

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: [REDACTED]

2. PROPERTY LOCATION: **2 Mountainview Road Unit 6, Bartlett, NH 03812**

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

4. SELLER: has has not occupied the property for 36 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: _____
Installed By: _____ Date of Installation: _____
What is the source of your information? _____

c. USE: Number of persons currently using the system: 10
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 Gal. Unknown Other
Tank Type Concrete Metal Unknown Other _____
Location: front of the building Location Unknown. Date of Installation: 1982
Date of Last Servicing: 2024 Name of Company Servicing Tank: _____
Have you experienced any malfunctions? Yes No
COMMENTS: _____

SELLER(S) INITIALS [REDACTED]

BUYER(S) INITIALS _____ / _____

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d. LEACH FIELD: [x] Yes [] No [] Other
IF YES, Location: front of the building center Size: Unknown
Date of installation of leach field: 1982 Installed By: unknown
Have you experienced any malfunctions? [] Yes [x] No
Comments: serviced every two years for the last 36 years that we have been at the unit

e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? [] Yes [x] No [] Unknown
IF YES, has a septic system evaluation been done within 180 days? [] Yes [x] No [] Unknown
Date of Evaluation: N/A
Comments:

FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU, 603-271-3501

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 [] No
IF NO: How long have tank(s) been out of service? none
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 [x] No [] Unknown
In the siding? [] Yes [x] No [] Unknown In the roofing shingles? [] Yes [x] No [] Unknown
In flooring tiles? [] Yes [x] No [] Unknown Other [] Yes [x] No [] Unknown
If YES, Source of information:
Comments:

c. RADON/AIR - Current or previously existing:
Has the property been tested? [] Yes [x] 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: Never been tested

SELLER(S) INITIALS [Redacted] 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: _____ 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: _____
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: condo fees, 1/4 ly
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? _____

i. Heating System Age: 2022 Type: Toyo Fuel: k-1 Tank Location: by entrance door

Owner of Tank: seller

Annual Fuel Consumption: _____ Price: \$1800 aprox Gallons: _____

Date system was last serviced and by whom? none installed 4 years ago

Secondary Heat Systems: pellet heater and also electric

Comments: also has heat in bed rooms (electric)

j. Roof Age: 2 year Type of Roof Covering: asphalt architectural 30 year

Moisture or leakage: None

Comments: New roof with entire roof with water and ice under shingels and new lead flashing

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_____ / _____

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k. Foundation/Basement Full Partial Other: _____ Type: _____

Moisture or leakage: this is a top unit no foundation issues

Comments: _____

l. Chimney(s) How Many? 1 Lined? yes stanless Last Cleaned: 1 year new Problems? _____

Comments: New Harmen pellet stove with new stanless steel lined chimney all new

m. Plumbing Type: pvc and copper Age: 1982

Comments: _____

n. Domestic Hot Water Age: 8 years Type: electric Gallons: 40 total 2- 20 gallon tank

o. Electrical System # of Amps 200 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: _____

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: none Age: _____ 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: _____

v. Internet Type Currently Used at Property: spectrum cable

w. Other (e.g. Alarm System, Irrigation System, etc.) none

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.

SELLER(S) INITIALS 

BUYER(S) INITIALS _____ / _____

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10. ADDITIONAL INFORMATION

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

b. ADDITIONAL COMMENTS:

--- pellet stove 2 years old
--- New roof 2 years old
--- Fridge is 2 years
---- K-1 heater is 4 years old
----- Deck was just done over last year with Trex
---- New tv's in two of the rooms last year
---- Painting and lots of recent extior work done to the building last year and the year before
the building has also had other repairs done so that it is in good condition with little to no
items on the list to be done right now. Money in reserves, no debt on the building.

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).

[Redacted Signature] _____

5/29/2026
DATE

[Redacted Signature] _____

5/30/2026
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 _____

SELLER(S) INITIALS [Redacted]

BUYER(S) INITIALS _____ / _____

PROPERTY DISCLOSURE RIDER
CONDOMINIUM, CO-OP, PUD AND OTHER HOMEOWNER ORGANIZATIONS
(To be used in conjunction with Property Disclosure - Residential)
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In compliance with the requirements of RSA 477:4-f, the following information is provided to BUYER relative to the purchase of a condominium unit.

RIGHT TO INFORMATION: In accordance with RSA 356-B:58, a party interested in purchasing a condominium unit has the right to obtain from the Condominium Unit Owner's Association the following information: a copy of the condominium declaration, by-laws, any formal rules of the association, a statement of monthly and annual fees and any special assessments made within the last 3 years.

2 Mountainview Road Unit 6
Bartlett, NH 03812

- 1. Seller and Property Address: [Redacted]
2. Association Name (if applicable): Summit at Linderhof Building 2 Condo Association
3. Property Manager/Agent: Self Managed [Redacted] Phone: [Redacted]

4. GENERAL AND LEGAL

- a. Are there any Association or Corporation approvals required for transfer of Ownership? Yes No Unknown
b. Is there a time share operation existing at Property? Yes No Unknown
c. Is there a vacation rental operation or other organized rental program at Property? Yes No Unknown
d. Are you aware of any rental, use or age restrictions? Yes No Unknown
e. Number of allocated parking spaces available for this unit: N/A
f. Are you aware of any pending or existing litigation? Yes No If Yes, please explain:
g. Are the minutes of the Condominium Association annual meeting available? Yes No Unknown
h. Are there any pet policies? Restrictions: Yes No Dogs/Cats Allowed: Yes No

5. MASTER INSURANCE POLICY

- a. Name of Company: Arabella Insurance [Redacted]
b. Name of Agent: [Redacted] Phone: [Redacted]

6. FINANCIAL

- a. Monthly maintenance fee(s): \$ [Redacted] \$ 1,009.00 paid quarterly
b. What do the monthly fees include?
Air Conditioning Hot Water Road Maintenance
Cable TV Signal Landscaping Sewer Maintenance
Electricity for Common Areas Lot Rent Snow Removal
Garage/Parking Real Property Tax Trash Removal
Gas Recreation/Community Association Dues Water
Other:
c. Are there any additional fees? If so, please specify: none
d. Are you aware of any special assessments or loans in effect at this time? Yes No
If Yes, explain:

Additional Comments: Septic maintained by O.M. Quint and Sons. [Redacted]

7. ACKNOWLEDGEMENTS:

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[Redacted] 9/2026 [Redacted] 5/30/2026
DATE DATE

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BUYER DATE BUYER DATE