

**PROPERTY DISCLOSURE RIDER
 CONDOMINIUM, CO-OP, PUD AND OTHER HOMEOWNER ORGANIZATIONS
 (To be used in conjunction with Property Disclosure - Residential)
 New Hampshire Association of REALTORS® Standard Form**



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: George Horrocks and Janice Ziemba
24 Stickney Terrace, Suite 9, Hampton, NH 03842

2. Association Name (if applicable): _____

3. Property Manager/Agent: Danielle Holtz Phone: _____

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: 4
- 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: _____
- b. Name of Agent: _____ Phone: _____

6. **FINANCIAL**

- a. Monthly maintenance fee(s): \$ 289.46
 - b. What do the monthly fees include?

<input type="checkbox"/> Air Conditioning	<input type="checkbox"/> Hot Water	<input checked="" type="checkbox"/> Road Maintenance
<input type="checkbox"/> Cable TV Signal	<input checked="" type="checkbox"/> Landscaping	<input checked="" type="checkbox"/> Sewer
<input type="checkbox"/> Electricity	<input type="checkbox"/> Lot Rent	<input checked="" type="checkbox"/> Snow Removal
<input checked="" type="checkbox"/> Garage/Parking	<input type="checkbox"/> Real Property Tax	<input type="checkbox"/> Trash Removal
<input type="checkbox"/> Gas	<input type="checkbox"/> Recreation/Community Association Dues	<input checked="" type="checkbox"/> Water
<input type="checkbox"/> Other: _____		
 - 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:**
 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.

George Horrocks 4/16/26
 SELLER DATE

Janice Ziemba 4/16/26
 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 AND OTHER ADVISORS.

 BUYER DATE

 BUYER DATE



NH CIBOR

Mandatory New Hampshire Real Estate Disclosure & Notification Form



1) NOTIFICATION RADON, ARSSENIC AND LEAD PAINT: Pursuant to RSA 477: 4-a, the SELLER hereby advises the BUYER of the following:

RADON : Radon, the product of decay of radioactive materials in rock, may be found in some areas of New Hampshire. Radon gas may pass into a structure through the ground or through water from a deep well. Testing of the air by a professional certified in radon testing and testing of the water by an accredited laboratory can establish radon's presence and equipment is available to remove it from the air or water.

ARSENIC: Arsenic is a common groundwater contaminant in New Hampshire that occurs at unhealthy levels in well water in many areas of the state. Tests are available to determine whether arsenic is present at unsafe levels, and equipment is available to remove it from water. The buyer is encouraged to consult the New Hampshire department of environmental services private well testing recommendations (www.des.nh.gov) to ensure a safe water supply if the subject property is served by a private well.

LEAD PAINT: Before 1977, paint containing lead may have been used in structures. The presence of flaking lead paint can present a serious health hazard, especially to young children and pregnant women. Tests are available to determine whether lead is present.

2) DISCLOSURE FOR WATER SUPPLY AND SEWAGE DISPOSAL: Pursuant to RSA 477:4-c & d, the SELLER hereby provides the BUYER with information relating to the water and sewage systems:

WATER SUPPLY SYSTEM
Type: Public
Location: _____
Malfunctions: _____
Date of Installation: _____
Date of most recent water test: _____
Problems with system: _____

SEWERAGE DISPOSAL SYSTEM
Size of Tank: Public
Type of system: _____
Location: _____
Malfunctions: _____
Age of system: _____
Date most recently serviced: _____
Name of Contractor who services system: _____

3) **INSULATION:** Is the Property currently used or proposed to be used for a 1 to 4 family dwelling?
Yes No

If yes, the SELLER hereby provides the BUYER with information relating to insulation:

Location(s): _____

Type: _____

4) **LEAD PAINT:** Was the property construction prior to 1978 and is the Property or any part of the Property used for residential dwelling(s) or special uses that would require the Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards form under federal law?

Yes No

If yes, has the Federal Lead Addendum been attached? And has the Federal pamphlet been delivered.

Yes No

5) **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: _____

6) **SITE ASSESSMENT ON WATERFRONT PROPERTY:**

Does the Property use a septic disposal system?

Yes No

If yes, is a Site Assessment Study for "Developed Waterfront" required pursuant to RSAs 485-A:2 and 485-A:39?

Yes No

If yes, has the SELLER engaged a permitted subsurface sewer or waste disposal system designer to perform a site assessment study to determine if the site meets the current standards for septic disposal systems established by the Department of Environmental Services?

Yes No

7) **CONDOMINIUM:** Pursuant to RSA 477:4-f, is the property a condominium?

Yes No

If the property is a condominium, BUYER has the right to obtain the information in RSA 356 - B58 I from the condominium unit owners' association. Such information shall include a copy of the condominium declaration, by-laws, any formal rules of the association, a statement of the amount of monthly and annual fees, and any special assessments made within the last 3 years.

Property Address 24 Stickney Terrace Suite 9, Hampton NH 03842

8) RENEWABLE ENERGY IMPROVEMENTS

Is this property subject to a Public Utility Tariff Pursuant to RSA 374:61?

Yes No Unknown

If yes than SELLER shall disclose, if known:

Remaining Term: _____

Amount of Charges: _____

Any Estimates or Documentation of the Gross or Net Energy or Fuel Savings _____

9) SELLER LICENSEE

Pursuant to RSA 331 A:26 XXII, is the Seller (or any owner, direct or indirect) of this property a real estate licensee in the state of New Hampshire:

Yes No

10) ASBESTOS DISPOSAL: Does Property include an asbestos disposal site?

Yes No Unknown

If yes, then disclosure is required pursuant to RSA 141-E:23

11) PROPERTY ADDRESS:

Address: 24 Stickney Terrace Suite 9, Hampton NH 03842

Unit Number (if applicable): Suite 9

Town: Hampton, NH

Janice Ziemba
Ziemba
SELLER

4/10/26
Date

George Horrocks
George Horrocks
SELLER

4/10/26
Date

George Horrocks

The BUYER(S) hereby acknowledge receipt of a copy of this disclosure prior to the execution of the Purchase and Sale Agreement to which this is appended.

BUYER

Date

BUYER

Date



NOTIFICATION TO OWNERS, BUYERS, AND TENANTS REGARDING ENVIRONMENTAL MATTERS



It is essential that all parties to real estate transactions be aware of the health, liability, and economic impact of environmental factors on real estate. Broker does not conduct investigations or analyses of environmental matters and, accordingly, urges its clients and/or customers to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, PCBs, and other contaminants or petrochemical products stored in underground tanks), or other undesirable materials or conditions are present at the property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of buildings or may be present as a result of previous activities at the property or other properties.

Various laws and regulations have been enacted at the federal, state, and local levels dealing with the use, storage, handling, removal, transport, and disposal of toxic or hazardous wastes and substances. Depending upon past, current, and proposed uses of the property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If hazardous or toxic substances exist or are contemplated to be used at the property, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present.

RECEIVED BY:



NAME

3/2/2026

DATE



NAME

4/10/26

DATE

24 STICKNEY TERR #9

Location 24 STICKNEY TERR #9

Mblu 175/ 16/ / 9/

Acct# 3814

Owner ZIIEMBA, JANICE

Municipality

Total Market Value \$180,300

Appraisal \$180,300

PID 3814

Building Count 1

Wetlands Permit

Lot Type

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$180,300	\$0	\$180,300

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$180,300	\$0	\$180,300

Owner of Record

Owner ZIIEMBA, JANICE
Co-Owner HORROCKS, GEORGE
Address 10 GALE RD
HAMPTON, NH 03842

Sale Price \$180,000
Certificate
Book & Page 6439/2145
Sale Date 09/16/2022
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
ZIIEMBA, JANICE	\$180,000		6439/2145	00	09/16/2022
DANMEL, LLC	\$143,000		4240/0507	00	02/26/2004
CORE HEALTH SERVICES, INC.	\$85,000		3111/2043	00	07/31/1995

Building Information

Building 1 : Section 1

Year Built: 1985
Living Area: 1,925
Replacement Cost: \$219,927
Building Percent Good: 82
Replacement Cost Less Depreciation: \$180,300

Building Attributes

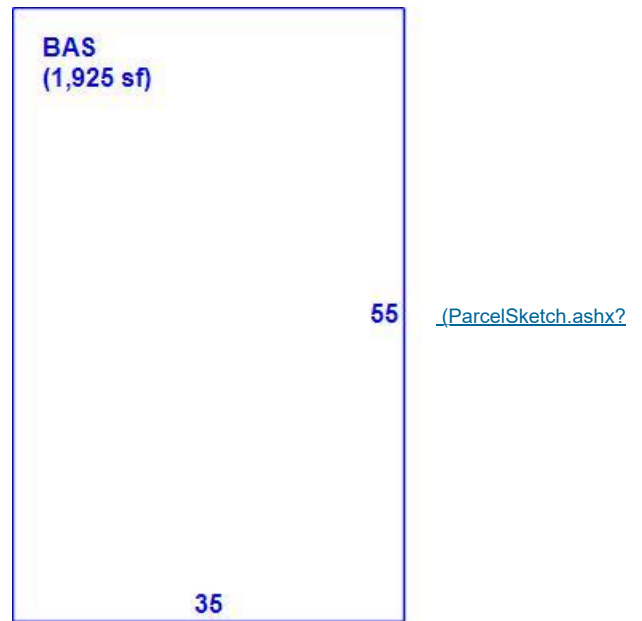
Field	Description
Style:	Condo Office
Model	Com Condo
Stories:	1 Story
Grade	Average
Occupancy	10
Interior Wall 1:	Drywall/Sheet
Interior Wall 2:	
Interior Floor 1	Carpet
Interior Floor 2	
Heat Fuel:	Gas
Heat Type:	Forced Air-Duc
AC Type:	Central
Ttl Bedrms:	
Ttl Bathrms:	
Ttl Half Bths:	2
Xtra Fixtres	1
Total Rooms:	5
Bath Style:	Modern
Kitchen Style:	
Grade	Average
Stories:	
Residential Units:	0
Exterior Wall 1:	Vinyl Siding
Exterior Wall 2:	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Cmrc Units:	0
Res/Com Units:	0
Section #:	
Parking Spaces	
Section Style:	
Foundation	

Building Photo



([https://images.vgsi.com/photos2/HamptonNHPhotos///0017/IMG_8054\[1\]](https://images.vgsi.com/photos2/HamptonNHPhotos///0017/IMG_8054[1]),

Building Layout



([pid=3814&bid=3834](#))

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,925	1,925
		1,925	1,925

Security:	
Cmplx Cnd	
Xtra Field 1:	
Remodel Ext:	
Super	

Extra Features

Extra Features	<u>Legend</u>
No Data for Extra Features	

Land

Land Use

Use Code	3401
Description	OFF CONDO
Zone	TC-S
Neighborhood	
Alt Land Appr Category	No

Land Line Valuation

Size (Acres)	0
Frontage	0
Depth	0
Total Market Land	\$0
Appraised Value	\$0

Outbuildings

Outbuildings	<u>Legend</u>
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$180,300	\$0	\$180,300
2024	\$180,300	\$0	\$180,300

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$180,300	\$0	\$180,300
2024	\$180,300	\$0	\$180,300

Return to:
Janice Ziemba and George Horrocks
10 Gale Road
Hampton, NH 03842



LCHIP	ROA631165	25.00
TRANSFER TAX	RO118447	2,700.00
RECORDING		14.00
SURCHARGE		2.00

WARRANTY DEED

DANMEL, LLC, a New Hampshire Limited Liability Company, having a mailing address of 40 Windmill Lane, Hampton, NH 03842, for consideration paid, grants to **Janice Ziemba and George Horrocks**, a married couple, of 10 Gale Road, Hampton, NH 03842, as joint tenants with rights of survivorship, with WARRANTY COVENANTS:

Unit #9 of the Post Office Square Condominium, a condominium located on Stickney Terrace, Hampton, County of Rockingham and State of New Hampshire, as established by Declaration and By-Laws dated September 9, 1983 and recorded with the Rockingham County Registry of Deeds at Book 2460, Page 458, and Amendment to Declaration dated March 14, 1985 and recorded at Book 2638, Page 2737 and Amendments to Declaration dated August 8, 1986 and recorded at Book 2623, Page 1844 and Book 2623, Page 1846 of said Registry respectively and any subsequent Amendments to Declaration of record.

Said Unit is laid out as shown on the Site Plan filed as Plan # D-13841 and as shown on the Floor Plan pertaining to said Unit recorded in the Rockingham County Registry of Deeds as Plan # D-15327 and recorded with said Floor Plan is the Certified Statement of a licensed professional architect in the manner required in New Hampshire R.S.A. 356-B:20.

Said Unit is hereby conveyed together with a 0.0902 undivided interest in the common areas and facilities together with the right to use the same in common with others entitled thereto, and is conveyed with the benefit of and subject to the provisions of the Declaration and By-Laws, and the rules and regulations adopted thereunder.

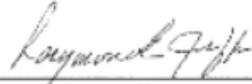
The said Unit is acquired with the benefit of and subject to the provisions of R.S.A. Chapter 356-B, the Condominium Act, as that statute is written as of the date hereof, and as it may in the future be amended.

Meaning and intending to describe and convey the same premises conveyed to DANMEL, LLC by virtue of a deed recorded in the Rockingham County Registry of Deeds at Book 4240, Page 0507.

The property is not the residence of the grantor or the grantor's spouse and is not subject to homestead rights.

EXECUTED this 16th day of September, 2022.

DANMEL, LLC



By: Raymond E. Jeffs

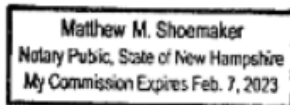
Its: Member

Duly Authorized

STATE OF NEW HAMPSHIRE

County of Rockingham

Then personally appeared before me on this 16th day of September, 2022, Raymond E. Jeffs, duly authorized on behalf of Danmel, LLC, and acknowledged the foregoing to be his free act and deed.



Notary Public/Justice of the Peace

Commission expiration: