or Cap	☒	☐	☐			☐
Crawl Space	☒	☐	☐			☐
Exterior Walls	☒	☐	☐			☐
Floors	☐	☐	☒			☐
_____	☐	☐	☐			☐

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: 10/25 By: Builder
Results: No radon If applicable, what remedial steps were taken? Builder put in a passive vent pipe from basement floor to outside as a precaution
Has the property been tested since remedial steps? ☐ Yes ☐ No
Are test results available? ☐ Yes ☐ No
Comments: _____

SELLER(S) INITIALS _____ / _____ 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: 10/95 By: Builder (Bouton)
Results: See previous If applicable, what remedial steps were taken? No radon
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: Small HELOC (Bank)
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. Street (check one): ☒ Public ☐ Private ☐ Association
If private, is there a written road maintenance agreement? ☐ Yes ☐ No
Additional Information:

j. Heating System Age: 3yrs Type: Fuel: Oil Tank Location: Cellar
Owner of Tank: Seller
Annual Fuel Consumption: 750 GAL Price: Gallons:
Date system was last serviced and by whom? June 2026 Gardell
Secondary Heat Systems: Mitsubishi Mini split 1 year old
Comments: Excellent systems

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k. Roof Age: 1 year Type of Roof Covering: Shingle - Architect - 50yr warranty
Moisture or leakage: None
Comments:

l. Foundation/Basement: ☒ Full ☐ Partial ☐ Other: _____ Type: _____
Moisture or leakage: None
Comments:

m. Chimney(s) How Many? 1 Lined? _____ Last Cleaned: Not used Problems? None
Comments:

n. Plumbing Type: _____ Age: _____
Comments:

o. Domestic Hot Water: Age: 19 years Type: _____ Gallons: _____

p. Electrical System: # of Amps _____ Circuit Breakers ☒ Fuses ☐
Comments: 2 Electric car chargers;
Solar Panels: ☐ Leased ☐ Owned If leased, explain terms of agreement: _____
Comments:

q. Modifications: Are you aware of any modifications or repairs made without the necessary permits? ☐ Yes ☒ No
If Yes, please explain: _____

r. Pest Infestation: Are you aware of any past or present pest infestations? ☐ Yes ☒ No Type: _____
Comments:

s. 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: _____

t. Air Conditioning: Type: Central Age: _____ Date Last Serviced and by whom: April 2026 - Heritage
Comments: Mini split handles most of cooling/central unit + supplements

u. Pool: Age : No Heated: ☐ Yes ☒ No Type: _____ Last Date of Service: _____
By Whom: _____

v. Generator: Portable: Yes ☐ No ☐ Whole House: Yes ☒ No ☐ Kw/Size: 7400 Last Date of Service: July 2026
If Portable: ☐ Included ☐ Negotiable
Comments: Generac - 2 years old

w. Internet: Type Currently Used at Property: Xfinity

x. Other (e.g. Alarm System, Irrigation System, etc.) Alarm system, 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:

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).

Lacy Adams 10/23/26
SELLER DATE

Patricia A. Stavolone 10/23/26
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

BUYER DATE

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