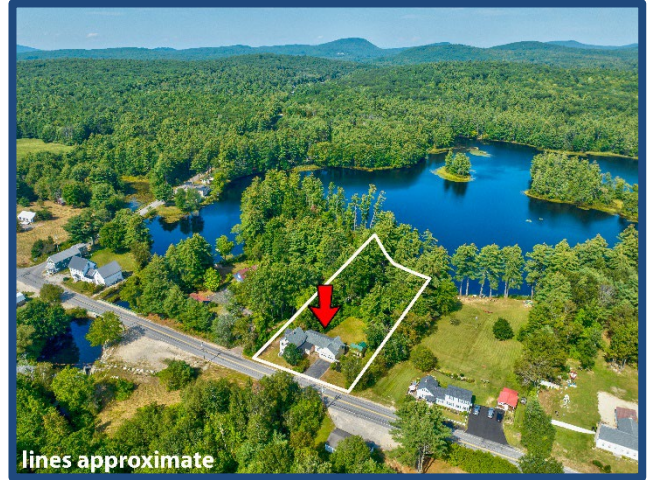


# AUCTION



## Guardian's Sale Waterfront Home on Downings Pond

New Durham, New Hampshire

Online-Only Bidding Ends: Tuesday, October 17<sup>th</sup> at 1:00 p.m.

**47 Main Street** is a 3-bedroom, New Englander sited on a 1.199-acre waterfront lot. The property enjoys 220' of direct water frontage on 54-acre Downings Pond. The home totals 2,851 sq.ft. of living space with 3 bedrooms, 1.5 bathrooms, a library and formal dining room. The home was originally built in 1896 and maintains much of its original character after renovations in the late 1980's. This first floor has tall ceilings, a Hearthstone wood burning fireplace and direct access to the attached 2-car garage. An addition has been added above the garage which is currently a billiard room. Assessed value: \$354,200 Map 250, Lot 30.

**Open House:** Tuesday, October 10<sup>th</sup> from 3:00 to 5:00 pm and Thursday, October 12<sup>th</sup> from 9:00 to 11:00 a.m.

**Terms:** A \$10,000 deposit by check or e-check will be delivered to the auction company as a qualification to bid. Successful bidder to deliver earnest money totaling 10% of the total purchase price no later than, Wednesday, October 18<sup>th</sup> at 1:00 p.m. with the balance due at closing within 45 days of the auction. A 10% buyer's premium will be added to the high bid price to become the total purchase price. Property is being sold free and clear of all liens by Fiduciary Deed. Offered subject to confirmation of the Guardian.



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- Lead Paint Disclosure
- Waterfront Site Assessment
- Warranty deed, Book 3858 Page 0514
- Purchase & Sale Agreement
- How to Bid Online
- Online Bidder Registration Form

**DISCLAIMER:** No warranty or representation, express or implied, is made by our client, their legal counsel, Paul McInnis LLC or any person providing this information to any party concerning the completeness or accuracy of the information. The information has been obtained from sources deemed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. It is the potential offeror's responsibility to independently verify the accuracy and completeness of the information. Each person who accepts these materials assumes full responsibility for investigating, evaluating, and making all other appropriate inquiries regarding this property. By accepting this information, each person releases our client, their legal counsel and Paul McInnis LLC from any responsibility or liability arising from this information concerning the property.

# SUGGESTED DUE DILIGENCE CHECKLIST

For Online Bidders

47 Main Street, New Durham, NH

BIDDING OPENS: **Tuesday, October 10<sup>th</sup> at 9:00 a.m.**

BIDDING ENDS: **Tuesday, October 17<sup>th</sup> at 1:00 p.m.**

## ITEMS TO COMPLETE –

- Review the General Terms & Conditions for Online Bidders
- Review the Property Information Package and Links to any Additional Documents and Due Diligence
- Review the Purchase & Sale Agreement
- Sign up to bid online at [auction.paulmcinnis.com/auctions](http://auction.paulmcinnis.com/auctions) [click here](#)
- Complete & return the Bidder Registration Form which is the last page of this package.

If you would like to complete the Bidder Registration Form electronically, contact [admin@paulmcinnis.com](mailto:admin@paulmcinnis.com) and the form will be sent to you through Dotloop.

- Provide Bidder Deposit by check or E-check
- Contact the Auctioneer with any questions [justin@paulmcinnis.com](mailto:justin@paulmcinnis.com)



**GENERAL TERMS & CONDITIONS**

AGENT OF THE GUARDIAN: Paul McInnis LLC is acting solely as an Agent of the Guardian

**BIDDER REGISTRATION:** In order to bid online, any prospective bidder must first request and review a property information package. The next step is to create an online bidding account at [auction.paulmcinnis.com/auctions](http://auction.paulmcinnis.com/auctions). Finally, submit your executed Bidder Registration Form with the required Bidder Deposit to the Auctioneer.

The Bidder Registration Form can be found on the last page of the property information package. It can be hand delivered, mailed or emailed to the office of the Auctioneer at 1 Juniper Road, North Hampton, NH 03862. It can be emailed to [admin@paulmcinnis.com](mailto:admin@paulmcinnis.com) or sent electronically through Dotloop. To use Dotloop, send your request to [admin@paulmcinnis.com](mailto:admin@paulmcinnis.com).

**BIDDER DEPOSIT:** At the time of registration, you will be required to deliver your refundable Bidder Deposit of \$10,000 either by physical check or E-check. By registering to bid you understand and agree that if you are not the successful bidder, this deposit will be returned to you. If you are the successful bidder and you fail to comply with the terms of the auction (specifically signing the Real Estate Purchase & Sale Agreement and delivering the required earnest money deposit by Wednesday, October 18th at 1:00 p.m.) you hereby authorize the Auction Company to retain your \$10,000 Bidder Deposit as a NON-REFUNDABLE, NON-COMPLIANCE FEE in the amount of \$10,000 U.S. dollars.

To deliver the Bidder Deposit by physical check, you may deliver the \$10,000 Bidder Deposit to our office or at an open house. To deliver your Bidder Deposit by E-check you will do so through EARNNEST. **EARNNEST** is a digital payment platform, and a link can be found either on the Auctioneer's website or by request of the auctioneer at [admin@paulmcinnis.com](mailto:admin@paulmcinnis.com). Once your Bidder Registration Form and Bidder Deposit have been received, your online bidding account has been created, and Paul McInnis LLC has determined that you have met all the requirements, a bidding number will be provided to you.

Please note that Paul McInnis LLC will make our best effort to respond to your request within three hours during normal business hours of Monday through Friday from 8:30 a.m. to 4:30 p.m. EST. The Bidder Registration Form and Bidder Deposit should be received by the Auctioneer no later than 24 hours prior to the close of bidding. The Auctioneer in his sole and absolute discretion reserves the right to decline a bidder if all requirements have not been met prior to the 24-hour deadline.

**RETURN OF BIDDER DEPOSIT:** Unsuccessful bidder deposits will be returned to the bidder by U.S. Mail or through EARNNEST.

**ONLINE BIDDING:** The bidding will open on Tuesday, October 10<sup>th</sup> at 9:00 a.m. and the bidding will end on Tuesday, October 17<sup>th</sup> at 1:00 p.m. subject to **extended bidding**. Bid increments are shown on the bidding portal. It is the bidder's responsibility to ensure the accuracy and timeliness of their bid(s). Bidders are encouraged not to wait until the last minute to place a bid. Online bidding is subject to technical difficulties that can develop at any time. Please be aware that you must manually type in your bid prior to placing your bid.

**TIMED AUCTION EXTENDED BIDDING:** A timed auction event refers to the opening and ending time for placing bids. When a bid is placed within two minutes of the auction ending (12:58) the bid time window will extend for an additional two minutes. During that additional two-minute window if a bid is placed it will be extended again and so on. This is done to prevent bid "sniping." This process can go on indefinitely. Even though the auction is set to end at 1:00 p.m. the bidding could be extended to 2:00 p.m. or longer depending on the activity from the bidders.

The Auctioneer in his sole and absolute discretion reserves the right to cancel, postpone, extend, or reschedule the auction.

**DUE DILIGENCE:** It is the bidder's responsibility to undertake their own due diligence and inspection of the property prior to placing any bids. A complete review of the property information package (with additional links) including the real estate Purchase & Sale Agreement Sample with your attorney is encouraged.





**PROPERTY CONDITIONS:** Except as expressly set forth in the real estate Purchase & Sale Agreement, if and when executed, the property is being sold "AS IS," "WHERE IS," and "WITH ALL FAULTS," as of the closing date. Neither the Guardian, Paul McInnis LLC nor any of their agents, contractors, attorneys, officers or directors ("agents") makes any representations or warranties with respect to the physical condition of the land or any improvements thereon, the property's fitness for any particular purpose, the property's merchantability, or any other warranty, express or implied.

The Guardian, Paul McInnis LLC and their agents specifically disclaim any warranty, guaranty, or representation, oral or written, past or present, express or implied concerning the land and any improvements thereon. Bidders are expected to undertake their own independent physical inspection of the property, and public records, and thorough review of all documents prior to submitting their bid(s) and to submit their bid(s) based solely on their own independent investigations and findings including but not limited to bidders' own independent investigation of the uses, code compliance and land use regulatory approvals necessary for redevelopment and not in reliance on any information provided by the Guardian, Paul McInnis LLC or their agents.

**BUYER'S PREMIUM:** A 10% (Ten Percent) Buyer's Premium will be added to the successful Bid Price to become the Total Purchase Price. Example: \$Bid Price + 10% of \$Bid Price = \$Total Purchase Price due from the Buyer at Closing, less any Earnest Money Deposit.

**SUCCESSFUL BIDDER:** The successful bidder is defined as, that registered bidder who placed the highest bid as declared by the Auctioneer and the highest bid being acceptable to the Guardian. The successful bidder will be notified via email, as well as by telephone confirmation by the Auctioneer.

**REAL ESTATE PURCHASE & SALE AGREEMENT:** A copy of the agreement is included in the property information package. PLEASE REVIEW it carefully or have your attorney review it. The successful bidder is required to sign the real estate Purchase & Sale Agreement together with all Guardian disclosure forms without any changes or additional terms and deliver 10% of the total purchase price as the earnest money deposit to the office of the Auctioneer no later than Wednesday, October 18<sup>th</sup> at 1:00 p.m. less the Bidder Deposit already received. Only the Buyer's Name, Bid Price, Buyer's Premium, Total Purchase Price, Earnest Money Deposit and the Balance Due Amount will be entered into the real estate Purchase & Sale Agreement.

**EARNEST MONEY DEPOSIT:** The successful bidder must tender a deposit in the amount of 10% of the Total Purchase Price which is due no later than Wednesday, October 18<sup>th</sup> at 1:00 p.m. less the Bidder Deposit already received. The earnest money deposit must be by wire, check or E-check payable to Paul McInnis LLC Escrow Account in U.S. funds.

**SUCCESSFUL BIDDER DEFAULT:** Should the successful bidder fail to execute the real estate Purchase & Sale Agreement and deliver the earnest money deposit in a timely manner as outlined in these general terms & conditions, said bidder will be deemed to be in default and hereby authorize the Auction Company to retain your \$10,000 bidding deposit as a NON-REFUNDABLE, NON-COMPLIANCE FEE in the amount of \$10,000 U.S. dollars.

**RESERVATION OF RIGHTS:** The Guardian in his sole and absolute discretion may enter into a contract with the next highest bidder should the highest accepted bidder default. Sale is subject to confirmation of the Guardian. Guardian reserves the right to accept or reject the high bid.

**ADDITIONAL TERMS:** Additional terms are included in the real estate Purchase & Sale Agreement. Any changes or amendments to these general terms & conditions and/or to the real estate Purchase & Sale Agreement will be communicated to any registered bidder via the email said bidder provided at registration.

**BUYER BROKER PARTICIPATION INVITED:** Please contact the auction company ([admin@paulmcinnis.com](mailto:admin@paulmcinnis.com)) to request the MANDATORY REAL ESTATE BUYER BROKER PARTICIPATION REGISTRATION form prior to a prospect having contacted Paul McInnis LLC. The completed and signed form must be faxed or mailed such that it is received by the office of Paul McInnis LLC at the same time as the online bidding registration request form. If you have any questions, please contact Paul McInnis LLC at (603) 964-1301 or via email at: [justin@paulmcinnis.com](mailto:justin@paulmcinnis.com)

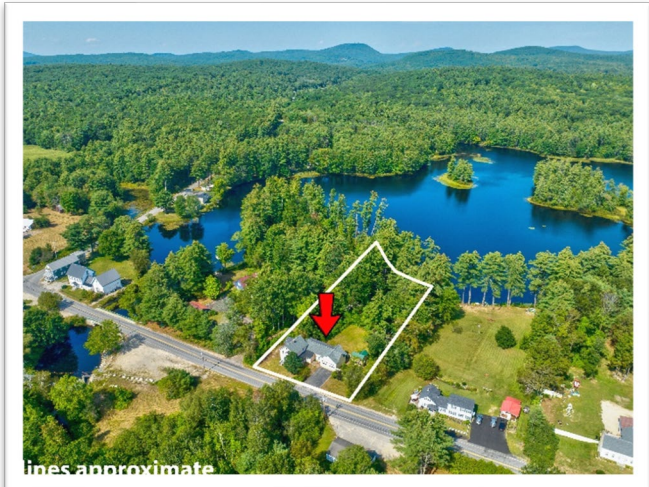


# EXECUTIVE SUMMARY

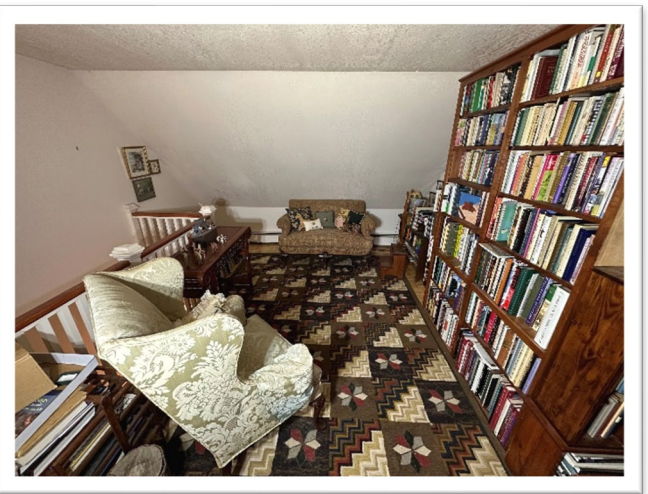
<b>ADDRESS</b>	47 Main Street, New Durham, NH
<b>TOWN REFERENCE</b>	Map 250, Lot 30
<b>STRAFFORD COUNTY DEED REFERENCE</b>	Warranty Deed - Book 3858, Page 0514
<b>ASSESSED VALUE</b>	\$354,200
<b>2021 TAX RATE</b>	\$17.92/\$1,000
<b>2022 TAXES</b>	\$6,347
<b>UTILITIES</b>	Water: Private Sewer: Private (see waterfront site assessment)
<b>ACREAGE</b>	1.199 Acres
<b>ROAD FRONTAGE</b>	166'
<b>WATER FRONTAGE</b>	220'

<b>TYPE</b>	New Englander
<b>ZONING</b>	RAR
<b>YEAR BUILT</b>	1896, renovated in the late 1980's
<b>LIVING AREA</b>	2,851 sq. ft.
<b>HEAT FUEL</b>	Oil
<b>HEAT TYPE</b>	Baseboard, hot water
<b>SEPTIC</b>	Private septic, (see waterfront site assessment)
<b>ELECTRIC</b>	200 Amp, circuit breaker
<b>WATER</b>	Well – Private
<b>GARAGE</b>	Two-car attached





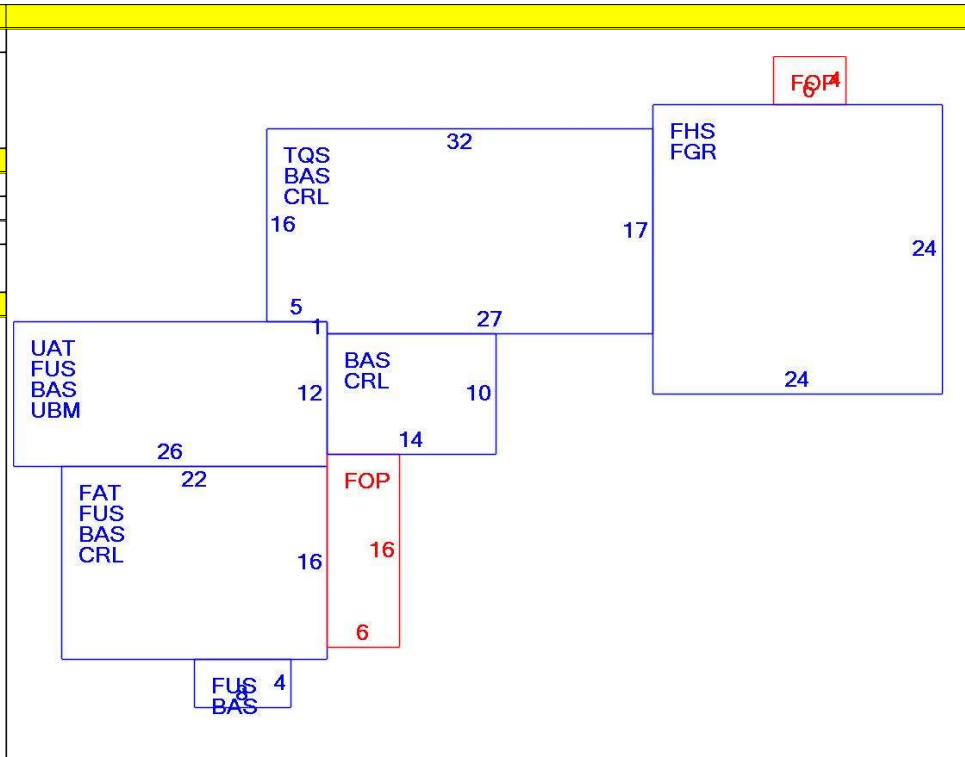




CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT							
KING, KATHLEEN M		4	Rolling	5	Well	1	Paved	7	Waterfront	Description	Code	Assessed	Assessed	2309  NEW DURHAM, NH  <b>VISION</b>			
47 MAIN STREET				6	Septic					RESIDNTL	1013	227,800	227,800				
NEW DURHAM NH 03855		<b>LAND USE DATA</b>								RES LAND	1013	123,300	123,300				
Alt Prcl ID 9--13----- Alt. Billing I TWN Photo Village Dist Conditional Special Ex GIS ID 250030000000		Variance Admin App Site Plan BLA/Merge Wood Lot Sub-Div Assoc Pid#		RESIDNTL	1013	3,100	3,100	Total		354,200	354,200						
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		Q/U VI		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)				
KING, KATHLEEN M			3858	0514	08-27-2010		Q	I	237,333		00	Year	Code	Assessed	Year	Code	Assessed
VOLTZ, DONALD A + LINDA G			1388	0049	05-27-1988		Q	I	45,000		00	2023	1013	227,800	2022	1013	227,800
													1013	123,300		1013	123,300
													1013	3,100		1013	3,100
			Total									Total	354200	Total	354200	Total	354200
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description		Amount	Code	Description	Number	Amount	Comm Int								
				Total	0.00												
ASSESSING NEIGHBORHOOD																	
Nbhd		Nbhd Name		B		Tracing		Batch				<b>APPRAISED VALUE SUMMARY</b>					
PD1												Appraised Bldg. Value (Card)				225,200	
												Appraised Xf (B) Value (Bldg)				2,600	
												Appraised Ob (B) Value (Bldg)				3,100	
												Appraised Land Value (Bldg)				123,300	
												Special Land Value				0	
												Total Appraised Parcel Value				354,200	
												Valuation Method				C	
												Total Appraised Parcel Value				354,200	
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments			Date	Id	Type	Is	Cd	Purpost/Result	
02-75	08-10-2002	NC	New Construct	3,000				GARDEN SHED			08-31-2015	RK			38	Phone Hearing	
94-43	06-16-1994	RE	Remodel	4,600		0		GAR/OFF			07-01-2015	KL			16	Field Review	
91-80	10-16-1991	NC	New Construct	0		0		SIGN			07-14-2014	SC			00	Measur+Listed	
88-53	06-01-1988	AD	Addition	75,000		0		ALT/GAR			09-08-2010	RE			RV	Review	
											02-26-2004	DP			00	Measur+Listed	
											03-27-2003	03			PU	Pickup	
											03-29-1999	RE			43	Change Reinspection Re	
LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes		Location Adjustment		Adj Unit P	Land Value
1	1013	SFR WATER M	RAR		20,000	SF	1.43	1.00000	4	1.00	DP	4.000			1.0000	5.72	114,400
1	1013	SFR WATER M	RAR		0.740	AC	3,000	1.00000	0	1.00	DP	4.000			1.0000	12,000	8,900
Total Card Land Units					1.199	SF	Parcel Total Land Area					1.1991	Total Land Value			123,300	



CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	06	Conventional			
Model	01	Residential			
Grade:	04	Average +10			
Stories:	2	2 Stories			
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure:	03	Gable/Hip			
Roof Cover	03	Asph/F GlS/Cmp			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2					
Interior Flr 1	12	Hardwood			
Interior Flr 2	14	Carpet			
Heat Fuel	02	Oil			
Heat Type:	05	Hot Water			
AC Type:	01	None			
Total Bedrooms	03	3 Bedrooms			
Total Bthrms:	1				
Total Half Baths	1				
Total Xtra Fixtrs					
Total Rooms:	10				
Bath Style:	02	Average			
Kitchen Style:	02	Average			
<b>CONDO DATA</b>					
Parcel Id		C	Ownr	0.0	
			B	S	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
<b>COST / MARKET VALUATION</b>					
Building Value New			300,317		
Year Built			1896		
Effective Year Built			1995		
Depreciation Code			G		
Remodel Rating					
Year Remodeled					
Depreciation %			25		
Functional Obsol			0		
External Obsol			0		
Trend Factor			1		
Condition					
Condition %					
Percent Good			75		
RCNLD			225,200		
Dep % Ovr					
Dep Ovr Comment					
Misc Imp Ovr					
Misc Imp Ovr Comment					
Cost to Cure Ovr					
Cost to Cure Ovr Comment					



**OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)**

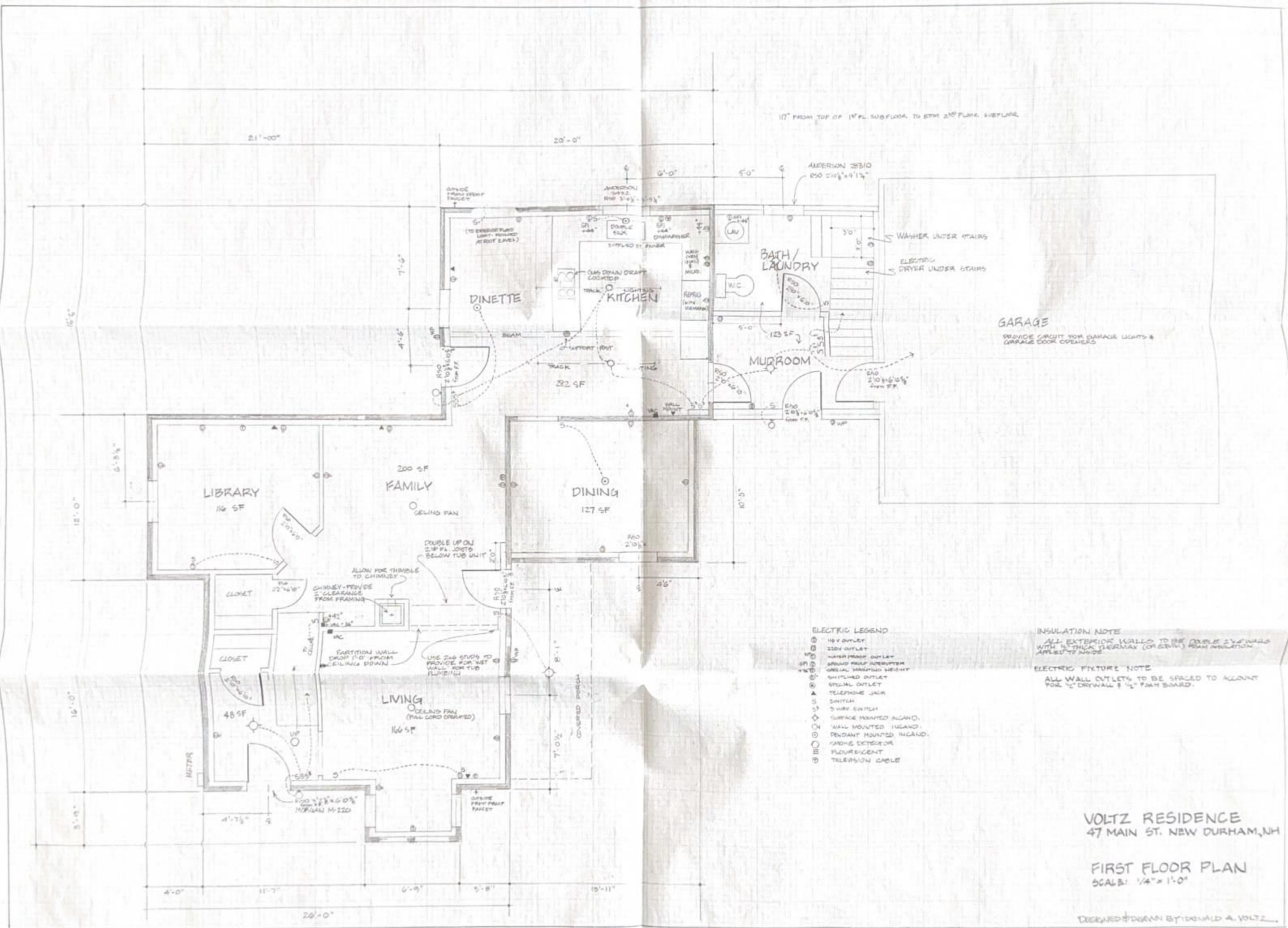
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
SHD1	SHED FRAME	L	128	20.00	2004		50		0.00	1,300
RPV1	PAVING < 500	L	1	1500.00	2015	S	100		0.00	1,500
PAT1	PATIO-AVG	L	200	5.00	2015		25		0.00	300
FPL1	FIREPLACE 1	B	1	3400.00	1990		75		0.00	2,600

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,375	1,375	1,375	94.38	129,772
CRL	Crawl Space	0	1,031	0	0.00	0
FAT	Attic, Finished	88	352	88	23.59	8,305
FGR	Garage, Finished	0	576	202	33.10	19,065
FHS	Half Story, Finished	288	576	288	47.19	27,181
FOP	Porch, Open, Finished	0	120	36	28.31	3,398
FUS	Upper Story, Finished	696	696	696	94.38	65,688
TQS	Three Quarter Story	404	539	404	70.74	38,129
UAT	Attic, Unfinished	0	312	31	9.38	2,926
UBM	Basement, Unfinished	0	312	62	18.75	5,852
Ttl Gross Liv / Lease Area		2,851	5,889	3,182		300,316







- ELECTRIC LEGEND**
- 110V OUTLET
  - 220V OUTLET
  - WATER PROOF OUTLET
  - GROUND FAULT INTERRUPTER
  - SPECIAL MOUNTING HEIGHT
  - SWITCHED OUTLET
  - SPECIAL OUTLET
  - TELEPHONE JACK
  - SWITCH
  - 3 WAY SWITCH
  - SURFACE MOUNTED INCLAND.
  - WALL MOUNTED INCLAND.
  - PENDANT MOUNTED INCLAND.
  - SMOKE DETECTOR
  - FLOURESCENT
  - TELEVISION CABLE

**INSULATION NOTE**  
ALL EXTERIOR WALLS TO BE DOUBLE 2x4 WALLS WITH 1" THICK DERMATOL (OR EQUIV.) FIBER INSULATION APPLIED TO INSIDE

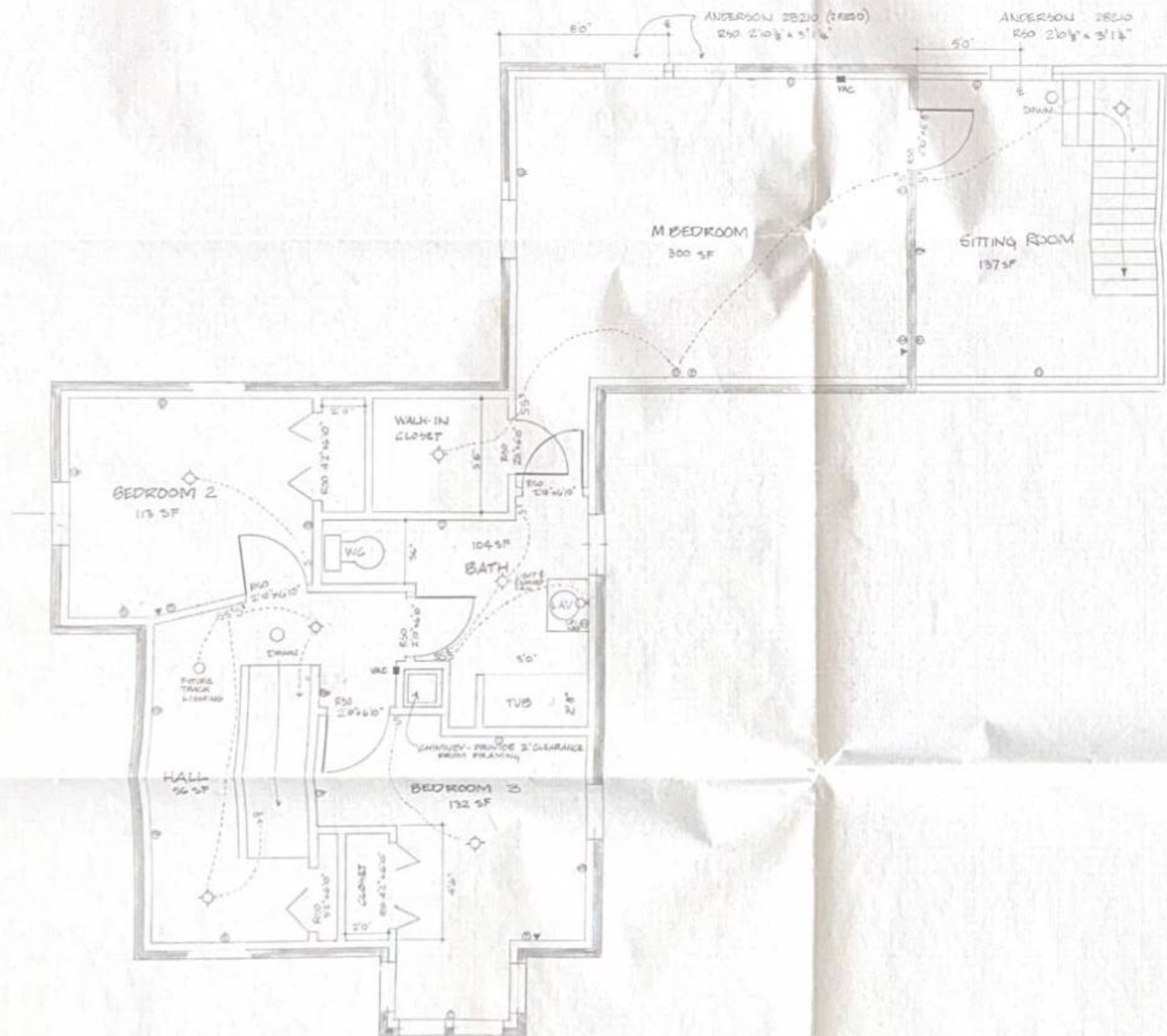
**ELECTRIC FIXTURE NOTE**  
ALL WALL OUTLETS TO BE SPACED TO ACCOUNT FOR 1/2" DRYWALL & 1/2" PAIN BOARD.

**VOLTZ RESIDENCE**  
47 MAIN ST. NEW DURHAM, NH

**FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

DESIGNED/DRAWN BY DONALD A. VOLTZ





VOLTZ RESIDENCE  
47 MAIN ST. NEW DURHAM, NH

SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

DESIGNED & DRAWN BY: DONALD A. VOLTZ, AIA



# National Flood Hazard Layer FIRMMette



71°10'35"W 43°26'30"N



## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

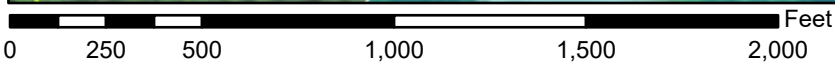
- |                                    |  |  |
|------------------------------------|--|--|
| <b>SPECIAL FLOOD HAZARD AREAS</b>  |  | Without Base Flood Elevation (BFE)<br><i>Zone A, V, A99</i>  |
|                                    |  | With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>   |
|                                    |  | Regulatory Floodway  |
| <b>OTHER AREAS OF FLOOD HAZARD</b> |  | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i> |
|                                    |  | Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>  |
|                                    |  | Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>  |
|                                    |  | Area with Flood Risk due to Levee <i>Zone D</i>  |
| <b>OTHER AREAS</b>                 |  | NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>   |
|                                    |  | Effective LOMRs  |
| <b>GENERAL STRUCTURES</b>          |  | Area of Undetermined Flood Hazard <i>Zone D</i>  |
|                                    |  | Channel, Culvert, or Storm Sewer   |
| <b>OTHER FEATURES</b>              |  | Levee, Dike, or Floodwall  |
|                                    |  | 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation  |
| <b>MAP PANELS</b>                  |  | 17.5 Coastal Transect  |
|                                    |  | Base Flood Elevation Line (BFE)  |
|                                    |  | Limit of Study   |
|                                    |  | Jurisdiction Boundary  |
|                                    |  | Coastal Transect Baseline  |
|                                    |  | Profile Baseline   |
|                                    |  | Hydrographic Feature   |
|                                    |  | Digital Data Available   |
|                                    |  | No Digital Data Available  |
|                                    |  | Unmapped   |
|                                    |  | The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.                                     |



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **9/19/2023 at 11:51 AM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

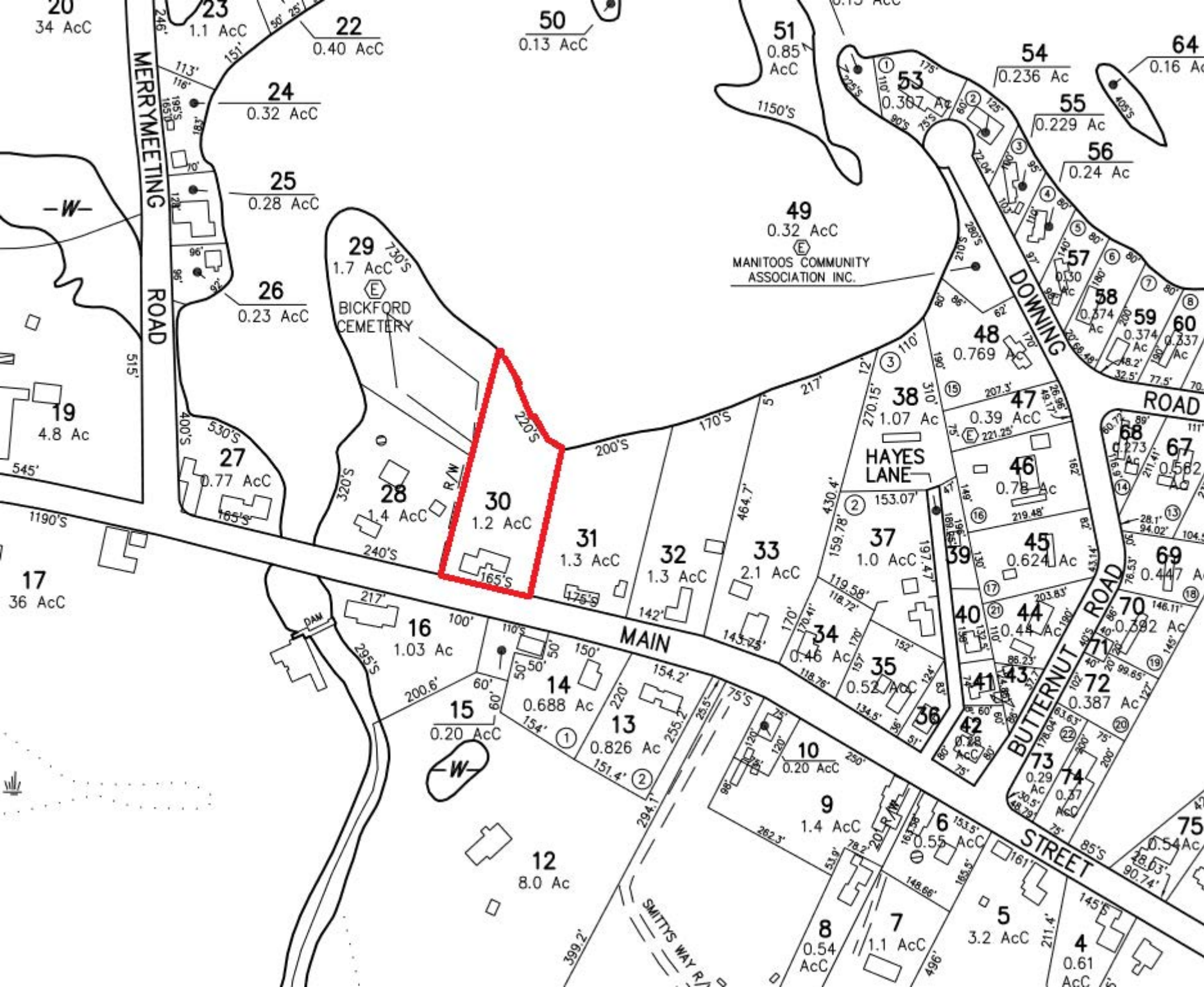


1:6,000

71°9'58"W 43°26'4"N

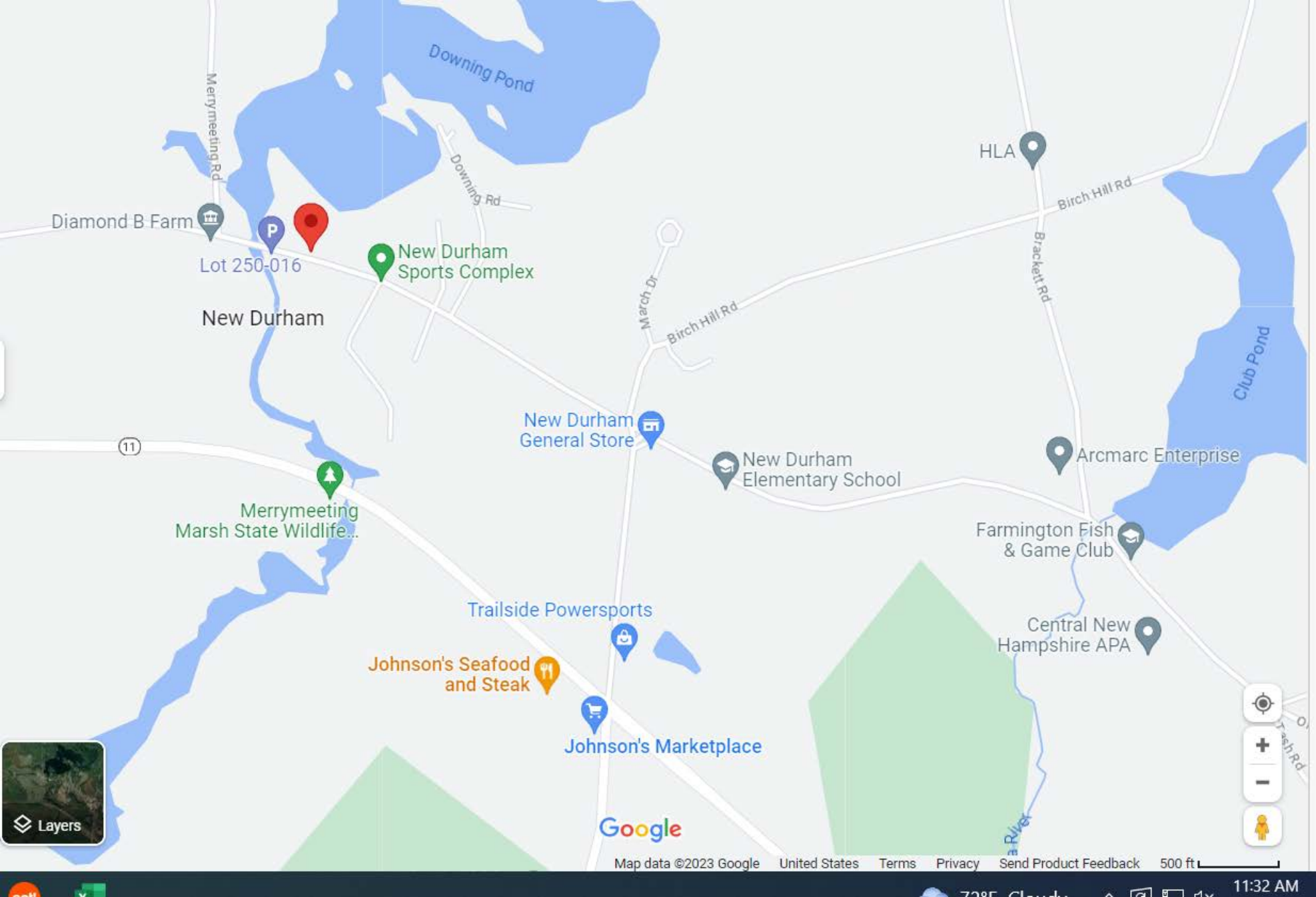
Basemap Imagery Source: USGS National Map 2023











Downing Pond

HLA

Diamond B Farm

Lot 250-016

New Durham Sports Complex

New Durham

New Durham General Store

New Durham Elementary School

Arcmarc Enterprise

Merrymeeting Marsh State Wildlife...

Farmington Fish & Game Club

Trailside Powersports

Johnson's Seafood and Steak

Central New Hampshire APA

Johnson's Marketplace

Google



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.

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: Kathleen King by Susan Regan, Esq. Guardian
2. PROPERTY LOCATION: 47 Main St, New Durham, NH 03855
3. CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED? No
4. SELLER: has not occupied the property for years.

5. WATER SUPPLY

Please answer all questions regardless of type of water supply.

- a. TYPE OF SYSTEM: Unknown
b. INSTALLATION: Location, Installed By, Date of Installation, What is the source of your information?
c. USE: Number of persons currently using the system, Does system supply water for more than one household? No
d. MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?
e. WATER TEST: Have you had the water tested? No

COMMENTS:

6. SEWAGE DISPOSAL SYSTEM

- a. TYPE OF SYSTEM: Unknown
b. IF PUBLIC OR COMMUNITY/SHARED: Have you experienced any problems such as line or other malfunctions? No
c. IF PRIVATE: TANK: Unknown, Tank Size, Tank Type: Unknown, Location, Date of Last Servicing, Name of Company Servicing Tank, Have you experienced any malfunctions? No

SELLER(S) INITIALS [Signature]

BUYER(S) INITIALS

# PROPERTY DISCLOSURE - RESIDENTIAL ONLY

## New Hampshire Association of REALTORS® Standard Form



### TO BE COMPLETED BY SELLER

**PROPERTY LOCATION:** 47 Main St, New Durham, NH 03855

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 site assessment been done?  Yes  No  Unknown  
Source of Information: \_\_\_\_\_  
Comments: \_\_\_\_\_

FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU

7. <u>INSULATION</u>	<u>LOCATION</u>	<u>Yes</u>	<u>No</u>	<u>Unknown</u>	<u>If YES, Type</u>	<u>Amount</u>	<u>Unknown</u>
	Attic or Cap	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Crawl Space	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Floors	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	<input type="checkbox"/>
	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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): \_\_\_\_\_ Size of tank(s): \_\_\_\_\_  
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: \_\_\_\_\_ 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  / \_\_\_\_\_

BUYER(S) INITIALS \_\_\_\_\_ / \_\_\_\_\_

**PROPERTY DISCLOSURE - RESIDENTIAL ONLY**  
New Hampshire Association of REALTORS® Standard Form



**TO BE COMPLETED BY SELLER**

**PROPERTY LOCATION:** 47 Main St, New Durham, NH 03855

**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? \_\_\_\_\_**

**i. Street (check one):  Public  Private  Association**

If private, is there a written road maintenance agreement?  Yes  No

Additional Information: \_\_\_\_\_

**j. Heating System Age: \_\_\_\_\_ Type: \_\_\_\_\_ Fuel: \_\_\_\_\_ Tank Location: \_\_\_\_\_**

Owner of Tank: \_\_\_\_\_

Annual Fuel Consumption: \_\_\_\_\_ Price: \_\_\_\_\_ Gallons: \_\_\_\_\_

Date system was last serviced and by whom? \_\_\_\_\_

Secondary Heat Systems: \_\_\_\_\_

Comments: \_\_\_\_\_

SELLER(S) INITIALS SR /           

BUYER(S) INITIALS            /



# PROPERTY DISCLOSURE - RESIDENTIAL ONLY

## New Hampshire Association of REALTORS® Standard Form



### TO BE COMPLETED BY SELLER

**PROPERTY LOCATION:** 47 Main St, New Durham, NH 03855

k. Roof Age: \_\_\_\_\_ Type of Roof Covering: \_\_\_\_\_  
Moisture or leakage: \_\_\_\_\_  
Comments: \_\_\_\_\_

l. Foundation/Basement:  Full  Partial  Other: \_\_\_\_\_ Type: \_\_\_\_\_  
Moisture or leakage: \_\_\_\_\_  
Comments: \_\_\_\_\_

m. Chimney(s) How Many? \_\_\_\_\_ Lined? \_\_\_\_\_ Last Cleaned: \_\_\_\_\_ Problems? \_\_\_\_\_  
Comments: \_\_\_\_\_

n. Plumbing Type: \_\_\_\_\_ Age: \_\_\_\_\_  
Comments: \_\_\_\_\_

o. Domestic Hot Water: Age: \_\_\_\_\_ Type: \_\_\_\_\_ Gallons: \_\_\_\_\_

p. Electrical System: # of Amps \_\_\_\_\_ Circuit Breakers  Fuses   
Comments: \_\_\_\_\_  
Solar Panels:  Leased  Owned If leased, explain terms of agreement: \_\_\_\_\_  
Comments: \_\_\_\_\_

q. Modifications: Are you aware of any modifications or repairs made without the necessary permits?  Yes  No  
If Yes, please explain: \_\_\_\_\_

r. Pest Infestation: Are you aware of any past or present pest infestations?  Yes  No Type: \_\_\_\_\_  
Comments: \_\_\_\_\_

s. Methamphetamine Production: Do you have knowledge of methamphetamine production ever occurring on the property? (Per RSA 477:4-g)  Yes  No If YES, please explain: \_\_\_\_\_

t. Air Conditioning: Type: \_\_\_\_\_ Age: \_\_\_\_\_ Date Last Serviced and by whom: \_\_\_\_\_  
Comments: \_\_\_\_\_

u. Pool: Age : \_\_\_\_\_ Heated:  Yes  No Type: \_\_\_\_\_ Last Date of Service: \_\_\_\_\_  
By Whom: \_\_\_\_\_

v. Generator: Portable: Yes  No  Whole House: Yes  No  Kw/Size: \_\_\_\_\_ Last Date of Service: \_\_\_\_\_  
If Portable:  Included  Negotiable  
Comments: \_\_\_\_\_

w. Internet: Type Currently Used at Property: \_\_\_\_\_

x. 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.

SELLER(S) INITIALS SR /

BUYER(S) INITIALS  /

**PROPERTY DISCLOSURE - RESIDENTIAL ONLY**  
New Hampshire Association of REALTORS® Standard Form



**TO BE COMPLETED BY SELLER**

**PROPERTY LOCATION:** 47 Main St, New Durham, NH 03855

**10. ADDITIONAL INFORMATION**

a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?  
 Yes  No

b. ADDITIONAL COMMENTS:

**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).**

*Susan L. Regan, Esq. gdn.*  
SELLER  
dotloop verified  
10/03/23 4:02 PM EDT  
N1U8-2XGA-TCGQ-CMTO  
DATE

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



# DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED 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: 47 Main St, New Durham, NH 03855

### 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)  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.

*Susan L. Regan, Esq. gdn.* dotloop verified 10/03/23 4:02 PM EDT CDPU-U0BW-GLTK-OVLI

Seller Date

Purchaser Date

*Justin Conway* dotloop verified 10/03/23 4:24 PM EDT QVNG-1JM3-YZGI-ATC2

Agent Date

Seller Date

Purchaser Date

Agent Date



# WATERFRONT PROPERTY SITE ASSESSMENT FORM

Water Division/ Subsurface Systems Bureau  
Land Resources Management

RSA/Rule: RSA 485-A:39/ Env-Wq 1025

Prior to executing a purchase and sale agreement for any “developed waterfront property” using a septic disposal system, an owner shall, at his or her expense, engage a permitted subsurface sewer or [waste disposal system designer](#) to perform an “On-Site Assessment Study”. **This form is NOT submitted to NHDES.** This form is transferred from the seller to the buyer and becomes part of the purchase and sales agreement. For more information on site assessment studies, please see the [Selling Developed Waterfront Property FACT SHEET](#).

<b>1. SELLER</b>		
NAME: <b>Kathleen King</b>		
MAILING ADDRESS: <b>47 Main Street</b>		
TOWN/CITY: <b>New Durham</b>	STATE: <b>NH</b>	ZIPCODE: <b>03855</b>
<b>2. AGENT</b>		
NAME: <b>Paul McInnis, LLC</b>		
MAILING ADDRESS: <b>One Juniper Road</b>		
TOWN: <b>North Hampton</b>	STATE: <b>NH</b>	ZIPCODE: <b>03862</b>
<b>3. SITE ASSESSOR (DESIGNER)</b>		
DESIGNER NAME: <b>May Varney</b>	DESIGNER PERMIT NUMBER: <b>1838</b>	
P.E. NAME (ISDS over 2500GPD):	P.E. NUMBER:	
ADDRESS: <b>93 Powder Mill Road</b>		
TOWN/CITY: <b>Alton</b>	STATE: <b>NH</b>	ZIPCODE: <b>03809</b>
<b>4. LOT LOCATION</b>		
TAX MAP: <b>250</b>	LOT NUMBER: <b>30</b>	SUBDIVISION NAME:
STREET ADDRESS: <b>47 Main Street</b>		TOWN/CITY: <b>New Durham</b>
<b>5. LOT DESCRIPTION</b>		
STRUCTURES: <b>Existing House</b>		
NUMBER OF BEDROOMS: <b>3 Bedrooms (450 GPD)</b>		
<b>6. ABUTTERS IF KNOWN (ATTACH ADDITIONAL SHEET IF NECESSARY)</b>		
NAME: <b>Meyer Family Trust</b>	ADDRESS: <b>51 Main Street, New Durham, NH 03855</b>	
NAME: <b>Robert &amp; David Bickford</b>	ADDRESS: <b>183 Brackett Road, New Durham, NH 03855</b>	
NAME: <b>Ford &amp; Pamela Bishop</b>	ADDRESS: <b>43 Main Street, New Durham, NH 03855</b>	
<b>LOT CHARACTERISTICS</b>		
LOT SIZE: <b>36,590 S.F. +/-</b>	SLOPE: <b>0-8%</b>	LOADING CAPACITY: <b>1,091 Gallons per day (GPD) minus existing well radius</b>
WATER SUPPLY: <b>Well on Lot</b>		



SOIL TYPE\* **Group 2 (assumed, no test pit dug)** \* From [US Natural Resources Conservation Service](#) maps or actual data if available \*:

ESTIMATED SEASONAL HIGH WATER TABLE\*: **5 feet +/-**

SCOPE OF REVIEW (Materials reviewed, if any): **Onsite Investigation, Town Files, Varney Engineering LLC files.**

DATE OF ON SITE INVESTIGATION: **9/26/2023**

DESIGNER'S ASSESSMENT OF SITE FOR CURRENT USE AND IF THE SITE CAN SUPPORT A SYSTEM MEETING CURRENT STANDARDS (attach a separate sheet for additional comments): **N.H.D.E.S. may allow an increase in number of bedrooms. Existing state approved septic CA# 171355 is for 3 Bedrooms (450 GPD).**

**8. PRESENT SEWAGE DISPOSAL SYSTEM**

A. DOES THE PROPERTY CURRENTLY HAVE ANY SEWAGE DISPOSAL SYSTEM?  **YES**

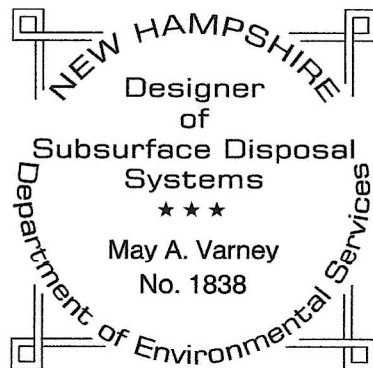
B. IF YES, IS THE SYSTEM STATE APPROVED?  **YES**

**NOTE:** Env-Ws 1022.03 provides that "Holding tanks shall not be approved except as a replacement for an existing system in failure when no other means of disposal is practical." Holding tanks are not approved for new construction or for expansion of existing structures.

If **YES**, a copy of the approved plan, construction approval, and operational approval must be attached to the original of this form. Also, an 8 1/2" x 11" sketch to scale or with dimensions shown of the lot, approximate property lines and locations of abutter's septic systems and wells (within 75' well radius), if known, must be attached.

If **NO**, supply all available information on the type, capacity, age, and location of the system, and include an 8 1/2" x 11" sketch to scale or with dimensions shown of the property and the location of the system. Also, an 8 1/2" x 11" sketch to scale or with dimensions shown of the lot, approximate property lines, and approximate locations of abutter's septic systems and wells (within 75' well radius), or if known, must be attached.

**9. DESIGNER (SITE ASSESSOR) STAMP AND DATE (\*\* Required)**



**ASSESSMENT DATE: 9/26/2023**

10. **SIGNATURES (\*\*Required)** The undersigned certify that we have reviewed this Site Assessment Form and understand the information contained herein and that we have received a copy of this Site Assessment Form. This form is not submitted to NHDES.

<b>BUYER:</b>	<b>DATE:</b>
<b>SELLER:</b>	<b>DATE:</b>

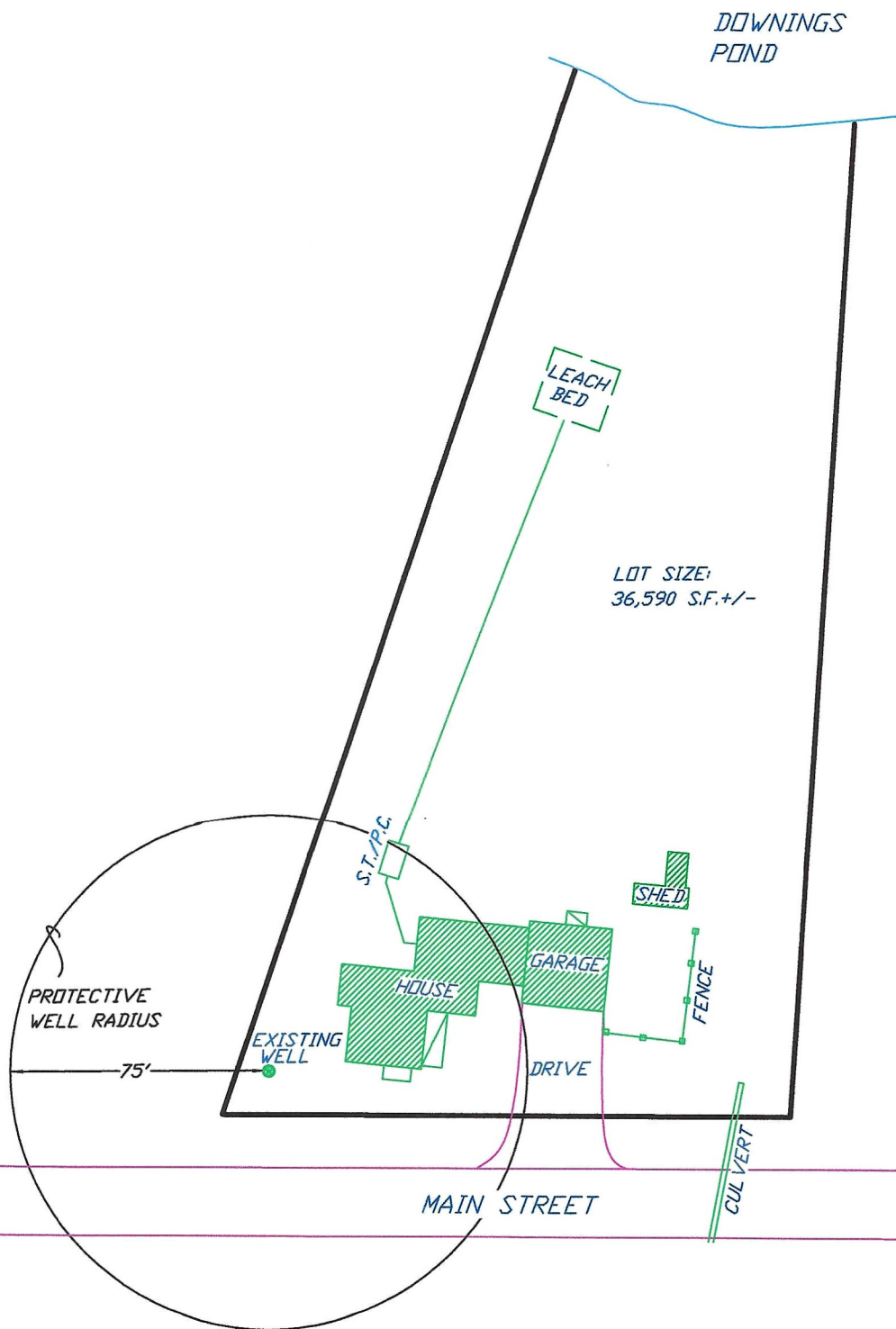


MAP 250 LOT 30

47 MAIN STREET

NEW DURHAM, NH

PLOT PLAN

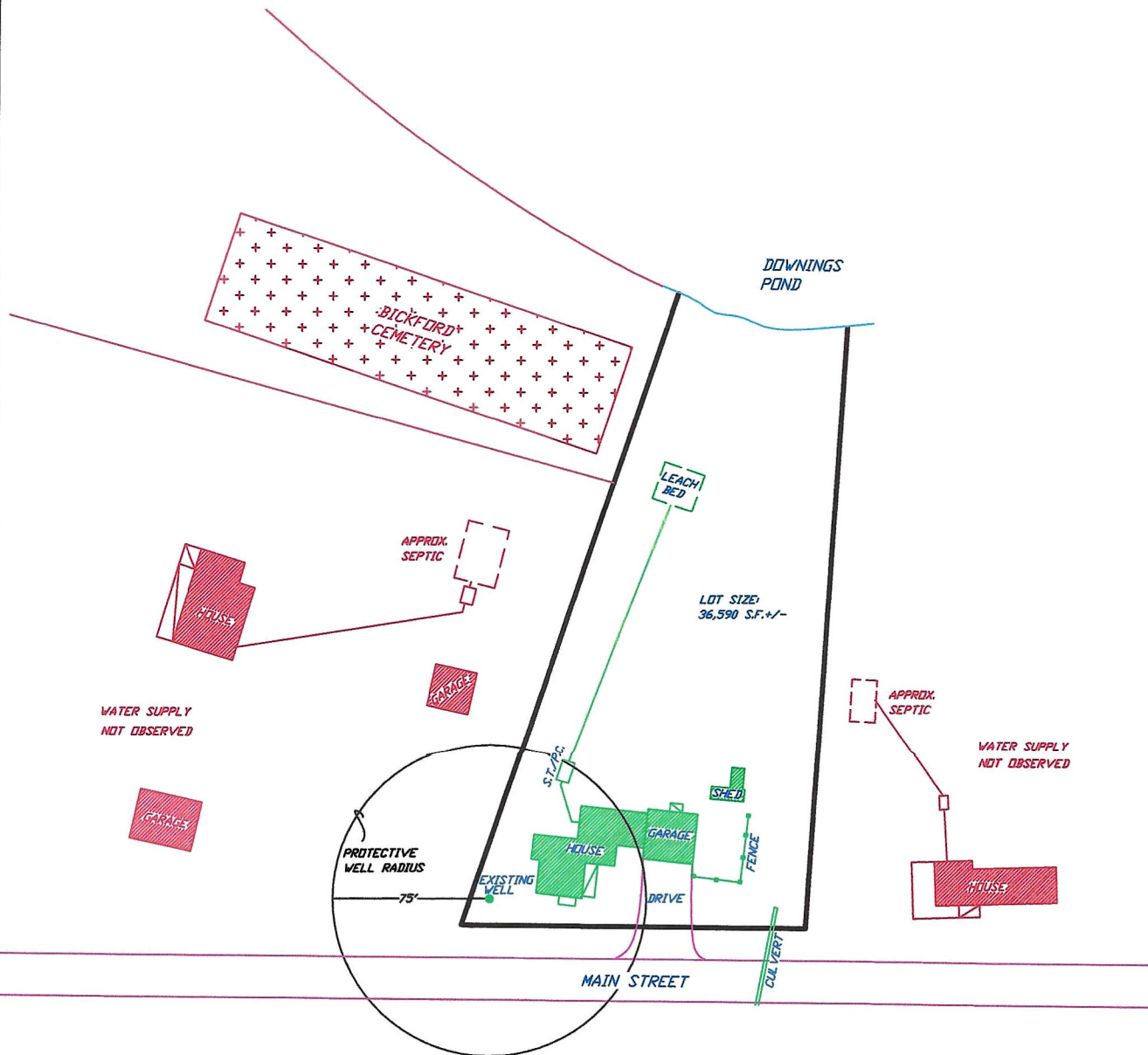


MAP 250 LOT 30

47 MAIN STREET

NEW DURHAM, NH

ABUTTER PLAN





00000038R  
0004506PD

# APPROVAL FOR OPERATION

N.H. DEPARTMENT OF ENVIRONMENTAL SERVICES  
WATER SUPPLY & POLLUTION CONTROL DIVISION  
P.O. BOX 95, 6 HAZEN DRIVE, CONCORD, NH 03301

THE INDIVIDUAL SEWAGE OR WASTE DISPOSAL SYSTEM CONSTRUCTED FOR:

OWNER:

DONALD VOLTZ  
PO BOX 92  
NEW DURHAM, NH 03855

APPROVAL NO. 171355

Lot Numbers:  
Subd. Appl. No.:  
Subd. Name:

COPY SENT TO:

PAUL R. GELINAS, HD  
TOWN OFFICE  
NEW DURHAM, NH 03855

Type of System: 00000038R  
0004506PD

Town/City Location: NEW DURHAM  
Street Location: MAIN STREET

Installer: *Charles Mc Kay* Permit No. *1664*

Owner Installed For His Domicile  
Was Inspected On (Date) *6-8-89*

Before Covering And is Hereby Approved For Use.  
Date Approved: *6-8-89*

By: *James V. Mc Bride*  
Authorized Agent Of N.H. Water Supply And  
Pollution Control Division

Subsurface waste disposal systems must be operated and maintained in a manner so as to prevent nuisance or health hazard due to system failure. (RSA 149-E:3-b)

It is unlawful to discharge any hazardous chemicals or substances into subsurface waste disposal systems, included are paints, thinners, gasoline and chlorinated hydrocarbon solvents such as TCE, sometimes used to clean failed septic systems and auto parts. (WS 410.05)

REVISED 2/87

10047607

TOWN'S

250/030  
9-13-

(OVER)



# APPROVAL FOR CONSTRUCTION

N.H. DEPARTMENT OF ENVIRONMENTAL SERVICES  
WATER SUPPLY & POLLUTION CONTROL DIVISION  
P.O. BOX 95, 6 HAZEN DRIVE, CONCORD, NH 03301

THE PLANS AND SPECIFICATIONS FOR SEWAGE OR WASTE DISPOSAL SYSTEM SUBMITTED FOR:

09-13

OWNER:

DONALD VOLTZ  
PO BOX 92  
NEW DURHAM, NH 03855

APPROVAL NO. 171355

Lot Numbers:  
Subd. Appl. No.:  
Subd. Name:

COPY OF PLAN & APPROVAL SENT TO:

PAUL R. GELINAS, HD  
TOWN OFFICE  
NEW DURHAM, NH 03855

Type of System:

00000038R  
0004506PD

Town/City Location:

NEW DURHAM

PERMIT APPLICANT: PERMIT NO.

000000033

Street Location:

MAIN STREET

NORTHWAY DESIGN  
PO BOX 412  
WOLFEBORO FALLS, NH, 03896

Subsurface waste disposal systems must be operated and maintained in a manner so as to prevent nuisance or health hazard due to system failure.  
(RSA 149-E:3-b)

It is unlawful to discharge any hazardous chemicals or substances into subsurface waste disposal systems. Included are paints, thinners, gasoline and chlorinated hydrocarbon solvents such as TCE, sometimes used to clean failed septic systems and auto parts. (WS 410.05)

ADVISE YOUR CONTRACTOR OF REQUIRED CHANGES  
IN PLANS AS INDICATED BY BELOW CONDITIONS

Approved this date: 03/03/87

By:

BRENDA TUFTS

N.H. Water Supply & Pollution Control  
Division Staff

REVISED 2/87

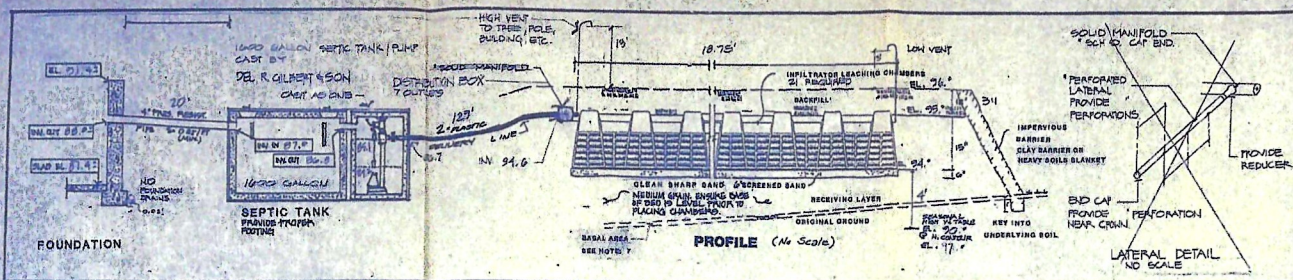
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(OVER)

TOWN'S

2501030  
9-13-





**SOILS PROFILE**      **ABSORPTION AREA**      **EMERGENCY - 617**      **WATER SOURCE** EXISTING WELL

**DATE:** 10 OCT 89      **DEPTH:** 4 FT

**TOPSOIL:** BLACK ORGANIC

**SUBSURFACE:** BROWN SAND, GRANULAR, LOOSE, 1.5 FT

**SUBSURFACE:** LIGHT BROWN SAND, GRANULAR, LOOSE, 1 FT

**PARENT:** LIGHT BROWN FINE GRAN. SAND, GRANULAR, BLOCKY, FINE, 1 FT

**PARENT:** LIGHT BROWN MID GRAN. SAND, GRANULAR, LOOSE, 10 FT

**PARENT:** DARK BROWN MID, COARSE SAND, 1 FT

**Pump Calculations**

2' SEWERAGE @ 150 GPM = 490 GPD

250 @ 1.25 @ 2' PER LOSS (RISE @ 2.5 FT)

STAIRS LIFT → 10.4

FRICTION LOSS → .75

TOTAL HEAD LOSS → 11.15'

USE 1/2" HDPE @ 150 GPM @ 1.4

MIN. 20 GPM @ 8'

MAX. 25 GPM @ 1.4

PUSH 2" @ 1/2' BELOW INLET

TURN 2" @ 2-5' BELOW INLET

INSTALL ALARM 9' BELOW INLET

MANIF. WILL RUN 4' FROM PUMP

**PERCOLATION TEST:**

**DATE:** 10 OCT 89      **DEPTH:** 4 FT

**FINAL RATE (MIN/INCH):** 4.7

**SPECIAL NOTE**

THE INFILTRATOR LEACHING SYSTEM IS NEW TO THE STATE OF NEW HAMPSHIRE. WHILE THIS TYPE OF SYSTEM HAS RECEIVED APPROVAL FROM THE SUBSURFACE SYSTEMS BUREAU, NORTHWAY DESIGN ASSUMES NO RESPONSIBILITY FOR THE INSTALLATION OR OPERATION IF ANY CIRCUMSTANCES ARISE THAT HAVE NOT BEEN ANTICIPATED BY EITHER THE DESIGNER, MANUFACTURER, OR THE STATE.

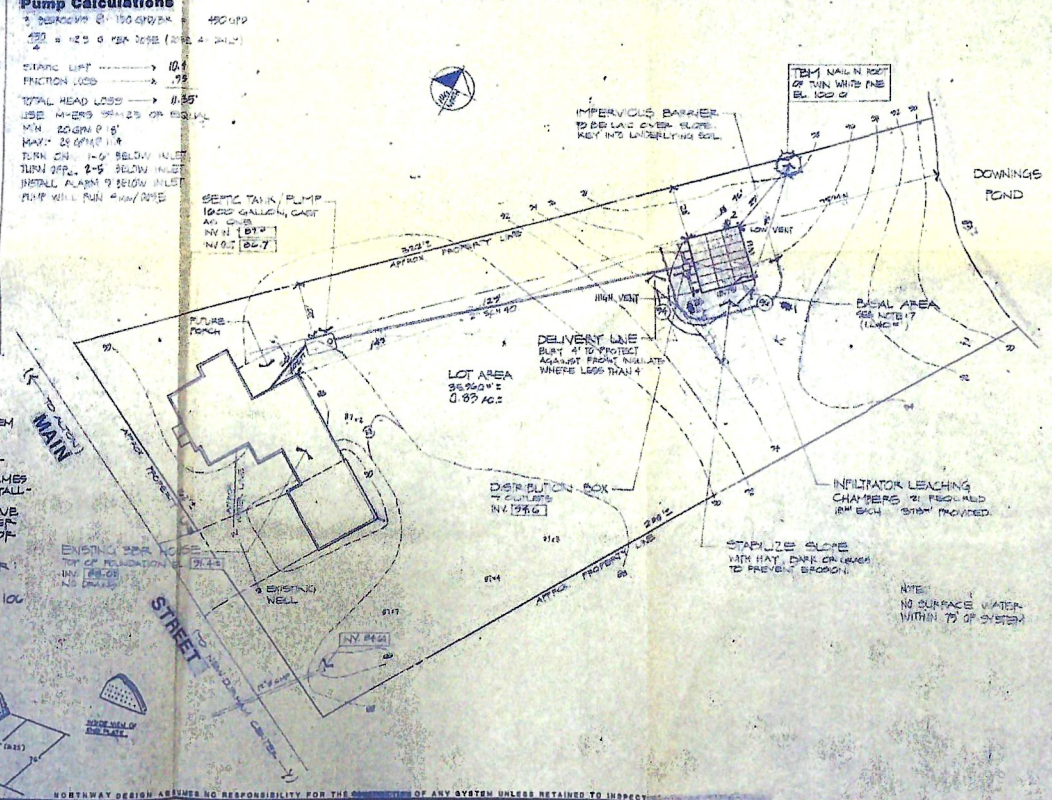
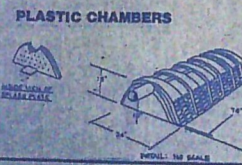
**DISTRIBUTOR OF THE INFILTRATOR:**

WASTE INC.

32 INDUSTRIAL PARK DRIVE - RT 106

CONCORD N.H. 03301

603-224-6236



**DESIGN NOTES**

**BILL OF MATERIALS:**

ONE 1000 GALLON SEPTIC TANK, 10" PUMP ONE 7" OUTLET DISTRIBUTION BOX

CUBIC YARDS OF UNIFORM STONE IN PLACE ADD 10% FOR CONSTRUCTION LOSS.

80' FT. BUILDING PAPER/ARTHETIC FABRIC OR 1" GAUGE OF HALF

25' CUBIC YARDS OF FILL IN PLACE, ADD 20-30% FOR CONSTRUCTION LOSS.

**CONSTRUCTION NOTES:**

1. ALL TANK DISTRIBUTION BOX TO BE PRECAST CONCRETE OF AN APPROVED TYPE.
2. ALL CONNECTIONS TO BE SEALED WITH "WATER PLUG" CEMENT.
3. NORTHWAY DESIGN ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE PROPERTY LINE LOCATIONS AS SHOWN ON THIS PLAN.
4. CONTRACTOR TO VERIFY PLANS AS TO ACCURACY OF EXISTING SITE CONDITIONS & CONTACT AND IF ANY DEVIATIONS ARE NOTED.
5. IN ALL CONNECTIONS WITH STATE REGULATIONS, SYSTEM MUST BE BE EVERY 2' FAILURE.
6. FILL MATERIAL UNDER BED TO BE MEDIUM TO COARSE TEXTURED SAND (10.0-1.0MM), BALANCE OF FILL TO HAVE 2-4 MINUTE PERCOLATION RATE IN NATURAL STATE.
7. BASEL AREA MUST BE TOPSOIL FLOW PARALLEL TO CONTOURS, NO COMPACTION OR SWEARING.
8. NORTHWAY DESIGN HAS NO CONTROL OVER CONSTRUCTION PRACTICES NOR CLIENTS USE OF THE SYSTEMS SAFETY GUARANTEE OF OPERATION.

**NORTHWAY DESIGN**

LAND PLANNING & DESIGN CONSULTANTS

P.O. BOX 415, 10 CENTER STREET

WOLFESBORO PARK, NEW HAMPSHIRE 03890

(603) 888-7488

**S.C.S. SOILS DATA**

COUNTY: STRAFFORD      MAP: 6      SYMBOL: H2A

DESCRIPTION: HICKLEY, LOAMY SAND, 0-2% SLOPE

SHWT: 5%      BEDROCK: C-2\*

LIMITATIONS: SLIGHT

**DESIGN INTENT**

BOTTOM OF LEACH BED TO BE NO MORE THAN 36" ABOVE ORIGINAL GROUND, UPSLOPE SIDE.

**N.H. WATER SUPPLY & POLLUTION CONTROL COMMISSION**

APPROVAL NUMBER: 21      DATE: 10 OCT 89

CONDITIONS:

APPROVAL EXPIRES 4 YEARS FROM DATE OF ISSUE

ANY DEVIATION IN CONSTRUCTION MAY REQUIRE AMENDED PLANS OR A RESUBMITTAL TO THE STATE

**PROJECT TITLE:** DONALD VOLTZ

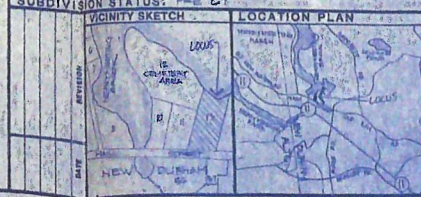
**R.O. BOX 92**

**NEW DURHAM, NH**

**SHEET TITLE:** SEWAGE DISPOSAL SYSTEM

**CONSTRUCTION LOCATION:** MAIN STREET (R.O. BOX 92)

**DATE:** 10 OCT 89      **SCALE:** 1"=20'



NORTHWAY DESIGN ASSUMES NO RESPONSIBILITY FOR THE OPERATION OF ANY SYSTEM UNLESS RETAINED TO INSPECT





Return to:  
Kathleen M. King  
47 Main Street  
New Durham, New Hampshire 03855

## WARRANTY DEED

*KNOW ALL MEN BY THESE PRESENTS THAT* We, **Donald A. Voltz and Linda G. Voltz**, husband and wife, of 47 Main Street, New Durham, County of Strafford, State of New Hampshire, for consideration paid, grant(s) to **Kathleen M. King**, a single person, of 2 Moose Mountain Road, Brookfield, County of Carroll, State of New Hampshire, with **WARRANTY COVENANTS**, the following described premises:

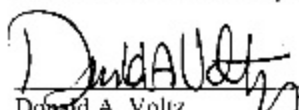
A certain tract or parcel of land with the buildings thereon situate in the Town of New Durham, County of Strafford and State of New Hampshire, on the North side of the Bay Road, so-called, and bounded on the South by said Bay Road, on the West by land now or formerly of Downing Mill Yard and Cemetery, on the North by the Downing Mill Pond, and on the East by land now or formerly of Richard Chagnon.

Meaning and intending to describe and convey the same premises as conveyed to Donald A. Voltz and Linda G. Voltz by Deed of David S. Buckley and David G. Porcelli dated 5/27/1988 and recorded with the Strafford County Registry of Deeds in Book 1388, Page 49.

We, Donald A. Voltz and Linda G. Voltz, do hereby release our rights of homestead to the Grantee and any other interests I may have in the above described premises.



EXECUTED this 24th day of August, 2010

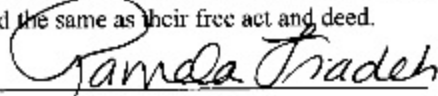
  
Donald A. Voltz

  
Linda G. Voltz

State of New Hampshire  
County of Strafford

On this 24th day of August, 2010, personally appeared, before me, Donald A. Voltz and Linda G. Voltz, known to me or proven to be the persons whose names are subscribed to the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

(seal)



~~Notary~~ Public/Justice of the Peace

Print Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

1100757

PAMELA J. ZIADEH, Justice of the Peace  
My Commission Expires June 3, 2014

**REAL ESTATE PURCHASE & SALE AGREEMENT**

The undersigned purchaser, as the successful bidder at a certain auction of the real property described below or on Exhibit A, herein agrees to purchase said real estate in accordance with the following terms and conditions:

1. Seller(s): Kathleen King

By Susan Regan, Esq., Guardian

Street: 594 Main Street

City/State/Zip: Hampstead, NH 03041

Telephone #:

Buyer(s): \_\_\_\_\_

Street: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Telephone #: \_\_\_\_\_

2. Property:  Land  Land & Buildings  Condo  Other: \_\_\_\_\_

Street Address: 47 Main Street City/Town: New Durham

County: Strafford State: New Hampshire

Also known as Tax Map 250, Lot 30 with deed recorded at the Strafford County Registry of Deeds at Book 3858, Page 0514.

3. BID PRICE (HAMMER PRICE): \$ \_\_\_\_\_

10% BUYER'S PREMIUM: \$ \_\_\_\_\_

TOTAL PURCHASE PRICE DUE FROM BUYER: \$ \_\_\_\_\_

INITIAL DEPOSIT, to be held by Paul McInnis LLC Escrow Account, Receipt of which is acknowledged and is NON-REFUNDABLE.

10% of the Total Purchase Price \$ \_\_\_\_\_

Additional Deposit: \$ \_\_\_\_\_

BALANCE DUE AT TRANSFER OF TITLE: \$ \_\_\_\_\_

4. Transfer of Title: In accordance with the terms of the auction sale, title shall be transferred and the balance of the purchase price paid on or before Friday, December 1<sup>st</sup> at a time and place to be agreed upon. If no time and place is agreed upon, title shall be transferred at Paul McInnis LLC on One Juniper Road, North Hampton, New Hampshire on Friday, December 1<sup>st</sup> at 10:00 a.m.

\_\_\_\_\_,  
 Seller

\_\_\_\_\_,  
 Buyer

5. Title shall be transferred by Fiduciary deed free of all liens, subject to all easements and restrictions of record. Buyer acknowledges that Buyer has determined the status of the real estate title and agrees to take title to the property "as is".
6. Seller shall keep the premises insured during the term of this Agreement. In the event of damage by fire, or other casualty, with loss greater than \$10,000.00 the Seller shall either restore the premises to their former condition or the Buyer, at his election, may cancel this Agreement, in which case this Agreement shall be void, or accept the premises in its then condition together with proceeds of such insurance which Seller agrees to assign to Buyer if Buyer so elects.
7. Real estate taxes, utilities (*including unused oil or gas in the fuel tank if applicable*) and any water or sewer (*if any*) charges against the property shall be apportioned as of the date of transfer of title.
8. Buyer is purchasing the property "as is" and waives all building, environmental, radon and all other inspections and tests of the property of any kind (*other than a lead paint inspection as outlined in item #15 if applicable*). Buyer acknowledges the receipt of the Property Disclosure attached hereto and incorporated herein by reference.
9. This Agreement is NOT contingent on Buyer obtaining financing for the purchase price.
10. This Instrument is to be construed as a New Hampshire contract; is to take effect as a sealed instrument; sets forth the entire contract between the parties; is binding upon and inures to the benefit of the parties hereto and their respective heirs, devisees, executors, administrators, successors and assigns, and may be cancelled, modified or amended only by a written instrument executed by both the Seller and the Buyer. If two or more persons are named herein as Buyers and Sellers, their obligation hereunder shall be joint and several.
11. TIME IS OF THE ESSENCE as to all dates referenced in this contract. Where necessary to effectuate the intent of the parties, the Agreement shall survive the closing.
12. Personal property included: *any remaining residual personal property at time of closing.*
13. All representations, statements and agreements heretofore made between the parties are merged in this Agreement, which alone fully and completely expresses their obligations. This Agreement is entered into by each party after opportunity for investigation, neither party relying on any statements or representations not embodied in this Agreement, made by the other or on his behalf.
14. Seller and Buyer agree that Paul McInnis LLC is exclusively responsible for bringing about this sale and that no commission is due any other broker or agent, except as follows:  

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15. In compliance with the requirements of RSA 477:4-a, the following information is provided to BUYER relative to Radon Gas and Lead Paint:

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.

\_\_\_\_\_  
Seller

\_\_\_\_\_  
Buyer



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](http://www.des.nh.gov)) to ensure a safe water supply if the subject property is served by a private well.

LEAD PAINT: Before 1978, 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.  
Note: lead paint/lead paint hazards – Federal law requires that individuals purchasing residential housing built before 1978 receive a 10-day opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards. Buyer acknowledges that they are given the opportunity to conduct such risk assessment or inspection within the next 10 days. Buyer also acknowledges that results of such risk assessment or inspection will NOT affect any terms of this Real Estate Purchase & Sale Agreement included but not limited to the price and terms agreed upon as well as the buyers' decision to go forward with the purchase of the property.

16. ADDITIONAL TERMS:

17. Addenda Attached \_\_\_Yes, X No

IN WITNESS WHEREOF, the parties have hereunto set their hands this day.

\_\_\_\_\_  
Witness  
Date

\_\_\_\_\_  
Seller Susan Regan, Esq., Guardian Date

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Purchaser: Date

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Purchaser: Date

Revised: January 2019

© 2023 Paul McInnis LLC

\_\_\_\_\_  
Seller

\_\_\_\_\_  
Buyer

## How to Bid Online

In order to bid online, any prospective bidder must first request a property information package. The next step is to create an online bidding account at: [auction.paulmcinnis.com/auctions](http://auction.paulmcinnis.com/auctions) (refer to the Due Diligence Checklist contained in the property information package). Finally, submit your bidder registration form with the required bidder deposit to the Auctioneer.

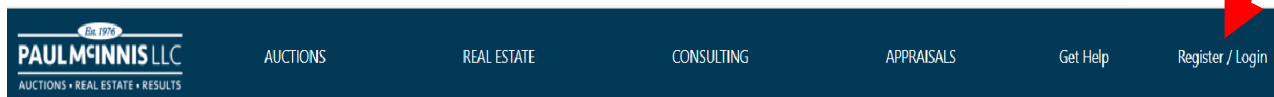
The Bidder Registration Form can be found on the last page of the property information package. It can be hand delivered, mailed or emailed to the office of the Auctioneer at 1 Juniper Road, North Hampton, NH 03862. It can be emailed to [admin@paulmcinnis.com](mailto:admin@paulmcinnis.com) or sent electronically through Dotloop. To use Dotloop, send your request to [admin@paulmcinnis.com](mailto:admin@paulmcinnis.com).

**BIDDER DEPOSIT:** At the time of registration, you will be required to deliver your refundable Bidder Deposit of \$10,000 either by physical check or E-check. By registering to bid you understand and agree that if you are not the successful bidder, this deposit will be returned to you. If you are the successful bidder and you fail to comply with the terms of the auction (specifically signing the Real Estate Purchase & Sale Agreement and delivering the required earnest money deposit by Wednesday, October 18<sup>th</sup> at 1:00 p.m.) you hereby authorize the Auction Company to retain your \$10,000 Bidder Deposit as a NON-REFUNDABLE, NON-COMPLIANCE FEE in the amount of \$10,000 U.S. dollars.

To deliver the Bidder Deposit by physical check, you may deliver the \$10,000 Bidder Deposit to our office or at an open house. To deliver your Bidder Deposit by E-check you will do so through EARNNEST. **EARNNEST** is a digital payment platform, and a link can be found either on the Auctioneer's website or by request of the auctioneer at [admin@paulmcinnis.com](mailto:admin@paulmcinnis.com). Once your Bidder Registration Form and Bidder Deposit have been received, your online bidding account has been created, and Paul McInnis LLC has determined that you have met all the requirements, we will activate your account and you will be able to bid.

You can access the online auction portal, [auction.paulmcinnis.com/auctions](http://auction.paulmcinnis.com/auctions), by [clicking here](#).

As shown below, you will need to **"Register/Login"** in the upper right-hand corner of your screen to register and create your online bidding account. You can also click "request to bid" next to the property you are interested in, and you will be prompted to create your [auction.paulmcinnis.com/auctions](http://auction.paulmcinnis.com/auctions) account.



Please contact the auction office with any questions  
[admin@paulmcinnis.com](mailto:admin@paulmcinnis.com) or (603) 964-1301



**Email completed form to**  
[admin@paulmcinnis.com](mailto:admin@paulmcinnis.com)

**ONLINE BIDDER REGISTRATION FORM • 23PM-27**

BIDDING STARTS: Tuesday, October 10<sup>th</sup> at 9:00 a.m.  
 BIDDING ENDS: Tuesday, October 17<sup>th</sup> at 1:00 p.m.  
 PROPERTY: 47 Main Street, New Durham, NH

<b>FIRST NAME, MIDDLE INITIAL, &amp; LAST NAME</b>
<b>HOME ADDRESS</b>
<b>CITY, STATE, &amp; ZIP CODE</b>
<b>MOBILE TELEPHONE NUMBER (MUST BE ABLE TO RECEIVE SMS MESSAGES)</b>
<b>EMAIL ADDRESS</b>

**Registration:** At the time of registration, you will be required to deliver your refundable bidder deposit of \$10,000 either by physical check or E-check. By registering to bid you understand and agree that if you are not the successful bidder, this deposit will be returned to you. If you are the successful bidder and you fail to comply with the terms of the auction (specifically signing the Real Estate Purchase & Sale Agreement and delivering the required earnest money deposit by Wednesday, October 18<sup>th</sup> at 1:00 p.m.) you hereby authorize the Auction Company to retain your \$10,000 bidder deposit as a NON-REFUNDABLE, NON-COMPLIANCE FEE in the amount of \$10,000 U.S. dollars.

**Terms:** A \$10,000 deposit by check or e-check will be delivered to the auction company as a qualification to bid. Successful bidder to deliver earnest money totaling 10% of the total purchase price no later than, Wednesday, October 18<sup>th</sup> at 1:00 p.m. with the balance due at closing within 45 days of the auction. A 10% buyer's premium will be added to the high bid price to become the total purchase price. Property is being sold free and clear of all liens by Fiduciary Deed. Offered subject to confirmation of the Guardian.

*I hereby represent that I have reviewed the Property Information Package including the General Terms & Conditions, Purchase & Sale Agreement, and the Suggested Due Diligence Checklist and I agree to abide by any and all Terms.*

**PRINT BUYER'S NAME:**

**SIGNATURE OF BIDDER:**

**DATE:**

23PM-27 Reviewed by:

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