

Property Address **626 West Main St. & 128 Dam Rd.  
Hillsborough, NH 03244**



**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](http://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:

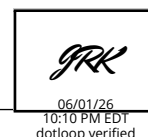
**WATER SUPPLY SYSTEM**

Type: Well  
Location: Behind Building  
Malfunctions: None. Replaced Pump 2015  
Date of Installation: \_\_\_\_\_  
Date of most recent water test: 4/2022  
Problems with system: None.

**SEWERAGE DISPOSAL SYSTEM**

Size of Tank: (2) 2000 Gal Pot. Pump  
Type of system: TANK - Leach Field  
Location: By Pool  
Malfunctions: None  
Age of system: 1980  
Date most recently serviced: **May 2024 Pumped Out.**  
Name of Contractor who services system: \_\_\_\_\_

Trucks, Storage, Items.



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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 site assessment study to determine if the site meets the current standards for septic disposal systems established by the Department of Environmental Services?

Yes  No

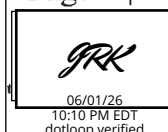
7) CONDOMINIUM: Pursuant to RSA 477:4-f, is the property a condominium?

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.

**Any Disclosures, Sales Contracts, are for the sale which includes both of the Separately Deeded properties:  
626 West Main St. Hillsborough, NH 03244 DEED Book 6492 Page 1537  
128 Dam Rd. Hillsborough, NH 03244 DEED Book 7126 Page 2903**

**\*\*\* Sold-As-Is: Any information provided verbally or in writing via Disclosures & Documents, e-mail, text, MLS, social media, and any other on-line marketing/advertising, etc is to the best of the seller's and their agent's knowledge. Seller, their Listing Brokerage and Listing Agent make No warranties or guarantees. Buyers are responsible for doing their own due diligence in regards to verifying any info provided, doing research, inspections if any, measurements, etc.**



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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: **626 West Main St. & 128 Dam Rd. Hillsborough, NH 03244**

Unit Number (if applicable): 17

Town: Hillsborough

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SELLER

Date

*John R. Kergil*

dotloop verified  
06/01/26 10:10 PM EDT  
TFE-ROH5-QBIN-K7XA

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