

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:** Andrea Saunders Batchelder and James D Batchelder

2. **PROPERTY LOCATION:** 54 Union Road, Stratham, NH 03885

3. **CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED?** ☐ Yes ☒ No

4. **SELLER:** ☒ has ☐ has not occupied the property for 11 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: Backyard-inside pool area under fake rock

Installed By: LA Hanna Date of Installation: 5/6/2005

What is the source of your information? NH DES OneStop Database - well report attached

c. USE: Number of persons currently using the system: 2

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 4/4/2023

If YES to any question, please explain in Comments 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? None

COMMENTS: New 44 gallon well pressure tank installed on 2/10/2018.

Participated in NHDES PFAS testing program and no issues found, however, test results (attached) showed arsenic and iron slightly higher over regulatory limit and sodium also above (water softener system installed).

6. SEWAGE DISPOSAL SYSTEM

a. TYPE OF SYSTEM: Public: ☐ Yes ☐ No Community/Shared: ☐ Yes ☐ No
 Private: ☒ Yes ☐ No ☐ Unknown
 Septic Design Available: ☒ Yes ☐ No

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 1250 Gal. ☐ Unknown ☐ Other _____
 Tank Type ☒ Concrete ☐ Metal ☐ Unknown ☐ Other _____

Location: Front yard - See NHDES Approved Plan ☐ Location Unknown. Date of Installation: 2005

Date of Last Servicing: 10-2023 Name of Company Servicing Tank: Greg's Septic Service

Have you experienced any malfunctions? ☐ Yes ☒ No

COMMENTS: risers were installed for easy access to tank for pumping.

SELLER(S) INITIALS

ASB / JDB

BUYER(S) INITIALS

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d. LEACH FIELD: ☒ Yes ☐ No ☐ Other _____
 IF YES, Location: Front yard - See NHDES Approved Plan Size: 3-Bedroom ☐ Unknown
 Date of installation of leach field: 5/23/2005 Installed By: Chappy Thomas
 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 septic system evaluation been done within 180 days? ☐ Yes ☐ No ☐ Unknown
 Date of Evaluation: _____
 Comments: _____

FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU, 603-271-3501

7. INSULATION	LOCATION	Yes	No	Unknown	If YES, Type	Amount	Unknown
	Attic or Cap	☒	☐	☐	fiberglass batts		☒
	Crawl Space	☐	☐	☐			☐
	Exterior Walls	☒	☐	☐	fiberglass batts		☒
	Floors	☒	☐	☐	fiberglass batts		☒
		☐	☐	☐			☐

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)? propane
 Age of tank(s): unknown Size of tank(s): 500 gallons
 Location: left front corner of house under fake rock
 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: 7/1/2015 By: Housemasters
 Results: 16.8 pCi/L If applicable, what remedial steps were taken? Did not remediate
 Has the property been tested since remedial steps? ☐ Yes ☐ No
 Are test results available? ☒ Yes ☐ No
 Comments: pipng installed when addition was built

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09/07/26 6:32 AM EDT 09/07/26 6:33 AM EDT

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d. RADON/WATER - Current or previously existing:

Has the property been tested? ☒ Yes ☐ No ☐ Unknown

If YES: Date: 4/4/2023

By: Absolute Resource Associates

Results: 754

If applicable, what remedial steps were taken? N/A

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: Covenant on use of herbicides and pesticides within 50' of boundary

What is your source of information? Recorded document

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: Emmanuel Engineering

If YES, is survey available? ☒ Yes ☐ No ☐ Unknown

h. How is the property zoned? Residential/Agricultural

i. Heating System Age: 4 Type: Viesmann Vitocrossal 300 Fuel: Propane Tank Location: under fake rock - left front

Owner of Tank: DF Richard

Annual Fuel Consumption: \$4,355 Price: varies Gallons: 9/25 to present: 1,570

Date system was last serviced and by whom? 7-13-2026 by Integrity Comfort Heating & Cooling

Secondary Heat Systems: Gas fireplace in Living Room

Comments: Baths, kitchen & dining feature FHW radiant in-floor heating. Total of 7 heating zones off boiler (individual thermostats).

j. Roof Age: 2005 Type of Roof Covering: Architectural asphalt

Moisture or leakage: None

Comments: Garage and addition roof age = 10 years

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- k. Foundation/Basement** ☒ Full ☐ Partial ☐ Other: _____ ☐ Type: Poured concrete
 Moisture or leakage: None
 Comments: Addition was constructed in 2016 and provides walk-out doors to backyard from both storage and workshop.
- l. Chimney(s)** How Many? 1 Lined? Yes - SS Last Cleaned: N/A Problems? No
 Comments: _____
- m. Plumbing** Type: Pex and copper supplies. PVC drains Age: 2005 with updates in 2016 and 2026
 Comments: Primary bathroom fully renovated in 2026. Guest bath semi-updated in 2026.
- n. Domestic Hot Water** Age: 4 Type: Indirect SS Gallons: 37.9
- o. Electrical System** # of Amps 200 ☒ Circuit Breakers ☐ Fuses
 Comments: 100 amp sub panel in woodworking shop w/ four 2-pole 20amp breakers (220V)
 Solar Panels: ☐ Leased ☐ Owned If leased, explain terms of agreement: _____
 Comments: _____
- p. Modifications:** Are you aware of any modifications or repairs made without the necessary permits? ☐ Yes ☒ No
 If Yes, please explain: _____
- q. Pest Infestation:** Are you aware of any past or present pest infestations? ☐ Yes ☒ No Type: _____
 Comments: _____
- r. 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: _____
- s. Air Conditioning** Type: None Age: _____ Date Last Serviced and by whom: _____
 Comments: _____
- t. Pool** Age: Unknown Heated: ☐ Yes ☒ No Type: gunite Last Date of Service: 9-2025
 By Whom: Aqua Paradise Pool. New pump installed Spring 2026
- u. Generator** Portable: ☐ Yes ☐ No Whole House: ☒ Yes ☐ No Kw/Size: 14 Last Date of Service: 4-7-2025
 If Portable: ☐ Included ☐ Negotiable
 Comments: Kohler generator and transfer switch. Serviced annually by Tri-State Generator. Battery replaced in 2025.
- v. Internet** Type Currently Used at Property: Xfinity
- w. Other** (e.g. Alarm System, Irrigation System, etc.) Fire sprinkler system*
 Comments: *We elected to not have the system active - no knowledge if it is working.

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.

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