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Property Address **14 West Broadway**
Derry, NH

NH CIBOR

Mandatory New Hampshire Real Estate Disclosure & Notification Form

1) NOTIFICATION RADON, ARSSENIC AND LEAD PAINT: Pursuant to RSA 477: 4-a, the SELLER hereby advises the BUYER of the following:

RADON : Radon, the product of decay of radioactive materials in rock, may be found in some areas of New Hampshire. Radon gas may pass into a structure through the ground or through water from a deep well. Testing of the air by a professional certified in radon testing and testing of the water by an accredited laboratory can establish radon's presence and equipment is available to remove it from the air or water.

ARSENIC: Arsenic is a common groundwater contaminant in New Hampshire that occurs at unhealthy levels in well water in many areas of the state. Tests are available to determine whether arsenic is present at unsafe levels, and equipment is available to remove it from water. The buyer is encouraged to consult the New Hampshire department of environmental services private well testing recommendations (www.des.nh.gov) to ensure a safe water supply if the subject property is served by a private well.

LEAD PAINT: Before 1977, paint containing lead may have been used in structures. The presence of flaking lead paint can present a serious health hazard, especially to young children and pregnant women. Tests are available to determine whether lead is present.

2) DISCLOSURE FOR WATER SUPPLY AND SEWAGE DISPOSAL: Pursuant to RSA 477:4-c & d, the SELLER hereby provides the BUYER with information relating to the water and sewage systems:

WATER SUPPLY SYSTEM
Type: **Municipal**
Location: **N/A**
Malfunctions: **None Known**
Date of Installation: **N/A**
Date of most recent water test: **Unknown**
Problems with system: **None Known**

SEWERAGE DISPOSAL SYSTEM
Size of Tank: **N/A**
Type of system: **Public**
Location: **N/A**
Malfunctions: **None Known**
Age of system: **Unknown**
Date most recently serviced: **Unknown**
Name of Contractor who services system: **Unknown**

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3) INSULATION: Is the Property currently used or proposed to be used for a 1 to 4 family dwelling?
Yes ☐ No ☒

If yes, the SELLER hereby provides the BUYER with information relating to insulation:

Location(s): _____
Type: _____

4) LEAD PAINT: Was the property construction prior to 1978 and is the Property or any part of the Property used for residential dwelling(s) or special uses that would require the Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards form under federal law?
Yes ☐ No ☒
If yes, has the Federal Lead Addendum been attached? And has the Federal pamphlet been delivered.
Yes ☐ No ☐

5) 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: _____
_____

6) SITE ASSESSMENT ON WATERFRONT PROPERTY:
Does the Property use a septic disposal system?
Yes ☐ No ☒
If yes, is a Site Assessment Study for "Developed Waterfront" required pursuant to RSAs 485-A:2 and 485-A:39?
Yes ☐ No ☐

If yes, has the SELLER engaged a permitted subsurface sewer or waste disposal system designer to perform a sire assessment study to determine if the site meets the current standards for septic disposal systems established by the Department of Environmental Services?
Yes ☐ No ☐

7) CONDOMINIUM: Pursuant to RSA 477:4-f, is the property a condominium?

Yes ☐ No ☒
If the property is a condominium, BUYER has the right to obtain the information in RSA 356 - B58 I from the condominium unit owners' association. Such information shall include a copy of the condominium declaration, by-laws, any formal rules of the association, a statement of the amount of monthly and annual fees, and any special assessments made within the last 3 years.

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8) RENEWABLE ENERGY IMPROVEMENTS
Is this property subject to a Public Utility Tariff Pursuant to RSA 374:61?
Yes ☐ No ☐ Unknown ☒

If yes than SELLER shall disclose, if known:
Remaining Term: _____
Amount of Charges: _____

Any Estimates or Documentation of the Gross or Net Energy or Fuel Savings _____

9) SELLER LICENSEE
Pursuant to RSA 331 A:26 XXII, is the Seller (or any owner, direct or indirect) of this property a real estate licensee in the state of New Hampshire:
Yes No ☒

10) ASBESTOS DISPOSAL: Does Property include an asbestos disposal site?
Yes ☐ No ☐ Unknown ☒
If yes, then disclosure is required pursuant to RSA 141-E:23.

11) PROPERTY ADDRESS:

Address: **14 West Broadway, Derry, NH**

Unit Number (if applicable): _____

Town: Derry

Alfred T. Lannan dotloop verified 10/28/26 9:07 AM EDT RIW3-VJZG-FAHP-ABIK

_____ _____
SELLER Date

_____ _____
SELLER Date

The BUYER(S) hereby acknowledge receipt of a copy of this disclosure prior to the execution of the Purchase and Sale Agreement to which this is appended.

_____ _____
BUYER Date

_____ _____
BUYER Date

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