

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



TO BE COMPLETED BY SELLER

1. SELLER: John Kersil
2. PROPERTY LOCATION: 626 West Main St. & 128 Dam Rd. Hillsborough, NH 03244

3. 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 SELLER, or any real estate broker or salesperson representing SELLER, and is not a substitute for any inspection by BUYER. SELLER'S authorize the Listing Broker in this transaction to disclose the information in this statement to other real estate agents and to prospective BUYERS of this property.

4. 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.

5. WATER SUPPLY (Please answer all questions regardless of type of water supply)
a. TYPE OF SYSTEM: None Public Private Seasonal Unknown
 Drilled Dug Other
b. INSTALLATION: Location: Behind house Installed By: Unknown
Date of Installation ? What is the source of your information?
c. USE: Number of Persons currently using the system: ?
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 Unknown
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.
To your knowledge, have any test results ever been 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?
f. COMMENTS: Replaced Pump 2015 for

6. SEWAGE DISPOSAL SYSTEM
a. TYPE OF SYSTEM: Public: Yes No Community/Shared: Yes No
Private: Yes No Unknown: Yes No
None: Yes No Septic/Design Plan in Process? Yes No
Septic Design Available? Yes No
Comments: Drilled 1980
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 2 Septic Tank Holding Tank Cesspool Unknown Other
Tank Size 500 Gal. 2,000 Gal. Unknown Other
Tank Type Concrete Metal Unknown Other
Location: ? Location Unknown Date of Installation: 1980
Date of Last Servicing: May 2024 Pump Out Name of Company Servicing Tank:
Have you experienced any malfunctions? Yes No Comments:
d. LEACH FIELD: Yes No Other
IF YES: Size ? Location: 5 Near Pool Unknown
Date of installation of leach field: 1980 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:
f. COMMENTS:

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

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7. HAZARDOUS MATERIAL

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): Owner of tank(s):
Location:
Are you aware of any problems, such as leakage, etc.? Yes No Comments:
Are tanks registered with the Department of Environmental Services (D.E.S.)? YES NO UNKNOWN
If tanks are no longer in use, have tanks been abandoned according to D.E.S.? YES NO UNKNOWN
Comments:

8. GENERAL INFORMATION

a. Is this property subject to Association fees? YES NO UNKNOWN
If YES, Explain:
If YES, what is your source of information?
b. Is this property located in a Federally Designated Flood Hazard Zone? YES NO UNKNOWN
c. Are you aware of any liens, encroachments, easements, rights-of-way, leases, restrictive covenants, special assessments, right of first refusal, life estates, betterment fees or attachments on the property? YES NO UNKNOWN
If YES, Explain:
d. What is your source of information? Seller
e. Are you aware of any landfills, hazardous materials or any other factors, such as soil, flooding, drainage or any unusual factors? YES NO UNKNOWN
If YES, Explain:
f. 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:
g. How is the property zoned? Cdm Source:
h. Has the property been surveyed? YES NO UNKNOWN If YES, is the survey available? YES NO
i. Has the soil been tested? YES NO UNKNOWN If YES, are the results available? YES NO
j. Has a percolation test been done? YES NO UNKNOWN If YES, are the results available? YES NO
k. Has a test pit been done? YES NO UNKNOWN If YES, are the results available? YES NO
l. Have you subdivided the property? YES NO UNKNOWN
m. Are there any local permits? YES NO UNKNOWN Please explain:
n. Are there attachments explaining any of the above? YES NO UNKNOWN
o. Septic/Design plan available? YES NO UNKNOWN
p. 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:

9. ADDITIONAL INFORMATION:

Blank lines for additional information.

10. NOTE 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. 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 [Signature] BUYER(S) INITIALS /
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dotloop verified

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SELLER(S) MAY BE RESPONSIBLE AND LIABLE FOR ANY FAILURE TO PROVIDE KNOWN INFORMATION TO BUYER(S).

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.

John R Kergil
Seller
Date

dotloop verified
06/01/26 10:24 PM EDT
JEEW-ETUH-3YIP-YMAP

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 _____

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. *****