

Pierce McLaughry *Group*



26 Low Road — Hanover, NH

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NEW HAMPSHIRE SELLER PROPERTY INFORMATION DISCLOSURE STATEMENT

The following is a disclosure statement, made by the seller(s), providing information concerning the condition of the property located at: 26 Low Road, Hanover, NH 03755. This disclosure is not a warranty of any kind by the seller(s) or any agent of the seller(s) in this transaction, and is not a substitute for any inspections or warranties the purchaser may wish to obtain.

To the Seller(s):

Please fully complete the following form. Do not leave any questions blank. If the condition is not applicable to your property, or you do not have any direct knowledge of the condition then check "Unknown" where appropriate. Include any past history of problems if known. Attach additional pages if additional space is required. Please sign and date each page.

Thank you for your cooperation.

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A. PROPERTY TYPE

SINGLE FAMILY MULTI FAMILY CONDO/TOWNHOUSE LAND COMMERCIAL

- Age of Building ^{1976 +} 1995 Additions to Main Building _____ Additional Buildings garage 2020
- Is Seller currently occupying the Property? Yes No
- If no how long has it been vacant? _____

The following are representations made by the seller and are not the representations of the seller's agents. Buyer(s) and Seller(s) agree that appliances etc. included in sale as agreed to between both parties will be as shown on the Sales Agreement and Deposit Receipt and will supersede this seller property information disclosure statements' list of appliances, etc.

B. APPLIANCES, etc.	Included?	Age?	In good working condition at time of listing?
<u>COOK top - Miele</u>			
Refrigerator	<input checked="" type="checkbox"/>	<u>15</u>	<u>yes sub zero</u>
Freezer	<input checked="" type="checkbox"/>	<u>15</u>	<u>attached to fridge</u>
Range	<input checked="" type="checkbox"/>	<u>0</u>	<u>brand new Wolf 2023</u>
Range Hood <u>Miele</u>	<input checked="" type="checkbox"/>	<u>14</u>	
Microwave	<input checked="" type="checkbox"/>	<u>0</u>	<u>brand new - researched this - best review</u>
Disposal	<input checked="" type="checkbox"/>	<u>5</u>	<u>plus or minus 5 years</u>
Dishwasher	<input checked="" type="checkbox"/>	<u>5</u>	<u>plus or minus Bosch</u>
Trash Compactor	<input type="checkbox"/> No		
Washer	<input checked="" type="checkbox"/>	<u>8-10 ?</u>	
Dryer	<input checked="" type="checkbox"/>	<u>8-10 ?</u>	
Woodstove	<input type="checkbox"/> No		
Ceiling Fan	<input checked="" type="checkbox"/> Yes		<u>master bedroom - yes works</u>
Garage Door Opener(s)	<input checked="" type="checkbox"/> Yes	<u>3</u>	<u>2020 - 2 doors & openers - work</u>
Lighting Fixtures	<input checked="" type="checkbox"/> Yes		<u>all ages - mostly recent from Gilberte</u>
Window Treatments	<input checked="" type="checkbox"/> Yes	<u>1-2 years</u>	<u>- Gilberte Monte Douglas</u>
Dehumidifier	<input checked="" type="checkbox"/> Yes	<u>2</u>	<u>mostly automatic</u>
Pool Equipment	<input type="checkbox"/> No		
Hot Tub	<input type="checkbox"/> No		
Central Vac	<input type="checkbox"/> No		
Outdoor Grill	<input checked="" type="checkbox"/> Yes		<u>included</u>
Sump Pump	<input checked="" type="checkbox"/> Yes		<u>Genius installed - backup battery system - ~ 2 years old</u>

OTHER ALSO INCLUDED

may include snow blower -

Is anything specifically excluded? No

C. PROPERTY CONDITION AND IMPROVEMENTS MADE

1. BASEMENT

Full: Partial: Other:

Ground floor basement area

- Are there perimeter drains? Yes No Unknown
- Is there a sump pump? Yes No Unknown
- Has there been evidence of, or problems with, water leakage or moisture?
 - Yes No

○ If yes, please explain, including the frequency and extent of the problem: *we live below the AT, when there are heavy rains H2O seeps in mostly around the furnace + sump area - It NEVER even during hurricane Irene*

2. INSULATION LOCATION

YES NO UNK. IF YES, TYPE AMT. R/FACTOR UNK.

- Attic or Cap
- Crawl Space *Justin Matheson put in insulation*
- Exterior Walls *Is assume so but cannot*
- Floors *see it*
- Has urea formaldehyde foam insulation been installed? *NO* If yes, when? *insulation between 2+3 floor addition*

3. ROOF

- Age of Roof: *3 years* Type of Roof: *metal*
- Any Roof moisture or leakage? Yes No Unknown
 - If yes, please explain including the frequency and extent of the problem:

• History of repairs: _____

4. WATER SUPPLY

Also - just paid Dickinson Plumbing \$1,000 to replace attachments where H2O comes into house - meets town inspection - all new - no lead -

- Private: Public: Seasonal:
- Yearly Usage Fee? Yes No Amount \$ *4600*
- Water Bond? Yes No Amount \$ _____
- If well, what type? _____ Depth: _____
- Location: _____ Gallons per minute: _____
- Type of pump: _____ Depth of pump: _____
- Quantity of water: _____ Quality of water: _____
- Number of persons currently using the system: _____
- Does system supply water for more than one household? _____
- Installed by: _____

went into the mud room -
there is also moisture which we
combat with a dehumidifier which goes
directly to the sump - sump pumps H₂O
to side of house into stone-filled ditch -
This was all accomplished by Domus -

When our neighbors have lots of standing
H₂O in their basements, we typically get
what B Williamson calls "seepage."

4. WATER SUPPLY (con't)

- Date of installation: _____ What is the source of your information? _____
- Any known problems or repairs? Yes No
 - If yes, please explain _____
- Has water been tested? Yes No If yes, date of last report: ~5 years
- To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notations? Yes No If yes, are test results available? _____
 - Please attach a copy of that report to this form.
- What steps were taken to remedy the problem? _____

5. SEWAGE DISPOSAL SYSTEM

- Type of system: Public: Or Private: Unknown:
- Community/Shared: Yes No Unknown
- How many bedrooms is septic system designed for? _____
- Are there plans available? _____

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? _____

Yearly Usage Fee? \$ _____ Sewer Bond? \$ _____

IF PRIVATE:

- Tank Type: Septic Holding Cesspool Unknown Other
- Tank Size in Gallons: _____ Unknown: _____
- Tank Construction: Concrete Metal Other Unknown
- Location: _____ OR Location unknown: _____
- Date of installation: _____
- How often has it been pumped? _____ Date of last servicing: _____
- Name of Co. Servicing Tank: _____
- Have you experienced any malfunctions? _____
- Comments: _____
- Leach field: Yes No Other _____
- If yes, location: _____ Size _____ Unknown _____
- Date of installation of leach field: _____
- Installed by: _____

5. SEWAGE DISPOSAL SYSTEM (con't)

- Have you experienced any malfunctions? Yes No
- Comments: _____
- Is system located in a shoreland zone? Yes No Unknown
 - If Yes, has a site assessment been done? Yes No Unknown
- Source of information: _____
- Comments: _____

6. HEATING SYSTEM

- Type of heat: oil + heat pumps Gallons per year: ^{430 -} ~ 450 gallons
- If fuel is propane, who owns the tank? _____
- Age of system: _____ Number of Zones: _____ Size of fuel tank: _____
- Fuel Company: Simple Energy Phone: _____
- When was the furnace last cleaned? Oct '23 Cleaned by: Simple Energy
 - Any known problems or repairs? Yes No Unknown
 - If yes, please explain _____

7. CHIMNEY

- Age: 28 - Lined? it is an insert -
- When was chimney last cleaned? _____ Cleaned by: Top Hat -
- Problems? No - usually clean every year but last
- Do fireplaces work? Yes Brick, stone, metal? few years we had not used fireplace so was not cleaned since

8. PLUMBING SYSTEM

- Copper, Galvanized, PVC? _____ Age? _____
- Any known problems or repairs? Yes No Unknown
 - If yes, please explain As noted above, town came to inspect and wanted a few things moved around. we never had any problems -

9. HOT WATER TANK

- Age: 1 year Type: _____ Gallons: _____
- Comments: Put in by Simple Energy - they also replaced oil tank at my request - there were no problems but it was old -

10. ELECTRICAL SYSTEM

- Fuses or circuit breakers? _____ Age: 76 and 25 years old -
- Type of wiring: _____ Amperage: _____ Location of box: basement
- Electric Company: Liberty Phone: _____
- Annual cost: varies from \$78/mo. to \$400

11. ASBESTOS- CURRENT OR PREVIOUSLY EXISTING

- 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 the flooring tiles? Yes No Unknown
- Other? Yes No Unknown
 - If yes, source of information: _____
- Has asbestos been removed or encapsulated? Yes No Unknown
- If Yes, please explain: _____

12. RADON- CURRENT OR PREVIOUSLY EXISTING

- Has the property been tested for the presence of radon gas in the air? Yes No
- Tested by: we tested ourselves because so many houses have radon in NH Date: 2020
 - If yes, what were the test results? levels above 4.0 so Dornus mitgale
 - If applicable, what remedial steps were taken? Dornus installed a mitgale system - retested 3 areas 1st floor - (see First Alert) 6.8; .9; .7
- Has the property been tested since remedial steps? Yes No
 - Please attach a copy of the test results to this form. enclosed
- Has the property been tested for radon gas in the water? Yes No
 - Date: _____ Tested by: town H2O
 - If Yes, what were the results? _____
 - If applicable, what remedial steps were taken? _____
- Has the property been tested since remedial steps? Yes No
- If Yes, Please attach a copy of the test results to this form.
- Comments: _____

we also have an on-going monitor which reads 1.4. Note: initial elevated levels were only in basement area, not living areas -

13. UNDERGROUND STORAGE TANKS

- Are there now, or have there been, any underground storage tanks on your property?
 - original owners had underground oil tank - we removed it Yes No Unknown
 - If yes, are the tanks currently in use? Yes No
 - removed in 1995 & town inspected + approved Tank has been above ground since 1995

13. UNDERGROUND STORAGE TANKS (con't)

- o If not, how long have tank(s) been out of service? 28 years ago oil tank removal
- o Or have tank(s) been removed? Yes No Unknown
- Location of underground storage tanks: where driveway is now North side of house
- What materials are, or were, stored in the tank(s)? oil
- Age of tank(s)? _____ Size of tanks(s)? cannot remember
- Have you experienced any problems or leakage? Yes No Unknown never
- o If Yes, please explain: _____

14. LEAD BASED PAINT

- Do you have any knowledge of any presence of lead-based paint and /or lead-based paint hazards, such as any cracking, peeling or flaking lead-based paint on this property? Yes No Unknown house has been painted - totally in past 3 years by a professional painter who also removed + replaced rotten wood
- o If yes, source of information: _____

PLEASE NOTE: For residential dwellings built prior to 1978 Seller(s) and Buyer(s) must also execute the Federal Disclosure of Information on Lead Based Paint form which will be made part of this Disclosure.

15. ENVIRONMENTAL

- Do you have knowledge of any environmental issues that do or may affect the property? Yes No Unknown
- o If Yes, please explain: _____

16. PEST INFESTATION

- Have you had any past or present problems with termites, carpenter ants, rodents, etc.? No termite or carpenter ants Yes No Unknown I put out occasional little black ants in May and June works - never had to call pest control
- Any treatments for infestation? Yes No Unknown we do have chipmunks who keep themselves outside the house
- o If Yes, Please attach reports to this form
- o If Yes, please explain: _____
- o Any unrepaired damage? Yes No Unknown

17. EXTERIOR

- Type of siding: Cedar
- Painted or stained? stained
- Date when property was last painted or stained: 2021 - totally painted outside + inside

18. TELEPHONE / INTERNET / TELEVISION

- Is land line phone service available at property? Yes No Unknown
- Is cell service available at property? Yes No Unknown
- Is internet service available at property? Yes No Unknown
 - Type: Dial Up Broadband DSL Cable Satellite
- Is television service available at property? Yes No Unknown
 - Type: Antenna Cable Satellite

D. OTHER ITEMS AFFECTING THE USE OR CONDITION OF THE PROPERTY

I. Are you as the Seller, aware of any of the following:

- a) Any principal use of the property other than as residential property, such as commercial use, dumping site, farming? Yes No Unknown
- b) Any liens, encroachments, easements, zoning restrictions, rights-of-way, leases, protective covenants or attachments on the property that may affect the property? Yes No Unknown

○ If Yes, please explain: _____

○ What is the source of information? _____

- c) Are you aware of any landfills in the area, or any other factors, such as soil, flooding, drainage or any unusual factors that may affect the value of the property? Yes No Unknown

○ If Yes, please explain: _____

- d) Are you aware of any problems with other buildings on the property? Yes No Unknown

○ If Yes, please explain: _____

- e) Are you receiving a tax exemption for this property for any reasons? Yes No Unknown

If Yes, please explain: _____

- f) Features of the property shared in common with adjoining land owners such as wells, fences, walls, roads, driveways, etc.: Yes No Unknown
- o If Yes, please explain: _____
 - o Who has use and responsibility for maintenance of feature? _____
 - o Yearly expense? _____
- g) Is any of the land being conveyed in Current Use taxation status? Yes No Unknown
- o If yes, how many acres are in current use? _____
- h) Any deed restrictions or similar matters that may affect your interest in the property? Yes No Unknown
- o If Yes, please explain: _____
- i) Has property been surveyed? Yes No Unknown
- o If so, is survey available? Yes No *ASK Bruce Williamson*
 - o How is property zoned? _____ *Surveyed when garage built in 2020*
- j) Settling or grading problems? Yes No Unknown
- o If Yes, please explain: _____
- k) Is property located in a flood plain? Yes No Unknown
- o If yes, are any buildings located in the flood plain? Yes No Unknown
 - o Describe: _____
- l) Major damage to the property or any of the structures from fire, wind, ice, or floods? Yes No Unknown
- o If Yes, please explain: _____
- m) Any zoning violations or non-conforming uses? Yes No Unknown
- If Yes, please explain: _____
- n) If your property is on the water and has a dock and/or boathouse, is your dock and/or boathouse (circle which structure applies) conforming with or accepted as grandfathered by the NH Wetlands Board? Yes No Unknown

If you have a dock and/or boathouse permit number (circle which structure applies) please note the permit number and date of permit here: _____

Have you made any repairs to your dock and/or boathouse (circle which structure applies) which required a permit? Yes No Unknown

If yes, please provide the approval number and date here _____

o) Are there any assessments other than property taxes, water and sewer fees such as:

- o Condominium fees: No
- o Electric company line extension: No
- o Other: N/A

p) What additional repairs or improvements have you made to the property within the last few years?

new roof; new garage; 8 new triple glazed Marvin windows; sump; stonework all new in front of house + side; drainage outside; all underground electric replaced (ask Bruce w/ car charger); 2 bathrooms redone - 9/16 hardwood floors refinished - and floor 2023

o Have there been any modifications or repairs made without the necessary permits or not in compliance with building codes? Yes No Unknown

o If Yes, please explain: Bruce Williamson oversaw everything. we have done since at least 2017 -

q) Is your property on a town maintained road? Yes No Unknown

o If private, what are your approximate yearly costs to maintain it? _____

r) Methamphetamine Production: Do you have knowledge of methamphetamine production ever occurring on the property (Per NH RSA477:4-g)? Yes No Unknown

o If Yes, please explain: _____

s) Please state any other facts or information relating to this property that should be noted to the buyer:

This house works whether you are single, or a family - It expands and contracts based on need - when all 11 of us are in this house at Christmas, it is cozy & fun - when Bruce and I are here alone we never feel it is too big - The house is part of nature - It embraces us - Our kids love coming home and we are all sad to leave it -

t) What are the highlights of your property that you like most?

Everyone in Hanover claims to live on the AT but we actually don't live in the federal territory - so it is nature at its best - No neighbors behind us - we can put on our cross-country skis and head up to Velvet Rocks + The house is sunny and bright even when it is cloudy outside, this house has always made people smile - You think you are outside because there are so many big windows

When kids were little we could get to daycare & later the Ray School in less than 5 minutes. Same for middle school + high school - Great if you forget valentines or lunches - Also < 5 minutes to Dartmouth College & ~ 10-12 minutes to the hospital - I walk to the Coop almost every day because we are so close to town -

In the winter you can just see VT's mountains. In summer you don't see any neighbors - the trees are magnificent - But mostly - the people on Low Road are interesting & friendly - We have loved every minute living here. Our kids love it so much they discussed buying it themselves! We have tried to take really good care of it and Bruce Williamson has been key. He & his team are the very best -

If you like to give parties this is a great house - Before Covid we had an annual holiday party - catered dinner for 60 people - (no shoes allowed) - In the summer we hosted many smaller parties that spilled out onto the deck

- △ versatile
- ✓ embraces nature
- ✓ AT is our neighbor - cross county skiing + hiking without getting into a car
- ✓ sunny & light
- ✓ Private
- ✓ close to town, schools, college & hospital
- ✓ truly magnificent in fall
- ✓ wonderful neighbors - professors, doctors, retirees - our neighbors on either side are lovely - (which is important!)

SELLER'S ACKNOWLEDGMENT

I/we, the seller, have provided the information contained in this information disclosure statement and represent that all statements and information are accurate and correct to the best of my/our knowledge. I/we understand that information contained in this information disclosure statement will be communicated to prospective buyers.

Elizabeth R. Stanton dotloop verified
12/11/23 11:03 AM EST
15TK-NYGO-9HC9-SAEQ

Seller Signature

Bu A Stanton

Seller Signature

Date: _____

Date: 12/3/2023

BUYER'S ACKNOWLEDGMENT

Note 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 the real estate purchase contract. You should exercise whatever due diligence you deem necessary with respect to information on any sexual offenders registered under Chapter 651B. Such information may be obtained by contacting the local police department.

I/we acknowledge receipt of a copy of this statement. I/we have carefully inspected the property. Subject to any inspections allowed under my/our contract, I/we agree to purchase the property in its present condition only, without warranties or guarantees of any kind by seller or any (real estate licensee) concerning the condition or value of the property.

I/we agree to verify any of the above information that is important to me/us by an independent investigation of my own. I/we have been advised to have the property inspected by professional inspectors.

I/we acknowledge that neither seller nor any (real estate licensee) involved in this transaction is an expert at detecting or repairing physical defects in the property. I/we state that no representations made by seller and/or seller's agent concerning the property and/or it's condition are being relied upon by me/us and I/we at my/our option will perform my/our own independent investigation(s) as agreed to under my/our Sales Agreement and Deposit Receipt.

Buyer Signature

Buyer Signature

Date: _____

Date: _____

Bruce Williamson & I made a list of everything that needed to be done @ #24
✓ = done

I have included most receipts (some missing ☹)

26 Low Road House Inspection by Rich Burns and Bruce Williamson

October 17, 2017 updated May 2019

OUTSIDE

1. Need support for electric meter near top of driveway. Should have a disconnect there as well ✓
2. White trim on strip above pillars at front of house has some rotting: Replace with PVC or Doral. ✓
3. Window trim needs to be replaced ✓
 - a. Left window (TV room) 2nd floor (left side of house) - entire window replaced 8/20
 - b. Master Bedroom (half round windows) 3rd floor - also needs z flashing ✓
 - c. Entire left side of house (the arty side) needs trim replaced ✓
4. Siding on front of house second floor where snow is dumped from roof has some rotting ✓
5. Land around the ground floor bedroom (Right side of house) should slope away from the house ✓
6. Mudslides from under deck have caused problems to ground and to siding of house. Install drainage pipe or yard drain to drain water toward woods to right of yard. ✓
7. Skylight in ground floor bedroom: Replace glass removed per B. Williamson
8. Under deck: Slope away from house ✓
9. Roof plumbing vent: Not sure what was said but entire roof replaced 2020 ✓
10. Replace siding at bottom of house with non-wood material that will not rot. This should be done on both sides of hose and back of house (water table) Does not need to be done where roof protects siding ✓
11. Replace roof (although it didn't look like this was urgent, there are several other issues that should be repaired at the same time the roof is replaced. Use 26 or 24 gauge for metal roof) Gutters are not a good idea done summer 2020 ✓ as noted above Melansen -
12. Loose stones at left side of house leading from deck need to be replaced. I would like to see granite steps unless there is something better. ✓
13. Plexi-glass crescent-shaped windows on left side of house need to be replaced: Bruce recommended one horizontal window. I would go with whatever is cheapest. One horizontal window sounds perfect to me and would provide more light anyway. May want to eliminate windows completely if cheaper. windows eliminated 1-20
14. Post by mudroom entrance is out of plum. Should probably rework retaining wall as well. I did not mention this but when we have torrential rains water accumulates in the mud room entry area outside so perhaps a drain could be installed while reworking this area (you mentioned backfill) and the rain could be redirected to the left wooded area. So to be clear- I would like to see this all done in granite if not prohibitive. The steps on the side of the house that are loose (see #11) could also be granite unless you recommend something else that is attractive and long-lasting. - steps replaced w natural stone - drainage accomplished - (? blues brn) (real stone, not pavers)

INSIDE

1. Think about painting or cleaning up concrete around furnace area so it doesn't look so forboding - not done -

2. Chimney near furnace: Can see shower when you look up. Block with sheet metal and fire-rated caulking. Don't use wood. ✓
3. Area that leaks water: Create a gutter to direct the water to the sump ✓
4. Electric Panel: Add separate sub-pane;- separate grounds and neutrals. Rich found some corrosion in the box but checked to make sure there was nothing leaking from pipes upstairs and there was nothing leaking. So the corrosion may have been from an old toilet leak now repaired. There was some discussion about running a new cable from the outside to the inside because the main service cable is spliced - *done when garage built*
5. Install bonding jumper by sump (easy)
6. Lack of insulation in furnace area: Bruce and Rich do not recommend insulating the back wall at this juncture. However they would:
 - a. Insulate rim area ✓
 - b. Put better insulation over sump area: Neaten it up ✓
7. Washing machine dryer vent: Put in a new pipe. Don't use the flexible stuff. Don't worry about the stains on the wall behind the washing machine. But- if that could be fixed for a reasonable cost the stains bother me - *all fixed + up p code*
8. Fix entry door to furnace(trim both top and bottom) - *replaced by Justin Matneson*
9. Synchronize the lighting in the basement - *not done*
10. Put smoke detectors in every bedroom *smoke detectors on every floor*
11. Disclose to new buyer that stairs are not up to code (*but beautiful*) * *see back*
12. Repair molding on outside of dining room window. Bruce says he can see if this can be ordered from Anderson - *in process*
13. Repair dining room window crank ✓ *entire window replaced w/ Marvin triple pane -*
14. Insulation is lacking on the entire second floor back wall. ✓
15. Electric outlets not close enough in kitchen- Should have outlet to left of sink (?)
16. Replace skylight in kid's bathroom when roof is redone ✓ *done*
17. Insulation in attic inadequate: Although there is R24 insulation, we are missing a Propar vent (also known as channel vents) and as a result wind washing is happening. The result is that the insulation is more like R10 than R24. Again this is best repaired when the roof is replaced. Perhaps we will put Thermax in; dense pack (process of installing cellulose pack fiberglass down, foam on roof-not sure I got all of this right → *Justin Matneson put in insulation*)
18. Windows in kid's upstairs bedrooms: No egress; don't meet code; need 24 inches and we only have 20.5 inches. In addition, because the windows are on the floor, it is easy for a kid to fall out the window. Should have a bar. However, the state has some publication that addresses exceptions for old houses. → *both windows replaced + up to code*
19. Master bedroom: Windows not up to code for escape
20. Master bedroom closet: Okay but the vent from the bathroom should be rigid- Aluminum better than PVC ✓ *Bruce + Doris redid*
21. Master bedroom: bathroom skylight: Paint is bubbling. Recommendation: Paint it and see if it comes back No evidence of water damage - *skylight replaced 7/20*
22. Master bedroom: Ceiling above Liz's closet: cosmetic issue repaint- maybe sheet rocking problem ✓ *done*
23. Need attic access- when roof repaired (*have access thru doors in @ upstairs bedroom*)

stairs; the stairs in this house have been a place where kids sit & talk - when we bought the house we worried that a kid could get hurt - we had a newborn in this house who never fell on the stairs as she was growing up. In contrast, when we lived in a tiny 2-story cape near the Ray School with standard steps - (stairs) Kiki fell down the stairs landing us in the ED for stitches - I can state with certainty that there have been no mishaps on the stairs in the 35 years we have lived here - 😊 TMI?

24. Bedrooms upstairs: Need arc vault interrupter (Need to meet Code but not important in terms of priorities (not sure if this was done)

Projects Organized by Specialty

Electric

Note: all electric is underground on Lou Road, most houses have not replaced street to house cables since houses were built in 1970's We replaced !!

- 1. Install Disconnect on outside electric meter
- 2. Add separate sub panel for electric-separate grounds and neutrals
- 3. Run new cable from outside to inside because main service cable spliced
- 4. Install bonding jumper by sump
- 5. Synchronize lighting in basement *not done*
- 6. Install Arc vault interrupter in upstairs bedrooms

Note: electric replaced from road to house when garage was built in 2020

Carpentry

- 1. Provide support for electric meter near driveway- preferably something that does not rot ✓ *
- 2. Window trim needs to be replaced especially some windows in front and on left side of house ✓
- 3. Replace bottom siding of house with synthetic stuff so that the wood does not continue to rot. Needed on all sides except where siding is protected from weather ✓ *Domus - 2019*
- 4. Siding on second floor where snow dumps needs to be replaced ✓ *Domus - 2019*
- 5. Block area near furnace (where you can see shower on second floor) with sheet metal and fire-rated caulking ✓
- 6. Fix entry door to furnace so it doesn't stick *replaced door - Justin M -*
- 7. Provide attic access *doors on @ room upstairs*

Excavation/Landscape

- 1. Install drainage pipe or yard drain from back of house where mud slides down from deck ✓
- 2. Slope land away from house on right ✓
- 3. Replace loose stone steps on left side of house with sturdy attractive granite steps ✓
- 4. Rework retaining wall in front of mudroom- direct water away from mudroom door. Perhaps replace the railroad ties with granite. At the same time, straighten post in front of mudroom *all done*

Window Replacement

** when garage was built the meter was put on garage wall -*

1. Replace skylight windows on ground floor and third floor
2. Replace entire skylight in 3rd floor bathroom
3. Replace crescent window on left second floor with one horizontal window
4. Repair molding on outside of dining room window - in process
5. Repair dining room window crank - replaced entire window

→ all skylights on 3rd floor replaced 2020 when roof replaced. skylight downstairs eliminated as per Bruce Williamson

eliminated

Roof

1. Replace roof done 2020

Paint

1. Paint or clean concrete around furnace
2. Paint skylight in master bedroom
3. Fix cosmetic blemish over master bedroom closet

- ① Entire house exterior painted in 2021
- ② Master bed room + bath, hallways, kitchen 2nd floor bath + 1st floor bed room + entry all painted in 2022 -
- ③ ceiling on second floor - living room + dining room painted in 2021

Insulation

1. Insulate rim area furnace area
2. Clean up or replace insulation near furnace
3. Insulate attic both sides

Other

1. Create a drain near furnace so water is directed to sump
2. Install new dryer vent
3. Install new vent in upstairs closet from master bath

4. Front Door + Mudroom door replaced 2017 by Justin Maheson - both Marvin doors

5. Kitchen cabinets refinished 2021

6. Master bath + vanity mirror + shower door - replaced/re done - Gilbarte + Domus 2022

7. Second floor bath shower + sink replaced/re done 2022 -

⑧ Simple Energy installed new Amtrol water heater 2022

⑨ Simple Energy installed new oil tank 2022 - \$3417 -

⑩ Heat pumps installed on @ floor in 2021 or 2022 via Domus by Dickinson →

- 11. Dickinson came in Oct. 2023 and revamped H2O entry as per town of Hanover recommendations
- 12. Outlet for electric car installed in October 2023 -
- 13. Chippers takes care of the lawn - very healthy
- 14. Pure sprays + we have seen no ticks on our property in 2 years

Also Note:

original house built in 1976, We have replaced all of the original windows either:

- a) when addition was built in 1995 or
- b) since 2017 when Domus took over care of house -

I am sure I have forgotten upgrades - but this will have to do -

Cost of original addition = 150K but I cannot find those records

- 15. New Hunter Douglas automated blinds installed by Gilburte in downstairs bed room - (blackout) + f.v. room. Automated blinds also in master BR
- 16. Original Don Metz house featured in House Beautiful!
- 17. Hardwood floors refinished summer 2023
- 18. Kitchen updated 2023 →

We made all of these improvements with the intent of staying here & enjoying the upgrades & so we did everything 1st class. When Domus asked if we wanted a good hardwood floor guy or a great one - we said "great." We wanted Domus-quality -

If potential buyers ask why we are leaving it is because we want to live closer to our girls & 3 of them are in Portland ME. We did not intend to move quite so soon but we saw the "perfect" place over Thanksgiving - totally unexpected - & we made an offer which was accepted -



DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS

Required Federal Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure (initial applicable sections)

1. Presence of lead-based paint and/or lead-based paint hazards:

<input type="checkbox"/>	a. Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).
<input type="checkbox"/>	
<input checked="" type="checkbox"/>	b. Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

2. Records and reports available to the Seller:

<input type="checkbox"/>	a. Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below):
<input type="checkbox"/>	
<input checked="" type="checkbox"/>	b. Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial applicable sections)

<input type="checkbox"/>	3. Purchaser has received copies of all information listed above.
<input type="checkbox"/>	4. Purchaser has received the pamphlet <i>Protect Your Family from Lead in Your Home</i> .
<input type="checkbox"/>	5. Purchaser has:
<input type="checkbox"/>	a. Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
<input type="checkbox"/>	b. Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)



UMM Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Seller's Initials: ERS PAS

Purchaser's Initials:

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information respectively provided by each of them is true and accurate.

Seller:	<div style="border: 1px solid black; padding: 2px;"> (signature) Date</div>	Purchaser:	<div style="border: 1px solid black; padding: 2px;"> (signature) Date</div>
Seller:	<div style="border: 1px solid black; padding: 2px;"> (signature) Date</div>	Purchaser:	<div style="border: 1px solid black; padding: 2px;"> (signature) Date</div>
Seller:	<div style="border: 1px solid black; padding: 2px;"> (signature) Date</div>	Purchaser:	<div style="border: 1px solid black; padding: 2px;"> (signature) Date</div>
Seller:	<div style="border: 1px solid black; padding: 2px;"> (signature) Date</div>	Purchaser:	<div style="border: 1px solid black; padding: 2px;"> (signature) Date</div>

Property Utilities and Services

Property Address 26 Low Road, Hanover, NH 03755

Utility Information:

Annual Cost: \$ _____	Electric	Co.: <u>Liberty # 250/month</u>
\$ _____	Oil	Co.: <u>Simple 430 gallons</u>
\$ _____	Gas Natural	Co.: <u>Ø</u>
\$ _____	Gas Propane	Co.: <u>Ø</u>
\$ _____	Wood	Co.: <u>Ø</u>
\$ _____	Kerosene	Co.: <u>Ø</u>

Septic Maintained by: Ø
 Last Pumped: _____ Date: _____

Furnace Maintained by: Simple Energy
 Last Cleaned: October 2023 Date: _____

Chimney Maintained by: Top Hat Cleans in those years we
 Last Cleaned: _____ Date: have fires in
Replaced

Water Tested by: town H2O
 Results: _____ Date: _____

Other _____

Association Contact & Phone #: _____

Association Address: _____

Cable TV Company: Comcast/Xfinity

Phone Company: Comcast/Xfinity

Internet Service: Comcast/Xfinity

Rubbish Removal:

Snow Removal: Jason LaHaye Property Maintenance

Misc.: Chippers takes care of lawn
Bill Murphy does tree work

Information herein provided by:

<u>Elizabeth R. Stanton</u> 12/3/2023	
Seller Date	Seller Date

<u>BWA Star</u> 12/3/2023	
Seller Date	Seller Date



DocId:8651279

Tx:4582434

152
After Recording, Return to:
William V.A. Zorn Esq./ wd2-122765
McLane Middleton, Professional Association
900 Elm Street, P.O. Box 326
Manchester, NH 03101-0326

22011323 08/18/2022 09:58 AM
Book 4751 Page 370 Page 1 of 3
Register of Deeds, Grafton County

LCHIP FEE GRA180878 25.00

WARRANTY DEED

ELIZABETH ROSE STANTON AND BRUCE A. STANTON, husband and wife, of 26 Low Road, Hanover, New Hampshire 03755, for consideration paid, grant to **ELIZABETH ROSE STANTON**, married, with a mailing address of 26 Low Road, Hanover, New Hampshire 03755 with **WARRANTY COVENANTS**, the following described premises:

A certain tract or parcel of land with the improvements thereon located on the easterly side of Low Road, so-called, in the Town of Hanover, Grafton County, State of New Hampshire, being **Lot No. 27** on a plan entitled "DARTMOUTH COLLEGE HASKINS DEVELOPMENT HANOVER, N.H." as revised March 12, 1974, which plan was approved by the Hanover Planning Board on June 4, 1974 and is recorded in the Grafton County Registry of Deeds as Pocket 3, Folder 4, Plan 34, bounded and described as follows:

Beginning at a boundary marker set in the easterly side of said Low Road being the northwesterly corner of Lot No. 26 as shown on said plan; then

1. South 63° 02' East along the northerly side of Lot No. 26 a distance of 233.7 feet to a boundary marker; then
2. North 26° 56' East along other land now or formerly of Trustees of Dartmouth College a distance of 161.4 feet to a boundary marker set in the southeasterly corner of Lot No. 28 as shown on said plan; then
3. North 67° 33' 30" West along the southerly line of said Lot No. 28 a distance of 267.2 feet to a boundary marker set in the easterly side of said Low Road; then
4. Southerly along the easterly side of said road along an arc having a radius of 1,301.08 feet a distance of 55 feet to a point; then
5. Continuing South 12° 05' West along the easterly side of said Low Road a distance of 49.28 feet to a point; then
6. Continuing along the easterly side of said road in an arc having a radius of 208.85 feet a distance of 40 feet to the point of beginning.

Containing 37,700 square feet. All bearings are referenced to true North.

TOGETHER WITH a right of way over Low Road from East Wheelock Street as shown on said plan to the premises herein conveyed, said right of way to terminate if and when Low Road is accepted by the Town of Hanover as a public road.

For the source of title of Trustees of Dartmouth College, see Warranty Deed of George R. Little dated December 8, 1938 and recorded in the Grafton County Registry of Deeds at Book 679, page 373 and of Stephen Chase dated May 26, 1921 and recorded in the said Registry at Book 561, Page 567.

The Grantors, by the execution of this Deed, and the Grantees by the acceptance and recording of this Deed hereby covenant and agree as follows:

- A. The restrictions described as A, 1-6 in prior deeds were released in the Blanket Release by the Trustees of Dartmouth College dated May 8, 1995 and recorded in the Grafton County Registry of Deeds at Book 2141, Page 36. Also sees Affidavit of Scrivener's error dated June 21, 1995 and recorded in the Grafton County Registry of Deeds at Book 2147, Page 85.
- B. Trustees of Dartmouth College shall have the right at any time to slope the land herein conveyed to the grade of any new or existing roadway upon which it does or may border.
- C. The above described premises are subject to all utility rights-of way of record as of the date of this deed.
- D. Trustees of Dartmouth College reserves the right to use any remaining property owned by it in any lawful manner.

SUBJECT TO and TOGETHER WITH all reservations, restrictions and/or covenants, easements, liens, encumbrances and mortgages of record, if any insofar as the same may now be in force and applicable.

MEANING AND INTENDING to describe and convey the same premises conveyed to Bruce A. Stanton and Elizabeth Rose Stanton by deed of Susan Vogt Levin and Alexander A. Levin dated May 13, 1988 and recorded in the Grafton County Registry of Deeds at Book 1743, Page 006.

This deed was prepared from information supplied by the within grantors, and no independent title examination has been performed.

This transfer is exempt from transfer tax in accordance with N.H. R.S.A. 78-B:2 IX.

Signed on 5 August, 2022.

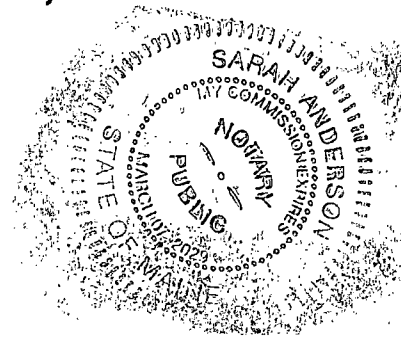
Elizabeth Rose Stanton
Elizabeth Rose Stanton

Bruce A. Stanton
Bruce A. Stanton

STATE OF MAINE
COUNTY OF Hancock

The foregoing instrument was acknowledged before me on August 5, 2022
by Elizabeth Rose Stanton and Bruce A. Stanton.

Sarah Abbott
Notary Public/Justice of the Peace
Printed Name: Sarah Abbott
My Commission Expires: March 7, 2029
(Seal)





DocId:8651280

Tx:4582434

152
After Recording, Return to:
William V.A. Zorn Esq./ wd2-122765
McLane Middleton, Professional Association
900 Elm Street, P.O. Box 326
Manchester, NH 03101-0326

22011324 08/18/2022 09:58 AM
Book 4751 Page 373 Page 1 of 3
Register of Deeds, Grafton County

LCHIP FEE GRA180879 25.00

WARRANTY DEED

ELIZABETH ROSE STANTON, married, of 26 Low Road, Hanover, New Hampshire 03755, for consideration paid, grant to **ELIZABETH ROSE STANTON AND BRUCE A. STANTON, TRUSTEES OF THE ELIZABETH ROSE STANTON REVOCABLE TRUST OF 2022**, a trust created u/d/t dated May 19, 2022, with a mailing address of 26 Low Road, Hanover, New Hampshire 03755 with WARRANTY COVENANTS, the following described premises:

A certain tract or parcel of land with the improvements thereon located on the easterly side of Low Road, so-called, in the Town of Hanover, Grafton County, State of New Hampshire, being **Lot No. 27** on a plan entitled "DARTMOUTH COLLEGE HASKINS DEVELOPMENT HANOVER, N.H." as revised March 12, 1974, which plan was approved by the Hanover Planning Board on June 4, 1974 and is recorded in the Grafton County Registry of Deeds as Pocket 3, Folder 4, Plan 34, bounded and described as follows:

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The Grantors, by the execution of this Deed, and the Grantees by the acceptance and recording of this Deed hereby covenant and agree as follows:

- A. The restrictions described as A, 1-6 in prior deeds were released in the Blanket Release by the Trustees of Dartmouth College dated May 8, 1995 and recorded in the Grafton County Registry of Deeds at Book 2141, Page 36. Also sees Affidavit of Scrivener's error dated June 21, 1995 and recorded in the Grafton County Registry of Deeds at Book 2147, Page 85.
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- C. The above described premises are subject to all utility rights-of way of record as of the date of this deed.
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SUBJECT TO and TOGETHER WITH all reservations, restrictions and/or covenants, easements, liens, encumbrances and mortgages of record, if any insofar as the same may now be in force and applicable.

MEANING AND INTENDING to describe and convey the same premises conveyed to Elizabeth Rose Stanton by deed of Bruce A. Stanton and Elizabeth Rose Stanton dated and recorded herewith.

This deed was prepared from information supplied by the within grantor, and no independent title examination has been performed.

This transfer is exempt from transfer tax in accordance with N.H. R.S.A. 78-B:2 XXII.

Signed on 5 August, 2022.

Elizabeth Rose Stanton
Elizabeth Rose Stanton

STATE OF MAINE
COUNTY OF Hancock

The foregoing instrument was acknowledged before me on August 5, 2022
by Elizabeth Rose Stanton.

Sarah Abbott
Notary Public/~~Justice of the Peace~~
Printed Name: Sarah Abbott
My Commission Expires: March 7, 2029
(Seal)



Tax Collector
 PO Box 483
 Hanover, NH 03755
 (603) 640-3201

TOWN OF HANOVER
REAL ESTATE TAX BILL 1ST HALF
 Reprint

OFFICE HOURS:
 Monday thru Friday
 8:30 AM to 4:30 PM

8% INTEREST CHARGE APPLIED AFTER DUE DATE

BILL DATE: 5/26/2023
DUE DATE: 7/5/2023
BILL#: 101,902

TAX	STATE ED.	LOCAL ED.	COUNTY	TOWN	FIRE DIST.	TOTAL
RATE (50%)	0.64	4.81	0.69	2.08	0.69	8.90
AMOUNT	464.00	3,517.00	501.00	1,517.00	504.00	6,503.00
VALUATION			TAX CALCULATION			
	LAND VALUE	274,300	TOTAL TAX		6,503.00	
	BUILDING VALUE	456,800	LESS:			
	CURRENT USE	0	TAX CREDITS		0.00	
	OTHER VALUE	0	PREPAYMENTS		0.00	
	GROSS VALUE	731,100	PAY THIS AMOUNT		6,503.00	
	EXEMPTIONS	0				
	TAXABLE VALUE	731,100				

MAP/LOT/PLOT
 39-133-1

PROPERTY LOCATION
 26 LOW RD

PROPERTY OWNER
 STANTON, ELIZABETH ROSE - REVOC
 TRUST OF/STANTON,
 26 LOW RD
 HANOVER, NH 03755-2207

AMOUNT IN ARREARS
0.00
PLUS INTEREST & COSTS

Total Bill: \$13,555



130-01
0.912764 Ac

131-01
0.880624 Ac

145-01
0.133384 Ac

132-01
1.07 Ac

133-01
0.826446 Ac

134-01
0.851423 Ac

030-01
210.5 Ac

135-01
1.03 Ac

136-01
1.22 Ac

120-01
1.34 Ac

109-01
0.45 Ac

119-01
2.33 Ac

118-01
2.02 Ac

117-01
1.25 Ac

LOW RD



133

054 028 029 056 049 050 020 019 018 009 010 013 060 058 034 021 009 009 009 010 009 009 009 035 034 030 048 022 026 017 015 014 033 057 009 038 038 038 036 033 032 046 023 025 027 028 029 030 031 032 056 038 038 038 033 032 045 024 027 028 029 030 031 032 056 012 024 041 044 050 044 043 035 036 014 028 029 054 055 078 052 050 044 045 042 037 030 031 053 056 077 053 049 048 046 041 038 037 032 052 058 076 079 048 047 040 039 033 051 057 075 080 102 103 040 038 034 049 059 074 081 101 103 104 125 039 035 048 060 073 082 100 105 124 126 030 031 061 072 083 098 106 123 127 033 049 062 071 084 096 107 122 128 034 046 063 069 085 095 110 108 121 129 035 047 046 064 068 086 094 111 109 120 130 042 045 065 067 087 093 112 119 131 043 045 065 067 088 093 112 119 131 008 044 066 090 143 113 118 132 009 010 013 014 015 024 114 115 116 117 133 134 030 011 012 015 024 114 115 116 117 133 134 019 017 018 023 021 135 136 062 062 063 028 022 021 137 055 003 051 028 028 028 054 054 054