

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: Victor Gonzalez
2. PROPERTY LOCATION: 153 Breezy Way Barrington NH
3. CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED? ☒ Yes ☐ No
4. SELLER: ☒ has ☐ has not occupied the property for 8 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
 Installed By: Comac Pump & Well Date of Installation: 2017
 What is the source of your information? Seller
- c. USE: Number of persons currently using the system: 1
 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 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?

COMMENTS:

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: 1,250 Gal. ☐ Unknown ☐ Other:
 Tank Type: ☒ Concrete ☐ Metal ☐ Unknown ☐ Other:
 Location: Front yard Location Unknown ☐ Date of Installation: _____
 Date of Last Servicing: _____ Name of Company Servicing Tank: _____
 Have you experienced any malfunctions? ☐ Yes ☒ No
 Comments: Septic has been pumped once - 2019.

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BUYER(S) INITIALS _____

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d. LEACH FIELD: ☒ Yes ☐ No ☐ Other:

IF YES, Location:

Front yard

Size: Unknown:

Date of installation of leach field:

2017

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. INSULATION

LOCATION

Yes

No

Unknown

If YES, Type

Amount

Unknown

Attic or Cap

☒

☐

☐

Unknown

☐

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? ☐ 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:

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PROPERTY LOCATION:

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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? Village Place Association Covenants, Association & Bylaws

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? Yearly HOA fee \$175 Association

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

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

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

Additional Information: _____

j. Heating System Age: 8 Type: FHA

Fuel: propane Tank Location: backyard

Owner of Tank: Eastern Propane

Annual Fuel Consumption: _____ Price: _____ Gallons: _____

Date system was last serviced and by whom? None

Secondary Heat Systems: None

Comments: _____

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PROPERTY LOCATION:

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- k. Roof Age: 8 Type of Roof Covering: architectural shingle
Moisture or leakage: none
Comments: _____
- l. Foundation/Basement: ☐ Full ☒ Partial ☐ Other: _____ Type: Walk out
Moisture or leakage: none
Comments: _____
- m. Chimney(s) How Many? _____ Lined? _____ Last Cleaned: _____ Problems? _____
Comments: _____
- n. Plumbing Type: PVC Age: _____
Comments: _____
- o. Domestic Hot Water: Age: 8 Type: on demand Gallons: _____
- p. Electrical System: # of Amps 200 Circuit Breakers ☒ Fuses ☐ tankless
Comments: _____
Solar Panels: ☐ Leased ☐ Owned If leased, explain terms of agreement: N/A
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: None Age: _____ Date Last Serviced and by whom: _____
Comments: _____
- u. Pool: Age: N/A Heated: ☐ Yes ☐ No Type: _____ Last Date of Service: _____
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: Breezeline
- x. Other (e.g. Alarm System, Irrigation System, etc.) None
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.

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10. ADDITIONAL INFORMATION

a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?

☐ Yes ☒ No

b. ADDITIONAL COMMENTS:

[Handwritten signature]

New carpets installed (stairs, two bedrooms on 2nd floor)
(April 2025)

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).

X

[Handwritten signature]
SELLER

04/18/25
DATE

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

PROPERTY DISCLOSURE RIDER
CONDOMINIUM, CO-OP, PUD AND OTHER HOMEOWNER ORGANIZATIONS
(To be used in conjunction with Property Disclosure - Residential)
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In compliance with the requirements of RSA 477:4-f, the following information is provided to BUYER relative to the purchase of a condominium unit.

RIGHT TO INFORMATION: In accordance with RSA 356-B:58, a party interested in purchasing a condominium unit has the right to obtain from the Condominium Unit Owner's Association the following information: a copy of the condominium declaration, by-laws, any formal rules of the association, a statement of monthly and annual fees and any special assessments made within the last 3 years.

1. Seller and Property Address: Victor Gonzalez / 153 Breezy Way Barrington
2. Association Name (if applicable): Village Place Barrington HoA
3. Property Manager/Agent: PO Box 361, Barrington, NH 03825 Phone: vp.hoa.general@gmail.com
4. **GENERAL AND LEGAL**
- a. Are there any Association or Corporation approvals required for transfer of Ownership? ☐ Yes ☒ No ☐ Unknown
- b. Is there a time share operation existing at Property? ☐ Yes ☒ No ☐ Unknown
- c. Is there a vacation rental operation or other organized rental program at Property? ☐ Yes ☒ No ☐ Unknown
- d. Are you aware of any rental, use or age restrictions? ☐ Yes ☒ No ☐ Unknown
- e. Number of allocated parking spaces available for this unit: 7
- f. Are you aware of any pending or existing litigation? ☐ Yes ☒ No If Yes, please explain: _____
- g. Are the minutes of the Condominium Association annual meeting available? ☐ Yes ☐ No ☒ Unknown
- h. Are there any pet policies? Restrictions: ☐ Yes ☒ No Dogs/Cats Allowed: ☐ Yes ☐ No
- *5. **MASTER INSURANCE POLICY**
- a. Name of Company: unknown
- b. Name of Agent: _____ Phone: _____
6. **FINANCIAL** Yearly
- a. Monthly maintenance fee(s): \$ 175.00
- b. What do the monthly fees include?
- | | | |
|---|---|---|
| <input type="checkbox"/> Air Conditioning | <input type="checkbox"/> Hot Water | <input type="checkbox"/> Road Maintenance |
| <input type="checkbox"/> Cable TV Signal | <input checked="" type="checkbox"/> Landscaping | <input type="checkbox"/> Sewer |
| <input type="checkbox"/> Electricity | <input type="checkbox"/> Lot Rent | <input type="checkbox"/> Snow Removal |
| <input type="checkbox"/> Garage/Parking | <input type="checkbox"/> Real Property Tax | <input type="checkbox"/> Trash Removal |
| <input type="checkbox"/> Gas | <input checked="" type="checkbox"/> Recreation/Community Association Dues | <input type="checkbox"/> Water |
| <input checked="" type="checkbox"/> Other: <u>Street Lights</u> | | |
- c. Are there any additional fees? If so, please specify: No
- d. Are you aware of any special assessments or loans in effect at this time? ☐ Yes ☒ No
- If Yes, explain: _____
- Additional Comments: _____

7. ACKNOWLEDGEMENTS:

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SELLER

DATE

SELLER

DATE

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BUYER

DATE

BUYER

DATE