

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: Ken & Lillian Seitz
2. PROPERTY LOCATION: 450 FW Hartford Dr, Portsmouth
3. CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED? No
4. SELLER: has occupied the property for 17 years.

5. WATER SUPPLY

Please answer all questions regardless of type of water supply.

- a. TYPE OF SYSTEM: Public
b. INSTALLATION: Location:
c. USE: Number of Persons currently using the system:
d. MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?
e. WATER TEST: Have you had the water tested? No

COMMENTS:

6. SEWAGE DISPOSAL SYSTEM

- a. TYPE OF SYSTEM: Public: Yes
b. IF PUBLIC OR COMMUNITY/SHARED: Have you experienced any problems such as line or other malfunctions? No
c. IF PRIVATE: TANK: Septic Tank, Holding Tank, Cesspool, Unknown, Other
d. LEACH FIELD: Yes, No, Other

SELLER(S) INITIALS: Ken, Lillian

BUYER(S) INITIALS:

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- e. IS SYSTEM LOCATED IN A SHORELAND ZONE? IF YES, has a site assessment been done? SOURCE OF INFORMATION: COMMENTS:

Table with 7 columns: 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? IF YES: Are tanks currently in use? 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 problems, such as leakage, etc.?

- b. ASBESTOS - Current or previously existing: As insulation on the heating system pipes or ducts? In the siding? In the roofing shingles? In flooring tiles? Other: If YES, Source of information: Comments:

- c. RADON/AIR - Current or previously existing: Has the property been tested? If YES: Date: By: Results: If applicable, what remedial steps were taken? Has the property been tested since remedial steps? Are test results available? Comments:

- d. RADON/WATER - Current or previously existing: Has the property been tested? If YES: Date: By: Results: If applicable, what remedial steps were taken? Has the property been tested since remedial steps? Are test results available? 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:

- f. Are you aware of any other hazardous materials? If YES: Source of information: Comments:

SELLER(S) INITIALS [Handwritten initials]

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

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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? [X] Yes [ ] No [ ] Unknown If YES, Explain: Woodlands Covenants
b. Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees? [X] Yes [ ] No [ ] Unknown If YES, Explain: Association yearly fee
c. Are you aware of any onsite landfills or any other factors, such as soil, flooding, drainage, etc? [ ] Yes [X] No
d. Are you aware of any problems with other buildings on the property? [ ] Yes [X] No
e. Are you receiving a tax exemption for this property for any reasons? [X] Yes [ ] No [ ] Unknown If YES, Explain: Veteran's Exemption
f. Is any part of this property in Current Use? [ ] Yes [X] No [ ] Unknown
g. Is this property located in a Federally Designated Flood Zone? [ ] Yes [X] No [ ] Unknown
h. Has the property been surveyed? [ ] Yes [ ] No [X] Unknown
i. How is the property zoned? Residential
j. Heating System Age: 23 Type: FHW Fuel: Oil Tank/Location: Basement
k. Roof Age: 1996 Type of Roof Covering: Asphalt Shingles
l. Foundation/Basement: [X] Full [ ] Partial [ ] Other: Concrete
m. Chimney(s) How Many? 1 Lined? Yes & Capped Last Cleaned: 2006 Problems? None
n. Plumbing Type: copper/PVC Age: 23
o. Domestic Hot Water: Age: 10 yrs. Type: Gallons: 60
p. Electrical System Amps: 200 amps [X] Circuit Breakers [ ] Fuses
q. Modifications: Are you aware of any modifications or repairs made without the necessary permits? [ ] Yes [X] No
r. Pest Infestation: Are you aware of any past or present pest infestations? [ ] Yes [X] No
s. Methamphetamine Production: Do you have knowledge of methamphetamine production ever occurring on the property? [ ] Yes [X] No
t. Other (e.g. Alarm System, Irrigation System, etc.) Hard wired Smoke Detectors

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 [Handwritten initials]

BUYER(S) INITIALS [Blank]

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10. ADDITIONAL INFORMATION

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

Yes No

b. ADDITIONAL COMMENTS:

Furnace serviced every year since 1992 before heating season
New sump pump in basement installed August 2009
New fuel line to furnace installed August 2009
New pump for basement deep sink installed August 2009
New brick walkway & granite steps replaced June 2008
Completely new driveway replaced June 2007
New front steps - brick & blue stone - replaced summer 2006
New dishwasher installed June 2005
New stove replaced August 2005
Sunsetter Electric awning over deck installed Summer 2003
New roof installed in 1996 with an ice & water shield on front & back roofs.

I HAVE PROVIDED THE INFORMATION CONTAINED IN THIS INFORMATION STATEMENT AND REPRESENT THAT ALL STATEMENTS AND INFORMATION ARE CORRECT. I UNDERSTAND THAT INFORMATION CONTAINED IN THIS INFORMATION STATEMENT WILL BE COMMUNICATED TO PROSPECTIVE BUYERS.

SELLER(S) MAY BE RESPONSIBLE AND LIABLE FOR ANY FAILURE TO PROVIDE KNOWN INFORMATION TO BUYER(S).

Handwritten signatures and dates for two sellers: Kenneth W. Seely (5-13-09) and Kilian Seely (5-13-09)

I/WE HAVE READ AND RECEIVED A COPY OF THIS DISCLOSURE AND UNDERSTAND THAT I/WE SHOULD SEEK INFORMATION FROM PROFESSIONALS NORMALLY ENGAGED IN THE BUSINESS REGARDING ANY SPECIFIC ISSUES OF CONCERN.

BUYER DATE BUYER DATE