

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 AGENCY representing the SELLER, and is not a substitute for any inspection by the BUYER. SELLERS authorize AGENCY 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 AGENCY PROMPTLY IN WRITING.

1. SELLER: Ghazi & Luisa Azoury
2. PROPERTY LOCATION: 207 Bristol Sreet Seabrook Beach, NH
3. CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER ATTACHED? Yes No
4. SELLER: has has not occupied the property for 2 1/2 years. (since 2005)

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: TOWN / Street
 Installed By: _____ Date of Installation N/A
 What is the source of your information? TOWN
- 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
 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: None

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: N/A
- 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: None

SELLER(S) INITIALS G.A.L.A. BUYER(S) INITIALS _____

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e. IS SYSTEM LOCATED IN A SHORELAND ZONE? [] Yes [] No [] Unknown
IF Yes, has a site assessment been done? [] Yes [] No [] Unknown

SOURCE OF INFORMATION: N/A
COMMENTS: NONE

Table with 7 columns: LOCATION, Yes, No, Unknown, If YES, Type, Amount, Unknown. Rows include Attic or Cap, Crawl Space, Exterior Walls, Floors with handwritten entries like 'Fiberglass' and 'R-19'.

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 [X] No [] Unknown
What materials are, or were, stored in the tank(s)? N/A

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
Comments: NONE - NO ASBESTOS

c. RADON/AIR - Current or previously existing:
Has the property been tested? [] Yes [X] No [] Unknown
Results: NONE If applicable, what remedial steps were taken?

d. RADON/WATER - Current or previously existing:
Has the property been tested? [] Yes [X] No [] Unknown
Results: NONE If applicable, what remedial steps were taken?

e. LEAD-BASED PAINT - Current or previously existing:
Are you aware of lead-based paint on this property? [] Yes [X] No
Comments: Home Built in 2005 - No Lead Paint.

f. Are you aware of any other hazardous materials? [] Yes [X] No
Comments: NONE

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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? Deed - legal description
- 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? Sellers - single Family Home
- 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: _____
- 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? Residential
- j. Heating System Age: 2 1/2 yrs Type: FHA / AC Fuel: GAS Tank/Location: _____
Owner of Tank: N/A
Annual Fuel Consumption: TBD Price: _____ Gallons: _____
Comments: NONE
- k. Roof Age: 2 1/2 yrs Type of Roof Covering: Asphalt Shingles
Moisture or leakage: NO
Comments: none
- l. Foundation/Basement: Full Partial Other: _____ Type: Walk-out
Moisture or leakage: NO
Comments: Lower level - completely finished
- m. Chimney(s) How Many? - Lined? - Last Cleaned: _____ Problems? _____
- n. Plumbing Type: PVC + copper Age: 2 1/2 yrs
Comments: none
- o. Domestic Hot Water: Age: 2 1/2 yrs Type: GAS Gallons: 75
- p. Electrical System Amps: 200 Circuit Breakers Fuses
Comments: None
- 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.) Alarm - System within home

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 G A L A

BUYER(S) INITIALS _____

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10. ADDITIONAL INFORMATION

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

Yes No

b. ADDITIONAL COMMENTS:

None

I HAVE PROVIDED THE INFORMATION CONTAINED IN THIS INFORMATION STATEMENT AND REPRESENT THAT ALL STATEMENTS AND INFORMATION ARE CORRECT. I UNDERSTAND THAT INFORMATION CONTAINED IN THIS INFORMATION STATEMENT WILL BE COMMUNICATED TO PROSPECTIVE BUYERS.

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

SELLER

Ghazi Azoury

DATE

4-22-08

SELLER

Luisa Azoury

DATE

4-22-08

I/WE HAVE READ AND RECEIVED A COPY OF THIS DISCLOSURE AND UNDERSTAND THAT I/WE SHOULD SEEK INFORMATION FROM PROFESSIONALS NORMALLY ENGAGED IN THE BUSINESS REGARDING ANY SPECIFIC ISSUES OF CONCERN.

BUYER

DATE

BUYER

DATE