

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:** David Hubelbank, Trustee and Laura Hubelbank, Trustee of the Hubelbank Revocable Trust 2020

2. **PROPERTY LOCATION:** 20 Birch Drive, Newmarket, NH 03857

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

4. **SELLER:** ☒ has ☐ has not occupied the property for 7.75 years.

5. **WATER SUPPLY**

Please answer all questions regardless of type of water supply.

a. TYPE OF SYSTEM: ☒ Public ☐ Private ☐ Seasonal ☐ Unknown
☐ Drilled ☐ Dug ☐ Other _____

b. INSTALLATION: Location: Utility Room
 Installed By: Town Date of Installation: Unknown
 What is the source of your information? Prior House Sale Disclosure

c. USE: Number of persons currently using the system: 2
 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 Comments below or with attachment.
 Are you aware of any test results reported as unsatisfactory or satisfactory with notations? ☐ Yes ☒ No
 IF YES, are test results available? ☐ Yes ☐ No
 What steps were taken to remedy the problem? _____
 COMMENTS: _____

6. **SEWAGE DISPOSAL SYSTEM**

a. TYPE OF SYSTEM: Public: ☐ Yes ☐ No Community/Shared: ☐ Yes ☐ No
 Private: ☒ Yes ☐ No ☐ Unknown
 Septic Design Available: ☒ Yes ☐ No

b. IF PUBLIC OR COMMUNITY/SHARED
 Have you experienced any problems such as line or other malfunctions? ☐ Yes ☐ No
 What steps were taken to remedy the problem? _____

c. IF PRIVATE:
 TANK: ☒ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Unknown ☐ Other _____
 Tank Size 1000 Gal. ☐ Unknown ☐ Other _____
 Tank Type ☒ Concrete ☐ Metal ☐ Unknown ☐ Other _____
 Location: Under driveway, 8' from rt garage door ☐ Location Unknown. Date of Installation: _____
 Date of Last Servicing: May 2026 Name of Company Servicing Tank: Hunts Septic Service
 Have you experienced any malfunctions? ☐ Yes ☒ No
 COMMENTS: _____

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d. LEACH FIELD: ☒ Yes ☐ No ☐ Other
IF YES, Location: Southeast end of driveway Size: 12'x40' ☐ Unknown
Date of installation of leach field: Estimated 1985 Installed By: Unknown
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

Table with 7 columns: LOCATION, Yes, No, Unknown, If YES, Type, Amount, Unknown. Rows include Attic or Cap, Crawl Space, Exterior Walls, Floors with various material types like fiberglass.

8. HAZARDOUS MATERIAL

a. UNDERGROUND STORAGE TANKS - Current or previously existing:
Are you aware of any past or present underground storage tanks on your property? ☒ Yes ☐ No ☐ Unknown
IF YES: Are tanks currently in use? ☒ Yes ☐ No
IF NO: How long have tank(s) been out of service?
What materials are, or were, stored in the tank(s)? Propane
Age of tank(s): Unknown Size of tank(s): 1000
Location: To the right of the driveway, in the garden area
Are you aware of any past or present problems such as leakage, etc? ☐ Yes ☒ No
Comments:
If tanks are no longer in use, have the tanks been removed? ☐ Yes ☐ No ☐ Unknown
Comments:

b. ASBESTOS - Current or previously existing:
As insulation on the heating system pipes or ducts? ☐ Yes ☐ No ☒ Unknown
In the siding? ☐ Yes ☐ No ☒ Unknown In the roofing shingles? ☐ Yes ☐ No ☒ Unknown
In flooring tiles? ☐ Yes ☒ No ☐ Unknown Other ☐ Yes ☐ No ☒ Unknown
If YES, Source of information:
Comments:

c. RADON/AIR - Current or previously existing:
Has the property been tested? ☐ Yes ☐ No ☒ Unknown
If YES: Date: By:
Results: If applicable, what remedial steps were taken?
Has the property been tested since remedial steps? ☐ Yes ☐ No
Are test results available? ☐ Yes ☐ No
Comments:

SELLER(S) INITIALS [Signatures] BUYER(S) INITIALS [Blank]

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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: Shared driveway to 22 Birch Dr

What is your source of information? Deed

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? Residential

i. Heating System Age: 18 (est) Type: Forced Hot Air Fuel: Propane Tank Location: Right of driveway

Owner of Tank: Home Owner

Annual Fuel Consumption: \$1,500 Price: \$2.49 Gallons: 600 (part-time occupancy)

Date system was last serviced and by whom? Unknown

Secondary Heat Systems: _____

Comments: _____

j. Roof Age: Unk. Type of Roof Covering: Asphalt

Moisture or leakage: Ice dam in 2026 in the roof valley above the inside corner of the back deck/sunroom.

Comments: Minor water ingress into sunroom

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- k. Foundation/Basement** ☒ Full ☐ Partial ☐ Other: _____ ☐ Type: _____
 Moisture or leakage: No
 Comments: _____
- l. Chimney(s)** How Many? 1 Lined? yes Last Cleaned: April 2026 Problems? Yes
 Comments: Needs repair
- m. Plumbing** Type: PVC Age: Unknown
 Comments: _____
- n. Domestic Hot Water** Age: 5 years Type: Electric Gallons: 50
- o. Electrical System** # of Amps 200 ☒ Circuit Breakers ☐ Fuses
 Comments: _____
 Solar Panels: ☐ Leased ☐ Owned If leased, explain terms of agreement: _____
 Comments: _____
- p. Modifications:** Are you aware of any modifications or repairs made without the necessary permits? ☐ Yes ☒ No
 If Yes, please explain: _____
- q. Pest Infestation:** Are you aware of any past or present pest infestations? ☒ Yes ☐ No Type: _____
 Comments: Past pest entry point (under-stairs) was a result of original front step design; entry point permanently sealed
- r. Methamphetamine Production** Do you have knowledge of methamphetamine production ever occurring on the property?
 (Per RSA 477:4-g) ☐ Yes ☒ No If YES, please explain: _____
- s. Air Conditioning** Type: Central AC Age: Unknown Date Last Serviced and by whom: _____
 Comments: _____
- t. Pool** Age: _____ 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: Cable Internet
- w. Other** (e.g. Alarm System, Irrigation System, etc.) _____
 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:

IMPROVEMENTS:
2020: New Hot Water Heater, New Dishwasher
2022: Repainted exterior of house
2023: New double oven
2024: New fridge, new composite decking and railings on back deck
2026: New front steps, new gutters (back deck), gravel driveway refresh, fresh interior paint in common areas

DISCLOSURES:
1) ROOF: Roof is older and approaching end of its functional life
2) WINDOWS: Some of the older windows have failed seals (fogging); one window in upstairs guest room (carpeted bedroom) has a broken tensioner
3) 3-SEASON ROOM: Evidence of past water intrusion at the exterior door thresholds
4) CHIMNEY: The chimney/venting for the gas stove in the lower-level family room requires repair and is currently non-functional
5) GAZEBO: Needs structural repair

PAST REMEDIATION:
1) Front Entry & Pest Mitigation (2025/2026): Replaced original front steps which had trapped moisture against the siding. A professional removed siding back to clean wood, repaired all rot, and installed proper flashing and a new landing. This also permanently sealed a past pest entry point. Under-stairs storage was sanitized by homeowners; some cosmetic remnants remain.
2) Plumbing (Utility Room): Fully repaired past leak from upstairs bathtub drain. Family room wall restored; cosmetic evidence remains visible on the unfinished utility room side.
3) Attic: Minor mold identified during 2018 inspection was professionally remediated; attic ventilation addressed.

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).

David Hubelbank, Trustee
dotloop verified
05/02/26 9:58 PM EDT
YTBR-CERN-G6B7-STCA
SELLER DATE

Laura Hubelbank, Trustee
dotloop verified
05/02/26 9:49 PM EDT
NUTB-FJHW-WTBY-UVRH
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

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