

NOTICE TO PROSPECTIVE PURCHASERS

Realty ONE Group Next Level is providing you with this Notice to make you aware of common or typical issues or concerns that buyers encounter when purchasing property in Northern New England. This Notice is not a substitute for proper due diligence on the specific property you are considering purchasing. This Notice should be considered a tool or partial checklist for you as a buyer to make sure you have considered all issues that might impact your decision. Realty ONE Group Next Level and other third parties will provide additional property specific information for properties you are considering purchasing.

Notice of Airports in Vicinity -This property may be located in the vicinity of an airport. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, odors, construction, and expansion). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you.

Flood Hazard Zones -Please note that flood zones may be reclassified from time to time and may occur prior to or during ownership. It's always a good precaution to check the current status prior to purchasing. FEMA flood maps are available by calling the FEMA Map Assistance Center toll free at 1-877-FEMA MAP (1-877-336-2627). Flood maps are also available through the Map Service Center found at <https://msc.fema.gov/portal/home>.

Asbestos Disclosure Clause - The United States Consumer Product Safety Commission has maintained that asbestos materials are hazardous if they release separate fibers which can be inhaled. Asbestos is common insulation material on heating pipes, boilers and furnaces. It may also be present in certain types of floor and ceiling materials, shingles, plaster products, cements and other building material. The Buyer acknowledges that they may have the property professionally inspected for the presence of asbestos and that if repair or removal is desired, it should be accomplished in accordance with any state guidelines.

- **NH DES:** <https://www.des.nh.gov/waste/asbestos>
- **MA DEP:** <https://www.mass.gov/guides/massdep-asbestos-construction-demolition-notifications>
- **ME DEP:** 207-242-0877, <https://www.maine.gov/dep/waste/asbestos/index.html>

Megan's Law - Megan's Law was enacted to notify buyers and tenants about the proximity of registered sex offenders. Buyers and tenants may access a database containing information about registered sex offenders by contacting area police departments and/or the State along with the National Registry.

- **NH Registry:** business.nh.gov/nsor
- **MA Registry:** www.mass.gov/eopss/agencies/sorb
- **ME Registry:** sor.informe.org/cgi-bin/sor/index.pl
- **National Registry:** www.nsopr.gov

Highway or Road Construction and Expansion - Highway or road construction and expansion is an ongoing process. For information pertaining to a specific location, please contact the local town or city planning board, local code enforcement officer, or the State DOT.

- **NH DOT:** 603-271-3734, www.nh.gov/dot
- **MA DOT:** 857-368-4636 , www.massdot.state.ma.us
- **ME DOT:** 207-624-3000 www.maine.gov/mdot

Buyer Initials: _____ / _____

Lead Paint and Residences Built Prior to 1978 - Before 1978, paint containing lead may have been used in structures, and can present a serious health hazard. Tests are available to determine whether lead paint is present. If a structure was built before 1978, federal law requires contractors that disturb painted surfaces to be certified and to follow certain specific work practices to prevent lead contamination. The specific work practices are described in “The Lead Safe Certified Guide to Renovate Right” available from the United States Environmental Protection Agency at EPA’s website, <https://www.epa.gov/lead> or by contacting the National Lead Information Center at 1-800-424-LEAD (5323).

Lead Paint Disclosure - Lead poisoning prevention programs, abatement procedures and requirements can vary from state to state. The Buyer(s) acknowledge that they may have the appropriate test for lead paint performed and follow the state specific guidelines for any corrective action that is needed or required.

- **NH DHHS:** 603-271-4507, <https://www.dhhs.nh.gov/dphs/bchs/clpp/index.htm>
- **MA DEP :** 617-624-5757, <https://www.mass.gov/orgs/childhood-lead-poisoning-prevention-program>
- **ME DEP:** 207-242-0877, <https://www.maine.gov/dep/waste/lead/index.html>

Neighborhood Environmental Contamination - The potential for hazardous substance contaminated sites in the vicinity of residential property could be anything from a local gasoline station with a leaking underground fuel tank to an industrial site. These hazards may effect nearby as well as an entire surrounding area. Buyers with questions about environmental contamination issues are encouraged to contact the U.S Environmental Agency at Customer Call Center: New England States (888) 372-7341, Outside New England (617) 918-1111. US EPA, Region 1, 1 Congress St. Boston, MA 02114-2023 or their web site at <http://www.epa.gov/region1/>.

Hazardous Material Disclosure Clause - In certain circumstances a property owner of real estate may be liable to pay for the cost of removing hazardous or toxic materials from real estate or damages resulting from the release of such materials. The rules and regulations regarding this liability vary from state to state. The Buyer acknowledges that they may have the Property professionally inspected for the presence of, or the substantial likelihood of release of oil or hazardous material. Such proof of inspection may be required as a prerequisite for financing the property.

Underground Oil Storage Tank - State regulations regarding underground oil storage tanks can vary from state to state, it's always a good precaution to check the current status of any such tank prior to purchasing. Buyer(s) acknowledge they have been advised to check with appropriate state authorities and/or local town authorities on this matter.

- **NH DES:** 603-271-3503, <https://www.des.nh.gov/business-and-community/fuel-storage-tanks>
- **MA DEP:** 617-556-1035, <https://www.mass.gov/guides/massdep-underground-storage-tank-ust-program>
- **ME DEP** 207-287-7688, <https://www.maine.gov/dep/waste/ust/>

PFOA - Recently, elevated levels of perfluorooctanoic acid, or PFOA, have been detected in certain drinking water monitoring wells and residential wells in local communities in the vicinity of Saint Gobain Performance Plastics in Merrimack, New Hampshire. The State of New Hampshire Department of Environmental Services and the New Hampshire Department of Public Health are involved in the investigation which has received coverage in local media. You may contact the New Hampshire Department of Environmental Services, 29 Hazen Drive, P.O. Box 95, Concord, New Hampshire 03301, (603)271-3503 or the New Hampshire Department of Public Health, 129 Pleasant Street, Concord, New Hampshire 03301, (603)271-4427 for additional information as to the detection and presence of PFOA in drinking water in the state of New Hampshire.

Radon - Radon is an odorless, colorless, tasteless gas produced naturally in the ground by the normal decay of uranium and radium. Radon can lead to the development of radioactive particles which can be inhaled. Studies indicate the result of extended exposure to high levels of radon may increase the risk of developing lung cancer.

High Pressure Gas Lines. As more homes convert to natural gas, you should investigate the existence of high pressure gas lines running into or near the property you are considering purchasing. If you have questions about the existence of such lines or the future expansion of such lines, you should contact the public utility commission or the municipality and with their assistance, contact the local gas supplier.

- **NH PUC:** (603) 271-2431, www.puc.state.nh.us
- **MA DPU:** (617) 737-2836, www.mass.gov/eea
- **ME PUC:** (207) 287-3831, www.maine.gov/mpuc

Mold - Information Molds are naturally occurring organisms that exist both indoors and outdoors. More than 1000 different kinds of mold have been found in homes in the United States. Molds are fungi that reproduce by making spores. Spores are small and lightweight and able to travel through the air. Molds need moisture and food to grow and their growth is stimulated by warm, damp and humid conditions. Molds can use materials such as wood, paper, drywall and carpet as food sources. Reducing dampness indoors is often key to reducing the growth of mold. Depending on the level of mold, allergies, respiratory problems and other health consequences can be triggered in sensitive individuals. However, exposure to mold does not always result in health problems. As of July of 2002, U.S. governmental agencies reported that a determination had not been made what quantity of mold was acceptable in an indoor environment. For more information on mold, contact an engineer or other qualified mold inspector. Information may also be found at the web site for the U. S. Environmental Protection Agency, www.epa.gov.

Video Surveillance. Many homes now have some form of a security system, including systems that take video and/or audio recordings. You should assume that you are being recorded when you enter a listing and you should, therefore, not have any substantive discussions about the property until you have left the inside of the home. That way, you and your agent's thoughts remain confidential. If you have concerns about being recorded, you should ask your agent to check with the listing agent prior to showing to ensure that if the seller has such a system, it is turned off. However, even if you receive such assurances, it is safest to assume you are being recorded.

Appraisals. An appraisal may be a condition of the loan when obtaining bank financing. Your offer may exceed the amount that the bank will be willing to finance. In that case, you will need to consider whether to fund part of the purchase price with your own funds. Your agent can discuss this issue with you further if the market conditions are such that this concern is realistic. Realty ONE Group Next Level makes no warranties or representations regarding the value of the property. A comparable market analysis (CMA) is a reflection of the property's value in relation to the value of similar properties of the in the general geographic area that sold in a particular timeframe. A comparable analysis should not be substituted for an appraisal. Realty ONE Group Next Level disclaims any and all liability for misuse of a price opinion created by its agents or brokers.

Inspections. As the buyer of property you are encouraged to seek information from a professional home inspector and other professionals regarding any specific issue of concern with the property. The information provided by these professionals may affect the price you are willing to pay for a property. Realty ONE Group Next Level makes no warranties or representations regarding the condition of the property and strongly recommends getting a home inspection. A home inspection gives the buyer more detailed information about the overall condition of the home prior to purchase. It is not recommended for a buyer to waive their right to a home inspection. Realty ONE Group Next Level disclaims any and all liability or claims resulting from a buyer waiving their right to a home inspection.

Death or Other Traumatic Event. A seller likely is not required to disclose to you if the property was the scene of a suicide, death or murder unless you specifically ask the seller. If this issue is important to you, please make sure you advise your agent so he or she can ask this information of the seller before you decide on purchasing the property.

Due Diligence - Even if an issue does not concern you today, you should have an understanding of future plans so that you can make an informed and intelligent choice before you decide to purchase real estate. Therefore, we urge you, as we do all parties interested in real estate, to research and investigate all matters related to the properties in which you are interested including but not limited to things like utility permitted use, zoning, permits, easements, road or public work expansion projects, and expansion of electrical transmission lines. **You need to work in concert with your buyer's agent to ensure that if there are issues or topics on which you want to perform due diligence, the purchase and sale agreement accurately and completely identifies the due diligence you are requesting. This may require the completion of an addendum if the due diligence is beyond or different from the standard due diligence listed in the purchase and sale agreement. If you do not bring these issues to the attention of your agent, you may lose the ability to perform the due diligence or have this due diligence be a basis to terminate the agreement later. Due diligence is a critically important step so we never recommend that you agree to waive your right to conduct inspections or due diligence on the property. The transaction is too important to you to make a decision without all of the available information.**

- NH PUC: (603) 271-2431, www.puc.state.nh.us
- MA DPU: (617) 737-2836, www.mass.gov/eea
- ME PUC: (207) 287-3831, www.maine.gov/mpuc

By signing below, Buyer(s) acknowledge receipt of the within Notice.

Buyer Date

Buyer Date

Buyer Initials: _____ / _____