

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:** Alana Lessard

2. **PROPERTY LOCATION:** 82 Hodge Hill Road, Lisbon, NH 03585

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

4. **SELLER:** ☐ has ☒ has not occupied the property for Almost 2 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: Left of driveway

Installed By: Capital well

Date of Installation: November 2022

What is the source of your information? I put it in

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 Oct 16, 2023

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?

No problems noted

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 1250 Gal. ☐ Unknown ☐ Other: _____

Tank Type ☐ Concrete ☐ Metal ☐ Unknown ☒ Other: Plastic

Location: Facing deck - right side near house Location Unknown ☐ Date of Installation: July 7, 2023

Date of Last Servicing: _____ Name of Company Servicing Tank: _____

Have you experienced any malfunctions? ☐ Yes ☒ No

Comments: Mike Carbonneau of Ct Valley Septic installed system

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PROPERTY LOCATION: 82 Hodge Hill Road, Lisbon, NH 03585

d. LEACH FIELD: ☒ Yes ☐ No ☐ Other: _____
 IF YES, Location: Grassy area to right Side of house - if your facing house Size: _____ Unknown: _____
 Date of installation of leach field: July 7, 2023 Installed By: CT valley Septic
 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Crawl Space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Floors	<input checked="" type="checkbox"/>	<input 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 applicable, what remedial steps were taken? _____
 Has the property been tested since remedial steps? ☐ Yes ☐ No
 Are test results available? ☐ Yes ☐ No
 Comments: _____

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d. RADON/WATER - Current or previously existing:

Has the property been tested? ☒ Yes ☐ No ☐ Unknown

If YES: Date: October 16, 2023 test results received By: Capital Well

Results: See test 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? Residential

i. Street (check one): ☐ Public ☐ Private ☒ Association

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

Additional Information: \$250 per year road maintenance fee payable to Hodge Hill Rd

j. Heating System Age: 1 year **Type:** Electric baseboard **Fuel:** **Tank Location:**

Owner of Tank:

Annual Fuel Consumption: Unknown **Price:** **Gallons:**

Date system was last serviced and by whom?

Secondary Heat Systems:

Comments:

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PROPERTY LOCATION: 82 Hodge Hill Road, Lisbon, NH 03585

- k.** Roof Age: 8 months Type of Roof Covering: Shingle
 Moisture or leakage: _____
 Comments: New roof put on 8 months ago
- l.** Foundation/Basement: ☐ Full ☐ Partial ☒ Other: _____ Type: Crawl space
 Moisture or leakage: _____
 Comments: _____
- m.** Chimney(s) How Many? 1 Lined? _____ Last Cleaned: New January 2024 Problems? _____
 Comments: 1
- n.** Plumbing Type: Pex Age: 1 year
 Comments: Installed all plumbing because house had none
- o.** Domestic Hot Water: Age: 1 year Type: Electric Gallons: _____
- p.** Electrical System: # of Amps 200 Circuit Breakers ☒ Fuses ☐
 Comments: New electrical November 2022
 Solar Panels: ☐ Leased ☐ Owned If leased, explain terms of agreement: _____
 Comments: _____
Put in new panel at the end of 2022. Ran new wire to most of the outlets. Put in new lighting, electric heaters
- 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: None 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: Spectrum
- x.** 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.

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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).

Alana Lassard
dotloop verified
04/19/24 12:39 PM EDT
KF9K-KPG7-LYHF-PZOP

SELLER

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



82 Hodge Hill Rd.- Lot #55

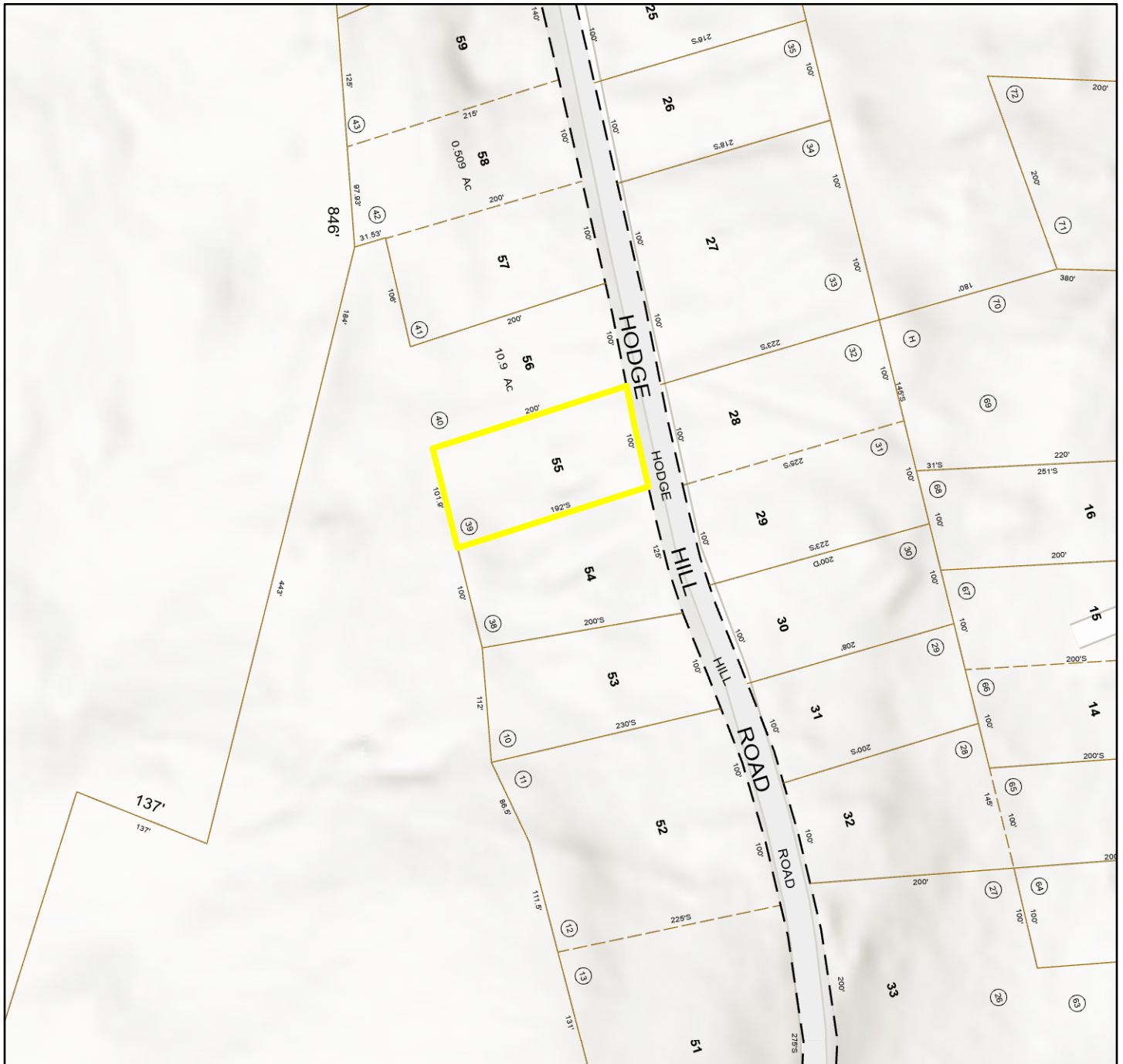
Town of Lisbon, NH

1 inch = 145 Feet



www.cai-tech.com

April 18, 2024



	Common Line
	Dashed Road
	Property Line
	Right of Ways

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



The State of New Hampshire
Department of Environmental Services



Robert R. Scott, Commissioner

APPROVAL FOR CONSTRUCTION OF INDIVIDUAL SEWAGE DISPOSAL SYSTEM (ISDS)

AS AUTHORIZED BY THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES, WATER DIVISION PURSUANT TO RSA 485-A, WATER POLLUTION AND WASTE DISPOSAL AND ENV-WQ 1000, SUBDIVISION AND INDIVIDUAL SEWAGE DISPOSAL SYSTEM DESIGN RULES.

APPLICATION APPROVAL DATE: 9/22/2022

APPROVAL NUMBER: eCA2022092205

I. PROPERTY INFORMATION

Address: HODGE HILL ROAD

LISBON NH 03585

Subdivision Approval No.: PRE-1967

Subdivision Name:

County: GRAFTON

Tax Map/Lot No.: U7/55

II. OWNER INFORMATION

Name: ALANA LESSARD

Address: 135 BISHOP ROAD

LISBON NH 03585

III. APPLICANT INFORMATION

Name: MICHAEL W CARBONNEAU JR

Address: 528 HILLTOP RD

LITTLETON NH 03561

IV. DESIGNER INFORMATION

Name: MICHAEL W CARBONNEAU JR

Address: 528 HILLTOP RD

LITTLETON NH 03561

Permit No.: 01628

V. SPECIFIC TERMS AND CONDITIONS: Applicable to this Approval for Construction

Please read **VI. General Terms and Conditions** on the reverse side of this approval.

A. TYPE OF SYSTEM: ADVANCED ENVIRO-SEPTIC

B. NO. OF BEDROOMS: 2

C. APPROVED FLOW: 300 GPD

D. OTHER CONDITIONS AND WAIVERS:

1. This approval is valid for 4 years from date of approval, per Env-Wq 1004.13.
2. No waivers have been approved.

Travis Guest
Subsurface Systems Bureau

NHDES Web Site: www.des.nh.gov

P.O. Box 95, 29 Hazen Drive, Concord, New Hampshire 03302-0095

Telephone: (603) 271-3503 Fax: (603) 271-6683 TDD Access: Relay NH 1-800-735-2964

VI. GENERAL TERMS AND CONDITIONS: Applicable to all Approvals for Construction

- A. This Approval for Construction is issued to construct the ISDS as identified on Page 1 of this Approval.
- B. This Approval is valid until 9/22/2026, unless an Approval for Operation has been granted.
- C. By exercising any rights under this approval, the parties have agreed to all terms and conditions.
- D. No liability is incurred by the State of New Hampshire by reason of any approval of any Approval for Construction. Approval by the Department of Environmental Services of sewage and waste disposal systems is based on plans and specifications supplied by the Applicant.
- E. The system must be constructed in strict accordance with the approved plans and specifications.
- F. The installed system must be left uncovered and cannot be used after construction until it is inspected and has received an Approval for Operation of Individual Sewage Disposal System (ISDS) by an authorized agent of the Department.
- G. This system must be installed by an installer holding a valid permit. An owner may install the system for his or her domicile. Env-Wq 1002.18 defines "Domicile" as that place where an individual has his or her true, fixed, and permanent home and principal establishment, and to which, whenever he or she is absent, he or she has the intention of returning. An individual might have more than one residence, but has only one domicile. Accordingly, an owner may only install a replacement system and may not install the system at a property he or she intends to make their future domicile. A person's domicile is considered to be at the address listed on his or her driver's license and/or where he or she is registered to vote.**
- H. This Approval for Construction does not supersede any equivalent or more stringent local ordinances or regulations. State standards are minimal and must be met statewide.

WORK NUMBER: 202205337

APPROVAL NUMBER: eCA2022092205

RECEIVED DATE: September 21, 2022

TYPE OF SYSTEM: ADVANCED ENVIRO-
SEPTIC



The State of New Hampshire
Department of Environmental Services



Robert R. Scott, Commissioner

APPROVAL FOR OPERATION OF INDIVIDUAL SEWAGE DISPOSAL SYSTEM (ISDS)

AS AUTHORIZED BY THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES, WATER DIVISION PURSUANT TO RSA 485-A, WATER POLLUTION AND WASTE DISPOSAL AND ENV-WQ 1000, SUBDIVISION AND INDIVIDUAL SEWAGE DISPOSAL SYSTEM DESIGN RULES.

DATE OF INSPECTION: 7/7/2023

APPROVAL NUMBER: eCA2022092205-A

DATE OF OPERATIONAL APPROVAL: 7/13/2023

I. PROPERTY INFORMATION

Address: HODGE HILL ROAD

LISBON NH 03585

Subdivision Approval No.: PRE-1967

Subdivision Name:

County: GRAFTON

Tax Map/Lot No.: U7/55

II. OWNER INFORMATION

Name: ALANA LESSARD

Address: 135 BISHOP ROAD

LISBON NH 03585

III. APPLICANT INFORMATION

Name: MICHAEL W CARBONNEAU JR

Address: 528 HILLTOP RD

LITTLETON NH 03561

IV. DESIGNER INFORMATION

Name: MICHAEL W CARBONNEAU JR

Address: 528 HILLTOP RD

LITTLETON NH 03561

Permit No.: 01628

V. INSTALLER INFORMATION

Name: MICHAEL W CARBONNEAU JR

Address: 528 HILLTOP RD

LITTLETON NH 03561

Permit No.: 04403

VI. SPECIFIC TERMS AND CONDITIONS: Applicable to this Approval for Operation

A. TYPE OF SYSTEM: ADVANCED ENVIRO-SEPTIC

B. NO. OF BEDROOMS: 2

C. APPROVED FLOW: 300 GPD

D. OTHER CONDITIONS AND WAIVERS:

1. No waivers have been approved.

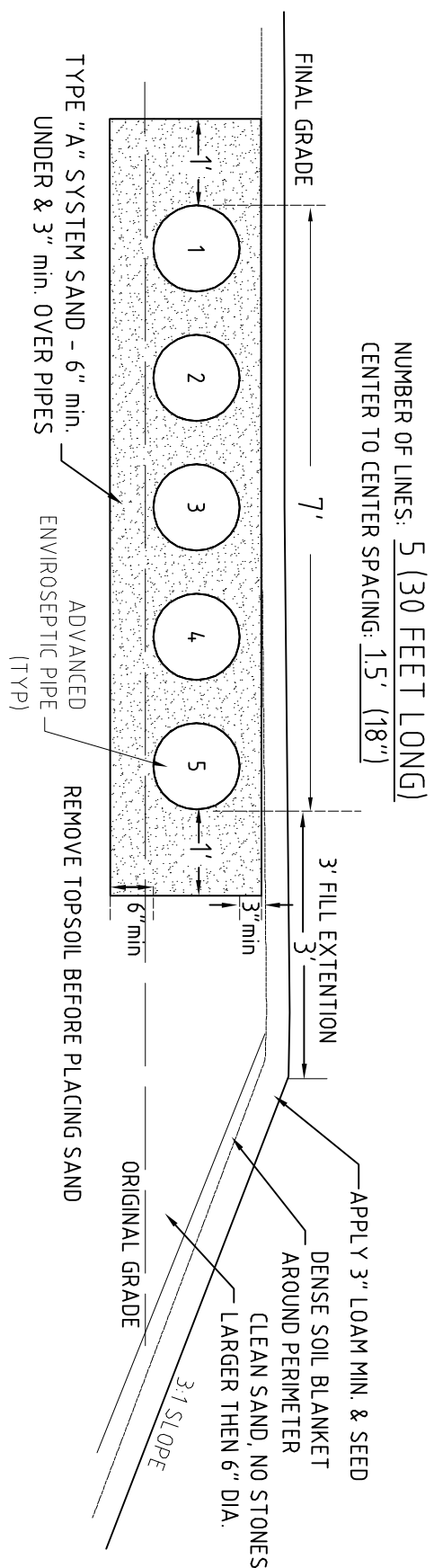
Eric C. Scott
Subsurface Systems Bureau

VI. GENERAL TERMS AND CONDITIONS: Applicable to all Approvals for Operation

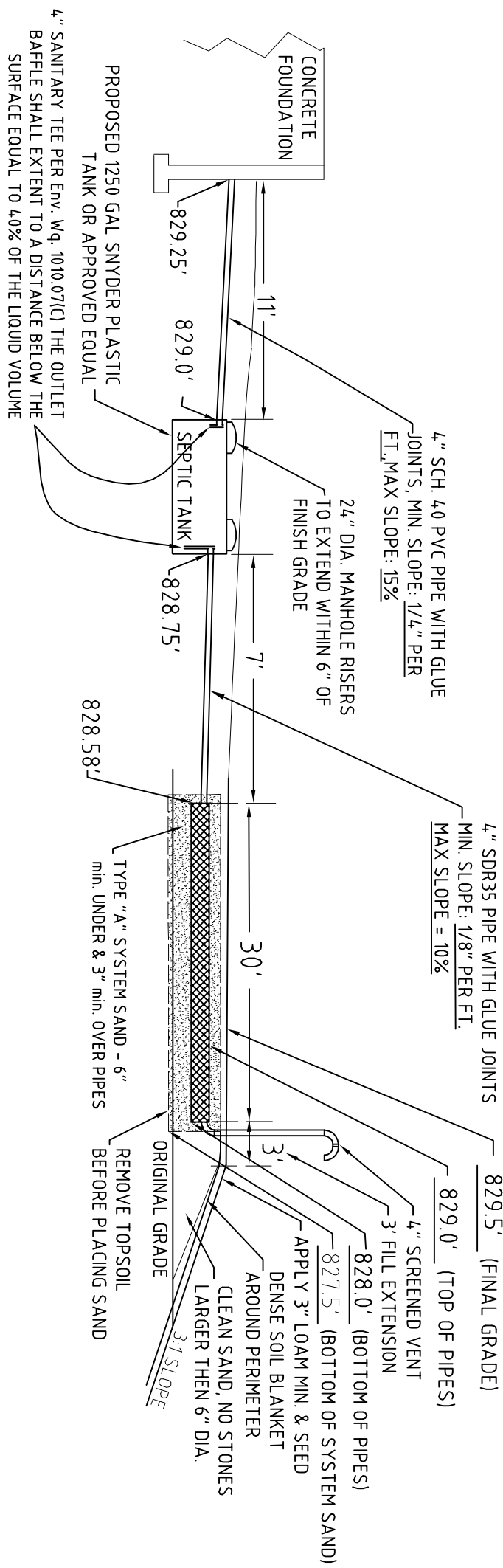
- A. This Approval for Operation is for the ISDS as identified on Page 1 of this Approval.
- B. By exercising any rights under this approval, the parties have agreed to all terms and conditions.
- C. No liability is incurred by the State of New Hampshire by reason of any approval of any Approval for Operation. Approval by the Department of Environmental Services of sewage and waste disposal systems is based on plans and specifications supplied by the Applicant.
- D. The system must be constructed in strict accordance with the approved plans and specifications.
- E. This Approval for Operation does not supersede any equivalent or more stringent local ordinances or regulations. State standards are minimal and must be met statewide.

WORK NUMBER: 202205337
APPROVAL NUMBER: eCA2022092205-A
RECEIVED DATE: September 21, 2022
**TYPE OF SYSTEM: ADVANCED ENVIRO-
SEPTIC**

SECTIONAL INFORMATION - ADVANCED ENVIRO-SEPTIC (A.E.S.)



SECTIONAL INFORMATION - ADVANCED ENVIRO-SEPTIC (A.E.S.)



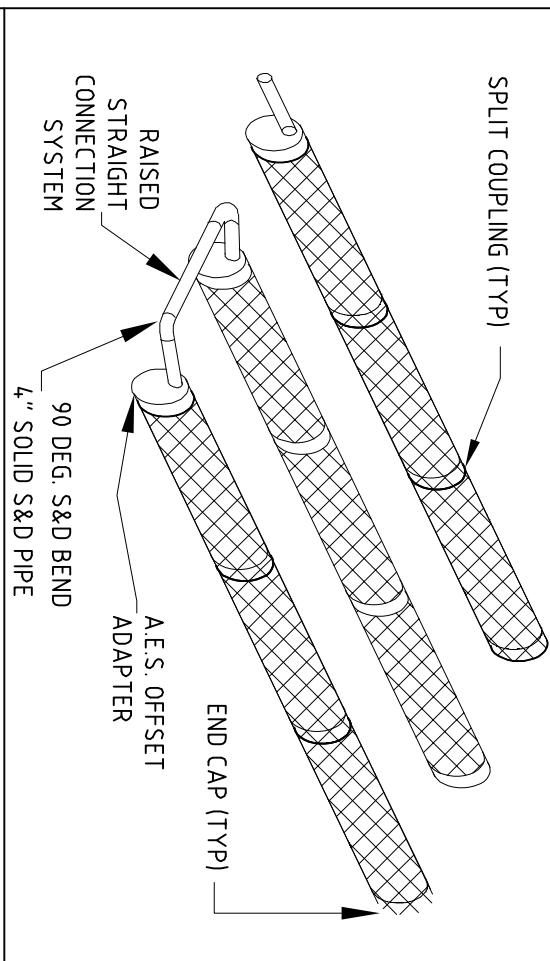
SYSTEM REQUIREMENTS

2 BEDROOMS = 800 GPD.
WITH PUMP RATE LISTED ABOVE.
DESIGNED FOR 1250 GPD. PER
DAY. 1250 GPD. PER DAY.
SEPTIC TANK VOLUME PROVIDED 1,250 GAL.

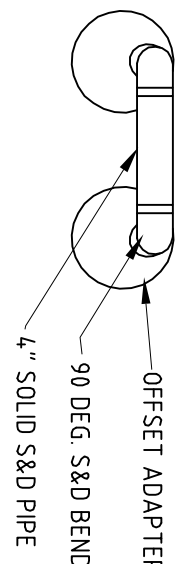
DESIGN INTENT

828.25' (EXISTING GRADE @ HIGH COR. OF EDA)
SHWT=828.25-2.25=826.0' @ HIGH CORNER OF EDA
SET BOTTOM OF A.E.S. 2.0' ABOVE SHWT:
828.0'-2.0' = 826.0' (BOT. OF PIPES)
828.0'-828.25' = 0.25'
THE BOTTOM OF THE PIPES SHALL BE CONSTRUCTED AT
828.0' ELEVATION, WHICH IS APPROXIMATELY 0.25 FEET
BELOW EXISTING GROUND LEVEL AT THE HIGH COR. OF THE
EDA.

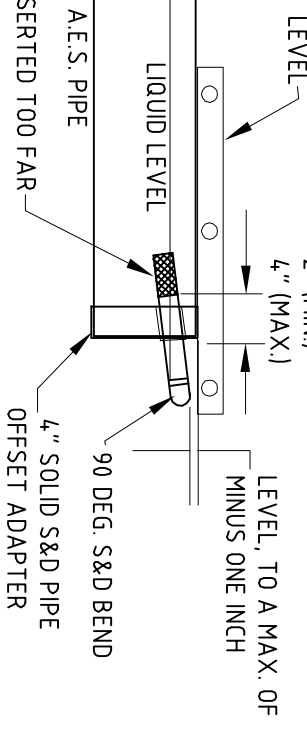
ADVANCED ENVIRO SEPTIC LEACHING SYSTEM



END VIEW OF A.E.S. DETAIL



SIDE VIEW OF A.E.S. PIPE DETAIL



SYSTEM NOTES:

Enviro-Septic wastewater treatment systems are approved by NHDES as ITA in accordance with Part Env-WD 102.4. The system is designed in accordance with the Enviro-Septic & Simple Septic Leaching Systems Design and Installation Manual and the Enviro-Septic Wastewater Treatment Systems Design and Installation Manual New Hampshire State Attachment.

1) Installation of Enviro-Septic System is to be in strict accordance with the Enviro-Septic Design and Installation Handbook for the State of New Hampshire

2) Use TYPE "A" Sand (see Design Handbook). All fill & sand to be free of debris.

3) All Septic Tanks & perforations to be sealed with a watertight flexible connector.

4) Enviro-Septic Lines to be installed level.

5) Do not install system in frozen ground.

6) System may be replaced in same location if necessary.

7) If system has existing buildings, all inside plumbing elevations must be checked before installation. Contact the designer if any discrepancies are found.

8) No drains, hot tubs, saunas, garbage disposal, water softeners, etc., shall be incorporated into the system unless otherwise specified.

9) If the septic tank is less than 75' from the well, open drainage or poorly drained soils, then the tank shall be coated with a sealant to prevent infiltration & exfiltration AND 1" SCH. 40 PVC must be used between the tank and the EDA.

10) Lines otherwise noted on plan there are no wetlands within 75' of the proposed system in accordance with ENW-WD 1004.06

11) There is no known burial plot or cemetery on the lot within 100' of the proposed SDS in accordance with ENW-WD 1003.13(b)(1)

SYSTEM MAINTENANCE:

1) Septic Tank should be inspected at least once a year and cleaned as necessary

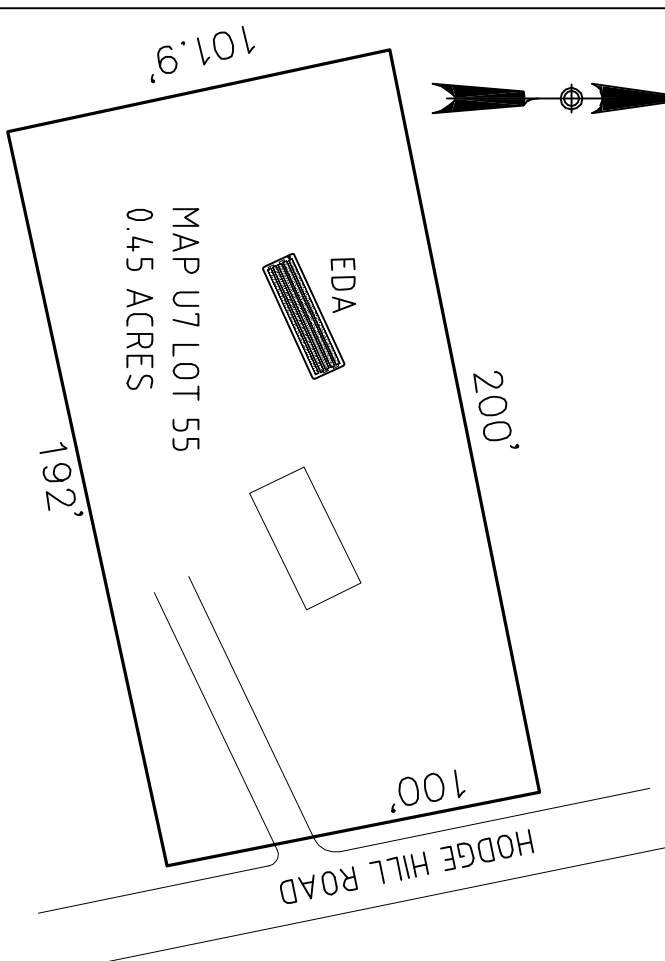
2) Vehicles, heavy equipment and livestock should be kept away from the septic system

3) The following items may shorten the life of the system

- Certain types of water softeners and purifiers
- Garbage Disposal
- Disposal of grease, oils, paints, some cleaners & toxic chemicals
- Hot Tubs, and excessive water usage

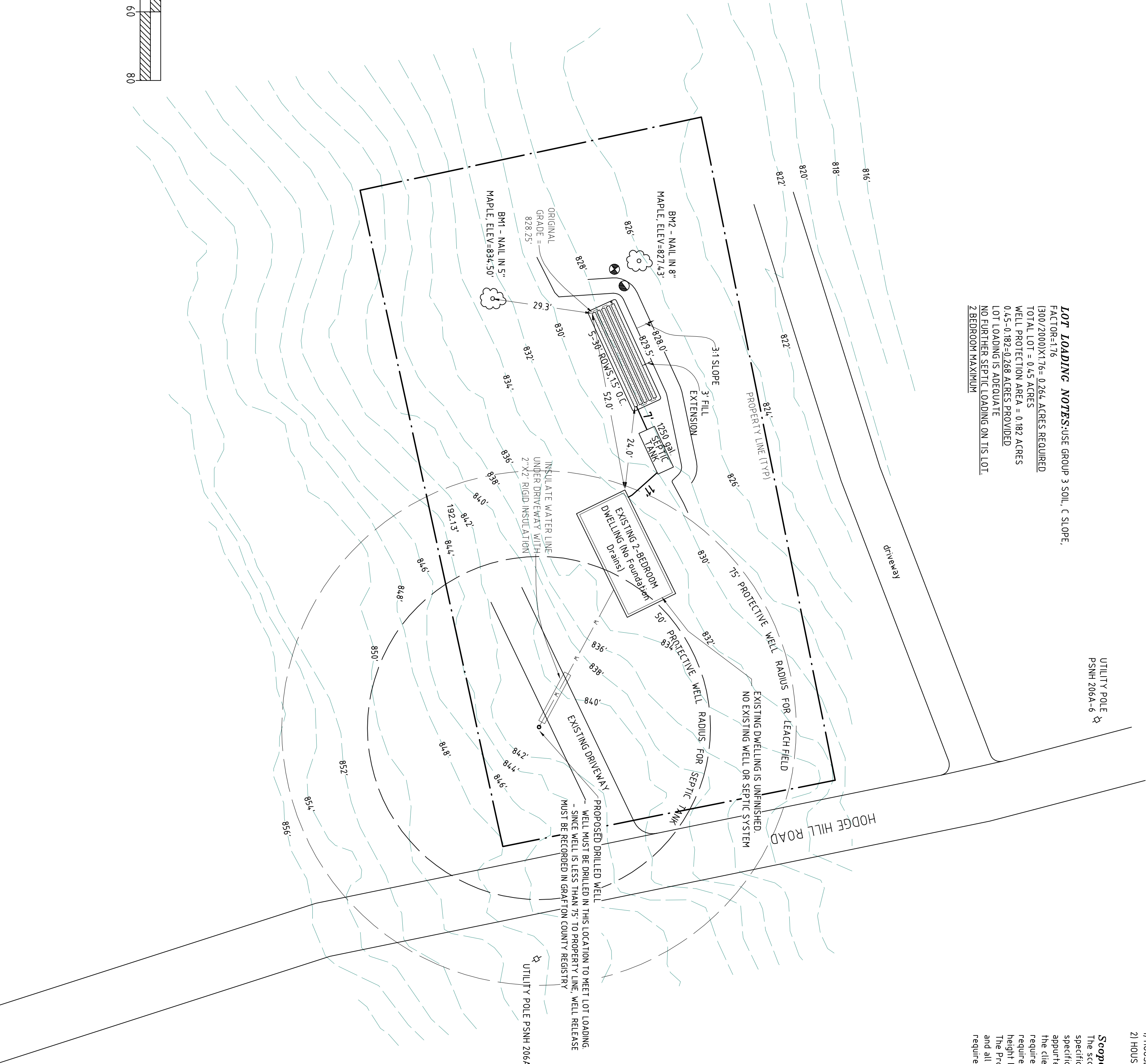
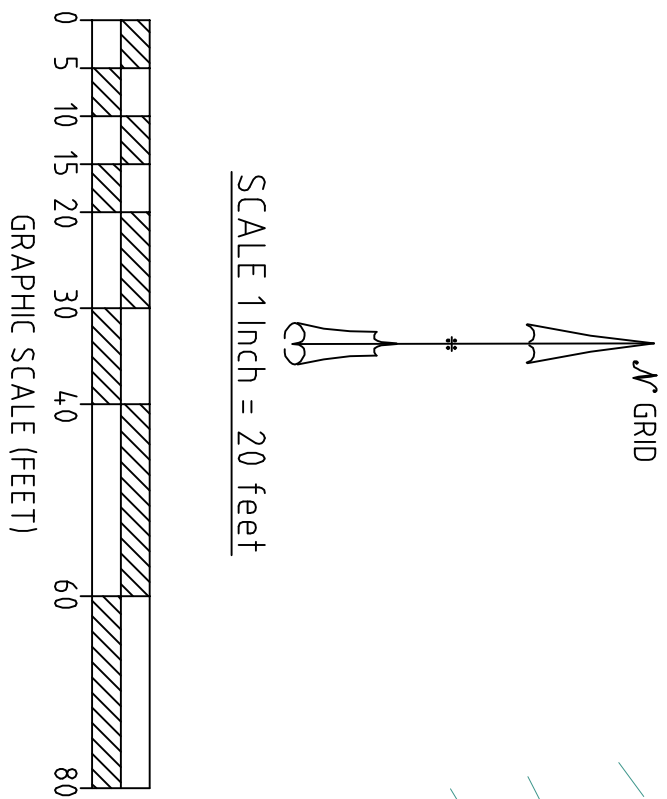
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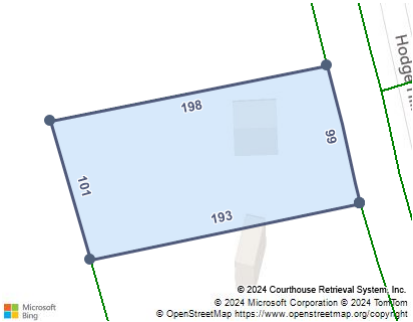
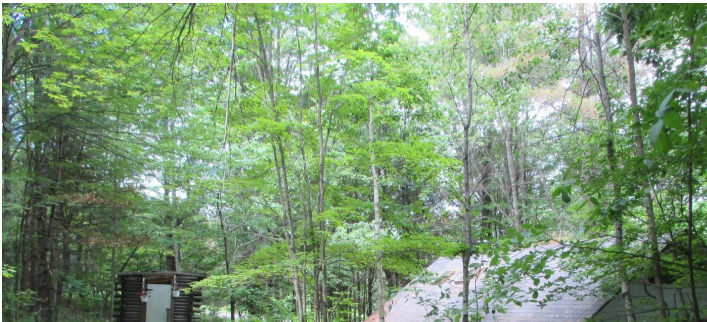
PLOT PLAN SCALE: 1" = 100'



LOT LOADING NOTES: USE GROUP 3 SOL. C SLOPE, FACTOR=176
(300/2000)(176= 0.264 ACRES REQUIRED)
TOTAL LOT = 0.45 ACRES
WELL PROTECTION AREA = 0.182 ACRES
0.45-0.182=0.268 ACRES PROVIDED
LOT LOADING IS ADEQUATE
NO FURTHER SEPTIC LOADING ON ITS LOT.
2 BEDROOM MAXIMUM

SCALE 1 inch = 20 feet





LOCATION	
Property Address	82 Hodge Hill Rd Lisbon, NH 03585-6316
Subdivision	
County	Grafton County, NH
GENERAL PARCEL INFORMATION	
Parcel ID/Tax ID	LSBN M:00U07 B:000055 L:000000
Alternate Parcel ID	
Account Number	
District/Ward	
2020 Census Trct/Blk	9603/1
Assessor Roll Year	2023

PROPERTY SUMMARY	
Property Type	Residential
Land Use	Single Family Residential
Improvement Type	Log Cabin/Rustic
Square Feet	551
CURRENT OWNER	
Name	Lessard Alana
Mailing Address	135 Bishop Rd Lisbon, NH 03585-6610
SCHOOL ZONE INFORMATION	
Lisbon Regional Elementary School	0.9 mi
Middle-High: K to 12	Distance

SALES HISTORY THROUGH 04/05/2024

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
7/7/2015	\$38,533	Bell Douglas & Bell Carol A	Blakely David R & Blakely Noriko N	Warranty Deed		4141/520

TAX ASSESSMENT

Tax Assessment	2022	Change (%)	2021	Change (%)	2020
Assessed Land	\$18,100.00		\$18,100.00		\$18,100.00
Assessed Improvements	\$23,700.00		\$23,700.00		\$23,700.00
Total Assessment	\$41,800.00		\$41,800.00		\$41,800.00
Exempt Reason					

TAXES		Total Taxes
Tax Year	City Taxes	
2022		\$1,433.00
2021		\$1,356.00
2020		\$1,418.00
2019		\$1,282.00
2018		\$1,313.00
2016		\$1,156.00
2015		\$1,156.00

MORTGAGE HISTORY

No mortgages were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

Building # 1				
Type	Log Cabin/Rustic	Condition	Good	Units
Year Built	2002	Effective Year		Stories
BRs	1	Baths	F H	Rooms
Total Sq. Ft.	551			
Building Square Feet (Living Space)		Building Square Feet (Other)		
		Gross Area 1412		

- CONSTRUCTION

Quality		Roof Framing	Gable
Shape		Roof Cover Deck	Asphalt
Partitions		Cabinet Millwork	
Common Wall		Floor Finish	
Foundation		Interior Finish	
Floor System		Air Conditioning	
Exterior Wall	Log	Heat Type	None
Structural Framing		Bathroom Tile	
Fireplace		Plumbing Fixtures	
- OTHER			
Occupancy		Building Data Source	

PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Land Use	Single Family Residential	Lot Dimensions	
Block/Lot	55/	Lot Square Feet	19,602
Latitude/Longitude	44.211781°/-71.899454°	Acreage	0.45

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source		Road Type	
Electric Source		Topography	
Water Source		District Trend	

Sewer Source		Special School District 1	8
Zoning Code	Dist D	Special School District 2	
Owner Type			
LEGAL DESCRIPTION			
Subdivision		Plat Book/Page	
Block/Lot	55/	District/Ward	
Description			
POWER PRODUCTION			
No power production information was found for this parcel.			
INTERNET ACCESS			

courtesy of Fiberhomes.com

Provider	Type	Confirmed	Advertised Top Download Speed	Advertised Top Upload Speed
Spectrum	CABLE	No	1000 Mbps	
Consolidated Communications	DSL	No	60 Mbps	
Viasat	SATELLITE	No	35 Mbps	

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	33009C0235E	02/20/2008



Property Card: 82 HODGE HILL ROAD
Town of Lisbon, NH



Parcel ID: U07-055-000
PID: 000U07000055000000

Owner: LESSARD, ALANA
Co-Owner:
Mailing Address: 135 BISHOP ROAD
LISBON, NH 03585

General Information

Map: 000U07
Lot: 000055
Sub: 000000

Land Use: 1F RES
Zone: DIST D
Land Area in Acres: 0.45
Current Use: N
Neighborhood: N-D
Frontage: 0
Waterfront: 0
View Factor: N

Assessed Value

Land: \$18,100
Buildings: \$20,400
Extra Features: \$3,300
Total: \$41,800

Sale History

Book/Page: 4744-725
Sale Date: 7/21/2022
Sale Price: \$60,000

Building Details

Model Description: LOG
Total Gross Area: 512
Year Built: 2002
Building Grade: AVG-10
Stories: 1.00 STORY FRAME

Condition: GOOD
Depreciation: 0
No. Bedrooms: 1
No. Baths: 0
Adj Bas: 0



DocId:8646463

Tx:4578078

22009880 07/21/2022 09:12 AM
Book 4744 Page 725 Page 1 of 2
Register of Deeds, Grafton County

LCHIP FEE	GRA179842	25.00
TRANS TAX	GR077590	900.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **CAROL ANN BELL**, a widow, with an address of 15 Zebulahs Trail, Palm Coast, Florida 32164, for consideration paid, grants to **ALANA LESSARD**, with an address of 135 Bishop Road, Lisbon, New Hampshire 03585, with **WARRANTY COVENANTS**, the following described real estate:

A certain tract of land situated in the Town of Lisbon, County of Grafton and State of New Hampshire, being Lot #39 in a certain subdivision bounded and described as follows:

Beginning at a stake on the so-called Hodge Hill Road which point marks the northeast corner of the lot herein conveyed; thence in a westerly direction approximately two hundred (200) feet to a stake; thence in a southerly direction approximately one hundred (100) feet to a stake; thence in an easterly direction approximately two hundred (200) feet to a stake and the so-called Hodge Hill Road; thence in a northerly direction along the west side of said road to a stake and the point of beginning.

Subject to a right of way for a water line and a light line to run across the property.

Meaning and intending to describe and convey all and the same premises as conveyed to Douglas Bell and Carol Ann Bell, as joint tenants with rights of survivorship, by Warranty Deed of David R. Blakely and Noriko N. Blakely dated July 1, 2015 and recorded in the Grafton County Registry of Deeds on July 7, 2015 at Book 4141, Page 520. Title vested in Carol Ann Bell as surviving joint tenant upon the death of Douglas Bell on June 1, 2020. See Certified Death Certificate of Douglas Bell to be recorded in the Grafton County Registry of Deeds.

This is not homestead property.

WITNESS my hand this 20th day of July, 2022.

Carol Ann Bell
Carol Ann Bell

STATE OF NEW HAMPSHIRE
COUNTY OF GRAFTON

The foregoing instrument was acknowledged before me on this 20th day of July, 2022 by Carol Ann Bell.


[Signature]
Notary Public (with seal)
My Commission Expires:

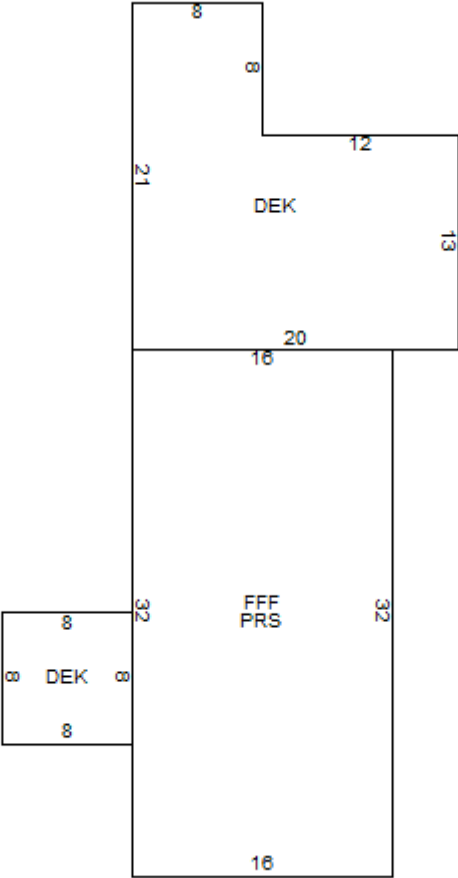
JODY A. HODGDON
Notary Public - New Hampshire
My Commission Expires May 15, 2024

OWNER INFORMATION			SALES HISTORY						PICTURE			
LESSARD, ALANA 135 BISHOP ROAD LISBON, NH 03585			Date	Book	Page	Type	Price	Grantor				
			07/21/2022	4744	725	Q I	60,000	BELL, DOUGLAS & CAROL				
			07/07/2015	4141	0520	Q I	38,533	BLAKELY, DAVID R				
			01/01/1980	2467	0729	Q V		1 BLAKELY, DAVID R				
LISTING HISTORY			NOTES									
07/13/22	INSP	MARKED FOR INSPECTION	NATURAL; CNOF; 16M&L - ADJ'D SIZE OF DET WDK AND ADDED 8X8 SHED; 19PHINT: ADJD WALLS; 2019: ADJD BASE RATE									
03/07/19	CMPH	PHONE INT										
06/19/17	DWRM											
07/25/14	THUR											
07/09/09	FHS											
03/18/09	MKE											

EXTRA FEATURES VALUATION								MUNICIPAL SOFTWARE BY AVITAR			
Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes	<i>LISBON ASSESSING OFFICE</i>			
SHED-WOOD	72	6 x 12	282	11.00	40	893					
DETACHED DECK	96	8 x 12	227	8.00	40	697					
SHED-WOOD	64	8 x 8	310	11.00	80	1,746					
							3,300				
PARCEL TOTAL TAXABLE VALUE											
Year	Building		Features		Land						
2021	\$ 20,400		\$ 3,300		\$ 18,100						
							Parcel Total: \$ 41,800				
2022	\$ 20,400		\$ 3,300		\$ 18,100						
							Parcel Total: \$ 41,800				
2023	\$ 20,400		\$ 3,300		\$ 18,100						
							Parcel Total: \$ 41,800				

LAND VALUATION											LAST REVALUATION: 2019					
Zone: DIST D		Minimum Acreage: 1.00		Minimum Frontage: 125							Site:		Driveway:		Road:	
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes		
1F RES	0.450 ac	23,600	D	90	100	100	100		85	18,100	0	N	18,100			
0.450 ac											18,100			18,100		

PICTURE	OWNER	TAXABLE DISTRICTS		BUILDING DETAILS					
	LESSARD, ALANA	District	Percentage	Model: 1.00 STORY FRAME LOG					
	135 BISHOP ROAD			Roof: GABLE HIP/ASPHALT					
	LISBON, NH 03585			Ext: LOGS					
				Int: CUSTOM WOOD/DRYWALL					
				Floor: MIN PLYWD					
				Heat: NONE/NONE					
				Bedrooms: 1		Baths:		Fixtures:	
						Extra Kitchens:		Fireplaces:	
				A/C: No				Generators:	
				Quality: B1 AVG-10					
				Com. Wall:					
				Size Adj: 1.0116		Base Rate:		RCP 48.00	
						Bldg. Rate:		0.8376	
						Sq. Foot Cost:		\$ 40.21	
BUILDING SUB AREA DETAILS									
ID		Description		Area	Adj.	Effect.			
FFF		FST FLR FIN		512	1.00	512			
PRS		PIERS		512	0.00	0			
DEK		DECK/ENTRANCE		388	0.10	39			
GLA:		512		1,412		551			
2019 BASE YEAR BUILDING VALUATION									
Market Cost New:				\$ 22,156					
Year Built:				2002					
Condition For Age:		GOOD		8 %					
Physical:									
Functional:									
Economic:									
Temporary:									
Total Depreciation:				8 %					
Building Value:				\$ 20,400					





LABORATORY REPORT

EAI ID#: 267980

Client: **Capital Well Company, Inc.**
150 Concord Stage Road
Dunbarton, NH 03045

Client Designation: **Alana Lessard | 82 Hodge Hill Road, Lisbon, NH**

Sample ID: 82 Hodge Hill Road (Drilled Well-Untreated)
Lab Sample ID: 267980.01
Matrix: aqueous

Date Sampled: 10/6/23 11:00
Date Received: 10/6/23 14:30
Receipt Temperature/Iced: 19.0°C / N
Collected by: AM

REVIEWED
By Alex Maloney at 3:08 pm, Oct 16, 2023

Parameter	Result	EPA Drinking Water Limits		Units	Analysis Date/Time		Method
E.coli	Absent	Absent		P-A/100ml	10/6/23 14:50		9223B-04
Total Coliform	Absent	Absent		P-A/100ml	10/6/23 14:50		9223B-04
Arsenic	0.0023	0.005 (MCL)		mg/L	10/10/23 18:47		200.8
Radon	< 300	See Below		pCi/L	10/6/23 17:57		E-PERM®
Uranium	0.54	30 (MCL)		ug/L	10/10/23 18:47		200.8
Iron	0.74	0.3 (SMCL)		mg/L	10/11/23 2:41		200.7
Manganese	0.037	0.05 (SMCL)		mg/L	10/10/23 18:47		200.8
Lead	< 0.001	0.015 (MCL)		mg/L	10/10/23 18:47		200.8
Sodium	5.3	N/A		mg/L	10/11/23 2:41		200.7
Total Hardness (as CaCO3)	120	N/A		mg/L	10/11/23 2:41		200.7
Fluoride	< 0.1	4 (MCL)		mg/L	10/9/23 11:09		300.0
Chloride	7	250 (SMCL)		mg/L	10/9/23 11:09		300.0
Nitrate-N	< 0.5	10 (MCL)		mg/L	10/6/23 15:52		353.2
pH	7.84	6.5-8.5 (SMCL)		SU	10/6/23 15:55		4500H+B-11

Radon: There is currently no legal or regulatory limit for radon in water. The EPA has a proposed limit of 4,000 pCi/L. New Hampshire DES recommends treatment for levels above 10,000 pCi/L. Recommended limits in Maine and Vermont are 4,000 pCi/L and Massachusetts is 10,000 pCi/L. More information can be found at www.epa.gov/radon.
pCi/L = picocurie per liter

MCL: Maximum Contaminant Level. The level that cannot be exceeded by public water systems.

SMCL: Secondary Maximum Contaminant Level. Threshold levels for aesthetic concerns; taste, odor, and staining.

mg/L: milligrams per liter, which is approximately equal to parts per million (ppm).

ug/L: micrograms per liter, which is approximately equal to parts per billion (ppb).

SU: Standard Units

ND: None Detected

Results contained in this report relate only to the above listed samples. Analyses were performed in accordance with our QA/QC Program and NELAP standards. Unless otherwise stated, holding times, preservation techniques, container types, and sample conditions adhered to EPA Protocol. pH and Total Residual Chlorine were performed outside the recommended 15 minute hold time. Please refer to our website at www.eailabs.com for a copy of our NELAP certificate, accredited parameters and sampling protocol.



Lorraine Olashaw, Lab Director

10-16-23

Date





Eastern Analytical, Inc.

professional laboratory and drilling services

267980

Capital Well Chain of Custody

Person Requesting Analysis

Name Capital Well Company, Inc.
Address 150 Concord Stage Road
City, State & Zip Dunbarton, NH 03045
Telephone (603) 774-6155 E-Mail Address results@capitalwell.com Website www.capitalwell.com

Sample Information

Customer Name: Alana Lessard Customer Phone # _____
Sample Address: 82 Hodge Hill Road Lisbon NH
Customer E-Mail Address _____
Date Sample Collected 10/6/23 Time Sample Collected 11am
Source of Water Sample (circle): Drilled Well / Dug Well / Municipal / Lake-Pond / Other _____
Has this water been sampled recently (circle): YES or NO
Any type of water treatment (circle): YES or NO If YES, type of treatment: _____
If YES, water was sampled (circle): Treated Untreated Unknown
Type of Test (circle): Complete Bacteria Arsenic Radon pH Hardness Iron Manganese
Chloride Sodium Fluoride Nitrate VOCs PFAS Other: _____

Name of Person Collection Water Sample (Print Clearly): AM

Relinquished by Signature: _____ Date: _____ Time: _____

Received by Signature: _____ Date: _____ Time: _____

Relinquished by: _____ Date: _____ Time: _____

Received by: _____ Date: _____ Time: _____

Relinquished by: _____ Date: _____ Time: _____

Received by: Chr Johnson Date: 10/6/23 Time: 1430 Temp 19 Ice (Y/N) (N)

NHDES-W-05-008

BK: 4759 PG: 523

Register of Deeds, Grafton County



Release Form for Protective Well Radii



This form must be typewritten and all signatures must be in black ink

CHECK ONE: ☒ Non-Conforming Original Placement ☐ Change in well location

For Property owned by Alana Lessard

Owner mailing address 135 Bishop Road, Lisbon, NH 03585

Property location; Hodge Hill Road Town/City; Lisbon

County of GRAFTON As described in deed dated Click or tap here to enter text.

Recorded at Book Click or tap here to enter text. , Page Click or tap here to enter text., Tax Map U7, Lot 55

Subdivision approval No. Click or tap here to enter text. Construction approval No.

- I understand that my well will be located closer than the recommended extent of a protective well radius to my property line. (75 feet for up to 750 GPD if a dug/shallow or drilled well.)
- I understand that current state law does not protect my well beyond the boundary of my property and that the rules of the Department of Environmental Services allow a leachfield to be installed as close as 10 feet to the property line which may result in a leach field on abutting property being installed closer than 75 feet to my well.
- I understand that I cannot prevent a leachfield from being installed on abutting property within 10 feet of the property boundary solely on the basis of my well location.
- I understand that with proper well construction, including drilling the well into bedrock, casing the well and sealing the casing, the risk of contamination from any leachfield closer than 75 feet to my well can be minimized.
- I understand that I have no cause of action against the State of New Hampshire or any owner of the abutting property if my well becomes contaminated as a result of the decreased setback distance.

Owner's Signature;

Date:

9/21/22

Type or Print Name Alana Lessard

Owner's Signature;

Date:

Type or Print Name Click or tap here to enter text.

*** IF THE ON-LOT PROTECTIVE WELL RADIUS IS LESS THAN THE OPTIMUM PRESCRIBED STANDARD, THIS RELEASE FORM SHALL BE RECORDED IN THE REGISTRY OF DEEDS. A COPY OF THE RECORDED FORM MUST BE SENT TO THE DEPARTMENT OF ENVIRONMENTAL SERVICES AND TO THE CODE ENFORCEMENT OFFICER OR OTHER MUNICIPAL OFFICIAL.

Subsurface Systems Bureau
PO Box 95, Concord, NH 03302-0095
Phone: (603) 271-3501 | Fax: (603) 271-6683

www.des.nh.gov

2020-12-20

