



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



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 1474 Profile Rd, Franconia NH 03580

d. LEACH FIELD: ☒ Yes ☐ No ☐ Other: \_\_\_\_\_  
IF YES, Location: Lawn, North Side main House Size: \_\_\_\_\_ Unknown: \_\_\_\_\_  
Date of installation of leach field: \_\_\_\_\_ Installed By: \_\_\_\_\_  
Have you experienced any malfunctions? ☐ Yes ☒ No  
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 Information: \_\_\_\_\_  
Comments: \_\_\_\_\_

FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU

| 7. <u>INSULATION</u> | <u>LOCATION</u> | <u>Yes</u>                          | <u>No</u>                           | <u>Unknown</u>           | <u>If YES, Type</u> | <u>Amount</u> | <u>Unknown</u>                      |
|----------------------|-----------------|-------------------------------------|-------------------------------------|--------------------------|---------------------|---------------|-------------------------------------|
|                      | Attic or Cap    | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | _____               | _____         | <input type="checkbox"/>            |
|                      | Crawl Space     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | _____               | _____         | <input type="checkbox"/>            |
|                      | Exterior Walls  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | _____               | _____         | <input type="checkbox"/>            |
|                      | Floors          | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | _____               | _____         | <input checked="" type="checkbox"/> |
|                      | _____           | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | _____               | _____         | <input type="checkbox"/>            |

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)? \_\_\_\_\_

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 the roofing shingles? ☐ Yes ☐ No ☐ Unknown

In flooring tiles? ☐ 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: \_\_\_\_\_

SELLER(S) INITIALS [Signature]

BUYER(S) INITIALS \_\_\_\_\_

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PROPERTY LOCATION: 1474 Peosile Rd, Franconia NH

d. RADON/WATER - 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: \_\_\_\_\_

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? Residential B

i. Street (check one): ☐ Public ☐ Private ☐ Association

If private, is there a written road maintenance agreement? ☐ Yes ☐ No

Additional Information: \_\_\_\_\_

j. Heating System Age: \_\_\_\_\_ Type: 'See Attached' Fuel: \_\_\_\_\_ Tank Location: \_\_\_\_\_

Owner of Tank: \_\_\_\_\_

Annual Fuel Consumption: \_\_\_\_\_ Price: \_\_\_\_\_ Gallons: \_\_\_\_\_

Date system was last serviced and by whom? \_\_\_\_\_

Secondary Heat Systems: \_\_\_\_\_

Comments: \_\_\_\_\_

SELLER(S) INITIALS MS / MS

BUYER(S) INITIALS \_\_\_\_\_ / \_\_\_\_\_

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- k. Roof Age: \_\_\_\_\_ Type of Roof Covering: \_\_\_\_\_  
Moisture or leakage: 'See Attached'  
Comments: \_\_\_\_\_
- l. Foundation/Basement: ☐ Full ☐ Partial ☐ Other: \_\_\_\_\_ Type: \_\_\_\_\_  
Moisture or leakage: \_\_\_\_\_  
Comments: \_\_\_\_\_
- m. Chimney(s) How Many? 10 Lined? 5 Last Cleaned: not used Problems? \_\_\_\_\_  
Comments: \_\_\_\_\_
- n. Plumbing Type: 'See Attached' Age: \_\_\_\_\_  
Comments: \_\_\_\_\_
- o. Domestic Hot Water: Age: \_\_\_\_\_ Type: \_\_\_\_\_ Gallons: \_\_\_\_\_
- p. Electrical System: # of Amps \_\_\_\_\_ Circuit Breakers ☒ Fuses \_\_\_\_\_  
Comments: \_\_\_\_\_  
Solar Panels: ☐ Leased ☐ Owned If leased, explain terms of agreement: \_\_\_\_\_  
Comments: \_\_\_\_\_
- q. Modifications: Are you aware of any modifications or repairs made without the necessary permits? ☐ Yes ☒ No  
If Yes, please explain: \_\_\_\_\_
- r. Pest Infestation: Are you aware of any past or present pest infestations? ☐ Yes ☒ No Type: \_\_\_\_\_  
Comments: \_\_\_\_\_
- 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: Wall/window Age: \_\_\_\_\_ Date Last Serviced and by whom: June 2024  
Comments: \_\_\_\_\_
- u. Pool: Age: ? Heated: ☐ Yes ☒ No Type: \_\_\_\_\_ Last Date of Service: June 2024  
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: Cable -400MB S
- x. 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.

SELLER(S) INITIALS MS / PG

BUYER(S) INITIALS \_\_\_\_\_ / \_\_\_\_\_

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10. ADDITIONAL INFORMATION

a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?  
     Yes      No

b. ADDITIONAL COMMENTS:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_

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).

M. Gualtieri  
SELLER

7/16/24  
DATE

[Signature]  
SELLER

7/16/24  
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 \_\_\_\_\_

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: 1474 Profile Rd, Franconia NH

**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.

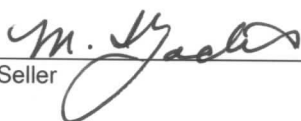
**Agent's Acknowledgement (initial)**

(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.

08/04/24  
12:40 PM EDT  
dotloop verified

**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.

  
Seller

7/16/24  
Date

  
Seller

7/16/24  
Date

Purchaser

Date

Purchaser

Date

  
Agent Paul Hrycuna

dotloop verified  
08/04/24 12:40 PM  
EDT  
V4XY-ICFJ-XUYB-UQIN

Date

Agent

Date

## **Lovett's Inn – 1474 Profile Rd, Franconia, NH 03580**

### **Updates and changes on the Property**

#### **INN:**

Brought main building to code, including the kitchen based on fire department and food safety requirements, including illuminated exit signs and updated fire extinguishers. All safety codes have been met and everything is inspected biannually.

Open wall and added barn doors found in carriage house for better traffic flow

Added additional bar in tavern area

Installed kegerator and soda guns in tavern area and fountain machine in the kitchen

Added POS system

Upgraded water system tank. Water is state tested every 3 months

New hot water tank at the inn

New oil tank in the workshop- provides heat to the kitchen (Presby heating)

New propane system with remote monitoring system (Stiles fuel)

Added handrail to front entrance as well as handrail with decking to separate entrance to private first floor room for safety

Repaired front door so it could close and seal properly

Additional lighting in bar area

Added additional exterior lighting

All rooms, including bathrooms on the main floor have been painted, additional furniture has been added, with curtains

Three (3) of the 5 upstairs bedrooms have been painted and various new furniture throughout as needed

All bedrooms now offer a mini fridge, microwave, coffee pot and wifi throughout the property

Scrapped, painted and sealed all inside-windowsills at the inn

Replaced roof over the sunroom and back dining room. Kitchen roof with new skylights is being scheduled for late August/September time frame based on roofers' schedule

Renovated multiple ceilings, and walls in main building

New hardwood floor added in bar area and a ceiling grate in said area for air flow

Repaired bar cooler

Added additional glassware to support large groups for events

Replaced primary fencing on patio for safety

Painted exterior of inn

Upgraded and replaced bath, hand towels, wash cloths and bathmats, various comforters and bedspreads

Added futon to primary bedroom for added sleeping capacity

Repaired walk-in fridge and convection oven

Added fryer, steam table, sandwich unit and various tables and small wares to kitchen

## **Lovett's Inn – 1474 Profile Rd, Franconia, NH 03580**

### **Updates and changes on the Property**

#### **Cottages 1-4:**

Added mini fridge, microwave, coffeepot, cable tv and Wi-Fi to all units

New TV's to replace previous tube-type

New boiler/ hot water tank for building

Repaired septic lines

Upgraded furnishings, bedspreads/comforters

Painted interior walls

#### **Cottages 5-6:**

Added mini fridge, microwave, coffeepot, cable tv and Wi-Fi to all units

Upgraded furnishings, bedspreads/comforters

Painted interior walls

New septic tank

Replaced toilets in each room

Repaired both propane fireplaces

#### **Cottages 7-8:**

Added mini fridge, microwave, coffeepot, cable tv and Wi-Fi to all units

Upgraded furnishings, bedspreads/comforters

Painted interior walls

Replaced toilet in unit 7

Repaired ceiling in unit 7

**Cottages 9:**

Added mini fridge, microwave, coffeepot, cable tv and Wi-Fi to all units

Upgraded furnishings, bedspreads/comforters

Painted interior walls

Repaired, shower, tub & faucet and replaced sink faucet

Repaired walls

Added futon for additional sleeping capacity

Added 4-person dining table

Sealed and painted large primary window

Replaced hot water tank

**Cottages 10-11:**

Added mini fridge, microwave, coffeepot, cable tv and Wi-Fi to all units

Upgraded furnishings, bedspreads/comforters

Painted interior walls

Additional furnishings in both rooms for convenience

Repaired propane Fireplace in unit 10

Repaired sink unit 10

Repaired walls in bathroom unit 11

Added curtains to both rooms

New propane tanks

Serviced heat furnace

**Cottages 12-14:**

Added mini fridge, microwave, coffeepot, cable tv and Wi-Fi to all units

New flatscreen TV to replace previous tube-style

Upgraded furnishings, bedspreads/comforters

Painted interior walls

Additional furnishings in both rooms for convenience

New propane tanks

New septic tank and leech field