

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:** John Perry
2. **PROPERTY LOCATION:** 59 South Barnstead Road, Barnstead, 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 3.5 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 Deeded Rights

- b. **INSTALLATION:** Location: Behind building on adjacent property

Installed By: unknown

Date of Installation: Unknown

What is the source of your information? Town of Barnstead

- c. **USE:** Number of persons currently using the system: 4

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:

New well pump, water tank, pressure valve were installed in March 2025.

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

Tank Type ☐ Concrete ☐ Metal

Location: in building

☐ Location Unknown.

Date of Installation: _____

Date of Last Servicing: 7/26

Name of Company Servicing Tank: Gosse Septic

Have you experienced any malfunctions? ☐ Yes ☒ No

COMMENTS: _____

SELLER(S) INITIALS

JP /

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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: Leach field is a large, shared unit which I believe to be stone and pipe.

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	☒	☐	☐	Rock Wool	3 inches	☐
Crawl Space	☐	☐	☐			☐
Exterior Walls	☒	☐	☐	Rock Wool	3 inches	☐
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)? septic tank under floor

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 ☒ No ☐ Unknown

In the siding? ☐ Yes ☒ No ☐ Unknown

In flooring tiles? ☐ Yes ☐ No ☐ Unknown

In the roofing shingles? ☐ 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: _____

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If YES: Date: _____ By: _____

Results: _____ If applicable, what remedial steps were taken? _____

Has the property been tested since remedial steps? ☐ Yes ☐ NoAre 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? Mixed Use****i. Heating System** Age: 2 years Type: Hot Air Fuel: Propane Tank Location: West side of building

Owner of Tank: Rymes Propane

Annual Fuel Consumption: _____ Price: 1500.00 Gallons: _____

Date system was last serviced and by whom? 1 year by HomeStyleHeating LLC

Secondary Heat Systems: None

Comments: _____

j. Roof Age: 13 years Type of Roof Covering: architectural asphalt

Moisture or leakage: none

Comments: _____

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- k. **Foundation/Basement** ☐ Full ☐ Partial ☒ Other: none ☐ Type: _____
 Moisture or leakage: _____
 Comments: _____
- l. **Chimney(s)** How Many? 1 Lined? _____ Last Cleaned: _____ Problems? _____
 Comments: propane direct vent system out south wall
- m. **Plumbing** Type: copper pipe Age: Unknown / Original
 Comments: _____
- n. **Domestic Hot Water** Age: 10 years Type: electric Gallons: 20
- o. **Electrical System** # of Amps 400 ☒ 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: Internet capable by Breezeline, TDS or Comcast
- w. **Other** (e.g. Alarm System, Irrigation System, etc.) _____
 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.

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**TO BE COMPLETED BY SELLER****PROPERTY LOCATION:** 59 South Barnstead Road, Barnstead, NH 03812**10. ADDITIONAL INFORMATION****a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?**☐ Yes ☐ No**b. ADDITIONAL COMMENTS:**

The inside of the building was taken down to the studs in 2024. New Rock Wool insulation was put in place in the external walls and ceiling. The attic is cold space with a catwalk and storage area. All news wall, ceilings, electrical and lighting put in place. The building has 3-phase power directly to the building. The lines are buried in the wall with 8-gauge wire and 9 3-phase outlets. No external conduit on walls. Floor is epoxy coated with some drag damage.

There have been a couple times in the winter when the water to the building has frozen.

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).

John Perry
dotloop verified
 07/20/26 10:19 AM EDT
 OVCI-4TMS-YJBC-VYWN

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

SELLER(S) INITIALS

JP
07/20/26
 10:19 AM EDT
 dotloop verified

BUYER(S) INITIALS

DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS FOR HOUSING SALES



This Disclosure Form is from the National Lead Information Center under the United States Environmental Protection Agency. This is not a New Hampshire Association of REALTORS® form.

Property Address: 59 South Barnstead Road, Barnstead, NH 03812

LEAD WARNING STATEMENT

Every purchaser of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) ☐ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgement (initial)

(c) ☐ Purchaser has received copies of all information listed above.

(d) ☐ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

(i) ☐ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) ☐ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgement (initial)

(f) ☒ Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

John Perry
dotloop verified
07/20/26 10:26 AM EDT
0D0K VOGC WSRL 83UW

Seller Date

Seller Date

Purchaser Date

Purchaser Date

Lynn Sweet
dotloop verified
07/01/26 10:21 AM EDT
F127-W11Q-GF4R-TT5T

Agent Date

Agent Date

Parcel ID: 000019 000009 000000 (CARD 1 of 1)
 Owner: PERRY, JOHN
 Location: 59 SOUTH BARNSTEAD ROAD
 Acres: 0.070

General

Valuation		Listing History	
Building Value:	\$71,200	<u>List Date</u>	<u>Lister</u>
Features:	\$0	06/14/2023	BJLX
Taxable Land:	\$67,500	12/06/2017	BJLX
Card Value:	\$138,700 ?	01/24/2011	BJLX
Parcel Value:	\$138,700	01/03/2007	BJLX
Review and Pay Property Taxes Online			

Notes: 200 AMP GARAGE TYPE BUILD HOLDING TANK ONLY SHARED WELL; ADDRESS CHG 2/20 MJD;

History Of Taxable Values

Tax Year	Building	Features	Land	Value Method	Total Taxable
2025	\$71,200	\$0	\$67,500	Cost Valuation	\$138,700
2024	\$71,200	\$0	\$67,500	Cost Valuation	\$138,700
2023	\$71,200	\$0	\$67,500	Cost Valuation	\$138,700
2022	\$38,800	\$0	\$21,000	Cost Valuation	\$59,800
2021	\$38,800	\$0	\$21,000	Cost Valuation	\$59,800
2020	\$38,800	\$0	\$21,000	Cost Valuation	\$59,800
2019	\$38,800	\$0	\$21,000	Cost Valuation	\$59,800
2018	\$38,800	\$0	\$21,000	Cost Valuation	\$59,800
2017	\$38,800	\$0	\$18,100	Cost Valuation	\$56,900
2016	\$38,800	\$0	\$18,100	Cost Valuation	\$56,900
2015	\$38,800	\$0	\$18,100	Cost Valuation	\$56,900
2014	\$39,300	\$0	\$20,800	Cost Valuation	\$60,100
2013	\$39,300	\$0	\$20,800	Cost Valuation	\$60,100
2012	\$39,300	\$0	\$20,800	Cost Valuation	\$60,100
2011	\$39,300	\$0	\$20,800	Cost Valuation	\$60,100
2010	\$39,300	\$0	\$20,800	Cost Valuation	\$60,100
2009	\$38,200	\$0	\$43,600	Cost Valuation	\$81,800

Sales

Sale Date	Sale Type	Qualified	Sale Price	Grantor	Book	Page
09/13/2022	IMPROVED	YES	\$140,000	LABRECQUE, DAVID & DONOVAN, ROBIN	3530	0037
05/17/2021	IMPROVED	NO - FAMILY/RELAT GRNTR/E	\$0	LABRECQUE, DAVID	3415	0232
01/13/2004	VACANT	NO - COURT/SHERIFF SALE	\$37,600	BENNETT, JON	2132	0492

Land

Size:	0.070 AC.	Site:	VACANT
Zone:	12 - 400 VILL	Driveway:	PAVED
Neighborhood:	AVERAGE	Road:	PAVED
Land Use:	COM/IND		
		Taxable Value:	\$67,500

Land Type	Units	Base Rate	NC	Adj	Site	Road	Dway	Topo	Cond	Ad Valorem	SPI	R	Tax Value	Notes
COM/IND	0.070 AC	36,000	E	100	75	100	100	100	AVG/ MODERATE	250	67,500	0	N	67,500 HLD TANK/SHARE/USE

Building

1.00 STORY FRAME COMMERCIAL Built In 1960

Roof:	GABLE HIP	Bedrooms:	0	Quality:	AVG
	ASPHALT	Bathrooms:	0.5	Size Adj.	1.4819
Exterior:	NOVELTY	Fixtures:	0	Base Rate:	87.00
		Extra Kitchens:	0	Building Rate:	1.1359
Interior:	PANEL	Fireplaces:	0		
		Generators:	0	Sq. Foot Cost:	98.82
Flooring:	MIN PLYWD	AC:	NO	Effective Area:	900
				Gross Living Area:	450
Heat:	GAS				
	WALL/FLR FURNACE			Cost New:	\$88,938

Depreciation						
Normal AVERAGE	Physical	Functional	Economic	Temporary	Total Dpr.	Assessment
20%	0%	0%	0%	0%	20%	\$71,200

Features

There Are No Features For This Card

Photo



Sketch

Code	Description	Area	Eff Area	GL Area
OFF	OFFICE AREA	450	450	450
SLB	SLAB	1,200		0
FFU	FST FLR UNFIN	750	450	0
Totals			900	450

