New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

GBT

SELLER(S) INITIALS

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 APP	ROPRIATE.
IF ANY OF THE INFORMATION IN THIS PROPERTY DISCLOSURE FORM CHANGES FROM THE DATE OF CO	MPLETION,
YOU ARE TO NOTIFY THE LISTING FIRM PROMPTLY IN WRITING.	

10						
1.	SE	LLER: Joeann Taylor Revocable Trust, Joe B Taylor, Trustee				
2.	PR	OPERTY LOCATION: 24 Rainbow Drive, Goffstown, NH 03045				
3.	со	NDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED? [Yes] No				
4.	SE	LLER: 🔲 has 🗹 has not occupied the property foryears.				
5.	WA	ATER SUPPLY				
		ase answer all questions regardless of type of water supply. TYPE OF SYSTEM: Public				
	b.	INSTALLATION: Location: Front Yard Installed By: Unknown Date of Installation: Unknown What is the source of your information?				
	C.	USE: Number of persons currently using the system: 0 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?					
		COMMENTS: Arsenic Treatment System in place - Serviced in August 2024 by Culligan. Arsenic was tested after service and the system is well within NH DES standards. Copy of report is on file with agent.				
		wen within Mi DLS standards. Copy of report is on me with agent.				
6.		WAGE DISPOSAL SYSTEM 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? <u>N/A</u>				
	C.	IF PRIVATE:				
		TANK: Septic Tank Holding Tank Cesspool Unknown Other Tank Size Gal. Unknown Other: Metal Unknown Other: Tank Type Concrete Metal Unknown Other: Unknown Date of Installation: Unknown Location: Rear of House Location Unknown Date of Installation: Unknown Date of Last Servicing: 12/23 Name of Company Servicing Tank: Kent Septic Svc. Have you experienced any malfunctions? Yes No Comments:				

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PR	OPE	RTY LOCATIO	N: 24 Rainbow Drive, Go	ffstown, NH 03045				
	d.	LEACH FIELD: IF YES, Locatio	Yes No	Other:		Size: Unkn	OWN: Unknown	
			tion of leach field:			Installed By:		
		Have you experienced any malfunctions? Yes MNo						
		Comments:						
	e.	IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? ☐Yes ☑No ☐Unknown IF YES, has a site assessment been done? ☐ Yes ☐ No ☐Unknown						
		Source of Inform Comments:	nation:					
		FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU						
7.	INS	ULATION	LOCATION	<u>Yes</u> <u>No</u>	Unknown	If YES, Type	<u>Amount</u>	Unknown
			Attic or Cap			Blown	Unknown	
			Crawl Space					
			Exterior Walls					
			Floors					
8.	HA	ZARDOUS MAT	ERIAL					
			ND STORAGE TANK	(S - Current or p	reviously exis	sting:		
		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)?						
				• • • •				
		Location:			nk(s):			
		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? <u>Yes</u> No_Unknown						
		Comments:						
	b.	ASBESTOS - C	current or previous	y existing:				
		As insulation on the heating system pipes or ducts? \Box Yes \blacksquare No \Box Unknown						
		In the siding?						
		In flooring tiles? Yes V. No Unknown Other Ye						Unknown
		If YES, Source of information:						
		Comments:						
	C.	RADON/AIR - (Current or previous	y existing:				
				Yes No				
		If YES: Date:		If applicable	By:	al atoma wara taka	en?	
		Results:	hy been tested since			al steps were take	en ?	
		Has the proper	ty been tested since available? □Yes	remedial steps?		10		
			ere is a current system ir					
				- F-000				

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9.

	PROPERTY LOCATION: 24 Rainbow Drive, Goffstown, NH 03045				
d. RADON/WATER - Current or previously existing: Has the property been tested? ☐ Yes ☐ No ☑ Unknown If YES: Date: By:					
	If YES: Date: By: Results: If applicable, what remedial steps were taken?				
	Has the property been tested since remedial steps? <u></u> Yes <u>No</u> Are test results available? Yes <u>No</u> Comments: <u>There is a current system in place</u>				
e.	LEAD-BASED PAINT - Current or previously existing: Are you aware of lead-based paint on this property? <u>\</u> Yes <u>\</u> No If YES: Source of information:				
	Are you aware of any cracking, peeling, or flaking lead-based paint?				
f.	Are you aware of any other hazardous materials?				
ה כו					
	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?				
d.	Are you aware of any problems with other buildings on the property?				
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.?				
_					
f.	Is this property located in a Federally Designated Flood Hazard Zone? _ Yes _ No _ ☑ Unknown Comments:				
g.	Has the property been surveyed?YesNo_☑_Unknown If YES, By: If YES, is survey available?YesNoUnknown				
h.	How is the property zoned? Res				
i.	Street (check one): 🔽 Public 🔲 Private 🔲 Association				
	If private, is there a written road maintenance agreement? 🔟 Yes 🔟 No				
	Additional Information:				
j.	Heating System Age: Unknown Type: Boiler Fuel: Oil Tank Location: Garage				
-	Owner of Tank: Homeowner				
	Annual Fuel Consumption:Unknown Price: Gallons:				
	Date system was last serviced and by whom? <u>Unknown</u> Secondary Heat Systems:				
	Comments:				
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	PROPERTY LOCATION: 24 Rainbow Drive, Goffstown, NH 03045				
k.	Roof Age:9 years Type of Roof Covering: Asphalt Shingles Moisture or leakage: None known Comments: Roof replaced in 2015				
I.	Foundation/Basement: Image: Poured Concrete Moisture or leakage: None known Comments: Image: Poured Concrete				
m.	Chimney(s) How Many?1 Lined?Unknown Last Cleaned:Unknown Problems?Unknown Comments:				
n.	Plumbing Type: Copper and Pex Age: Varies Comments:				
о.	Domestic Hot Water: Age:Unknown Type:Off boiler Gallons:				
р.					
	Comments:				
q.	Modifications: Are you aware of any modifications or repairs made without the necessary permits? Yes No If Yes, please explain: Seller has never lived in the property.				
r.	Pest Infestation: Are you aware of any past or present pest infestations? Yes No Type:				
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:				
t.	Air Conditioning: Type: Central Age: Unk. Date Last Serviced and by whom: Comments:				
u.	Pool: Age : <u>N/A</u> Heated: <u> Yes _</u> No Type: Last Date of Service: By Whom:				
v.	Generator: Portable: Yes No 🗹 Whole House: Yes No 🗹 Kw/Size: Last Date of Service: If Portable: Included Negotiable Comments:				
w.	Internet: Type Currently Used at Property: <u>Xfinity</u>				
х.	Other (e.g. Alarm System, Irrigation System, etc.) <u>Ring Cameras in place</u> Comments:				

<u>NOTICE TO PURCHASER(S)</u>: 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

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BUYER(S) INITIALS /

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



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PROPERTY LOCATION: 24 Rainbow Drive, Goffstown, NH 03045

10. ADDITIONAL INFORMATION

- a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION? ☐Yes ☑No
- b. ADDITIONAL COMMENTS:

This is an Estate Sale. The Seller has never lived in the house and has limited knowledge.

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).

Yoe B Taylor, Trustee

SELLER

dotloop verified 08/20/24 8:40 AM EDT E8JY-UHC3-KQC7-UPHN

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