

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: FREDERIC W. YOCUM, JR., TRUSTEE, CAROLINE M. YOCUM, TRUSTEE

2. PROPERTY LOCATION: 9 Wilson Way, Brentwood, NH 03833

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: on western part of the condominium property
Installed By: builder Date of Installation: 2018
What is the source of your information? history of condominium

c. USE: Number of persons currently using the system: 33-40
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 2025

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? N/A

COMMENTS: The pump control valve failed and was replaced in 2024.

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? N/A

c. IF PRIVATE:

TANK: ☒ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Unknown ☐ Other

Tank Size: 1500 Gal. ☐ Unknown ☐ Other

Tank Type: ☐ Concrete ☐ Metal ☒ Unknown ☐ Other

Location: ☐ Location Unknown Date of Installation:

Date of Last Servicing: 2/9/24 Name of Company Servicing Tank: Epping and Exeter Septic Service

Have you experienced any malfunctions? ☐ Yes ☒ No

Comments: N/A

SELLER(S) INITIALS Fwy, Cmy

BUYER(S) INITIALS 1

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Page 1 of 5

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d. LEACH FIELD: ☒ Yes ☐ No ☐ Other _____
IF YES, Location: behind club house (21 Wilson Way) Size: Unknown
Date of installation of leach field: 2015 Installed By: builder
Have you experienced any malfunctions? ☐ Yes ☒ No
Comments: None

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 N/A
Date of Evaluation: N/A
Comments: None

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 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>
	Floors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>
	<u>See 1c b We don't know the technical specifications, but it is a well insulated house.</u>						

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? N/A
What materials are, or were, stored in the tank(s)? propane
Age of tank(s): about 7 yrs old Size of tank(s): unknown
Location: west of house
Are you aware of any past or present problems such as leakage, etc? ☐ Yes ☒ No
Comments: None
If tanks are no longer in use, have the tanks been removed? ☐ Yes ☐ No ☒ Unknown N/A
Comments: None

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: N/A
Comments: None

c. RADON/AIR - Current or previously existing:

Has the property been tested? ☐ Yes ☒ 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 N/A
Are test results available? ☐ Yes ☐ No N/A
Comments: None

SELLER(S) INITIALS [Signature]

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: 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 N/A

Are test results available? ☐ Yes ☒ No Comments: None

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: N/A

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

Comments: None

f. Are you aware of any other hazardous materials? ☐ Yes ☒ No

If YES: Source of information: N/A

Comments: None

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: association fees

What is your source of information? Condominium President

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: N/A

f. Is this property located in a Federally Designated Flood Hazard Zone? ☐ Yes ☒ No ☐ Unknown

Comments: None

g. Has the property been surveyed? ☐ Yes ☐ No ☒ Unknown If YES, By: N/A

If YES, is survey available? ☐ Yes ☐ No ☒ Unknown

h. How is the property zoned? Residential

i. Heating System Age: 6 yrs. Type: Lennox Fuel: Propane Tank Location: West of house

Owner of Tank: Palmer

Annual Fuel Consumption: one estimate Price: most recent - \$2,149.1 Gallons: _____

Date system was last serviced and by whom? 10/9/23 by Palmer

Secondary Heat Systems: None that we know of

Comments: fuel consumption - 2023 - 414.9 gal.; 2024 - 420.6 gal.; 2025 to date - 465.5 gal.

j. Roof Age: 6 yrs Type of Roof Covering: unknown, see 10b

Moisture or leakage: None

Comments: None

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- k. Foundation/Basement: ☒ Full ☐ Partial ☐ Other: _____ Type: _____
Moisture or leakage: None
Comments: None
- l. Chimney(s) How Many? 0 Lined? N/A Last Cleaned: N/A Problems? N/A
Comments: None
- m. Plumbing Type: Unknown see 10 b. Age: 2018
Comments: None
- n. Domestic Hot Water: Age: 6 yrs. Type: Boiler Gallons: 0
- o. Electrical System: # of Amps 200 ☒ Circuit Breakers ☐ Fuses
Comments: None
Solar Panels: ☐ Leased ☐ Owned If leased, explain terms of agreement: N/A
Comments: None
- p. Modifications: Are you aware of any modifications or repairs made without the necessary permits? ☐ Yes ☒ No
If Yes, please explain: N/A
- q. Pest Infestation: Are you aware of any past or present pest infestations? ☒ Yes ☐ No Type: _____
Comments: See 2nd comment at 10 b.
- 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: N/A
- s. Air Conditioning: Type: Lennox Age: 6 yrs. Date Last Serviced and by whom: 6/17/23 by Palmer
Comments: None
- t. Pool: Age: _____ Heated: ☐ Yes ☒ No Type: N/A Last Date of Service: N/A
By Whom: N/A
- u. Generator: Portable: ☐ Yes ☒ No Whole House: ☐ Yes ☒ No Kw/Size: 31 Last Date of Service: 6/5/25
If Portable: ☐ Included ☐ Negotiable N/A
Comments: None
- v. Internet: Type Currently Used at Property: Comcast
- w. Other (e.g. Alarm System, Irrigation System, etc.) Irrigation System
Comments: None

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 [Signature]

BUYER(S) INITIALS [Signature]

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10. ADDITIONAL INFORMATION

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

b. ADDITIONAL COMMENTS:

We bought this house new in August, 2018 with the understanding that it was in compliance with the Code at that time.
pest infestation - yellow jacket - as it conditioner several years ago - covered by exterminator
yellow jacket in door & house - removed by one of the trustees on 6/26/25
ants from time to time, mostly in Spring - killed by ant traps
bird nest in open area under deck - several years ago - removed since birds had moved on

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).

Fredric W. Yocum, Jr. 6/26/25
SELLER FREDERIC W. YOCUM, JR., TRUSTEE DATE

Caroline M. Yocum 6/26/25
SELLER CAROLINE M. YOCUM, TRUSTEE 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.

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DATE

BUYER

DATE

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