

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:** Stacy H Smith Trustee of the Stacy H Smith Revocable Trust of 2006

2. **PROPERTY LOCATION:** 25 Runaway Road, Newfields, NH 03856

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

4. **SELLER:** ☒ has ☐ has not occupied the property for 21 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: Just beyond driveway - well head visable
 Installed By: Clearwater Artesian Well Company Date of Installation: 10/18/2001
 What is the source of your information? NHDES One Stop database

c. USE: Number of persons currently using the system: 4 people when house was occupied
 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 July 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? _____
 COMMENTS: Tested high for chloride and sodium due to the water softener.

New well pump installed in August 2026 by Epping Well & Pump. Irrigation filtration system installed in 2025. Well drilling report attached.

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 1500 Gal. ☐ Unknown ☐ Other _____
 Tank Type ☒ Concrete ☐ Metal ☐ Unknown ☐ Other _____
 Location: Front yard ☐ Location Unknown. Date of Installation: 2001
 Date of Last Servicing: May 2024 Name of Company Servicing Tank: E&E Septic 603-659-8150
 Have you experienced any malfunctions? ☐ Yes ☒ No
 COMMENTS: * Seller will pump tank prior to closing.

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d. LEACH FIELD: ☒ Yes ☐ No ☐ Other _____
IF YES, Location: Front yard Size: 4-Bedroom ☐ Unknown
Date of installation of leach field: 5/30/2012 Installed By: Dan Marston
Have you experienced any malfunctions? ☐ Yes ☒ No
Comments: Operational Permit: CA2012108453

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: N/A - exempt from the regulation per septic designer, Adam Fogg

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	☒	☐	☐			☒
	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)? propane
Age of tank(s): unknown Size of tank(s): 500
Location: underground
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: Active Radon Mitigation system is fan replaced by Radon Clear in 2025.

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d. RADON/WATER - Current or previously existing:

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

If YES: Date: April 2023

By: Seacoast Analytical Services

Results: 780

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: Mortgage, restrictive covenants, drainage easement

What is your source of information? Recorded documents

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: Abuts Piscassic River, rear of property is classified as wetlands

d. Are you aware of any problems with other buildings on the property?

☒ Yes ☐ No If YES, Explain: Barn is located within the area classified as wetlands.

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: Only rear portion adjacent to the river; house is not in the Flood Zone

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-Agricultural

i. Heating System Age: 2023* Type: Lennox FHA Fuel: Propane Tank Location: _____

Owner of Tank: Proulx Oil and Propane

Annual Fuel Consumption: Prior 12 months Price: \$2.583 Gallons: 1,381.6

Date system was last serviced and by whom? Serviced annually by Service Experts

Secondary Heat Systems: Radiant floor heating in Primary Bathroom

Comments: *Installed by Strogen's Service Experts including air handlers in attic and basement.

j. Roof Age: 2022 Type of Roof Covering: Architectural Asphalt installed by Greater Boston Roofing Company.

Moisture or leakage: None

Comments: New gutters also installed after roof replacement. Cleaned and inspected 2026 by NH Gutter Pros.

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- k. Foundation/Basement** ☒ Full ☐ Partial ☐ Other: _____ ☒ Type: Walkout
 Moisture or leakage: None
 Comments: _____
- l. Chimney(s)** How Many? 1 Lined? Yes Last Cleaned: January 2026 Problems? *
 Comments: *there is a brick visible from the primary bathroom that has a crack
- m. Plumbing** Type: Copper supplies and pvc drains Age: Bathrooms updating in 2018
 Comments: Primary Bath renovated in 2018 (Solstice Designs/Osprey Builders).
- n. Domestic Hot Water** Age: 2014 Type: Tankless (propane) Gallons: On demand
- o. Electrical System** # of Amps 200 ☒ Circuit Breakers ☐ Fuses
 Comments: _____
 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: The barn in the woods was erected without a permit - see attached letter from Town. See 10.b
- 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: Central Age: 2023 Date Last Serviced and by whom: Annually / Service Experts
 Comments: Lennox system installed by Service Experts
- t. Pool** Age: N/A Heated: ☐ Yes ☐ No Type: _____ Last Date of Service: _____
 By Whom: _____
- u. Generator** Portable: ☐ Yes ☐ No Whole House: ☐ Yes ☐ No Kw/Size: _____ Last Date of Service: _____
 If Portable: ☐ Included ☐ Negotiable
 Comments: Automatic standby installed in 2009 - selected circuits. Serviced annually by Generator Connection.
- v. Internet** Type Currently Used at Property: Comcast
- w. Other** (e.g. Alarm System, Irrigation System, etc.) Irrigation System, Alarm System*, Invisible Fence*
 Comments: *not in use

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:

Other Noted Improvements:
2024: Beverage cooler. The range, microwave, dishwasher, refrigerator, dryer have been updated, but don't recall exact years. Washing machine is original.
2008: 3-Season porch with enclosed storage garage below and new deck and stairway to backyard (Osprey Builders).
2016: Driveway regrading/repaving (Precision Paving)
2020: Sundance Optima Hot Tub and patio. Serviced by Great Bay Spa & Sauna.
20???: Outdoor shower (Osprey Builders).
2022: House exterior trim/rot repairs and repainted (Blue Chip Painting).
2023: Driveway repairs and expansion (One Way Paving).
2026: Garage doors and motors replaced (Overhead Door Co. of Portsmouth).
2026: Window repairs and servicing (Window Doctor of NH).
2026: Deck posts upgraded to 6"x6" and mechanical fasteners installed. (Bay Head Builders)
2026: Interior main level, upper hallway and mudroom walls and family room cathedral ceiling repainted.
2026: Hardwood floors throughout main level refinished (Jamie Fraser Flooring).

Professionally landscaped yard by Rye Beach Landscaping and Rock Crest Gardens.

The outbuilding in the woods was built in 2015 and we also constructed small wooden trail crossings and a small wooden footbridge over the river. The building is noted on the tax card as a shed. We were unaware that permits were needed to add these structures or that the area of the shed is a designated wetland. The structures are being removed.

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).

Stacy H Smith Trustee of the Stacy H Smith Revocable Trust of 2006
dotloop verified
09/16/26 3:54 PM EDT
J14E-JLH1-LZKK-UGIA
SELLER _____ 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 _____

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