

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: George A. Idelkope

2. PROPERTY LOCATION: 68 Brattleboro Road, Hinsdale, NH 03451

3. CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED? [] Yes [X] No

4. SELLER: [X] has [] has not occupied the property for 42 years.

5. WATER SUPPLY

Please answer all questions regardless of type of water supply.

a. TYPE OF SYSTEM: [X] Public [] Private [] Seasonal [] Unknown [] Drilled [] Dug [] Other

b. INSTALLATION: Location: Installed By: Date of Installation: What is the source of your information?

c. USE: Number of persons currently using the system: 4 Does system supply water for more than one household? [X] Yes [] No

d. MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems? Pump: [] Yes [X] No [] N/A Quantity: [] Yes [X] No Quality: [] Yes [X] 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 [X] 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 [X] 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: [X] Yes [] No Community/Shared: [X] 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 [X] No What steps were taken to remedy the problem?

c. IF PRIVATE: TANK: [] Septic Tank [] Holding Tank [] Cesspool [] Unknown 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:

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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: _____

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: _____

FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU, 603-271-3501

7. <u>INSULATION</u>	LOCATION	Yes	No	Unknown	If YES, Type	Amount	Unknown
	Attic or Cap	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Crawl Space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Floors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>

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): 9 months Size of tank(s): 300 gallons
 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: 1983 By: _____
 Results: negative if app _____
 Has the property been tested since remedial steps? Yes No
 Are test results available? Yes No
 Comments: _____

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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? _____

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: _____

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? commercial/residential

i. Heating System Age: 9 months Type: radiator Fuel: oil Tank Location: basement

Owner of Tank: _____

Annual Fuel Consumption: 1700 approx \$6000 Price: \$6000 Gallons: 1700

Date system was last serviced and by whom? Dec 2024, Dead River installed new furnace

Secondary Heat Systems: _____

Comments: _____

j. Roof Age: unknown Type of Roof Covering: slate

Moisture or leakage: none

Comments: _____

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- k. Foundation/Basement: Full Partial Other: _____ Type: cement and rock
Moisture or leakage no
Comments: _____
- l. Chimney(s) How Many? 2 Lined? yes Last Cleaned: unknown Problems? no
Comments: _____
- m. Plumbing Type: copper and PVC Age: unknown
Comments: _____
- n. Domestic Hot Water: Age: 5 years Type: propane Gallons: 20
- o. Electrical System: # of Amps _____ 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: _____
- 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: window Age: 10 years Date Last Serviced and by whom: _____
Comments: _____
- t. Pool: Age: NA 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: _____
- v. Internet: Type Currently Used at Property: Comcast
- w. Other (e.g. Alarm System, Irrigation System, etc.) no
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:

As previously stated, furnace was replaced Dec 2024 by Dead River

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).


SELLER _____
DATE _____

dotloop verified
09/16/25 12:34 PM EDT
5HHR-FUY-80XP-NXNV

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 _____

SELLER(S) INITIALS  _____

BUYER(S) INITIALS _____

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



This Disclosure Form is from the National Lead Information Center under the United States Environmental Protection Agency. This is not a New Hampshire Association of REALTORS® form.

Property Address: 68 Brattleboro Road, Hinsdale, NH 03451

LEAD WARNING STATEMENT

Every purchaser of any interest in residential 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

- (a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):
- (i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).
 - (ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- (b) Records and reports available to the seller (check (i) or (ii) below):
- (i) 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).
 - (ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgement (initial)

- (c)

--	--

 Purchaser has received copies of all information listed above.
- (d)

--	--

 Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.
- (e) Purchaser has (check (i) or (ii) below):
- (i) 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
 - (ii) 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 Acknowledgement (initial)

- (f)

<i>MD</i>

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

Certification of Accuracy

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

 dotloop verified 09/16/25 11:34 AM EDT LUM7-XVZQ-JC4P-LRH4	
Seller	Date
Purchaser	Date
 dotloop verified 09/12/25 11:53 AM EDT AECL-RHPH-LWVN-LONT	
Agent	Date

BK 1343 PG 0035

NO CONSIDERATION/DIVORCE DECREE

Know all men by these presents

That I, Robin Stern, A/K/A Robin Stern Idelkope, single

of Brattleboro in the County of Windham and State of Vermont
for and in consideration of the sum of --One or More-- Dollars,
to me paid by George A. Idelkope

Pinnacle Lane

Chesterfield

Street Address

Town or City

Cheshire

New Hampshire

County

and

State

the receipt whereof I do hereby acknowledge, have remised, released and forever quitclaimed and do by these presents remise, release and forever QUITCLAIM unto the said Grantee and his heirs and assigns, forever, all my right, title and interest in

Three certain tracts of land with the buildings thereon, Tracts 1 and 2 situated in the Town of HINSDALE, Tract 3 situated in the Town of CHESTERFIELD, County of Cheshire and State of New Hampshire, bounded and described as follows:

~~Tract I: A certain tract of land with the buildings thereon situated in the Village of HINSDALE, County of Cheshire and State of New Hampshire, bounded and described as follows:~~

~~Beginning at the Northwest corner of the house lot, now or formerly owned by Virginia D. Pedersen;
thence running Northerly in the same direction as the West line of the said Pedersen land sixty (60) feet to an iron pin;
thence running Easterly about six (6) rods to the iron pin;
thence running Southerly sixty (60) feet to land of the said Pedersen;
thence Westerly on land of the said Pedersen about six (6) rods to the place of beginning.
Containing twenty-one and one-half (21 1/2) square rods of land, more or less.~~

Tract II: A certain tract of land with the buildings thereon situated in HINSDALE, County of Cheshire and State of New Hampshire, on the North side of the highway leading from Hinsdale Village to Brattleboro, Vermont, bounded and described as follows:

Beginning in the North side of said highway at the Southwest corner of land formerly owned by George Slate;
thence Northerly on the Westerly line of said Slate's land to the said Slate's North line;

BK 1343PG0036

thence Westerly six (6) rods on a line with said Slate's and Ellen Walker's North line (now or formerly) to a stake driven in the ground;

thence Southerly parallel with said Slate's West line to the highway above described;

thence Easterly on the Northerly line of said highway above described to the place of beginning.

Being all of the premises conveyed to George A. Idelkope and Robin Stern Idelkope by deed of Brattleboro Memorial Hospital dated October 2, 1985 as recorded in Vol. 1107, Page 453 of the Cheshire County Registry of Deeds.

Tract III: A certain tract or parcel of land, with the buildings thereon, located in CHESTERFIELD, County of Cheshire and State of New Hampshire, and being Lot #1 on a plan of lots for Francis Lane drawn by James H. Hastings, Jr., RLS, dated January 18th, 1979, and approved by the Chesterfield Planning Board March 5, 1979 and recorded in the Cheshire County Registry of Deeds in Plan Book 42, Page 61, bounded and described as follows:

Beginning at an iron pin at the intersection of Bennett Road and Pinnacle Lane, so-called;

thence South 25° 54' East to the end of a stone wall;

thence along said stone wall for a total distance of one hundred forty-two and twelve hundredths (142.12) feet, more or less, to a stake and stones at the end of said wall;

thence South 22° 53' East four hundred four and thirty-five hundredths (404.35) feet, more or less, to an iron pin;

thence south 31° 42' East one hundred eighty-four and twelve hundredths (182.12) feet, more or less, to an iron pin, the last three (3) courses being along the easterly side of the Bennett Road, so-called;

thence North 79° 22' East fifty-seven and twenty-one hundredths (57.21) feet, more or less, crossing an old driveway to an iron pin;

thence North 40° 17' East four hundred thirty-two and ninety-eight hundredths (432.98) feet, more or less, to an iron pin;

thence North 53° 32' West five hundred eighty-one and eighty-three hundredths (581.83) feet, more or less, to an iron pin;

thence North 56° 09' West one hundred twenty-four and fifty-six hundredths (124.56) feet, more or less, to an iron pin on the southerly side of Pinnacle Lane, so-called the last four courses being along Lot #2 in said subdivision;

thence South 39° 11' West one hundred twenty-seven and seventy hundredths (127.70) feet, more or less, along the southerly edge of Pinnacle Lane to the point of beginning.

Containing 5.15 acres, more or less.

Also conveying whatever rights the Grantor may have with regard to the use of the Bennett Road, so-called in common with others and subject to the rights of others as conveyed to the Grantor by deed of Francis F. Lane, dated January 9, 1985 as recorded in Vol. 1081, Page 703 of the Cheshire County Registry of Deeds.

Being all of the premises conveyed to George Idelkope and Robin Stern by deed of Neil Sutherland, et al, dated October 13, 1987 as recorded in Vol. 1216, Page 256 of the Cheshire County Registry of Deeds.

BK 1343 PG 0037

To Have and to Hold the Same, together with all the privileges and appurtenances thereto belonging to the said Grantee and his heirs and assigns forever. And I hereby engage to warrant and defend the same against all claims arising by, from or under except as herein stated

And I, the subscriber, wife, husband of the Grantor, for the consideration aforesaid, do hereby release to said Grantee all rights of curtesy, homestead, and other interests therein.

Witness my hand this 24th day of August Anno Domini one thousand nine hundred and ninety.

Witness:

Robin Stern (with signature)

State of New Hampshire, } The foregoing instrument was acknowledged before me this 24th day of August A.D. 19 90 by Robin Stern


(with signature) Justice of the Peace. Notary Public.


RECEIVED 10-51 A.M. AUG 24 1990 CHESHIRE COUNTY REGISTRY OF DEEDS



Property Card: 68 BRATTLEBORO RD

Town of Hinsdale, NH

Parcel Information	
	<p>Parcel ID: 46-47 Vision ID: 1652</p> <p>Owner: IDELKOPE, GEORGE A Co-Owner: Mailing Address: PO BOX 11 HINSDALE, NH 03451</p>
General Information	Assessed Value
<p>Map: 46 Block: 47 Lot: Unit: Use Description: PROF BLDG MDL-01 Zone: RES Land Area in Acres: 0.55</p>	<p>Land: \$41,700 Buildings: \$295,400 Extra Bldg Features: \$600 Outbuildings: \$4,300 Total: \$342,000</p>
	Sale History
	<p>Book/Page: 1343/0035 Sale Date: 8/24/1990 Sale Price: \$0</p>

Building Details: Building # 1	
	<p>Model Description: Residential Living Area: 2904 Year Built: 2005 Style: Conventional Stories: 2 Occupancy: 1 No. Total Rooms: 10 No. Bedrooms: 2 No. Baths: 2 No. Half Baths: 0 Bathroom Desc: Average</p>
<p>Kitchen Desc: Modern Interior Wall Desc 1: Plastered Interior Wall Desc 2: Exterior Wall Desc 1: Clapboard Exterior Wall Desc 2:</p>	<p>Roof Cover Desc: Slate Roof Structure Desc: Gable/Hip Heat Type: Steam Heat Fuel: Oil A/C Type: None</p>



www.cai-tech.com

This information is believed to be correct but is subject to change and is not warranted.

