

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: DANYUN XIE
2. PROPERTY LOCATION: 38-40 FRANKLIN STREET, SOMERSWORTH, NH 03878
3. CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED? [X] Yes [] No
4. SELLER: [X] has [] has not occupied the property for 2-1/2 years.
5. WATER SUPPLY

Please answer all questions regardless of type of water supply.

- a. TYPE OF SYSTEM: [X] Public [] Private [] Seasonal [] Unknown
[] Drilled [] Dug [] Other
b. INSTALLATION: Location: N/A
Installed By: N/A Date of Installation: N/A
What is the source of your information? N/A
c. USE: Number of persons currently using the system: #38 - 5 people | #40 - 6 people
Does system supply water for more than one household? [X] Yes [] No
d. MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?
Pump: [] Yes [X] No [] N/A Quantity: [] Yes [X] No
Quality: [] Yes [X] 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 [X] 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 [X] No
If YES, are test results available? [] Yes [X] No What steps were taken to remedy the problem?

COMMENTS: Public water regularly tested by municipality. Report available at town water department

6. SEWAGE DISPOSAL SYSTEM

- a. TYPE OF SYSTEM: Public: [X] Yes [] No Community/Shared: [] Yes [] No
Private: [] Yes [X] No [] Unknown
Septic Design Available: [] Yes [X] No
b. IF PUBLIC OR COMMUNITY/SHARED
Have you experienced any problems such as line or other malfunctions? [] Yes [X] No
What steps were taken to remedy the problem? N/A
c. IF PRIVATE:
TANK: [] Septic Tank [] Holding Tank [] Cesspool [] Unknown [] Other
Tank Size [] Gal. [] Unknown [] Other
Tank Type [] Concrete [] Metal [] Unknown [] Other
Location: [] Location Unknown Date of Installation:
Date of Last Servicing: Name of Company Servicing Tank:
Have you experienced any malfunctions? [] Yes [] No
Comments:
d. LEACH FIELD: [] Yes [] No [] Other
If YES, Location: Size [] Unknown
Date of installation of leach field: Installed By:
Have you experienced any malfunctions? [] Yes [] No
Comments: DS

SELLER(S) INITIALS DX BUYER(S) INITIALS /

PROPERTY DISCLOSURE - RESIDENTIAL ONLY
New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 38-40 FRANKLIN STREET, SOMERSWORTH, NH 03878

e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? Yes X No Unknown
IF YES, has a site assessment been done? Yes No Unknown

Source of Information: N/A

Comments: N/A

FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU

Table with 7 columns: INSULATION, LOCATION, Yes, No, Unknown, If YES, Type, Amount, Unknown. Rows include 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 X No Unknown

IF YES: Are tanks currently in use? Yes X No

IF NO: How long have tank(s) been out of service? N/A

What materials are, or were, stored in the tank(s)? N/A

Age of tank(s): N/A Size of tank(s): N/A

Location: N/A

Are you aware of any past or present problems such as leakage, etc? Yes X No Comments:

Seller has no personal knowledge of underground storage tanks on the property

If tanks are no longer in use, have the tanks been removed? Yes No Unknown

b. ASBESTOS - Current or previously existing:

As insulation on the heating system pipes or ducts? Yes No Unknown

In the siding? X Yes No Unknown In the roofing shingles? Yes X No Unknown

In flooring tiles? Yes No X Unknown Other Yes No Unknown

If YES, Source of information: Previous owner

Comments: Exterior siding tiles were painted in 2016

c. RADON/AIR - Current or previously existing:

Has the property been tested? Yes X No Unknown

If YES: Date: N/A By: N/A

Results: N/A If applicable, what remedial steps were taken? N/A

Has the property been tested since remedial steps? Yes No

Are test results available? Yes No Comments: Seller has never tested for Radon/Air

d. RADON/WATER - Current or previously existing:

Has the property been tested? Yes X No Unknown

If YES: Date: N/A By: N/A

Results: N/A If applicable, what remedial steps were taken? N/A

Has the property been tested since remedial steps? Yes No

Are test results available? Yes No Comments: Public water supply.

e. LEAD-BASED PAINT - Current or previously existing:

Are you aware of lead-based paint on this property? Yes X No

If YES: Source of information: N/A

Are you aware of any cracking, peeling, or flaking lead-based paint? Yes X No

Comments: Seller has no personal knowledge of lead-based paint but it is possible due to age.

SELLER(S) INITIALS DX

BUYER(S) INITIALS /

PROPERTY DISCLOSURE - RESIDENTIAL ONLY
New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 38-40 FRANKLIN STREET, SOMERSWORTH, NH 03878

f. Are you aware of any other hazardous materials? Yes No
If YES: Source of information: N/A
Comments: Seller has no personal knowledge of hazardous materials on the property

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: N/A
What is your source of information? N/A

b. Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees?
Yes No Unknown If YES, Explain: N/A
What is your source of information? N/A

c. Are you aware of any onsite landfills or any other factors, such as soil, flooding, drainage, etc?
Yes No If YES, Explain: N/A

d. Are you aware of any problems with other buildings on the property? Yes No If YES, Explain: N/A

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 any part of this property in Current Use? Yes No Unknown If YES, Explain: N/A

g. Is this property located in a Federally Designated Flood Zone? Yes No Unknown

h. Has the property been surveyed? Yes No Unknown If YES, By: N/A
If YES, is survey available? Yes No Unknown

i. How is the property zoned? RES-3

j. Heating System Age: #40-12 years Type: #38: Gas | #40 - FHW Fuel: Gas \ Kerosene Tank/Location: #40 - Outside
Owner of Tank: Seller

Annual Fuel Consumption: Price: Gallons:

Date system was last serviced and by whom?

Solar Panels: Leased Owned If leased, explain terms of agreement:

Comments: Materials for new gas heating system is in basement but needs to be installed.

k. Roof Age: unknown Type of Roof Covering: Asphalt shingles

Moisture or leakage: None

Comments: None

l. Foundation/Basement: X Full Partial Other: Type: #38 - Dirt | #40 - Brick/cement

Moisture or leakage: Unknown

Comments: None

m. Chimney(s) How Many? 2 Lined? unknown Last Cleaned: unknown Problems? No

n. Plumbing Type: PVC and copper Age: unknown

Comments: None

o. Domestic Hot Water: Age: #38 - 2012 | #40 - 2007 Type: #38-Gas | #40-Electri Gallons:

p. Electrical System Amps: #38 - 100 amp | #40-200 XCircuit Breakers Fuses

Comments: Separate meters Some double taps and mini breakers noted (#40) ; old knob & tube present

q. Modifications: Are you aware of any modifications or repairs made without the necessary permits? Yes No

If Yes, please explain: N/A

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

Comments: None

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: N/A

t. Other (e.g. Alarm System, Irrigation System, etc.) None

SELLER(S) INITIALS DS D X

BUYER(S) INITIALS /

PROPERTY DISCLOSURE - RESIDENTIAL ONLY
New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 38-40 FRANKLIN STREET, SOMERSWORTH, NH 03878

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.

10. ADDITIONAL INFORMATION

a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?

 Yes X No

b. ADDITIONAL COMMENTS:

#38 - New windows installed in 2013; new water heater in 2012; new fiberglass tub/surround in 2014 (previous owner)

#40 - 2nd floor bathroom has had a leak and caused 1st floor floor dining area ceiling issues. Needs repair.

BARN - Repaired roof, painted and new garage doors in 2017 (previous owner) ; no fire rated door or fire wall from garage/barn evidence of moisture/some rot in barn

EXTERIOR - Repaired broken asbestos tiles and painted exterior in 2016 (previous owner)

Chimney in need of some minor brick and mortar work and some of hte flashing repaired (per previous home inspection)

PROPERTY BEING SOLD "AS-IS"

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).

DocuSigned by:

Danyun Xie
SELLER DANYUN XIE

3/27/2020

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