

**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:** \_\_\_\_\_ Town of Hudson, NH  
 2. **PROPERTY LOCATION:** \_\_\_\_\_ 47 Ferry St. \_\_\_\_\_ Hudson, NH 03051  
 3. **CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED?**  Yes  No  
 4. **SELLER:**  has  has not occupied the property for Six (6) 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 \_\_\_\_\_  
 b. **INSTALLATION:** Location: Basement  
 Installed By: Water Company Date of Installation Unknown  
 What is the source of your information? Water Utility Records  
 c. **USE:** Number of Persons currently using the system: -0-  
 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 comment section 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:** \_\_\_\_\_

**6. SEWAGE DISPOSAL SYSTEM**

- a. **TYPE OF SYSTEM:** Public:  Yes  No Community/Shared:  Yes  No  
 Private:  Yes  No  Unknown:  
 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  Other \_\_\_\_\_  
 Tank Type  Concrete  Metal  Unknown  Other \_\_\_\_\_  
 Location: \_\_\_\_\_  Location Unknown Date of Installation: \_\_\_\_\_  
 Date of Last Servicing: \_\_\_\_\_ Name of Company Servicing Tank: \_\_\_\_\_  
 Have you experienced any malfunctions?  Yes  No  
 Comments: \_\_\_\_\_  
 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: \_\_\_\_\_

**SELLER(S) INITIALS** REC **BUYER(S) INITIALS** \_\_\_\_\_

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e. IS SYSTEM LOCATED IN A SHORELAND ZONE? IF YES, has a site assessment been done? SOURCE OF INFORMATION: COMMENTS:

Table with 8 columns: LOCATION, Yes, No, Unknown, If YES, Type, Amount, Unknown. Rows include Attic or Cap, Crawl Space, Exterior Walls, 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? IF YES: Are tanks currently in use? 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 problems, such as leakage, etc.?

b. ASBESTOS - Current or previously existing: As insulation on the heating system pipes or ducts? In the siding? In flooring tiles? Other In ground? If YES, Source of information: Comments:

c. RADON/AIR - Current or previously existing: Has the property been tested? If YES: Date: By: Results: If applicable, what remedial steps were taken? Has the property been tested since remedial steps? Are test results available? Comments:

d. RADON/WATER - Current or previously existing: Has the property been tested? If YES: Date: By: Results: If applicable, what remedial steps were taken? Has the property been tested since remedial steps? Are test results available? Comments:

e. LEAD-BASED PAINT - Current or previously existing: Are you aware of lead-based paint on this property? If YES: Source of information: Are you aware of any cracking, peeling, or flaking lead-based paint? Comments:

f. Are you aware of any other hazardous materials? If YES: Source of information: Comments:

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**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 for this property for any reasons?  Yes  No  Unknown  
 If YES, Explain: Town owned property - exempt from property tax
- f. Is any part of this property in Current Use?  Yes  No  Unknown If YES, Explain: \_\_\_\_\_
- g. Is this property located in a Federally Designated Flood Zone?  Yes  No  Unknown
- h. Has the property been surveyed?  Yes  No  Unknown If YES, By: \_\_\_\_\_  
 If YES, is survey available?  Yes  No  Unknown
- i. How is the property zoned? Town Residence
- j. Heating System Age: Unknw Type: Forced Air Fuel: Oil Tank/Location: Basement  
 Owner of Tank: Homeowner  
 Annual Fuel Consumption: Unknown Price: \_\_\_\_\_ Gallons: \_\_\_\_\_  
 Comments: \_\_\_\_\_
- k. Roof Age: Unknw Type of Roof Covering: Asphalt Shingle  
 Moisture or leakage: Unknown  
 Comments: \_\_\_\_\_
- l. Foundation/Basement:  Full  Partial  Other: \_\_\_\_\_  Type: Concrete  
 Moisture or leakage: Unknown  
 Comments: \_\_\_\_\_
- m. Chimney(s) How Many? 1 Lined? Unknown Last Cleaned: Unknown Problems? Unknown
- n. Plumbing Type: Domestic Age: Unknown  
 Comments: \_\_\_\_\_
- o. Domestic Hot Water: Age: Unknown Type: Electric Gallons: 40
- p. Electrical System Amps: 60  Circuit Breakers  Fuses  
 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. Other (e.g. Alarm System, Irrigation System, etc.) \_\_\_\_\_

**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 ACC

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

