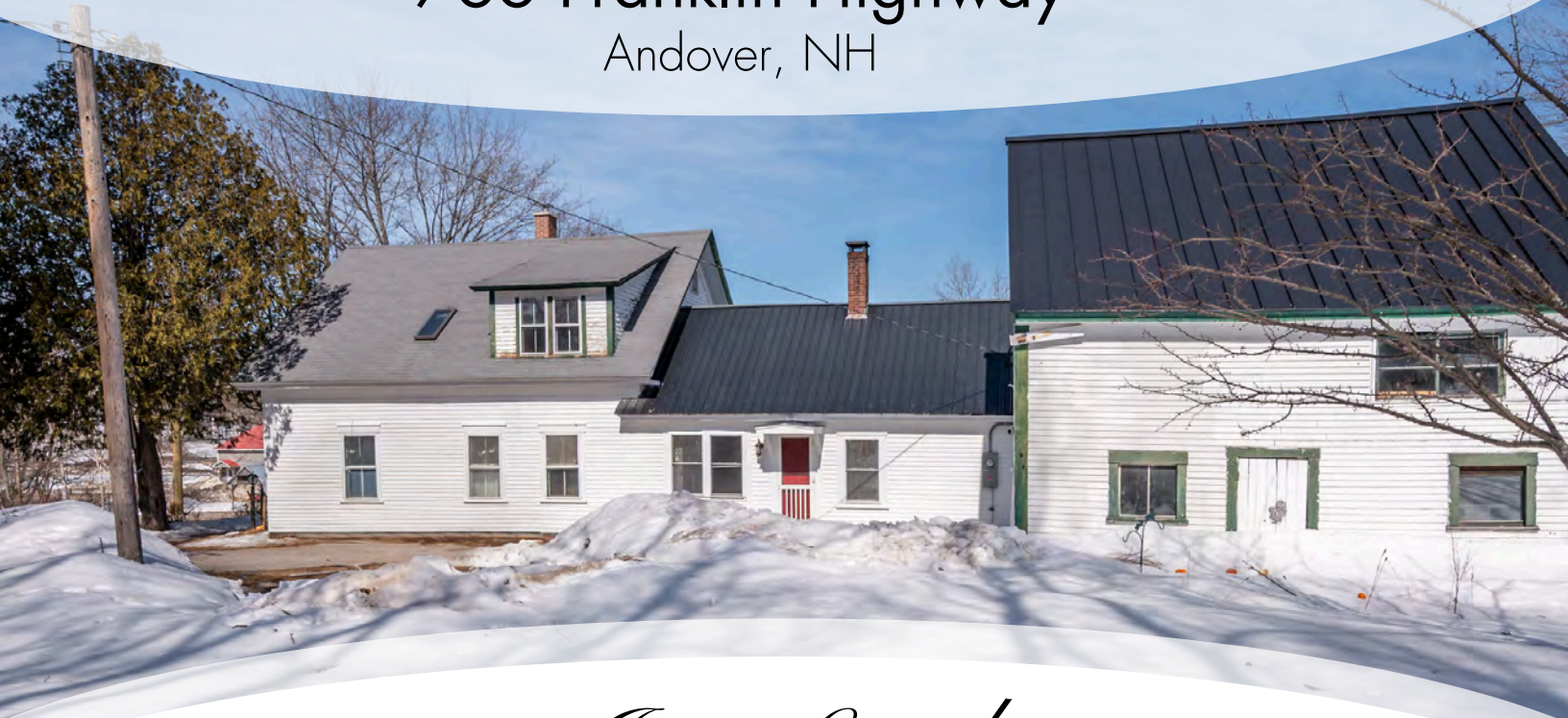



766 Franklin Highway

Andover, NH



Just Listed

If you love old homes, you will love this 1800s home on 1.80 +/- acres in the quaint town of Andover. Great opportunity to customize and complete this home to match your unique style and preferences! This 2(+)-bedroom, 1-bathroom home offers lots of charm with wood floors, high ceilings, formal dining room, breakfast nook, office and sitting room with a new Master Forge pellet stove. The kitchen is bright with ample sunlight and the spacious living room is a perfect place to relax. Off of the living room there is a deck for you to grill and entertain guests. On the second level you will find the bedrooms and bonus room. The barn is perfect for storage and keeping your equipment inside and can be used as a workshop. New shed to keep additional equipment. The land is ideal for having gardens and enjoying the outside. Located across the street from Highland Lake and the public boat launch, as well as the Northern Rail Trail for easy access for snowmobiling, hiking and biking. Enjoy the town beach less than half a mile from your house. Only 20 minutes from Ragged Mountain Resort and 35 minutes from Mount Sunapee Resort. 10 minutes to Franklin for local restaurants, breweries and shopping. Concord is 40 minutes away for more dining, theater, hospitals, and all the necessary amenities. Other features: Newly added 3-bedroom septic system, Rinnai wall mount, LaChance water filtration system, on demand water heater and shed.

 \$335,000

Bedrooms: 2+ Year Built: 1875
Bathrooms: 1 Taxes: \$4,866
Acres: 1.80 Sq. Ft.: 2,094

 **O'Halloran Group**
KELLER WILLIAMS LAKES & MOUNTAINS REALTY

256 Main Street, New London, NH
C: 603-877-1031
O: 603-526-8600

 ohgrp.com

kw LAKES AND
MOUNTAINS
KELLERWILLIAMS REALTY



County NH-Merrimack
Village/Dist/Locale
Construction Status Existing
Year Built 1875
Architectural Style New Englander
Color
Total Stories 2
Zoning V V
Taxes TBD No
Tax Annual Amount \$4,866.00
Tax Year 2024
Tax Year Notes
Owned Land
Lot Size Acres 1.80
Lot - Sqft 78,408
Common Land Acres
Garage Yes
Basement Yes
Basement Access Type Interior
Date - Initial Showin as Beain 3/15/2025

Rooms - Total 10
Bedrooms - Total 2
Baths - Total 1
Baths - Full 1
Baths - 3/4 0
Baths - 1/2 0
Baths - 1/4 0
SqFt-Apx Fin Above Grade 2,094
SqFt-Apx Fin AG Source Measured
SqFt-Apx Unfn Above Grade 195
SqFt-Apx Unfn AG Source Measured
SqFt-Apx Fin Below Grade 0
SqFt-Apx Fin BG Source
SqFt-Apx Unfn Below Grade 1,468
SqFt-Apx Unfn BG Source Public Records
SqFt-Apx Total Finished 2,094
Footprint
Road Frontage TBD
Road Frontage Type Paved, Public
Road Frontage Length

Waterfront Property
Water Body Access Yes
Water Body Name Highland Lake
Water Body Type Lake
Water Access Details Beach Access, Municipal Residents Only
WaterFrRit
Water Body Restrictions Yes
ROW - Parcel Access
ROW - Length
ROW - Width
ROW to other Parcel
Flood Zone No
Timeshare/Fract. Ownrshp No
T/F Ownership Amount
T/F Ownership Type
Foreclosed/Bank-Owned/REO No
Days On Market 0
Auction No
Current Use
Land Gains



Unbranded Tour URL 1

Remarks - Public If you love old homes, you will love this 1800s home on 1.80 +/- acres in the quaint town of Andover. Great opportunity to customize and complete this home to match your unique style and preferences! This 2(+)-bedroom, 1-bathroom home offers lots of charm with wood floors, high ceilings, formal dining room, breakfast nook, office and sitting room with a new Master Forge pellet stove. The kitchen is bright with ample sunlight and the spacious living room is a perfect place to relax. Off of the living room there is a deck for you to grill and entertain guests. On the second level you will find the bedrooms and bonus room. The barn is perfect for storage and keeping your equipment inside and can be used as a workshop. New shed to keep additional equipment. The land is ideal for having gardens and enjoying the outside. Located across the street from Highland Lake and the public boat launch, as well as the Northern Rail Trail for easy access for snowmobiling, hiking and biking. Enjoy the town beach less than half a mile from your house. Only 20 minutes from Ragged Mountain Resort and 35 minutes from Mount Sunapee Resort. 10 minutes to Franklin for local restaurants, breweries and shopping. Concord is 40 minutes away for more dining, theater, hospitals, and all the necessary amenities. Other features: Newly added 3-bedroom septic system. Rinnai wall mount. LaChance water filtration system. on demand water heater and shed.
 *Showings begin on Saturday, March 15th at 10:00am.

Directions On 766 Franklin Highway, house will be across the street from Highland Lake boat launch and the Rail Trail, next to the Post Office.

Foyer 1 8'5" x 15'11"
Kitchen 1 15'2" x 14'1"
Breakfast Nook 1 7'9" x 13'7"
Office/Study 1 7'8" x 9'4"
Family Room 1 15' x 12'8"
Dining Room 1 12'3" x 14'11"
Dining Room 1 15'9" x 15'9"
Primary 2 23'9" x 11'3"
Bedroom 2 15'7" x 11'9"
Bonus Room 2 10'10" x 7'6"

Map 016
Block 735
Lot 110
SPAN Number
Property ID
PlanUrbDev

DeedRecTy Warranty
DeedBook 3797
DeedPage 2470
TotDeeds
Covenants No
Seasonal No

SchDistrict Merrimack Valley SAU #46
SchElem Andover Elem/Middle School
SchMiddle Andover Elem/Middle School
SchHigh Merrimack Valley High School

Lot Features Beach Access, Landscaped, Level, Trail/Near Trail, Walking Trails, In Town, Near Snowmobile Trails, Near ATV Trail
Construction Materials Wood Frame
Foundation Stone
Roof Shingle - Asphalt, Standing Seam
Driveway Paved
Electric 100 Amp, Circuit Breaker(s)
Phone Company TDS
Electric Company NH Co-op
Fuel Company Dead River
Cable Company
Internet Service Provider TDS

Utilities Telephone Available
Items Excluded

Appliances Dryer, Range - Gas, Refrigerator, Washer, Water Heater - On Demand
Equipment Smoke Detector, Stove-Pellet
Features - Exterior Barn, Deck, Garden Space, Shed
Features - Interior Ceiling Fan, Dining Area, Kitchen/Dining, Natural Light, Natural Woodwork, Skylight, Laundry - 1st Floor
Flooring Wood, Vinyl Plank
Heating Oil, Pellet Stove, Forced Air, Wall Units
Cooling None
Water Source Dug Well, Private
Sewer Leach Field, Septic

Fees - Condo - Mobile

Condo Fees
Fee
Fee Frequency
AssnFee2
AssnFee2Frq
AssnFee3
AssnFee3Frq

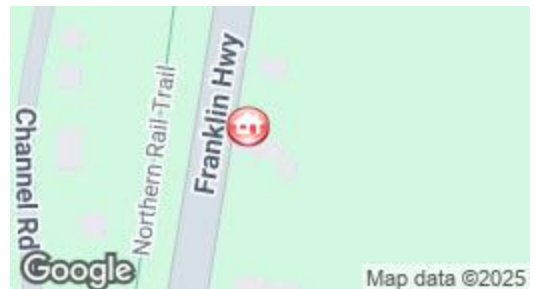
Condo Name
Building Number
Floor Number
Units Per Building
LmtComArea
SpecAssmt

ParkName
Mobile Co-Op
MobPkApvl
MustMove
Mobile Make
MobileMod
MobileSer#
Mobile Anchor

O'Halloran Group
 listings@ohgrp.com



KW Coastal and Lakes & Mountains
 Off: 603-526-8600



Subject to errors, omissions, prior sale, change or withdrawal without notice. Users are advised to independently verify all information. The agency referenced may or may not be the listing agency for this property. PrimeMLS is not the source of information presented in this listing. Copyright 2025 PrimeMLS.

766 Franklin Hwy, Andover, NH

Main Floor Finished Area 1367.84 sq ft
Unfinished Area 113.80 sq ft

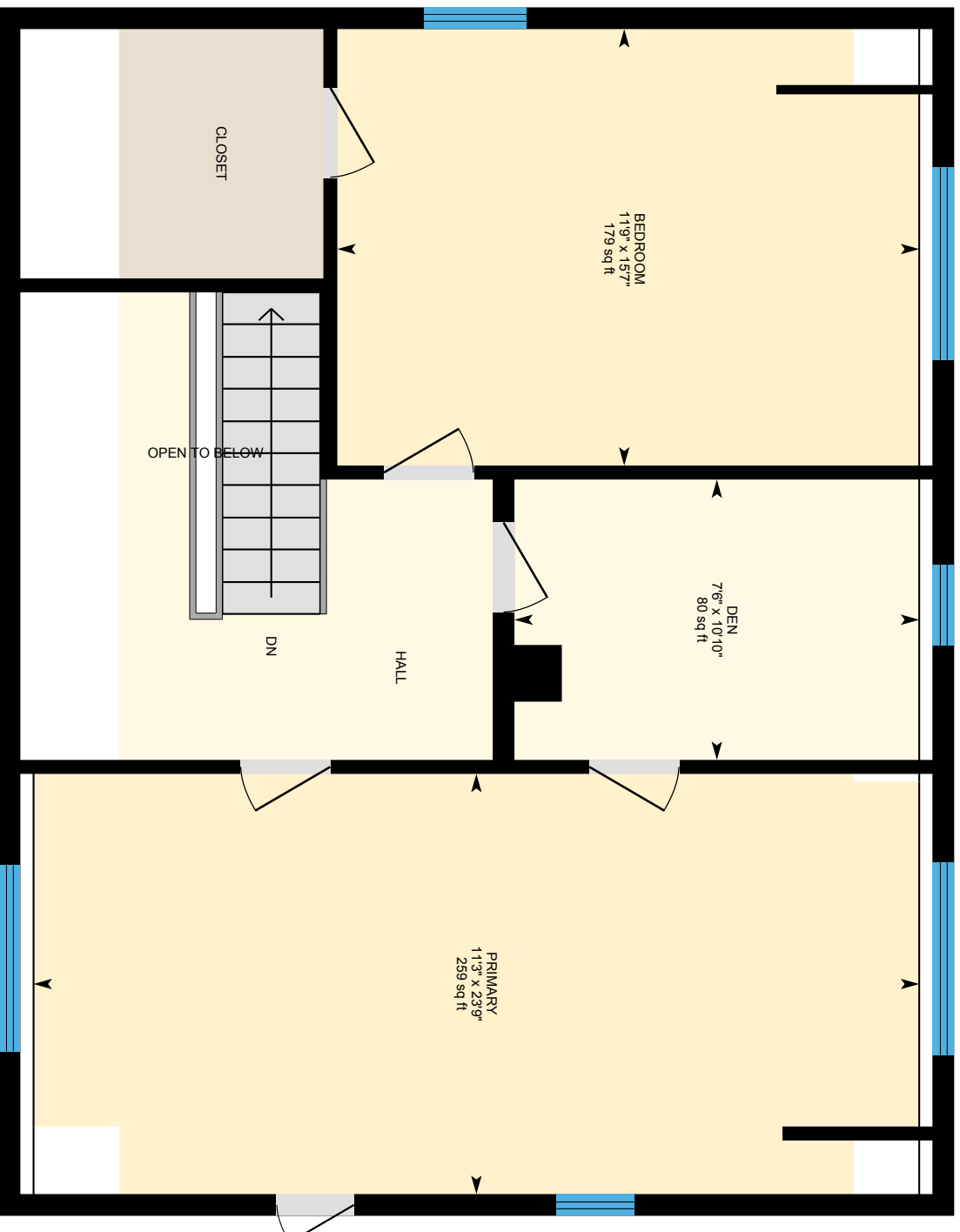


PREPARED: 2025/03/11



766 Franklin Hwy, Andover, NH

2nd Floor Finished Area 727.73 sq ft
Unfinished Area 82.22 sq ft



PREPARED: 2025/03/11

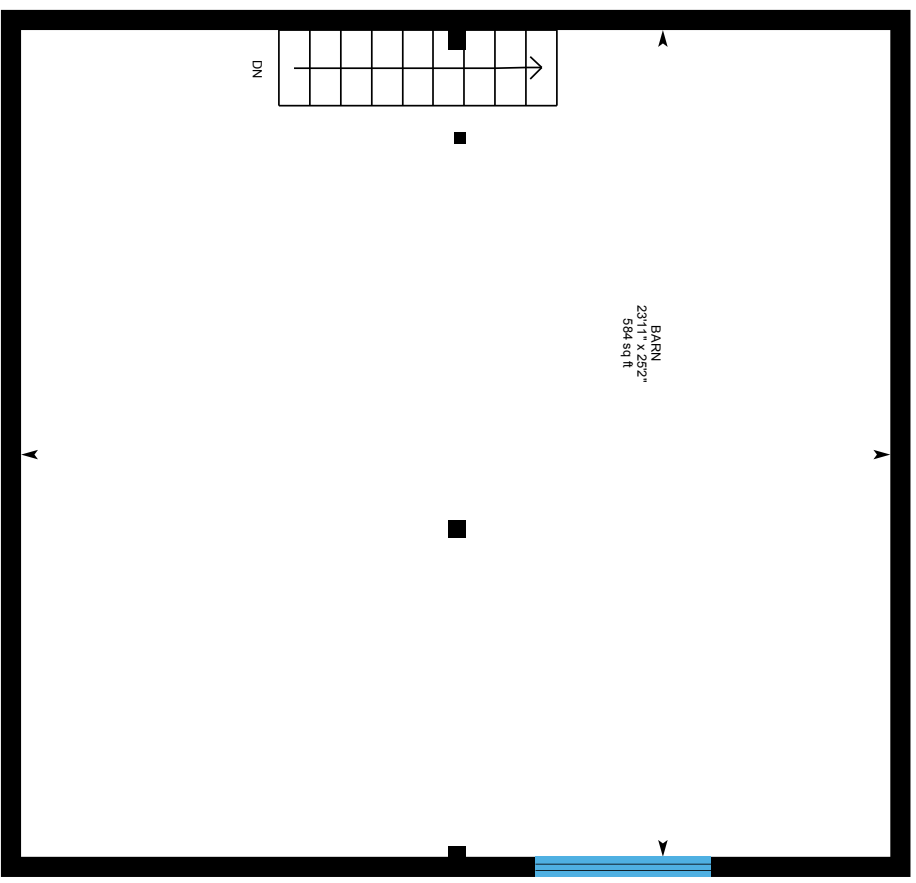
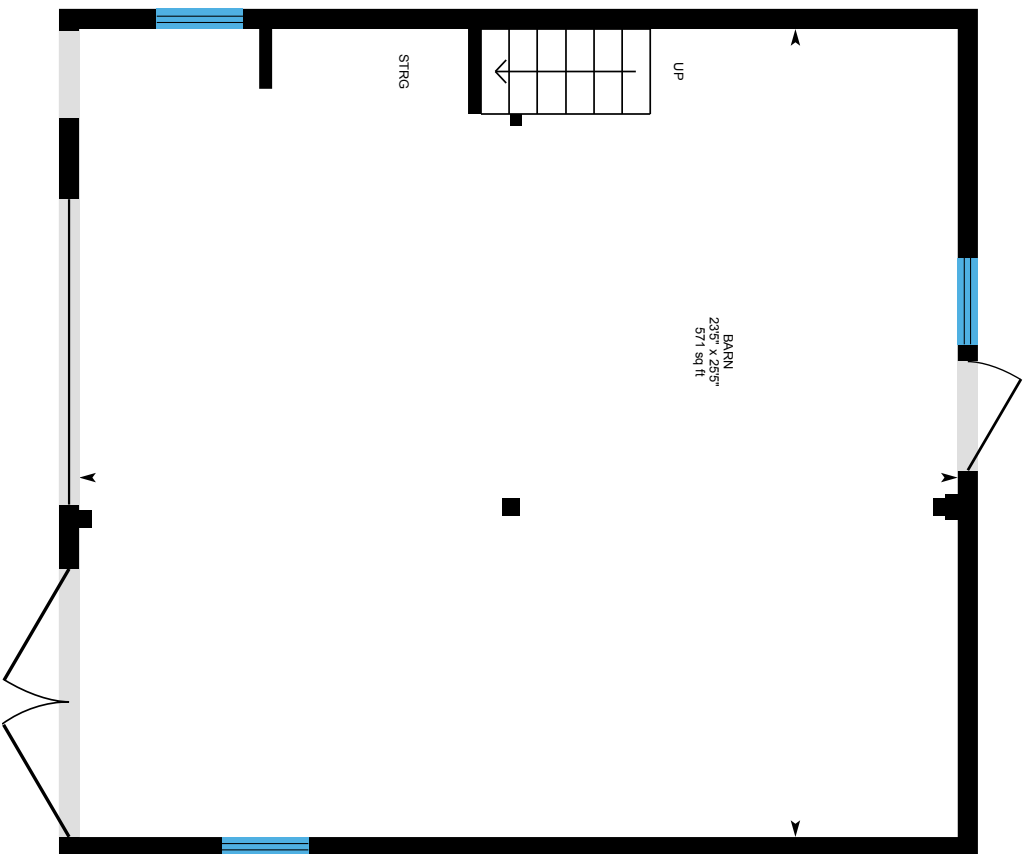


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



766 Franklin Hwy, Andover, NH

Main Building: Above Grade Finished Area 2095.57 sq ft



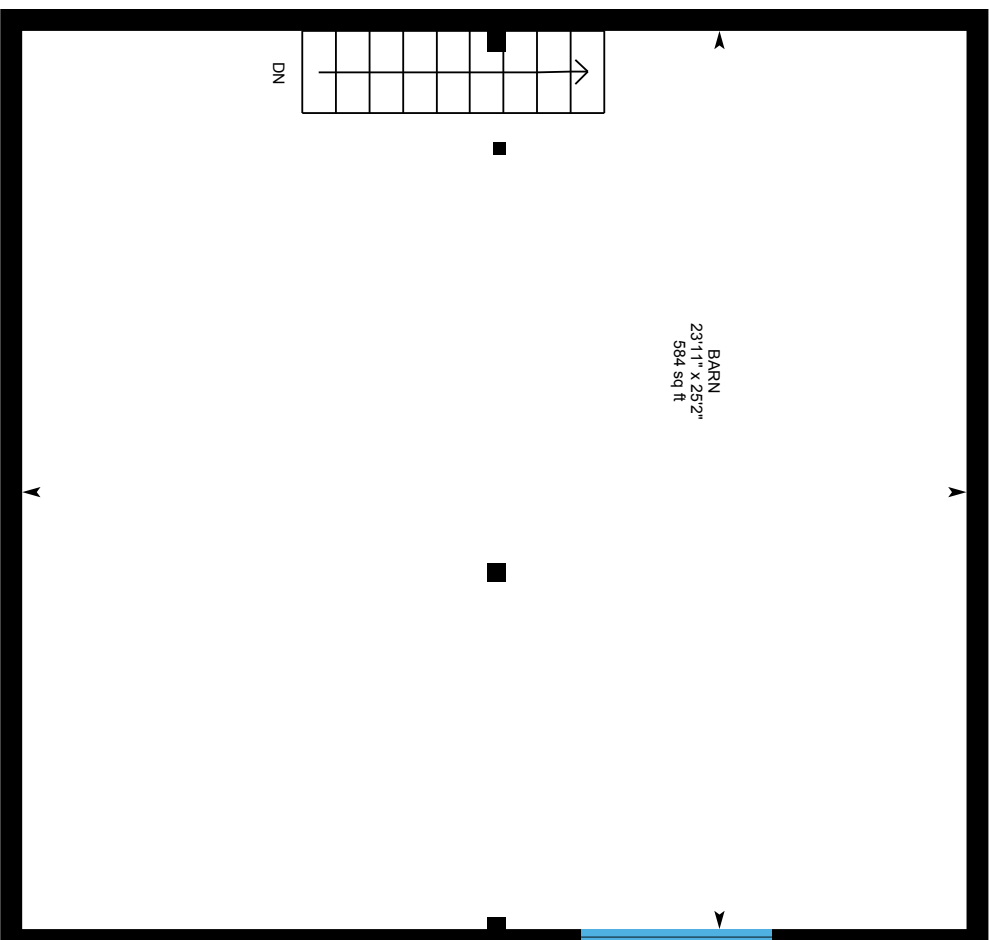
White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

PREPARED: 2025/03/11



766 Franklin Hwy, Andover, NH

2nd Level Barn Unfinished Area 659.73 sq ft



PREPARED: 2025/03/11



Return to:
Mark Bailey and Angela Bailey
766 Franklin Highway
Andover, NH 03216

Transfer Tax: \$4,125.00

WARRANTY DEED

Hannah Wolf Bowen, single, of 36 Prospect Street #3, Somersworth, New Hampshire 03878, for consideration paid, do hereby grant to

Mark Bailey and Angela Bailey, Husband and Wife, as joint tenants with rights of survivorship, of 4 Brookside Road, Newbury, New Hampshire 03255,

with **WARRANTY COVENANTS**

A certain tract or parcel of land in Andover, County of Merrimack and State of New Hampshire, bounded and described as follows:

Beginning at an iron pin at the southwest corner of the Post Office Lot, so-called, on the easterly side of State Highway Route 11; thence running easterly on a line parallel with and twenty-five feet (25') south of the southerly foundation line of the East Andover Post Office Building one hundred and fifty feet (150') more or less, to an iron pin; thence northerly along said Post Office Lot to land now or formerly of George T. and Gertrude D. Brouthers, formerly of Carl H. Merrill; thence northeasterly along said land now or formerly of Brouthers to an iron stake; thence northerly along said land now or formerly of Brouthers thirty-four feet (34'), more or less, to an iron pin near the Library; thence easterly along said Library land and along land of owners unknown (said easterly course meaning to extend along the northerly line of land owned by Carl H. Merrill at the time of his decease) to land formerly of Alvin S. Hawes, now or formerly of Milford C. and Rose I. Hislop; thence southerly along land now or formerly of said Hislops to a corner; thence in an approximately westerly direction along land now or formerly of said Hislops partially marked by a stone wall to the easterly side of said Route 11; thence northerly along said Route 11 to the point of beginning.

Meaning and intending to describe the same premises conveyed to Hannah Wolf Bowen by virtue of a deed of Darlene M. Tilton dated March 31, 2022 and recorded in the Merrimack County Registry of Deeds at Book 3786, Page 2633.

I, Hannah Wolf Bowen, single, hereby release all rights of homestead and any other interests herein.

Executed under seal this 30th day of JUNE, 2022.

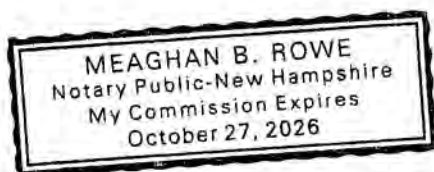


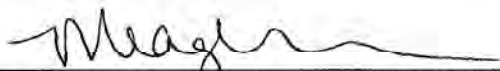
HANNAH WOLF BOWEN

STATE OF NEW HAMPSHIRE

Rockingham, ss. JUNE 30, 2022

Then personally appeared before me, the said Hannah Wolf Bowen and acknowledged the foregoing to be her voluntary act and deed.





Notary Public: Meaghan B. Rowe
My commission expires: 10/27/2026

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: Mark Bailey and Angela Bailey

2. PROPERTY LOCATION: 766 Franklin Highway, Andover, NH 03216

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

4. SELLER: has has not occupied the property for 3 _____ 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: Next to driveway
Installed By: Unknown Date of Installation: unknown
What is the source of your information? _____

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 9/2024

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: We installed a full water filtration system when we purchased the house and have all of the records.
The well was also inspected and found to be sound. The well house should be replaced soon.

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
Tank Size _____ Gal. Unknown Other _____
Tank Type Concrete Metal Unknown Other Polymer _____
Location: Left side of the house looking from the street Location Unknown Date of Installation: Sept 2022
Date of Last Servicing: _____ Name of Company Servicing Tank: _____
Have you experienced any malfunctions? Yes No
Comments: We installed a new complete 3 bedroom septic system when we purchased the house. Plans available.

SELLER(S) INITIALS MB / AB BUYER(S) INITIALS _____ / _____

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 766 Franklin Highway, Andover, NH 03216

d. LEACH FIELD: Yes No Other _____
IF YES, Location: Rear left in front of trees Size: 3 bedroom Unknown
Date of installation of leach field: Sept 2022 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>	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Blow in	_____	<input type="checkbox"/>
	Crawl Space	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____	Some areas	<input type="checkbox"/>
	Exterior Walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____	Some areas	<input type="checkbox"/>
	Floors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>

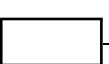
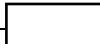
8. HAZARDOUS MATERIAL

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): _____ 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 app _____
Has the property been tested since remedial steps? Yes No
Are test results available? Yes No
Comments: _____

SELLER(S) INITIALS  / 

BUYER(S) INITIALS  / 

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 766 Franklin Highway, Andover, NH 03216

d. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown

If YES: Date: Sept 2024 By: LaChance

Results: No problems found 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: We have not tested for lead based paint

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. Heating System Age: 2023 **Type:** Hot air **Fuel:** Propane **Tank Location:** Front near deck

Owner of Tank: Dead River

Annual Fuel Consumption: _____ **Price:** _____ **Gallons:** _____

Date system was last serviced and by whom? At installation

Secondary Heat Systems: pellet stove and oil furnace

Comments: The Oil furnace is functional but we use it as a backup to the propane and pellet stove.

j. Roof Age: varies **Type of Roof Covering:** Shingle & Metal

Moisture or leakage: None

Comments: _____

SELLER(S) INITIALS MB / MB

BUYER(S) INITIALS _____ / _____

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 766 Franklin Highway, Andover, NH 03216

k. Foundation/Basement: Full Partial Other: _____ Type: _____

Moisture or leakage Seasonal water in crawl space and basement

Comments: Have internal french drain, gravity sump and electric sump pump installed

l. Chimney(s) How Many? 2 Lined? Front chimney yes Last Cleaned: January 2025 Problems? none

Comments: Both chimneys pointed and capped when we moved in. Front one was stainless steel lined. Rear one did not need a liner

m. Plumbing Type: PEX Age: .3

Comments: All new plumbing and drains installed when we moved in

n. Domestic Hot Water: Age: 3 Type: Instant Gallons: _____

o. Electrical System: # of Amps 100 Circuit Breakers Fuses

Comments: All Electrical updated 4 years ago

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: Mice

Comments: Mice in attic, upstairs storage and barn. Controlled with standard traps

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: _____ Age: _____ 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: TDS high speed 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.

SELLER(S) INITIALS

MB / RB
02/28/25 03/11/25

BUYER(S) INITIALS

_____/_____
03/11/25

PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 766 Franklin Highway, Andover, NH 03216

10. ADDITIONAL INFORMATION

a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?

Yes No

b. ADDITIONAL COMMENTS:

Improvements since purchase include, septic system, roof on the barn, blown in insulation upstairs, water filtration system, complete pex plumbing with manifold, new PVC drain pipes, instant water heater, well pump and expansion chamber, insulation over pellet stove room, sheetrock skin over plaster, windows and wall off kitchen, high efficiency propane heating system, pellet stove, front chimney lined, pointed and capped, rear chimney pointed and capped, sliding door to barn, insulation added to barn connector, work benches added to barn, water line run to barn (not hooked up), ceiling fans in bedrooms, sump pump, french drain in basement, footings under "porch" area, insulation under "porch" area, new refrigerator, exterior paint, 10X20 outbuilding, added gardens and landscaping.

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).

Mark Bailey
SELLER
dotloop verified
02/28/25 10:32 AM EST
CAYP-AAHD-APYP-9XRZ
DATE

Angela Bailey
SELLER
dotloop verified
03/11/25 11:48 AM EDT
PO63-4UEX-IOHV-FKXR
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 *MB* *AB*

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: 766 Franklin Highway, Andover, NH 03216

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)

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

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 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)

 <small>03/12/25 8:55 AM EDT dotloop verified</small>
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 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.

<i>Mark Bailey</i>	<small>dotloop verified 02/28/25 10:32 AM EST HSHB-XX4A-STAQ-RFOR</small>
Seller	Date

<i>Angela Bailey</i>	<small>dotloop verified 03/11/25 11:48 AM EDT CADB-XTEQ-NXDB-ACNL</small>
Seller	Date

Purchaser	Date

Purchaser	Date

<i>Joshua Lizotte</i>	<small>dotloop verified 03/12/25 8:55 AM EDT 1S2A-N5WR-IBT7-MS85</small>
Agent	Date

Agent	Date

