SELLER(S) INITIALS

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. **SELLER:** Donald Yarbrough and Lisa Yarbrough **PROPERTY LOCATION:** 222 Scenic Drive, Manchester, NH 03104 CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED? ✓ Yes ☐ No SELLER: occupied the property for 2.5 has has not years. **WATER SUPPLY** Please answer all questions regardless of type of water supply. a. TYPE OF SYSTEM: Public ☐Seasonal ☐ Unknown □Private ☐ Other ☐ Drilled □ Dug b. INSTALLATION: Location: Manchester Installed By: City of Manchester Date of Installation: Unknown What is the source of your information? Public c. USE: Number of persons currently using the system: Unknown Does system supply water for more than one household? ✓ Yes □ No MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems? Pump: ☐ Yes **✓** No Unknown Quality: ☐ Yes **V** No If YES to any question, please explain in Comments below or with attachment. ☐ Yes ✓ No WATER TEST: Have you had the water tested? 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? IF YES, are test results available? ☐Yes ☐No What steps were taken to remedy the problem? COMMENTS: **SEWAGE DISPOSAL SYSTEM** Community/Shared: Tyes No TYPE OF SYSTEM: Public: Yes Private: TYes Unknown Septic Design Available: Yes No b. IF PUBLIC OR COMMUNITY/SHARED Have you experienced any problems such as line or other malfunctions? Yes What steps were taken to remedy the problem? c. IF PRIVATE: ☐ Unknown TANK: ☐ Cesspool ☐ Septic Tank ☐ Holding Tank Unknown Tank Size Gal. Other Tank Type Concrete Unknown Other ☐Metal Location Unknown Date of Installation: Location: Date of Last Servicing: Name of Company Servicing Tank: Have you experienced any malfunctions? ☐ Yes ☐ No

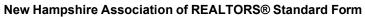
BUYER(S) INITIALS

New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

	PROPERTY LOCATION: 222 Scenic Drive, Manchester, NH 03104									
		IF YES, Location Date of installation Have you experi Comments:	Yes No n: ion of leach field: ienced any malfunct	tions?]Yes [No	Size: _ Installed By:			
	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.	INS	ULATION	LOCATION Attic or Cap Crawl Space Exterior Walls Floors Basement Ceiling	Yes V V V V V		Unknown Unknown Unknown	R49 Fiberglass R21 Fiberglass	Amount Unknown Unknown	Unknown Unknown	
8.	НΔ	ZARDOUS MATI	FRIAI							
	a. UNDERGROUND STORAGE TANKS - Current or previously existing: Are you aware of any past or present underground storage tanks on your property?									
	b.	As insulation on In the siding?	Yes No	-	ucts? n In t	☐Yes ☑ the roofing sh	No	n ∐Yes ☑ l ∐Yes ☑ l		
	C.	Has the property If YES: Date: Results:	y been tested since	TYes ☑	No 🔲	Unknown By: ———————————————————————————————————	No	<u>. </u>		
SELLER(S) INITIALS 1/2/2/2 1/2/2/2 1/2/2/2 1/2/2/2 © 2024 NEW HAMPSHIRE ASSOCIATION OF REALTORS®, INC. ALL RIGHTS RESERVED. FOR USE BY NHAR REALTOR® MEMBERS ONLY. ALL OTHER USE PROHIBITED 9.2024										





TO BE COMPLETED BY SELLER

RADON/WATER - Current or previously existing:						
Has the property been tested?						
LEAD-BASED PAINT - Current or previously existing: Are you aware of lead-based paint on this property?						
Are you aware of any other hazardous materials?						
THERAL INCORMATION						
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?						
Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees? YesNoUnknown If YES, Explain: HOA fee, 2024 fee \$930/year What is your source of information? Manning Hill Homeowner Association						
Are you aware of any onsite landfills or any other factors, such as soil, flooding, drainage, etc? Yes \(\subseteq \) No If YES, Explain:						
Are you aware of any problems with other buildings on the property? Yes No If YES, Explain:						
Are you receiving a tax exemption or reduction for this property for any reason including but not limited to current use, land conservation, etc.? TYES NO UNKNOWN If YES, Explain:						
Is this property located in a Federally Designated Flood Hazard Zone? Yes Unknown Comments:						
Has the property been surveyed? ☐ Yes ☐ No ☑ Unknown If YES, By: If YES, is survey available? ☐ Yes ☐ No ☐ Unknown						
How is the property zoned? Residential						
Heating System Age: 2022 Type: Forced Warm Air Fuel: Natural Gas Tank Location: N/A Owner of Tank: Annual Fuel Consumption: Price: Gallons: Date system was last serviced and by whom? None Secondary Heat Systems: Comments:						
Roof Age: 2022 Type of Roof Covering: Asphalt Shingles Moisture or leakage: None Comments:						

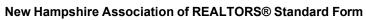




TO BE COMPLETED BY SELLER

	Foundation/Basement: Full Partial Other: Moisture or leakage None Comments:						
	Chimney(s) How Many? 0 Lined?Lined?	Last Cleaned: Problems	?				
١.	Plumbing Type: Copper and PVC to code; Percel (interior) Comments:	Age: ₂₀₂₂					
		Type: Natural Gas Gallons: Tankless					
•	Electrical System: # of Amps 200 amp underground Comments: Solar Panels: Leased Owned If leased, explain to Comments:						
	Modifications: Are you aware of any modifications or repairs made without the necessary permits? ☐Yes ☑No If Yes, please explain:						
			es Z _No				
		est infestations? Yes No Type:					
•	If Yes, please explain: Pest Infestation: Are you aware of any past or present p Comments: Methamphetamine Production: Do you have knowledge	est infestations? Yes No Type:	n the property?				
•	If Yes, please explain: Pest Infestation: Are you aware of any past or present p Comments:	est infestations? Yes No Type:	n the property?				
	If Yes, please explain: Pest Infestation: Are you aware of any past or present p Comments: Methamphetamine Production: Do you have knowledge (Per RSA 477:4-g) ☐ Yes ☑ No If YES, please ex Air Conditioning: Type: HVAC Age: 2022	est infestations? Yes No Type: of methamphetamine production ever occurring oblain: Date Last Serviced and by whom: None	n the property?				
	If Yes, please explain: Pest Infestation: Are you aware of any past or present p Comments: Methamphetamine Production: Do you have knowledge (Per RSA 477:4-g)	est infestations? Yes No Type:	n the property?				
	If Yes, please explain: Pest Infestation: Are you aware of any past or present p Comments: Methamphetamine Production: Do you have knowledge (Per RSA 477:4-g)	est infestations? Yes No Type:	n the property?				

NO 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.





TO BE COMPLETED BY SELLER

	PR	ROPERTY LOCATION: 222 Scenic Drive, Manchester, NH	03104						
10.	ADDITIONAL INFORMATION								
	a.	ATTACHMENT EXPLAINING CURRENT PROBLEM	MS, PA	ST REPAIRS, OR A	DDITIONAL INFORM	ATION?			
		Yes _ <mark>✓</mark> No							
	b.	ADDITIONAL COMMENTS:							
AC	KNO	OWLEDGEMENTS:							
		ER ACKNOWLEDGES THAT HE/SHE HAS PROVID	ED THE	AROVE INFORMA	ATION AND THAT SI	ICH INFO	ZMATION IS		
		RATE, TRUE AND COMPLETE TO THE BEST OF HI							
		SCLOSE THE INFORMATION CONTAINED HEREIN T							
SE	LLE	ER(S) MAY BE RESPONSIBLE AND LIABLE FOR A	NY FAI	LURE TO PROVIDE	E <u>KNOWN</u> INFORMA	TION TO B	SUYER(S).		
		dotloop verified				do	otloop verified		
D	ona	ald Yarbrough 11/24/24 7:59 PM OI9X-BFUL-6ZZI-	M EST	Lisa Yarbrough		11	/24/24 8:01 PM EST N2-1RYD-MEAH-XNLR		
SEI	LEI	R DATE		SELLER		DATE			
		R ACKNOWLEDGES RECEIPT OF THIS PROPE EDING INFORMATION WAS PROVIDED BY SE							
		OSURE STATEMENT IS NOT A REPRESENTATION.							
		ERTY BY EITHER SELLER OR BROKER. BUYER	'						
		INVESTIGATIONS VIA LEGAL COUNSEL, HOMI							
AD'	VIS	ORS AND TO INDEPENDENTLY VERIFY INFORMA	ATION I	DIRECTLY WITH TI	HE TOWN OR MUNIC	IPALITY.			
BU	YER	R DATE		BUYER		DATE			
SE	LLE	ER(S) INITIALS			BUYER(S) INITIALS _				