

Standard features and Construction Specifications

Lot 01-09 #70 GILE HILL Rd

DUNBARTON

Construction

- 2x6 Exterior construction main house, garage, and walls in basement.
- Poured concrete foundation 8" walls.
- Full insulation:
 - Walls- Air sealed with batts-R21
 - Ceilings-R-38 in sloped ceilings.
 - Ceiling- R-49 in Open Attic Areas.
 - Basement ceiling –R30

Exterior Features

- Vinyl double-hung insulated tilt-in windows with low e and Argon filled. U-Value .28
- Outside trim-Maintenance free aluminum-White
- Vinyl clapboard siding GREY
- Vinyl shutters- black
- Insulated entry doors-Painted to match the shutters 2 coats
- 2-car insulated garage
- Covered Front Porch
- Insulated steel raised panel garage door
- Belt drive garage door opener (super quiet)
- 30-year architectural asphalt shingles with ice and water shield
- Loam and seed on all disturbed areas

- Shrubs and mulch in front of the home
- Paved driveway (base coat only)
- 14 x 12 Deck with composite decking and vinyl rails
- Front walkway (pavers) to the driveway

Interior Features

- Walls ½ " standard grade drywall taped and sanded
- The walls are painted light French grey with two coats
- Panel doors painted semi-gloss white
- Crown molding dining room
- Oak handrails and newel posts with balusters
- Dining room with shadow boxes and chair rail
- Space saver closet shelving
- Zero clearance propane fireplace in the family room with mantle

Kitchen, Baths, and Bar Area

- Cabinet to include cabinets, vanities, counters, and island
- Counters in the kitchen and baths- steel gray granite
- Appliances – gas range top with vented hood, double oven, Dishwasher, and french door fridge.
- Sharp under-cabinet microwave

Flooring

- First-floor hardwood, Tile in ½ Baths and laundry
- Second-floor Hallway Hardwood
- Natural red oak Staircase Hardwood
- Tile in baths
- Carpet in upstairs and primary bedroom

Electrical

- Builder-supplied interior/exterior lighting
- Washer and dryer hookups on 1st floor 220 Volt
- Hardwired smoke/carbon monoxide detectors
- 200 amp electrical service
- Recessed cans in the kitchen, livingroom and primary bath

Plumbing and fixtures

- Under-mount sinks in all bathrooms
- Moen/Delta brushed nickel fixtures
- Elongated toilets in all baths
- Double lavs in primary bath
- Front and back frost-free spickets
- Fiberglass/Plastic showers and tubs
- Stand alone 40 gallon Hot water heater
- Custom Tile Shower in primary bath, (Glass door by Others)
- Stand-alone soaking tub with floor-mount chrome faucet

Mechanical Systems

- 95% efficient Lennox forced hot air furnace
- Programmable thermostat for the main house
- Central A/C
- 500 Gallon-buried propane tank (Owned by Eastern Propane)
- High-efficiency air filter on Furnace

Septic System

- Four Bedroom septic consisting of 1250 gallon holding tank and 4 bedroom stone and pipe leach field

Domestic Water

- The premises are benefited by a private well drilled to a depth of __600__ feet producing __4__ gallons per minute.

Seller to provide buyer(s) with water that meets the standard for FHA quality.

All other remediation to water is the buyer's responsibility

Radon Gas

- Radon gas, the product of the decay of radioactive materials in rock may be found in some areas of New Hampshire. This gas may pass into the structure through the ground or water from a deep well. Testing can establish its presence and equipment is available to remove it from the air and water. Builder/Seller makes no warranties or representations regarding radon level in the home or water. Any mitigation shall be sold responsibility/expense of the BUYER after closing.

Warranty

- House comes with a Limited one (1) year workmanship and systems warranty

Quality assurance walkthrough prior to closing

Subject to errors, omission, change, or withdrawal without notice.

Buyer

Date

Buyer

Date


Seller

Date

dotloop signature verification: <https://dtlp.us/XkqC-kejA-vOTc>

<

Disclosure of Personal Interest - Seller (NHAR)
EDIT IN PRIVATE

FILE

ADD

AUTOFILL

MORE

SHARE

ROBERT STARACE

RE/MAX SYNERGY

70 Gile Hill Road, Dunbarton, NH 03046

08/28/2025

Robert Starace

dotloop verified
08/28/25 3:56 PM
EDT
EKJL-2SEU-5LAJ-YGYQ

SIGNATURE

SIGNATURE

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:** Strategic Contracting Co, LLC

2. **PROPERTY LOCATION:** 70 Gile Hill Road, Dunbarton, NH 03046

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

4. **SELLER:** ☐ has ☒ has not occupied the property for _____ 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: contoocook artesian well co Date of Installation: July 2025
What is the source of your information? _____

c. **USE:** Number of persons currently using the system: _____
Does system supply water for more than one household? ☐ 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 _____

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: system in new and not tested yet

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 1250 Gal. ☐ Unknown ☐ Other _____

Tank Type ☒ Concrete ☐ Metal ☐ Unknown ☐ Other _____

Location: FRONT YARD ☐ 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  / _____

BUYER(S) INITIALS _____ / _____

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d. LEACH FIELD: ☒ Yes ☐ No ☐ Other _____
IF YES, Location: FRONT YARD Size: 4 BEDROOM ☐ Unknown
Date of installation of leach field: _____ Installed By: _____
Have you experienced any malfunctions? ☐ Yes ☐ No
Comments: NEW NOT USED YET

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	LOCATION	Yes	No	Unknown	If YES, Type	Amount	Unknown
	Attic or Cap	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BLOWN	R-49	<input type="checkbox"/>
	Crawl Space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BATTS	R-21	<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 appl _____
Has the property been tested since remedial steps? ☐ Yes ☐ No
Are test results available? ☐ Yes ☐ No
Comments: NOT TESTED

SELLER(S) INITIALS  / 

BUYER(S) INITIALS  / 

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d. RADON/WATER - Current or previously existing:

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

If YES: Date: _____ By: _____

Results: _____ If applicable, what remedial steps were taken? _____

Has the property been tested since remedial steps? ☐ Yes ☐ No

Are test results available? ☐ Yes ☐ No Comments: _____

e. LEAD-BASED PAINT - Current or previously existing:

Are you aware of lead-based paint on this property? ☐ Yes ☒ No

If YES: Source of information: _____

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

Comments: _____

f. Are you aware of any other hazardous materials? ☐ Yes ☒ No

If YES: Source of information: _____

Comments: _____

9. GENERAL INFORMATION

a. Is this property subject to liens, encroachments, easements, rights-of-way, leases, restrictive covenants, attachments, life estates, or right of first refusal?

☒ Yes ☐ No ☐ Unknown If YES, Explain: STANDARD UTILITY EASEMENTS ALONG ROAD FRONTAGE

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: NEW **Type:** FHA **Fuel:** PROPANE **Tank Location:** SIDE YARD

Owner of Tank: _____

Annual Fuel Consumption: _____ Price: _____ Gallons: _____

Date system was last serviced and by whom? _____

Secondary Heat Systems: _____

Comments: _____

j. Roof Age: NEW **Type of Roof Covering:** ASPHALT SHINGLES

Moisture or leakage: _____

Comments: _____

SELLER(S) INITIALS

PS /

BUYER(S) INITIALS

 /

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k. Foundation/Basement: ☒ Full ☐ Partial ☐ Other: _____ ☐ Type: CONCRETE
Moisture or leakage _____
Comments: _____

l. Chimney(s) How Many? _____ Lined? _____ Last Cleaned: _____ Problems? _____
Comments: _____

m. Plumbing Type: PEX _____ Age: NEW _____
Comments: _____

n. Domestic Hot Water: Age: NEW _____ Type: STAND ALONE _____ Gallons: 40 _____

o. Electrical System: # of Amps 200 _____ ☒ 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: CENTRAL _____ Age: NEW _____ 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: GRANITE STATE TELEPHONE _____

w. Other (e.g. Alarm System, Irrigation System, etc.) YES IRRIGATION _____
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  _____

BUYER(S) INITIALS _____

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10. ADDITIONAL INFORMATION

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

☐ Yes ☐ No

b. ADDITIONAL COMMENTS:

HOME IS NEW AND COMES WITH A LIMITED 1 YEAR WARRANTY

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).

Robert Starnes 8/28/25
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

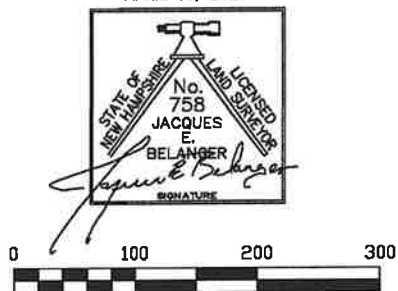
SELLER(S) INITIALS /

BUYER(S) INITIALS /



MAP H5 BLK 1 LOT 9
TOTAL LOT AREA = 13.50 ACRES
AREA EXEMPT FROM CURRENT USE 1.32 ACRES
AREA QUALIFIED FOR CURRENT USE = 12.18 ACRES

APRIL 15, 2025



CURRENT USE SKETCH
OWNED BY & PREPARED FOR:
STRATEGIC
CONTRACTING CO LLC
PO BOX 4766
MANCHESTER, NH 03108

FRONT SETBACK = 50'
SIDELINE SETBACK = 50'
REAR SETBACK = 50'
I HEREBY CERTIFY TO THE TOWN OF DUNBARTON NH BUILDING
DEPARTMENT THAT THE FOUNDATION IS LOCATED AS SHOWN ON THIS
PLAN AND DOES COMPLY TO THE MINIMUM SETBACKS.

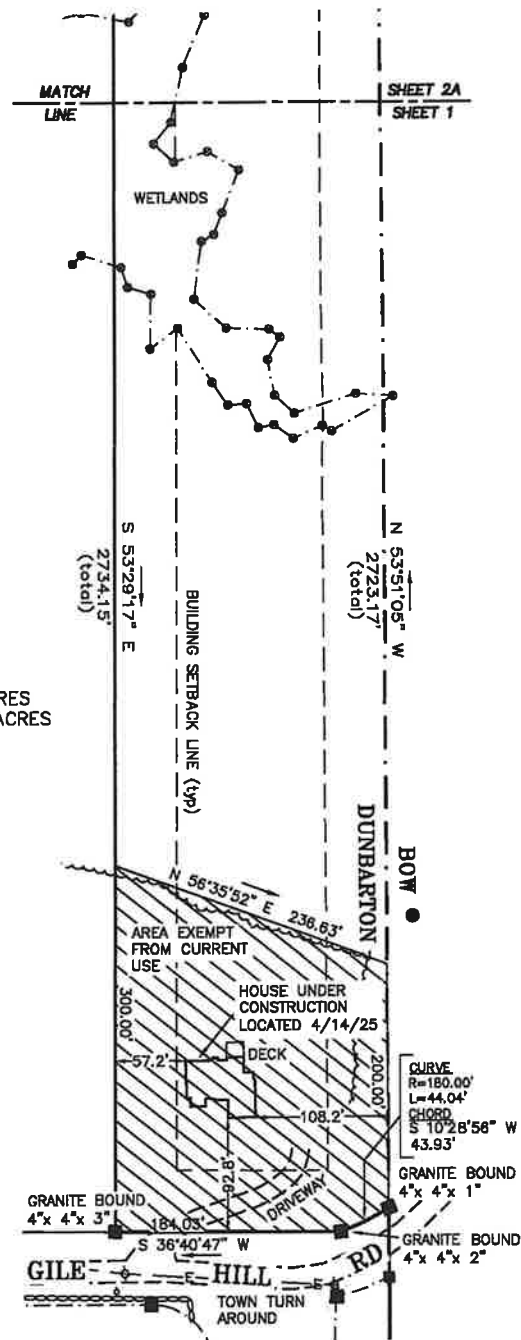
PREPARED BY
J.E. BELANGER LAND SURVEYING P.L.L.C.

61 OLD HOPKINTON ROAD DUNBARTON NH 03046
TEL. (603)774-3601

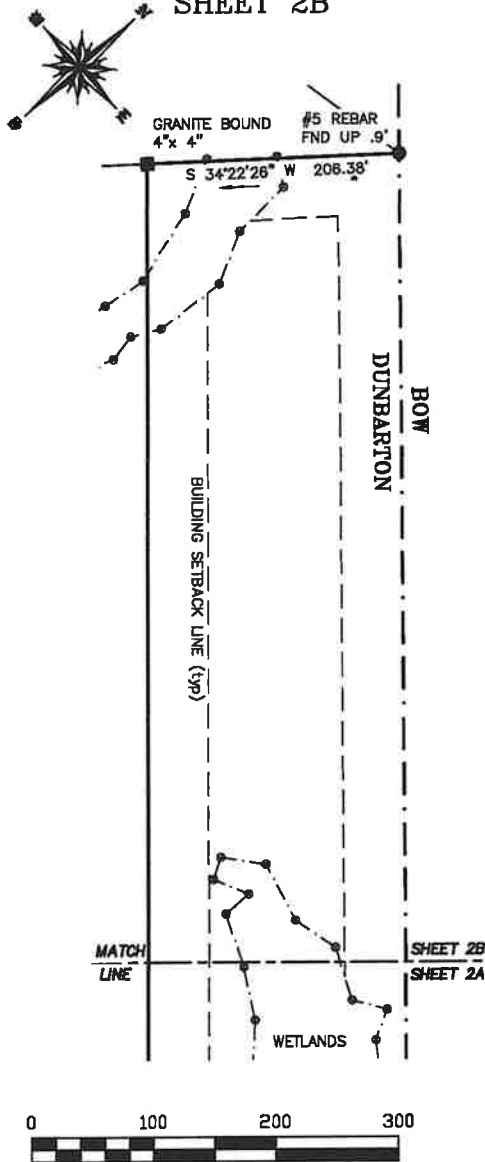
SCALE 1" = 100'

PLAN DATE: APRIL 15, 2025

SHEET 1 OF 2
JN 222294



SHEET 2B



CURRENT USE SKETCH
OWNED BY & PREPARED FOR:
STRATEGIC
CONTRACTING CO LLC
PO BOX 4766
MANCHESTER, NH 03108

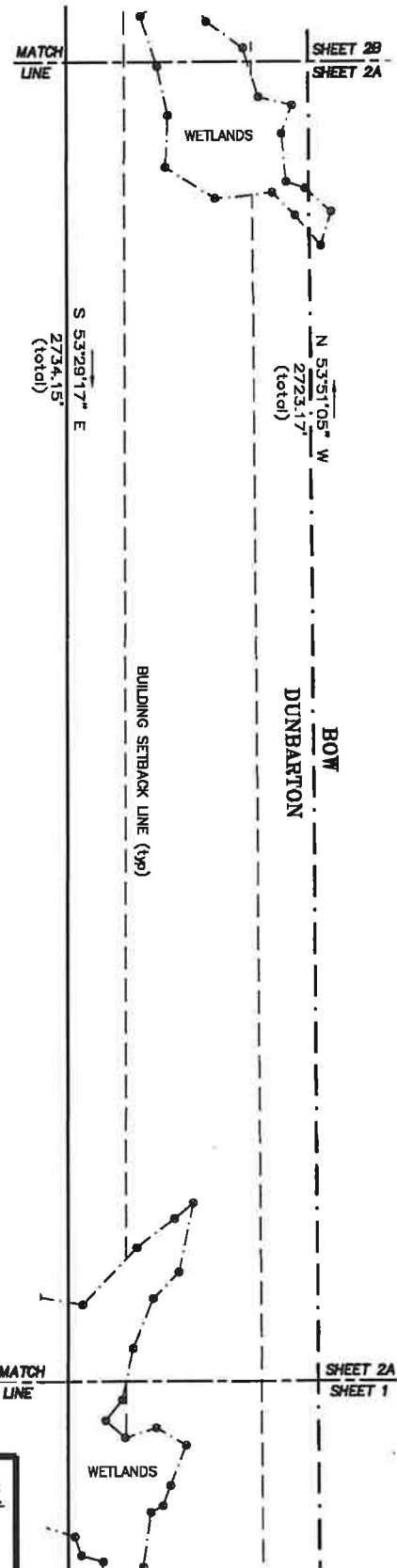
FRONT SETBACK = 50'
SIDELINE SETBACK = 50'
REAR SETBACK = 50'
I HEREBY CERTIFY TO THE TOWN OF DUNBARTON NH BUILDING
DEPARTMENT THAT THE FOUNDATION IS LOCATED AS SHOWN ON THIS
PLAN AND DOES COMPLY TO THE MINIMUM SETBACKS.

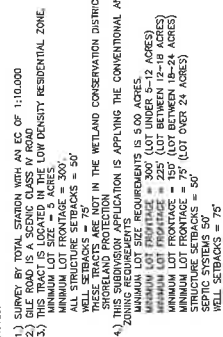
PREPARED BY
J.E. BELANGER LAND SURVEYING P.L.L.C.

61 OLD HOPKINTON ROAD DUNBARTON NH 03046
TEL. (603)774-3601

SCALE 1" = 100' PLAN DATE: APRIL 15, 2025 SHEET 2 OF 2 JN 222294

SHEET 2A





**CONCEPTUAL
SUBDIVISION PLAN
TAX MAP H5 BLOCK 1 LOT 1**
GILE ROAD
DUNBARTON NH
MERRIMACK COUNTY

OWNED BY:
GILE ROAD LLC
52 OVERLOOK DRIVE
DOVER NH 03820-4958

J.E. BELANGER LAND SURVEYING P.L.L.C.
LICENSED LAND SURVEYOR
61 OLD HOBOKEN ROAD, HOBOKEN, NEW JERSEY



- RAINBOW AND SUNSHINE
- LAND PLANNING
- LANDSCAPE ARCHITECTURE
- LEAFY GREENS

PLAN DATE DECEMBER 8, 2021
SCALE NOT TO SCALE
IN SOME CONCEPTUAL

Return to:
Strategic Contracting Co. LLC
PO Box 4766
Manchester, NH 03108

\$7,485.00

WARRANTY DEED

Gile RD., LLC, A New Hampshire, of 143 Ocean Avenue, Wells, ME 04090, for consideration paid grant to Strategic Contracting Co. LLC, a New Hampshire Limited Liability Company, of PO Box 4766, Manchester, NH 03108, with warranty covenants;

A certain tract of land, with the buildings thereon, if any, situated in Dunbarton, in Merrimack County, State of New Hampshire, on the northerly side of Gile Road, bounded and described as follows:

1. On the South by the road (now known as the Gile Road) that leads from land now or formerly of John W. Farrar to Bow Line;
2. On the West by land of said John W. Farrar;
3. On the North by land of said John W. Farrar and land now or formerly of Oscar Dow;
4. On the East by said Bow Town Line.

The above premises containing 90 acres, more or less.


Subject to Current Use Taxation recorded in Book 1863, Page 1949.

For Title Reference, see conveyance to Gile Rd., LLC by Warranty Deed from Stephen K. Brennan, dated August 3, 2006 and recorded in Book 2916, Page 1847 of the Merrimack County Registry of Deeds.

H5-01-01 Gile Hill Road, Dunbarton, NH 03046

Executed this 28th day of December, 2021.


Gile RD., LLC


By: William Edward Scire, Manager

STATE OF NEW HAMPSHIRE

Hillsborough, SS

Then personally appeared before me on this 28th day of December, 2021, William Edward Scire, duly authorized on behalf of Gile RD., LLC, and acknowledged the foregoing to be his free act and deed.


Notary Public/Justice of the Peace
My commission expires: 7/14/26

