

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: Carolyn Simpson, Stephen Simpson

2. PROPERTY LOCATION: 10 Pest House Rd, Littleton, NH 03561

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

4. SELLER: ☒ has ☐ has not occupied the property for 1.5 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: N/A
Installed By: _____ Date of Installation: _____
What is the source of your information? _____

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 _____
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: _____ Location Unknown: _____ Date of Installation: _____
Date of Last Servicing: _____ Name of Company Servicing Tank: _____
Have you experienced any malfunctions? ☐ Yes ☐ No
COMMENTS: _____

SELLER(S) INITIALS CWS, SPS BUYER(S) INITIALS /

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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: _____

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
Date of Evaluation: _____
Comments: _____

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	☒	☐	☐	<u>Fiberglass</u>	_____	_____
	Crawl Space	☐	☐	☐	_____	_____	_____
	Exterior Walls	☒	☐	☐	<u>Fiberglass</u>	_____	_____
	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: N/A

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: _____ 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: _____

SELLER(S) INITIALS CAS, SP

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: _____

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: 2 yrs Type: forced hot water Fuel: oil Tank Location: basement

Owner of Tank: Installed 12-28-23 PurePro Trio

Annual Fuel Consumption: _____ Price: _____ Gallons: _____

Date system was last serviced and by whom? _____

Secondary Heat Systems: Livingroom mini split brand new 2024

Comments: AC + heat

j. Roof Age: 5 yrs Type of Roof Covering: Asphalt Shingle

Moisture or leakage: NO

Comments: _____

SELLER(S) INITIALS CWS LPS

BUYER(S) INITIALS _____

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- k. **Foundation/Basement** ☒ Full ☐ Partial ☐ Other: _____ Type: _____
Moisture or leakage: _____
Comments: _____
- l. **Chimney(s)** How Many? 1 Lined? yes Last Cleaned: _____ Problems? _____
Comments: _____
- m. **Plumbing** Type: Copper, PVC Age: _____
Comments: _____
- n. **Domestic Hot Water** Age: 2yrs. Old Type: Bradford White Gallons: 57 gallons
- o. **Electrical System** # of Amps 200 ☒ Circuit Breakers ☐ Fuses
Comments: Installed 12-28-23
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: Mini split Age: 2yrs Date Last Serviced and by whom: _____
Comments: Samsung wind free Installed 2024
- 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 or Fidium
- w. **Other** (e.g. Alarm System, Irrigation System, etc.) Pope Security
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

CLS, SPS

BUYER(S) INITIALS

/

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PROPERTY LOCATION: 10 Pest House Rd, Littleton, NH 03561

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

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper has a slightly textured appearance and is set against a dark background.

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.

Carolyn Simpson
SELLER Carolyn Simpson

DATE 7/1/80

DATE 7/23/26

SELLER Stephen Simpson

DECLARATION TO PROVIDE KNOWLEDGE

DATE _____

7/23/26
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 _____ / _____

BUYER(S) INITIALS _____ /

Return to:

E # 25000482 01/15/2025 01:01 PM
Book 4914 Page 622 Page 1 of 2
Register of Deeds, Grafton County



Transfer Tax: \$7,050.00

LCHIP FEE	GRA205786	25.00
TRANS TAX	GR086428	7,050.00

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT, **NEXT STEPS COMMUNITY SERVICES LLC**, a New Hampshire limited liability company, with a mailing address of 633 NH Route 10, Orford, New Hampshire 0377 (the "**Grantor**"), for consideration paid, grants to **STEPHEN SIMPSON** and **CAROLYN SIMPSON**, husband and wife, of 24 Beacon Street, Littleton, New Hampshire 03561 (collectively, the "**Grantee**"), as joint tenants with rights of survivorship, with **WARRANTY COVENANTS**, the following:

A certain parcel of land with the buildings thereon, situated in the Town of Littleton, County of Grafton, State of New Hampshire, on the east side of Pest House Road, so-called, bounded and further described as follows:

- (1) Beginning at an iron pin set in the east line of the Pest House Road at the west corner of the within described parcel and at the south corner of the so-called "Pest House Lot" owned by the Town of Littleton;
- (2) Thence running North 60° 14' 28" East one hundred fifty (150.00) feet along the line of said Pest House Lot to an iron pin;
- (3) Thence turning and running South 21° 25' 53" East one hundred thirty-nine and forty-eight hundredths (139.48) feet along the line of Lot A of the grantor shown on a "Subdivision Plat, Town of Littleton-Eaton Lot Acquisition," June 2, 1995, recorded in the Grafton County Registry of Deeds, Plan No. 8344, to an iron pin;
- (4) Thence turning and running South 65° 48' 27" West one hundred fifty and eleven hundredths (150.11) feet along the line of said Lot A to an iron pin in the east line of the Pest House Road;
- (5) Thence turning and running North 20° 44' 09" West one hundred twenty-five (125.00) feet along the east side of the Pest House Road to the point of beginning.

Being shown as Lot 1 on a plan entitled "Proposed Subdivision prepared for Stephanie Eaton, Littleton, New Hampshire" by William S. Smith, Civil Engineer, May 1987, revised June 1987, approved by the Littleton Planning Board on August 18, 1987, and recorded in the Grafton County Registry of Deeds, Plan No. 4423; and being Lot 24.2 as shown on Town Tax Map No. 251.

Subject to and together with the terms and provisions regarding rights and easements as set forth in a deed dated June 30, 1995, and recorded in the Grafton County Registry of Deeds at Book 2147, Page 885.

Containing forty-five hundredths (0.45) of an acre, more or less.

MEANING and INTENDING to describe and convey all and the same premises conveyed to the herein Grantor by Warranty Deed of David Adams dated October 29, 2023, and recorded in the Grafton County Registry of Deeds at Book 4835, Page 705.

The premises conveyed hereby are not homestead property of the herein Grantor.

EXECUTED this 13th day of January, 2025.

NEXT STEPS COMMUNITY SERVICES LLC

By: *Lisa S. D'Innocenzo*
Name: Lisa S. D'Innocenzo
Its: Executive Director, Duly Authorized

**COMMONWEALTH OF MASSACHUSETTS
COUNTY OF WORCESTER**

On this 13th day of January, 2025, personally appeared the above-named Lisa S. D'Innocenzo in her capacity as Executive Director of Next Steps Community Services LLC, known to me or satisfactorily proven through proof of identification of a Driver's License being a Mass. Drivers License, to be the individual who executed the foregoing instrument, and swore to and acknowledged the same to be her voluntary act in her stated capacity.

Anthony J Oro
Notary Public
Printed Name: Anthony Oro
My Commission Expires: 09/18/2031

(SEAL)



VISION

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description	Element	Cd	Description			
Style:	03	Colonial						
Model	01	Residential						
Grade:	04	Average +10						
Stories:	2	2 Stories						
Occupancy	1							
Exterior Wall 1	25	Vinyl Siding	CONDO DATA					
Exterior Wall 2			Parcel Id		C		Owne	
						B		S
Roof Structure:	03	Gable/Hip	Adjust Type	Code	Description		Factor%	
Roof Cover	03	Asph/F GlS/Cmp	Condo Flr					
Interior Wall 1	05	Drywall/Sheet	Condo Unit					
Interior Wall 2			COST / MARKET VALUATION					
Interior Flr 1	14	Carpet	Building Value New			470,242		
Interior Flr 2								
Heat Fuel	02	Oil	Year Built			1997		
Heat Type:	05	Hot Water	Effective Year Built			2011		
AC Type:	02	Heat Pump	Depreciation Code			A		
Total Bedrooms	03	3 Bedrooms	Remodel Rating					
Total Bthrms:	2		Year Remodeled					
Total Half Baths	1		Depreciation %			14		
Total Xtra Fixtrs			Functional Obsol			0		
Total Rooms:	7		External Obsol			0		
Bath Style:	02	Average	Trend Factor			1		
Kitchen Style:	02	Average	Condition					
MHP			Condition %					
			Percent Good			86		
			RCNLD			404,400		
			Dep % Ovr					
			Dep Ovr Comment					
			Misc Imp Ovr					
			Misc Imp Ovr Comment					
			Cost to Cure Ovr					
			Cost to Cure Ovr Comment					



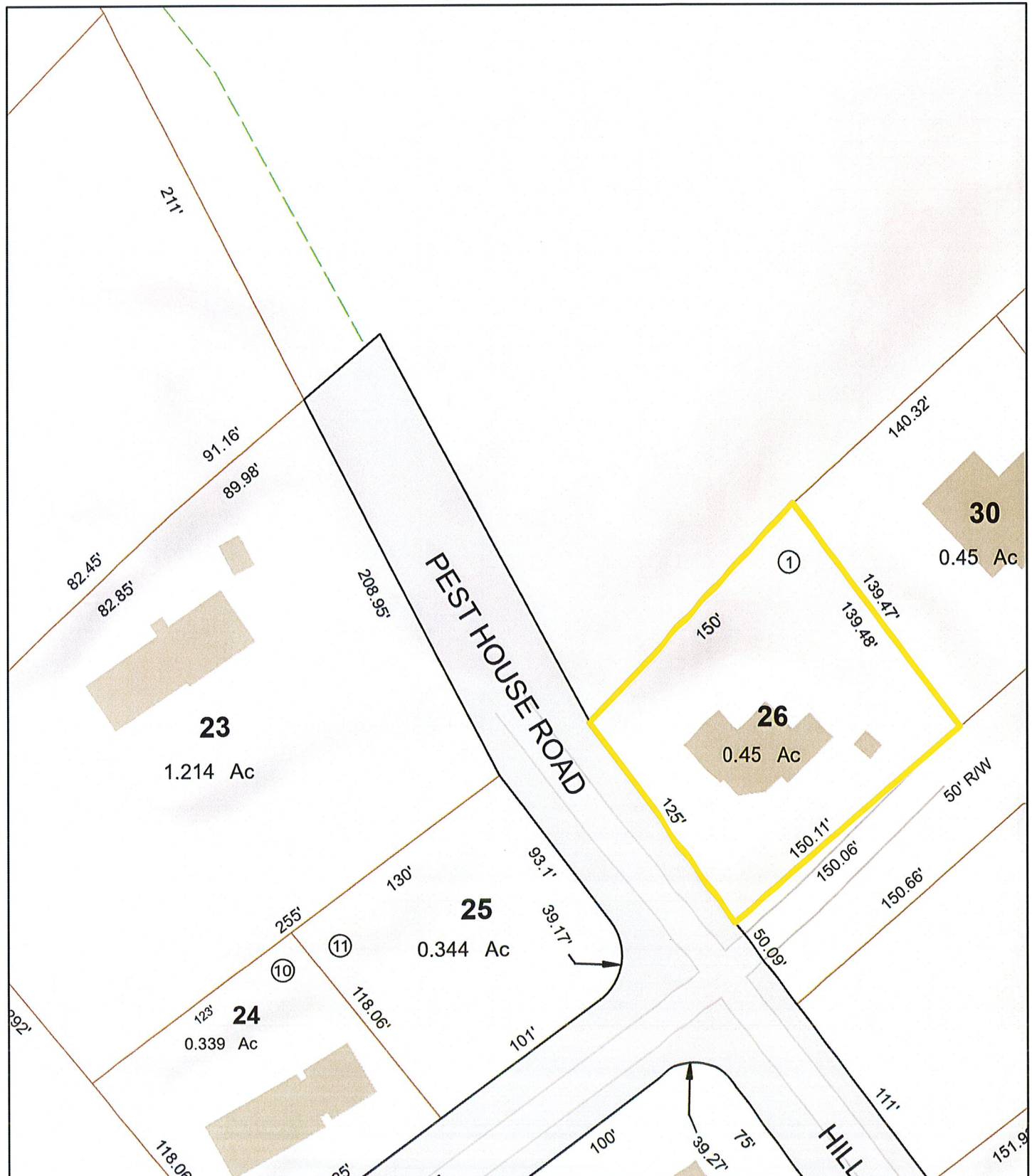
Littleton, NH

1 inch = 68 Feet



www.cai-tech.com

October 15, 2024



Data shown on this map is provided for informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



10 Pest House Rd, Littleton, NH

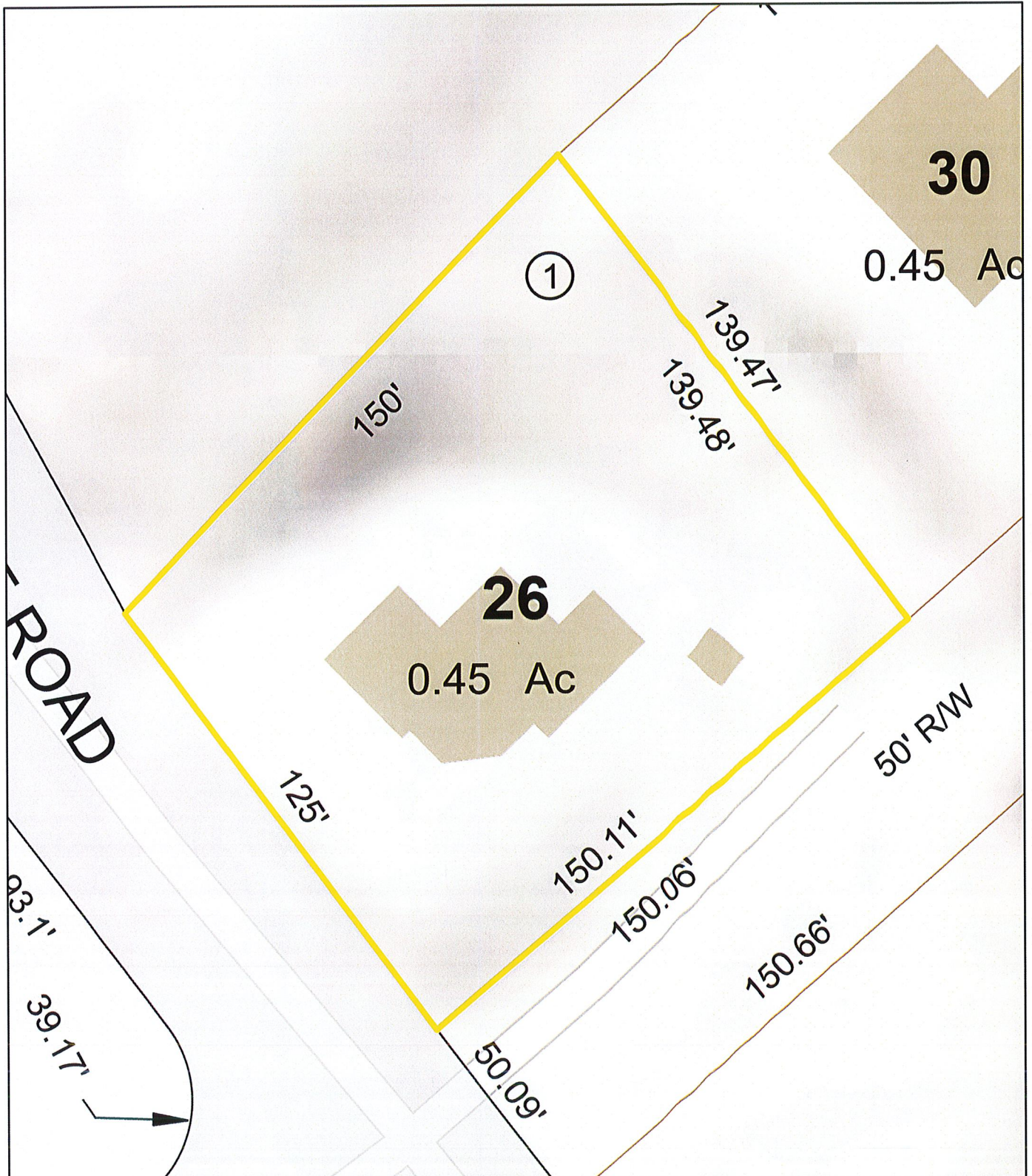
Map/Lot: 68-26-0

1 inch = 35 Feet



www.cai-tech.com

July 16, 2026



Data shown on this map is provided for informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Service Providers and Property Information

Owner's Name(s): Carolyn Simpson, Stephen Simpson

Property Address: 10 Pest House Rd, Littleton, NH 03561

Mail Delivery: (PO Box, Rural Route): USPS

Heat Fuel / Service Company: HARRIS OIL Phone Number: _____

Electric Company & Meter #: LITTLETON WATER + LIGHT Phone Number: _____

Land Line/Telephone Company: _____ Phone Number: _____

Is there cellular service at the property? YES ☒ Yes or ☐ No

TV Cable/Satellite Company: _____ Phone Number: _____

Is there Internet service available at the location? ☐ Yes or ☐ No

Is Internet currently hooked up? YES ☒ Yes or ☐ No

Internet Service Provider: FIDUUM Phone Number: _____

Plowing: _____ Phone Number: _____

Lawn & Garden Maintenance: _____ Phone Number: _____

Town Water: ☒ Yes or ☐ No Phone Number: _____

Town Sewer: ☒ Yes or ☐ No Phone Number: _____

Private Septic Pumping/Service: _____ Phone Number: _____

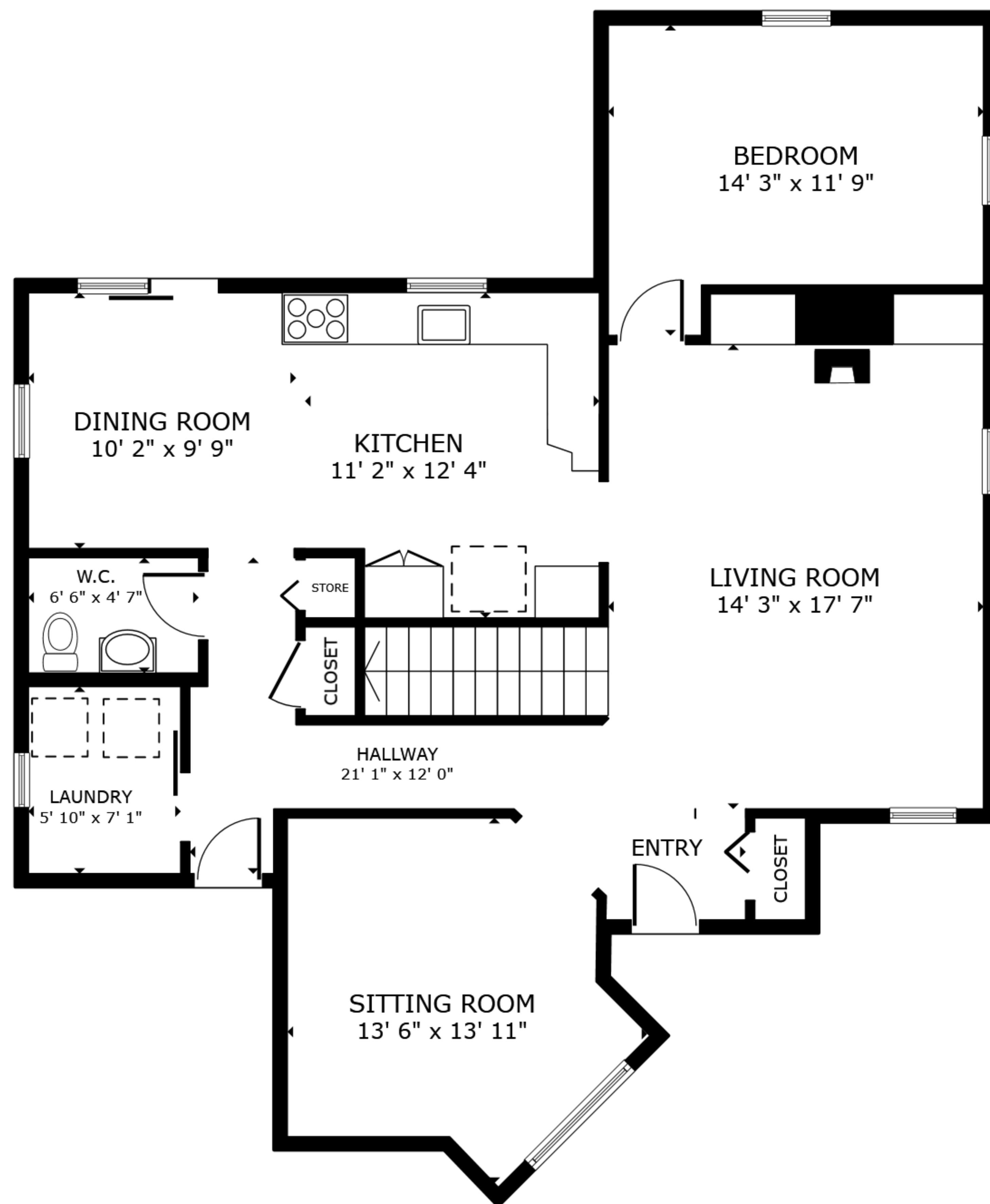
Private Water/Well Service: _____ Phone Number: _____

Alarm Company: POPE Phone Number: _____

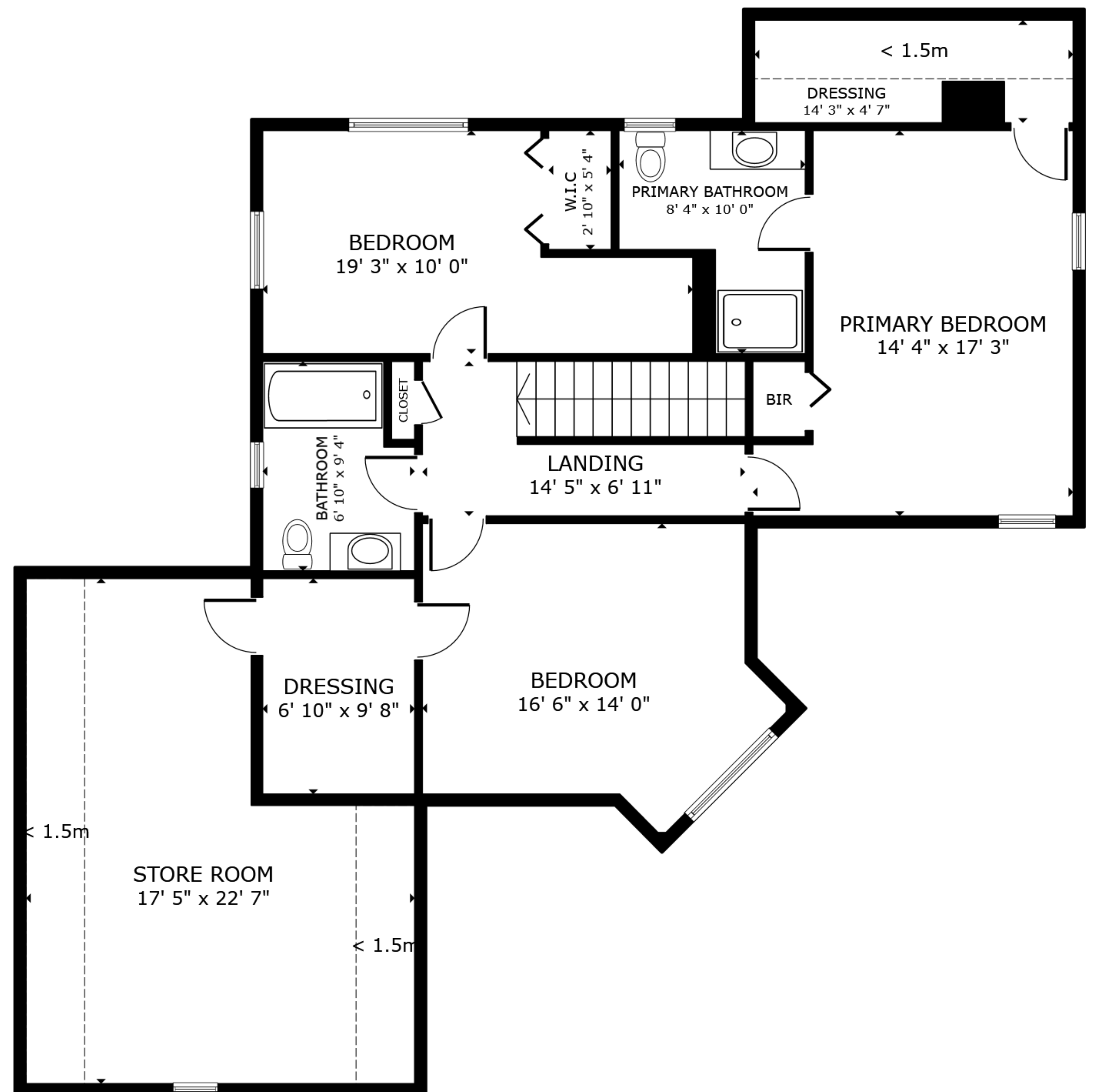
Insurance Company: PROGRESSIVE HOME Phone Number: _____

Rubbish Removal: TOWN BAGS, TRANSFER STATION Phone Number: _____

Other Helpful Information (Pool Maintenance, Property Manager, other Service Providers familiar with property)



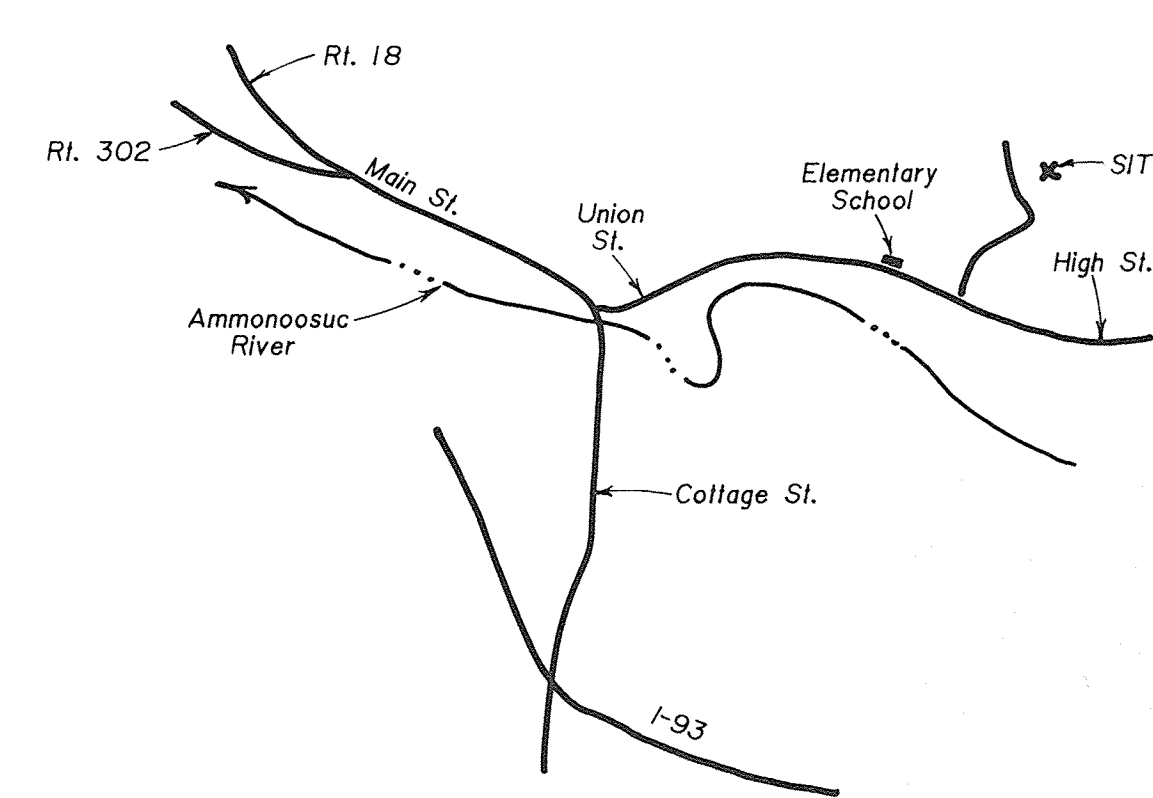
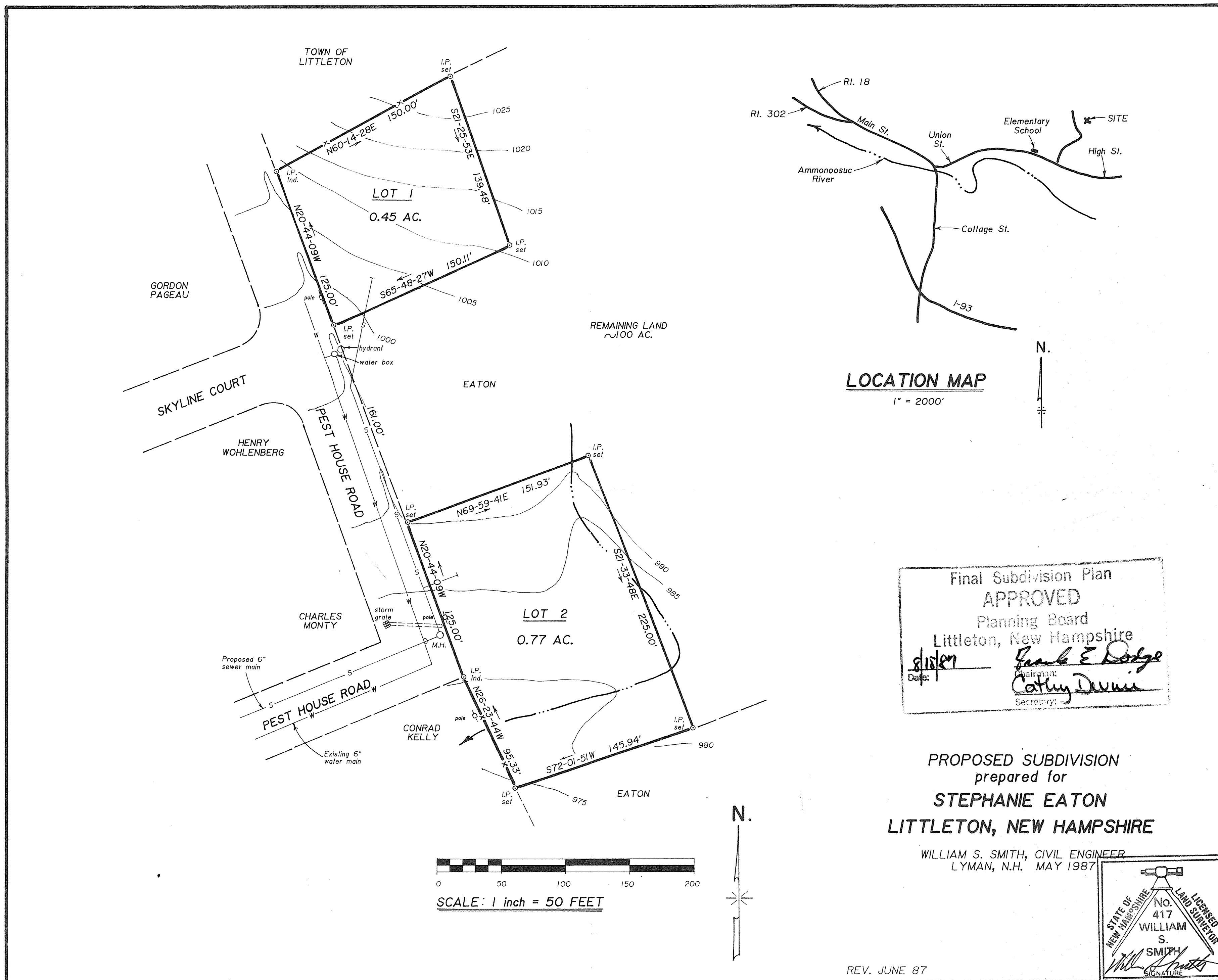
FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 1,065 sq.ft. FLOOR 2 1,167 sq.ft.
 EXCLUDED AREAS : REDUCED HEADROOM 129 sq.ft.
 TOTAL : 2,232 sq.ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

10003

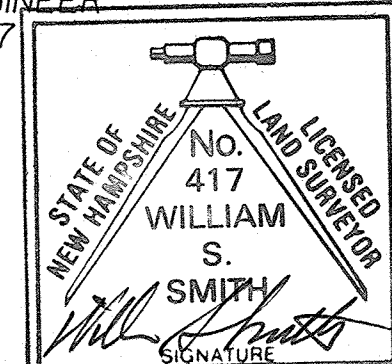


LOCATION MAP
1" = 2000'

Final Subdivision Plan
APPROVED
Planning Board
Littleton, New Hampshire
Date: 8/18/87
Chairman: Frank E. Dodge
Secretary: Cathy Devine

PROPOSED SUBDIVISION
prepared for
STEPHANIE EATON
LITTLETON, NEW HAMPSHIRE

WILLIAM S. SMITH, CIVIL ENGINEER
LYMAN, N.H. MAY 1987

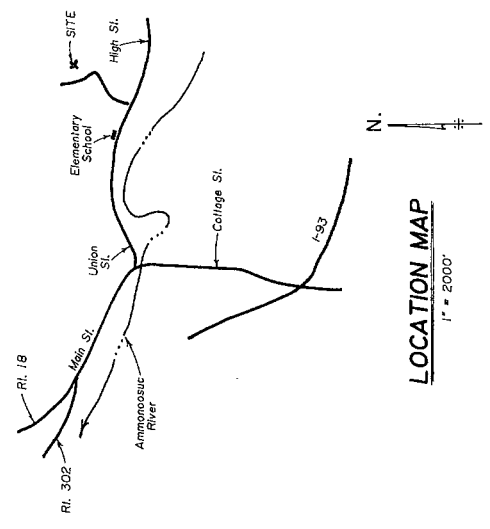
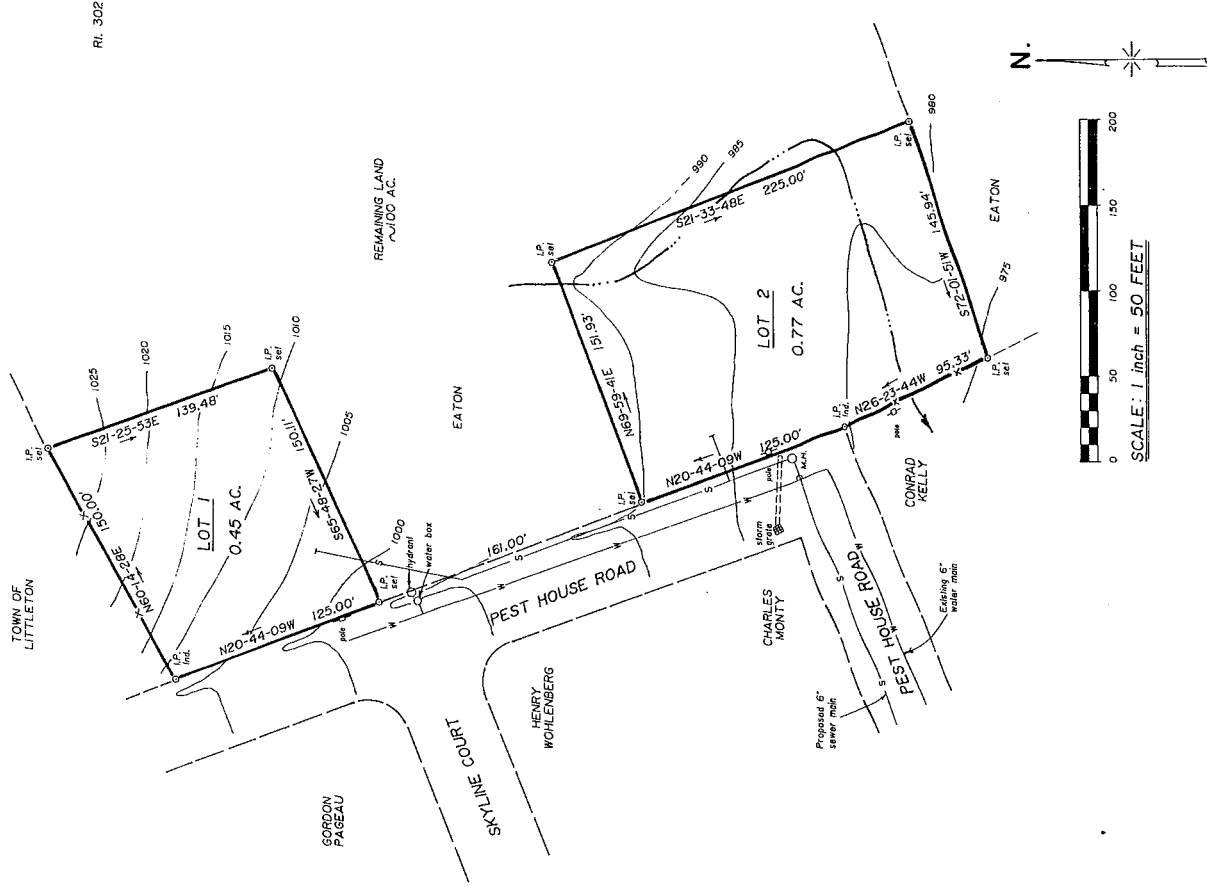


REV. JUNE 87

87-19

6+1 391

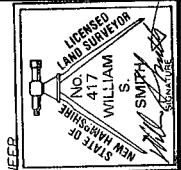
14043



LOCATION MAP
1" = 2000'

Final Subdivision Plan
APPROVED
Planning Board
Littleton, New Hampshire
Charles E. Dodge
Chairman
Colin Dwyer
Secretary

PROPOSED SUBDIVISION
prepared for
STEPHANIE EATON
LITTLETON, NEW HAMPSHIRE
WILLIAM S. SMITH, CIVIL ENGINEER
LYMAN, N.H. MAY 1987



REV. JUNE 87

64-394
67-19