



81 Kearsarge Mountain Road, Warner

Offered at \$435,000

About This Home

This 1800s, 3-bedroom, 2-bathroom home sits on half an acre in Warner and has a thoughtful layout with potential first-floor living and versatile outbuildings. The main level flows seamlessly from a convenient mudroom to a living room with wood fireplace, then into the kitchen featuring wood cabinetry, stainless steel appliances, and an island. A separate dining room opens to a deck, ideal for grilling, entertaining, or simply enjoying the outdoor space. This level includes a room that could be a bedroom or office, 3/4 bath, and laundry. On the second level, there are three additional bedrooms and a full bathroom. Beautiful wood floors throughout most of the house. Outside, a barn offers two stalls and a room that could serve as a great workshop. The level lot provides plenty of space for gardens and outdoor games, and a shed offers storage or could be converted into a chicken coop.

Location Details

Just minutes from downtown Warner, you'll enjoy easy access to local dining, coffee shops, and community activities. Close to Mount Kearsarge for scenic hiking and easy access to Interstate 89. Only 30 minutes from Concord for more dining options, shopping, health care and entertainment and 1.5 hours to Boston. This property combines historic charm, comfort and modern updates all in a convenient village setting.



3 Bedrooms



2 Bathrooms



Approx. 1,856 SF

Acres: 0.50 | Property Taxes: \$7,780 | Year Built: 1880



Virtual Tour URL Unbranded 1

County NH-Merrimack
Village/Dist/Locale
Construction Status Existing
Year Built 1880
Architectural Style New Englander
Color
Total Stories 1.75
Zoning R1 - Village Residential
Taxes TBD No
Tax Annual Amount \$7,779.90
Tax Year 2026
Tax Year Notes
Owned Land
Lot Size Acres 0.50
Lot Size Square Feet 21,780
Common Land Acres
Garage No
Basement Yes
Basement Access Type Walkout
Activation Date 7/18/2026

Rooms Total 8
Bedrooms Total 3
Bathrooms Total 2
Bathrooms Full 1
Bathrooms Three Quarter 1
Bathrooms Half 0
Bathrooms One Quarter 0
Above Grade Finished Area 1,856
AGFinSrc Measured
Above Grade Unfinished Area 15
AGUnfinSrc Measured
Below Grade Finished Area 0
BGFinSrc Public Records
Below Grade Unfinished Area 371
BGUnfinSrc Measured
Total Finished Area 1,856
Footprint
Road Frontage Yes
Road Frontage Type Paved, Public
Road Frontage Length 148

Waterfront Property
Water Body Access
Water Body Name
Water Body Type
WaterFrRit
Water Body Restrictions
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
Resort

Public Remarks This 1800s. 3-bedroom. 2-bathroom home sits on half an acre in Warner and has a thoughtful layout with potential first-floor living and versatile outbuildings. The main level flows seamlessly from a convenient mudroom to a living room with wood fireplace, then into the kitchen featuring wood cabinetry, stainless steel appliances, and an island. A separate dining room opens to a deck, ideal for grilling, entertaining, or simply enjoying the outdoor space. This level includes a room that could be a bedroom or office, 3/4 bath, and laundry. On the second level, there are three additional bedrooms and a full bathroom. Beautiful wood floors throughout most of the house. Outside, a barn offers two stalls and a room that could serve as a great workshop. The level lot provides plenty of space for gardens and outdoor games, and a shed offers storage or could be converted into a chicken coop. Just minutes from downtown Warner, you'll enjoy easy access to local dining, coffee shops, and community activities. Close to Mount Kearsarge for scenic hiking and easy access to Interstate 89. Only 30 minutes from Concord for more dining options, shopping, health care and entertainment and 1.5 hours to Boston. This property combines historic charm, comfort and modern updates all in a convenient village setting. *Showings begin at the open house on Sunday, July 19th, from 11:00 - 1:00.

Directions From Route 103 in Warner, turn onto Kearsarge Mountain Road, go about 5 minutes, house will be on the left.

Kitchen 1 13'6" x 16'4"
Dining Room 1 10'5" x 11'10"
Living Room 1 15'2" x 13'11"
Playroom 1 10' x 14'3"
Bathroom Three 1 7'5" x 11'6"
Foyer 1 10' x 13'5"
Primary 2 15'2" x 13'7"
Bedroom 2 10' x 14'5"
Bedroom 2 10'6" x 8'2"
Bathroom Full 2 10'6" x 5'10"
Utility Room B 13'7" x 10'11"

Lot Features Landscaped, Level, Sloping, Wooded
Construction Materials Wood Frame, Clapboard Exterior, Wood Exterior, Wood Siding
Foundation Details Concrete
Flooring Hardwood, Tile
Exterior Features Barn, Deck, Shed
Roof Metal, Asphalt Shingle
Driveway Dirt, Gravel

Exclusions
Right of First Refusal

Map 33
Block 00
Lot 11
SPAN Number
Property ID

DeedRecTy Warranty
Deed Book 3604
Deed Page 2556
Covenants No
Seasonal No
PlanUrbDev

SchDistrict Kearsarge Sch Dst SAU #65
SchElem Simonds Elementary
SchMiddle Kearsarge Regional Middle Sch
SchHigh Kearsarge Regional HS

Fees - Condo - Mobile

Condo Fees
Fee
Fee 2
Fee 3

Condo Name
Building Number
Floor Number
Units Per Building
LmtComArea
SpecAssmt

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

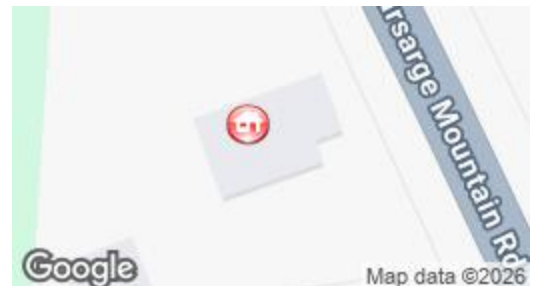
Fuel Company Huckleberry
Electric Company Eversource
Water Company Warner Village Water Dist
Cable Company
Phone Company
Internet Service Provider TDS

Interior Features Ceiling Fan, Wood Fireplace, 1 Fireplace, Kitchen Island, Laundry Hook-ups, Natural Light, Skylight, 1st Floor Laundry
Appliances Dishwasher, Dryer, Microwave, Gas Range, Refrigerator, Washer
Other Equipment Smoke Detector
Utilities Propane
Heating Propane, Radiator, Steam, Wood Furnace
Electric Circuit Breaker(s)
Cooling None
Water Source Public
Sewer Public

O'Halloran Group

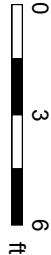
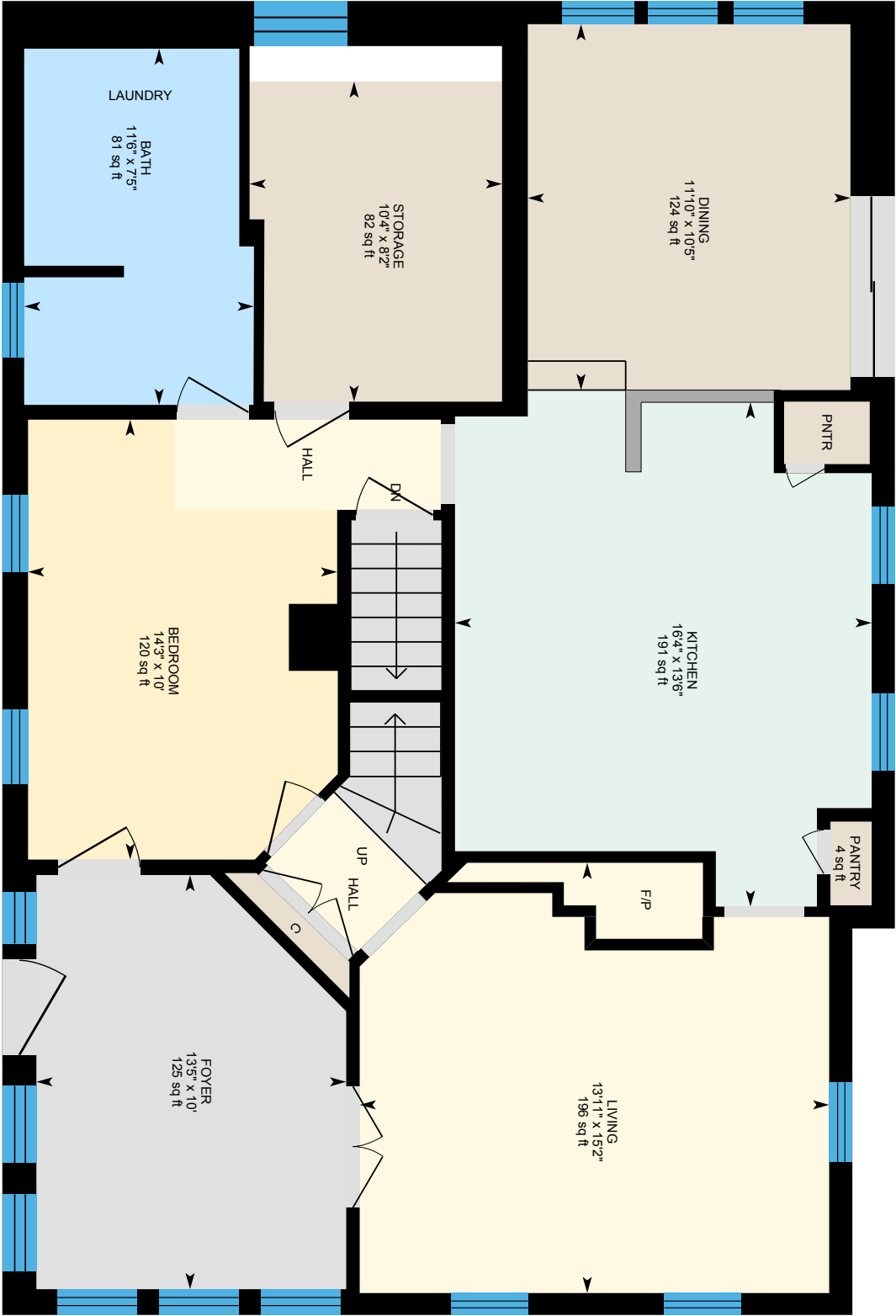
listings@ohgrp.com

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



81 Kearsarge Mountain Rd, Warner, NH

Main Floor Finished Area 1168.07 sq ft
Unfinished Area 15.95 sq ft



PREPARED: 2026/07/14



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.



81 Kearsarge Mountain Rd, Warner, NH

2nd Floor Finished Area 687.94 sq ft



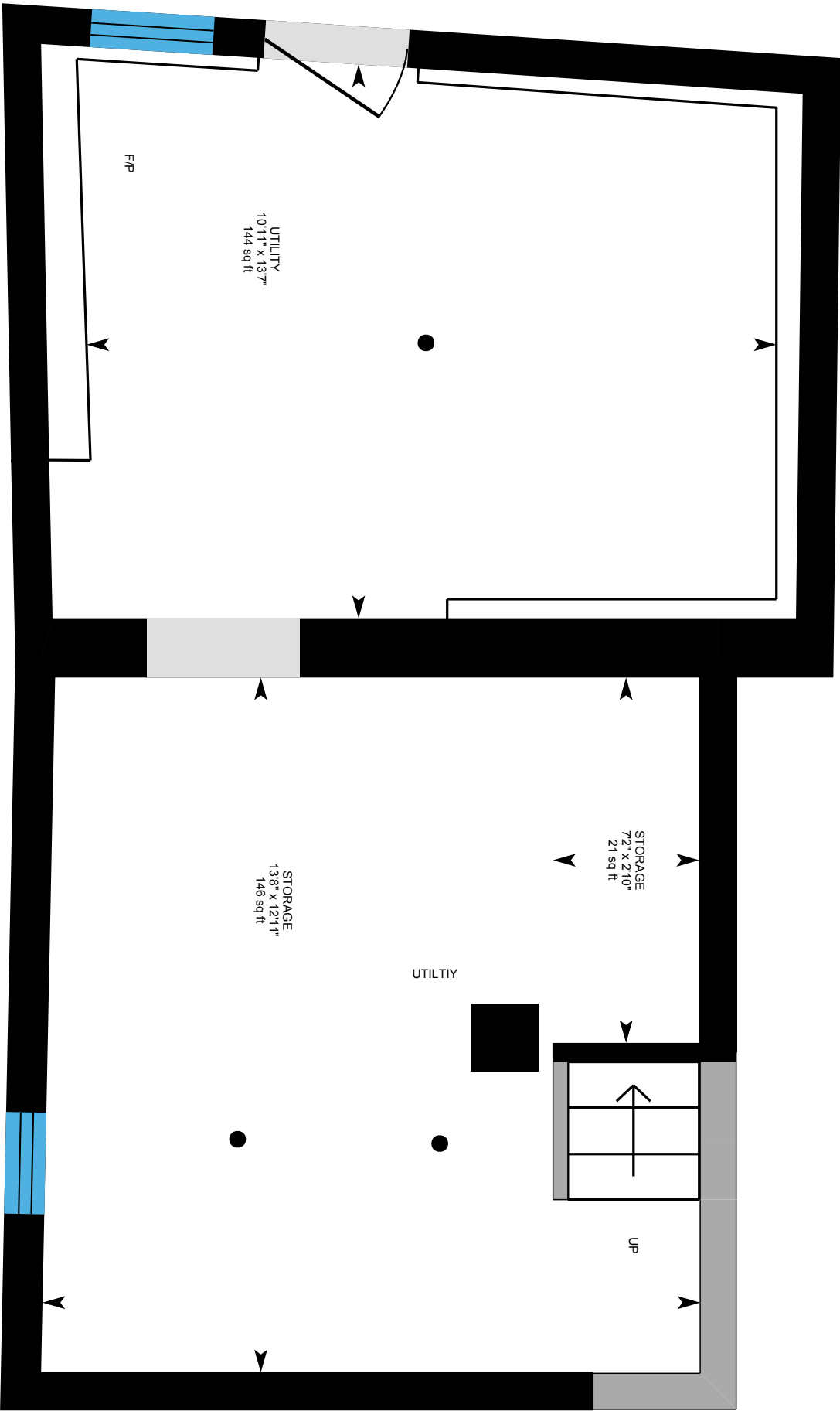
PREPARED: 2026/07/14



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.

81 Kearsarge Mountain Rd, Warner, NH

Basement (Below Grade) Unfinished Area 371.41 sq ft



PREPARED: 2026/07/14

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.



MERRIMACK COUNTY RECORDS *Kathi L. Guay, CPO, Register*

Return to:
Kevin Duffy
Alexandra Hill
81 Kearsarge Mountain Rd
Warner NH 03278

Compliments of



HUDKINS LAW & TITLE
REAL ESTATE

145
201
25

3735.00

WARRANTY DEED

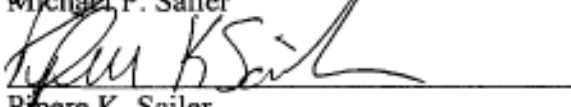
KNOW ALL PERSONS BY THESE PRESENTS: That **Michael P. Sailer** and **Pipere K. Sailer**, husband and wife, of 81 Kearsarge Mountain Road, Warner, Merrimack County, New Hampshire 03278, for consideration paid grant(s) to **Kevin Duffy** and **Alexandra Hill**, of 363 South Road, Newbury, NH 03255, as **joint tenants with rights of survivorship**, with **WARRANTY COVENANTS**, the following:

A certain tract or parcel of land with the buildings thereon situate on the westerly side of Kearsarge Street, so-called, in the Town of Warner, County of Merrimack and State of New Hampshire, bounded and described as follows:

Beginning at a stone post on the westerly side of Kearsarge Street, so-called, at the southeast corner of land formerly owned by Walter S. Currier, being the northeast corner of the tract hereby conveyed; thence running Westerly along land formerly of said Currier to a pine stump; thence turning and running Southerly along a course continuing the westerly line of the land formerly of said Currier to a stone post on the northerly side of the contemplated Grove Street, so-marked in plan; thence turning and running Easterly on the northerly side of said contemplated Grove Street to Kearsarge Street; thence turning and running Northerly along the westerly side of Kearsarge Street to the point of beginning.

Meaning and intending to describe and convey the same premises conveyed to Michael P. Sailer and Pipere K. Sailer by virtue of a deed of Robert Egan and Rhonda Rood dated October 15, 2008 and recorded in the Merrimack County Registry of Deeds at Book 3092, Page 845.

Executed this 15th day of August, 2018.


Michael P. Sailer

Pipere K. Sailer

Executed this 15th day of August, 2018.

Michael P. Sailer
Michael P. Sailer
Pipere K. Sailer
Pipere K. Sailer

State of NH

County of Merrimack 8/15, 2018

Then personally appeared before me the said Michael P. Sailer and Pipere K. Sailer and acknowledged the foregoing to be their voluntary act and deed.



[Signature]
Notary Public/Justice of the Peace
Commission expiration:

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:** Kevin Duffy and Alexandra Duffy

2. **PROPERTY LOCATION:** 81 Kearsarge Mountain Road, Warner, NH 03278

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

4. **SELLER:** ☒ has ☐ has not occupied the property for 8 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: _____
 Installed By: _____ Date of Installation: _____
 What is the source of your information? _____

c. **USE:** Number of persons currently using the system: 4
 Does system supply water for more than one household? ☐ 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 2020
 IF YES to any question, please explain in Comments below or with attachment.

Are you aware of any test results reported as unsatisfactory or satisfactory with notations? ☐ Yes ☒ No

IF YES, are test results available? ☐ Yes ☐ No

What steps were taken to remedy the problem? _____

COMMENTS:

6. SEWAGE DISPOSAL SYSTEM

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

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

c. **IF PRIVATE:**
TANK: ☐ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Unknown ☐ Other _____
 Tank Size _____ Gal. ☐ Unknown ☐ Other _____
 Tank Type ☐ Concrete ☐ Metal ☐ Unknown ☐ Other _____
 Location: _____ ☐ Location Unknown. Date of Installation: _____
 Date of Last Servicing: _____ Name of Company Servicing Tank: _____
 Have you experienced any malfunctions? ☐ Yes ☐ No
 COMMENTS: _____

SELLER(S) INITIALS

KD / AD

BUYER(S) INITIALS

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d. LEACH FIELD: ☐ Yes ☒ No ☐ Other _____
 IF YES, Location: _____ Size: _____ ☐ Unknown
 Date of installation of leach field: _____ Installed By: _____
 Have you experienced any malfunctions? ☐ Yes ☐ No
 Comments: _____

e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? ☐ Yes ☐ No ☐ Unknown
 IF YES, has a septic system evaluation been done within 180 days? ☐ Yes ☐ No ☐ Unknown
 Date of Evaluation: _____
 Comments: _____

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

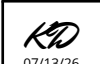
7. INSULATION	<u>LOCATION</u>	<u>Yes</u>	<u>No</u>	<u>Unknown</u>	<u>If YES, Type</u>	<u>Amount</u>	<u>Unknown</u>
	Attic or Cap	☐	☐	☒	_____	_____	☐
	Crawl Space	☐	☒	☐	_____	_____	☐
	Exterior Walls	☐	☐	☒	_____	_____	☐
	Floors	☐	☐	☒	_____	_____	☐
	Basement	☒	☐	☐	Spray Foam	_____	☐

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  
 07/13/26 2:40 PM EDT 07/14/26 11:24 AM EDT

BUYER(S) INITIALS  

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PROPERTY LOCATION: 81 Kearsarge Mountain Road, Warner, NH 03278

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: Painter said there was in 2022 when we had the exterior painted. No interior lead found.

Are you aware of any cracking, peeling, or flaking lead-based paint? ☐ Yes ☒ No

Comments: Painted scraped, sanded and repainted exterior. We then tested exterior and interior to ensure it was remedied

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? residential

i. Heating System Age: unknown Type: gas boiler Fuel: propane Tank Location: side of house

Owner of Tank: huckleberry

Annual Fuel Consumption: unknown Price: _____ Gallons: _____

Date system was last serviced and by whom? _____

Secondary Heat Systems: wood boiler

Comments: in basement - primary source of heat used.

j. Roof Age: _____ Type of Roof Covering: shingles and metal

Moisture or leakage: none

Comments: metal roof replaced on dining room

SELLER(S) INITIALS

KD RD
07/13/26 / 07/14/26
dotloop verified dotloop verified

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- k. Foundation/Basement** ☒ Full ☐ Partial ☐ Other: _____ ☐ Type: _____
 Moisture or leakage: _____
 Comments: _____
- l. Chimney(s)** How Many? 3 Lined? _____ Last Cleaned: _____ Problems? _____
 Comments: _____
- m. Plumbing** Type: pex Age: _____
 Comments: _____
- n. Domestic Hot Water** Age: 7 years Type: _____ Gallons: _____
- o. Electrical System** # of Amps _____ ☐ Circuit Breakers ☐ Fuses
 Comments: _____
 Solar Panels: ☐ Leased ☐ Owned If leased, explain terms of agreement: _____
 Comments: _____
- p. Modifications:** Are you aware of any modifications or repairs made without the necessary permits? ☐ Yes ☒ No
 If Yes, please explain: _____
- q. Pest Infestation:** Are you aware of any past or present pest infestations? ☐ Yes ☒ No Type: _____
 Comments: _____
- r. Methamphetamine Production** Do you have knowledge of methamphetamine production ever occurring on the property?
 (Per RSA 477:4-g) ☐ Yes ☒ No If YES, please explain: _____
- s. Air Conditioning** Type: _____ 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
- w. Other** (e.g. Alarm System, Irrigation System, etc.) none
 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

07/13/26
 dotloop verified

BUYER(S) INITIALS

07/14/26
 dotloop verified

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PROPERTY LOCATION: 81 Kearsarge Mountain Road, Warner, NH 03278

10. ADDITIONAL INFORMATION

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

b. ADDITIONAL COMMENTS:

Replaced deck boards.
Replaced roof above dining room to metal
spray foam insulation in basement

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).

Kevin Duffy
dotloop verified
07/13/26 2:40 PM EDT
IMOC-WTWEE-FJ8-KOLI
SELLER DATE

Alexandra Duffy
dotloop verified
07/14/26 2:30 PM EDT
ZGHW-WFV0-6WC7-IO2L
SELLER DATE

BUYER ACKNOWLEDGES RECEIPT OF THIS PROPERTY DISCLOSURE RIDER AND HEREBY UNDERSTANDS THE PRECEDING INFORMATION WAS PROVIDED BY SELLER AND IS NOT GUARANTEED BY BROKER/AGENT. THIS DISCLOSURE STATEMENT IS NOT A REPRESENTATION, WARRANTY OR GUARANTY AS TO THE CONDITION OF THE PROPERTY BY EITHER SELLER OR BROKER. BUYER IS ENCOURAGED TO UNDERTAKE HIS/HER OWN INSPECTIONS AND INVESTIGATIONS VIA LEGAL COUNSEL, HOME, STRUCTURAL OR OTHER PROFESSIONAL AND QUALIFIED ADVISORS AND TO INDEPENDENTLY VERIFY INFORMATION DIRECTLY WITH THE TOWN OR MUNICIPALITY.

BUYER DATE

BUYER DATE

SELLER(S) INITIALS *KD* / *AD*
07/13/26 2:40 PM EDT dotloop verified / 07/14/26 11:24 AM EDT dotloop verified

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: 81 Kearsarge Mountain Road, Warner, NH 03278

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).
Tested exterior paint with an at home kit - then had all of the siding painted.
 - (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)

BW 07/15/26 4:53 PM EDT dotloop verified
--

 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.

Kevin Duffy dotloop verified 07/15/26 4:49 PM EDT 8RVM-IQDI-LQRL-6IZX Seller Date	Alexandra Duffy dotloop verified 07/15/26 4:49 PM EDT DZWQ-93BW-ASIK-3RE9 Seller Date
Purchaser Date	Purchaser Date
Brandy Waterman dotloop verified 07/15/26 4:54 PM EDT RAIW-VTGI-LHVT-N9LY Agent Date	
Agent Date	Agent Date

