

**Residential**  
**4988709**  
**Active**

**Single Family**

**15 Lake Sites Drive**  
**Northwood**  
**Unit/Lot #**

**NH 03261**

**Listed: 3/20/2024**  
**Closed:**  
**DOM: 0**

**\$695,000**

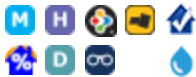


**County** NH-Rockingham  
**VillDstLoc**  
**Year Built** 2003  
**Architectural Style** Contemporary  
**Color** Tan  
**Total Stories** 1  
**Taxes TBD** No  
**TaxGrosAmt** \$8,120.00  
**Tax Year** 2022  
**Tax Year Notes**

**Rooms - Total** 8  
**Bedrooms - Total** 2  
**Baths - Total** 3  
**Baths - Full** 1  
**Baths - 3/4** 1  
**Baths - 1/2** 1  
**Baths - 1/4** 0  
**SqFt-Apx Total Finished** 2,591  
**SqFt-Apx Total** 2,867  
**Lot Size Acres** 0.18  
**Lot - Sqft** 7,841  
**Footprint** 38 x 37

**Delayed Showing** No  
**Date - Showings Begin**

**Directions** Heading east on Rt. 4 from Epsom traffic circle, come to McCallum's Boathouse; at the end of their chain link fence take a right on Oak Road (dirt road). Follow Oak Road as it bends to the left and continue straight until you see the home's wide, paved parking area.



[Schedule a Showing](#)

Unbranded Tour URL 1

**Remarks - Public** Come live where Nature meets Nurture! The natural setting and recreational opportunities of Northwood Lake can be yours, and the home's multiple levels of living and many layers of convenience will nurture your soul. The kitchen and island are the centerpiece of the open floor plan, and the vaulted ceilings create a dramatic sense of space--gather as many friends here as you like! Enjoy a civilized meal in the dining area, then shift to the living area, where the gas fireplace offers cozy comfort as you digest. A wall of windows facing the lake affords a front-row seat to sunsets and snowfalls, or move out to the deck to enjoy a breeze and birdsongs along with your vista. A roomy primary bedroom with two double closets, 2nd bedroom, and office/guest room combine with two bathrooms to round out the first floor. Downstairs is where the party begins--a ton of versatile finished space and walk-out access to the patio and yard make it easy to have fun, and a half bath down here will save you trips upstairs. Grill, dine, & enjoy the fire pit under the stars, or grab a bottle of Pinot and hang out on your own dock. There is storage galore throughout the house, including lots of closets and pull-down access to the roomy attic. You also get a heated garage--where you can store kayaks, fishing gear, and other toys or set up a shop for projects--and a large shed outside. Farmer's porch, recessed lighting, standby generator, newer septic system...the list goes on. Come see for yourself!

**STRUCTURE**

<b>Construction Status</b> Existing	<b>Estimated Completion</b>	<b>SqFt-Apx Fin Above Grade</b> 1,667
<b>Rehab Needed</b>		<b>List \$/SqFt Fin ABV Grade</b> \$416.92
<b>Construction Materials</b> Wood Frame		<b>SqFt-Apx Fin AG Source</b> Assessor
<b>Foundation</b> Concrete		<b>SqFt-Apx Unfn Above Grade</b> 0
<b>Roof</b> Shingle - Architectural		<b>SqFt-Apx Unfn AG Source</b>
<b>Basement</b> Yes		<b>SqFt-Apx Fin Below Grade</b> 924
<b>Basement Access Type</b> Walkout		<b>List \$/SqFt Fin Below Grade</b> \$752.16
<b>Basement Description</b> Climate Controlled, Daylight, Finished, Full, Storage Space, Walkout, Interior Access, Exterior Access		<b>SqFt-Apx Fin BG Source</b> Measured
<b>Garage</b> No		<b>List \$/SqFt Fin Total</b> \$268.24
<b>Garage Capacity</b>		<b>SqFt-Apx Unfn Below Grade</b> 276
<b>Parking</b> Off Street, Parking Spaces 6+, Paved		<b>SqFt-Apx Unfn BG Source</b> Measured
		<b>SqFt-Apx Tot Below Grade</b>
		<b>SqFt-Apx Tot BG Source</b>

ROOMS	DIMS. / LVL	ROOMS	DIMS. / LVL	PUBLIC RECORDS	
Kitchen	15 x14.5	1		<b>Deed - Recorded Type</b> Quit Claim	<b>Map</b> 107
Dining Room	12 x 8.5	1		<b>Deeds - Total</b>	<b>Block</b> 0
Living Room	22 x 14	1		<b>Deed - Book</b> 6273	<b>Lot</b> 5
Primary Bedroom	17 x 11	1		<b>Deed - Page</b> 2147	<b>SPAN#</b>
Bath - Full	11 x 7	1		<b>Deed 2 - Book</b>	<b>Tax Class</b>
Bedroom	10.5 x 10.5	1		<b>Deed 2 - Page</b>	<b>Tax Rate</b>
Bath - 3/4	5.5 x 5	1		<b>Plan Survey Number</b>	<b>Current Use</b>
Office/Study	10 x 9.5	1		<b>Property ID</b>	<b>Land Gains</b>
Great Room	29 x 22	B		<b>Zoning</b> NWL RN	<b>Assessment Year</b> 2022
Bath - 1/2	5.5 x 5.5	B			<b>Assessment Amount</b> \$645,500
Other	16 x 9	B			<b>Assessments - Special</b>

**LOT & LOCATION**

<b>Development / Subdivision</b>	<b>School - District</b> Northwood Sch Dst SAU 44	<b>Waterfront Property</b> Yes
<b>Owned Land</b>	<b>School - Elementary</b> Northwood Elementary School	<b>Water View</b> Yes
<b>Common Land Acres</b>	<b>School - Middle/Jr</b> Northwood Elementary School	<b>Water Body Access</b> Yes
	<b>School - High</b> Coe Brown-Northwood Acad	<b>Water Body Name</b> Northwood Lake
<b>Roads</b> Privately Maintained	<b>Lot Features</b> Lake Frontage, Waterfront	<b>Water Body Type</b> Lake
<b>Road Frontage</b> Yes		<b>Water Frontage Length</b> 67
<b>Road Frontage Length</b> 105		<b>Water Access Details</b> Dock Access
<b>ROW - Length</b>		<b>Waterfront Property Rights</b> Exclusively Owned
<b>ROW - Width</b>		<b>Water Body Restrictions</b> No
<b>ROW - Parcel Access</b>		
<b>ROW to other Parcel</b>		
<b>Surveyed</b> Yes		

**UTILITIES**

**Heating** Radiator, Steam, Wall Units  
**Heat Fuel** Gas - LP/Bottle, Oil  
**Cooling** None  
**Water Source** Drilled Well, Purifier/Soft  
**Sewer** 1000 Gallon, Holding Tank, Private, Pump Up  
**Electric** 200 Amp, Circuit Breaker(s), Generator

**Utilities** Cable  
**Internet** Internet - Cable

**Fuel Company**  
**Electric Company**  
**Cable Company**  
**Phone Company**

**FEATURES**

**Features - Exterior** Deck, Fence - Partial, Patio, Porch - Covered, Private Dock, Shed, Beach Access  
**Driveway** Paved  
**Parking** Off Street, Parking Spaces 6+, Paved  
**Flooring** Carpet, Hardwood, Tile, Vinyl  
**Features - Interior** Blinds, Ceiling Fan, Draperies, Fireplace - Gas, Kitchen Island, Natural Light, Storage - Indoor, Vaulted Ceiling, Laundry - Basement, Attic -

**Appliances** Dishwasher, Dryer, Microwave, Range - Gas, Refrigerator, Washer  
**Equipment** Smoke Detectr-Hard Wired, Generator - Standby

**CONDO -- MOBILE -- AUCTION INFO**

**Condo Name**  
**Building Number**  
**Units Per Building**  
**Condo Limited Common Area**  
**Condo Fees**

**Auction** No  
**Date - Auction**  
**Auction Time**  
**Auctioneer Name**  
**Auctioneer License Number**  
**Auction Price Determnd By**

**Mobile Park Name**  
**Mobile Make**  
**Mobile Model Name**  
**MobileSer#**

**Mobile Anchor**  
**Mobile Co-Op**  
**Mobile Park Approval**  
**Mobile Must Move**

**DISCLOSURES**

**Fee**  
**Fee 2**  
**Fee 3**  
**Foreclosed/Bank-Owned/REO** No  
**Planned Urban Developmt**  
**Rented**  
**Rental Amount**  
**Items Excluded**

**Flood Zone** No  
**Seasonal** No  
**Easements**  
**Covenants** No  
**Resort**

**Timeshare/Fract. Ownrshp** No  
**T/F Ownership Amount**  
**T/F Ownership Type**

**POWER PRODUCTION**

**Power Production Type**  
**Power Production Ownership**  
**Mount Type**  
**Mount Location**  
**Power Production Size**  
**Power Production Year Install**  
**Power Production Annual**  
**Power Production Annual Status**  
**Power Production Verification Source**

**Power Production Type 2**  
**Power Production Ownership 2**  
**Mount Type 2**  
**Mount Location 2**  
**Power Production Size 2**  
**Power Production Year Install 2**  
**Power Production Annual 2**  
**Power Production Annual Status 2**  
**Power Production Verification Source 2**

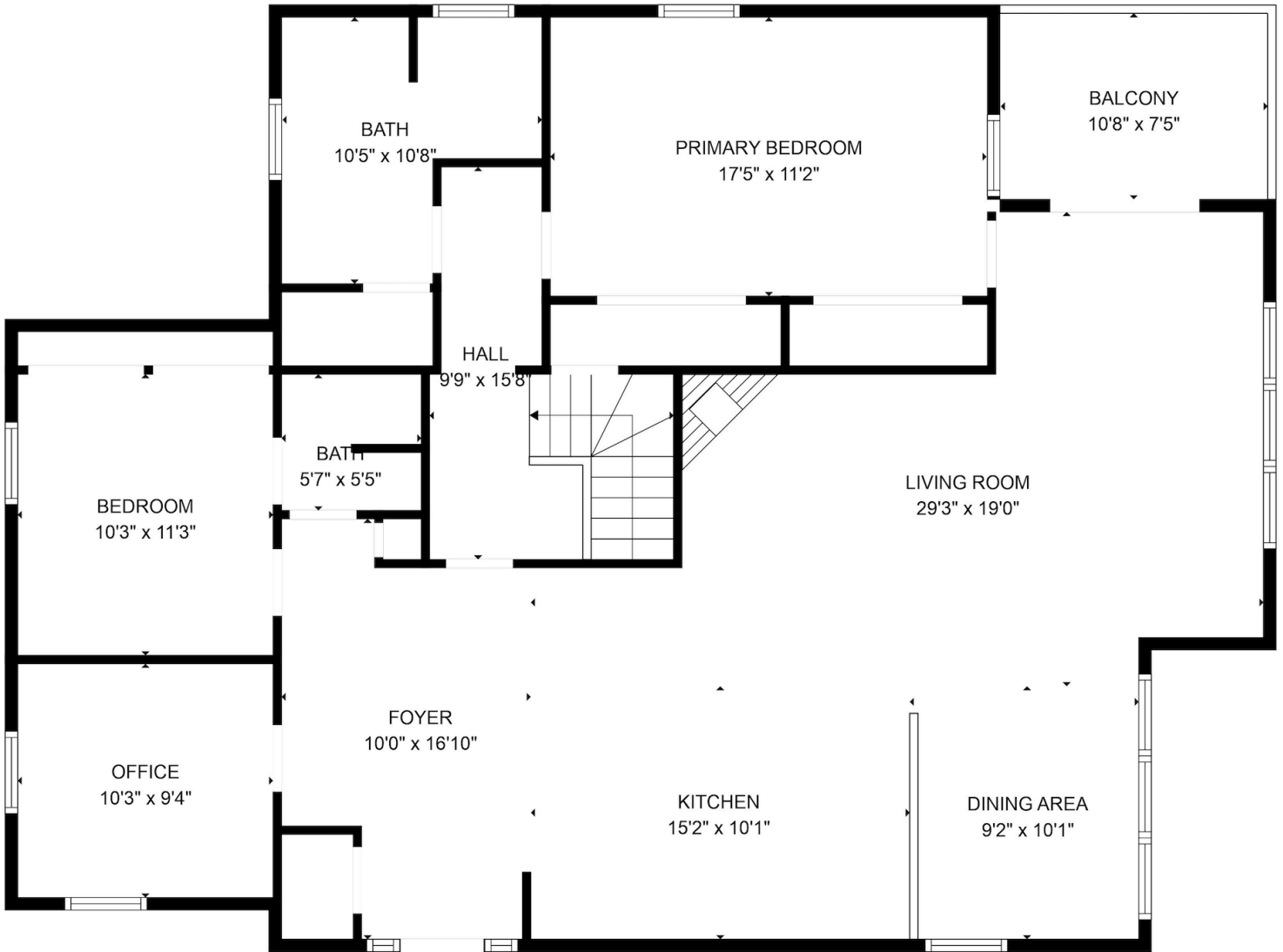
**HOME PERFORMANCE INDICATORS**

**Green Verification Body**  
**Green Verification Progrm**  
**Green Verification Year**  
**Green Verification Rating**  
**Green Verification Metric**  
**Green Verification Status**  
**Green Verification Source**  
**Green Verification NewCon**  
**Green Verification URL**

**Green Verificatn Body 2**  
**Green Verificatn Progrm 2**  
**Green Verificatn Year 2**  
**Green Verificatn Rating 2**  
**Green Verificatn Metric 2**  
**Green Verificatn Status 2**  
**Green Verification Source 2**  
**Green Verificatn NewCon 2**  
**Green Verificatn URL 2**

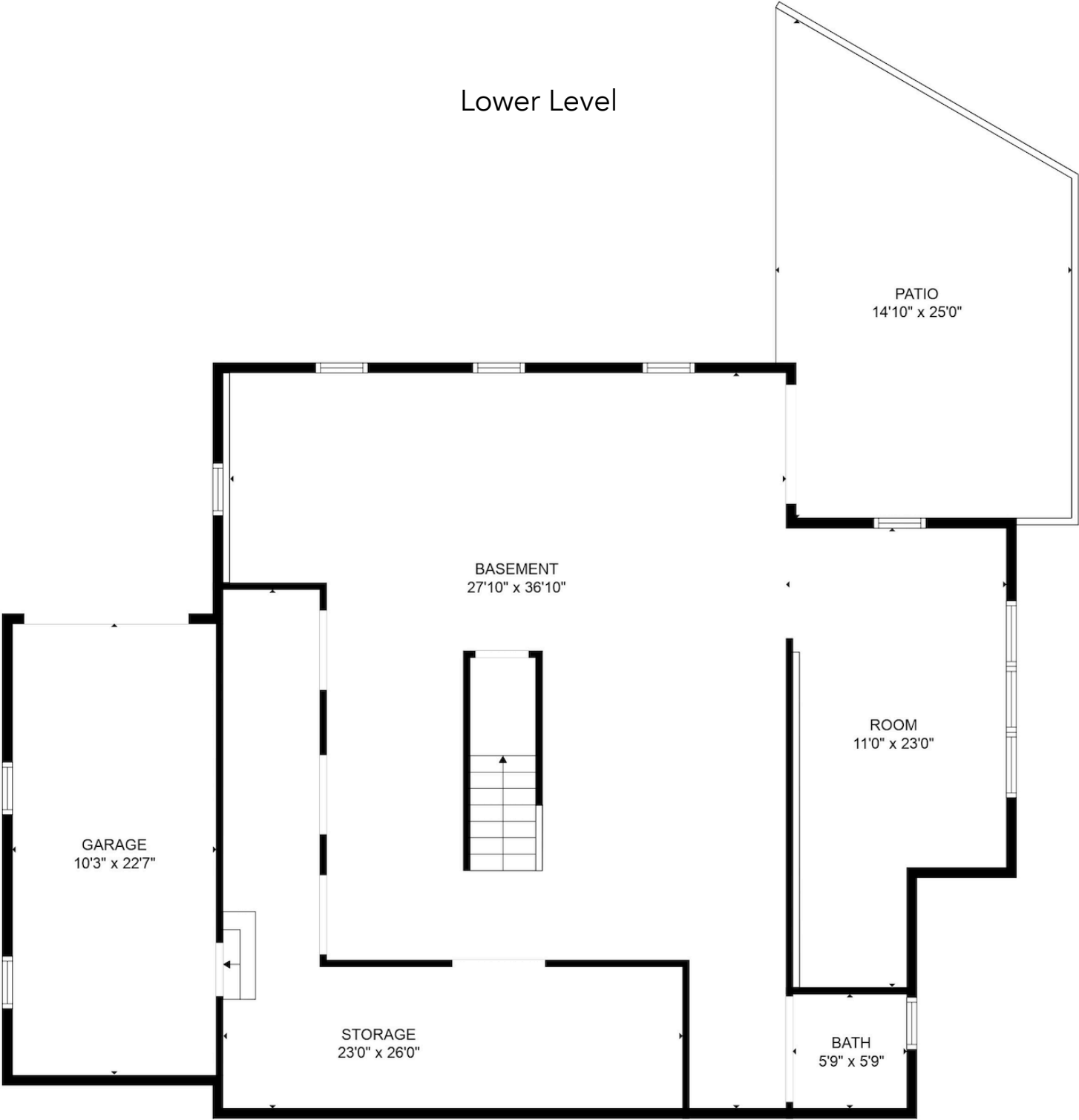
**Green Verificatn Body 3**  
**Green Verificatn Progrm 3**  
**Green Verificatn Year 3**  
**Green Verificatn Rating 3**  
**Green Verificatn Metric 3**  
**Green Verificatn Status 3**  
**Green Verification Source 3**  
**Green Verificatn NewCon 3**  
**Green Verificatn URL 3**

# Main Floor



Room measurements are generated by a 3D scan and should be considered approximate measurements. Buyers and their agents are encouraged to measure for themselves.

# Lower Level



Room measurements are generated by a 3D scan and should be considered approximate measurements. Buyers and their agents are encouraged to measure for themselves.

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## 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:** Suzanne M. Strouse, trustee of the Suzanne M. Strouse Revocable Trust.

2. **PROPERTY LOCATION:** 15 Lake Sites Drive, Northwood and Epsom, NH

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

4. **SELLER:**  has  has not occupied the property for 7 1/2 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: East side of house  
Installed By: Dons East Drilling Co Inc Date of Installation: 10/31/2003  
What is the source of your information?

c. USE: Number of persons currently using the system: 2  
Does system supply water for more than one household?  Yes  No

d. MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?  
Pump:  Yes  No  N/A Quantity:  Yes  No  
Quality:  Yes  No  Unknown

If YES to any question, please explain in Comments below or with attachment.

e. WATER TEST: Have you had the water tested?  Yes  No Date of most recent test \_\_\_\_\_  
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: 500-gallon pumping tank, 1,000 gallon drywell.

Tank Type  Concrete  Metal  Unknown  Other:

Location: See plan Location Unknown  Date of Installation: 11/2018

Date of Last Servicing: 9/2023 Name of Company Servicing Tank: DOUKO & SON

Have you experienced any malfunctions?  Yes  No  
Comments:



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BUYER(S) INITIALS \_\_\_\_\_ / \_\_\_\_\_

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d. LEACH FIELD:  Yes  No  Other:   Holding Tank    
 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 site assessment been done?  Yes  No  Unknown  
 Source of Information:   NH Land Consultants    
 Comments: \_\_\_\_\_

FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU

7. <u>INSULATION</u>	LOCATION	Yes	No	Unknown	If YES, Type	Amount	Unknown
	Attic or Cap	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>Fiberglass</u>	<u>Batts 21</u>	<input type="checkbox"/>
	Crawl Space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<input checked="" type="checkbox"/>
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>Fiberglass</u>	<u>Batts 6 R19</u>	<input type="checkbox"/>
	Floors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>Fiberglass</u>	<u>Batts 6 R19</u>	<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: \_\_\_\_\_ 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: Easement for proximity of tank neighboring Lot  
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? Year round residential

i. Street (check one):  Public  Private  Association

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

Additional Information: \_\_\_\_\_

j. Heating System Age: 2002 Type: Steam/Forced Fuel: oil Tank Location: basement

Owner of Tank: seller Hot water

Annual Fuel Consumption: \_\_\_\_\_ Price: \_\_\_\_\_ Gallons: \_\_\_\_\_

Date system was last serviced and by whom? 2/2023 TRAIN Employee

Secondary Heat Systems: \_\_\_\_\_

Comments: \_\_\_\_\_

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- k. Roof Age 2008 Type of Roof Covering: Asphalt shingles  
Moisture or leakage: NO  
Comments: \_\_\_\_\_
- l. Foundation/Basement:  Full  Partial  Other: \_\_\_\_\_ Type: \_\_\_\_\_  
Moisture or leakage: NO  
Comments: \_\_\_\_\_
- m. Chimney(s) How Many? 1 Lined? stainless Last Cleaned: \_\_\_\_\_ Problems? NO  
Comments: \_\_\_\_\_
- n. Plumbing Type: PVC Age: \_\_\_\_\_  
Comments: \_\_\_\_\_
- o. Domestic Hot Water: Age: 2018 Type: electric Gallons: \_\_\_\_\_
- p. Electrical System: # of Amps \_\_\_\_\_ Circuit Breakers  Fuses   
Comments: \_\_\_\_\_  
Solar Panels:  Leased  Owned If leased, explain terms of agreement: \_\_\_\_\_  
Comments: \_\_\_\_\_
- 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: \_\_\_\_\_ 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: 2/2024  
If Portable:  Included  Negotiable  
Comments: \_\_\_\_\_
- w. Internet: Type Currently Used at Property: Breezeline
- x. Other (e.g. Alarm System, Irrigation System, etc.) \_\_\_\_\_  
Comments: \_\_\_\_\_

**NOTICE TO PURCHASER(S):** PRIOR TO SETTLEMENT YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO ADJACENT PARCELS IN ACCORDANCE WITH THE TERMS AND CONDITIONS AS MAY BE CONTAINED IN PURCHASE AND SALES AGREEMENT AND DEPOSIT RECEIPT. YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO INFORMATION ON ANY SEXUAL OFFENDERS REGISTERED UNDER NH RSA CHAPTER 651-B. SUCH INFORMATION MAY BE OBTAINED BY CONTACTING THE LOCAL POLICE DEPARTMENT.

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10. ADDITIONAL INFORMATION

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

Yes  No

b. ADDITIONAL COMMENTS:

Fence on side neighbor's property - neighbors aware of this.

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).

Suzann M. Struwe 3/6/2024  
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

## Utility and Service Information

For the property located at: 15 Lake Sites Drive, Northwood and Epsom, NH

Trash pick up provided by:

Transfer Station

Scheduled pick up:

N/A

Recycling pick up provided by:

Transfer Station

Scheduled pick up:

N/A

Fuel company: Davis Fuel's of Epsom Phone: 603-736-8900

Average seasonal cost: ~ \$2000

Fuel tanks/location: Oil tank basement Size: 250

Other fuel/company: Suburban Propane Phone: 603-673-2903

Furnace service company: N/A Phone: \_\_\_\_\_

A/C service company: N/A Phone: \_\_\_\_\_

Well service company: N/A Phone: \_\_\_\_\_

Septic service company: Docko & Sons Phone: 603-942-5454

Irrigation service company: N/A Phone: \_\_\_\_\_

Electricity provider: Eversource Phone: 800-662-7764

Avg. monthly bill in summer: \$ 100-120 In winter: \$ 100-120

Standard thermostat setting in summer: 70 In winter: 68

Local telephone company: \_\_\_\_\_ Phone: \_\_\_\_\_

Cable/Satellite company: Breezeline Phone: \_\_\_\_\_

Do they provide internet service:  Y  N

If "No," internet provider: \_\_\_\_\_ Phone: \_\_\_\_\_

Are there any transferrable service contracts?  Y  N

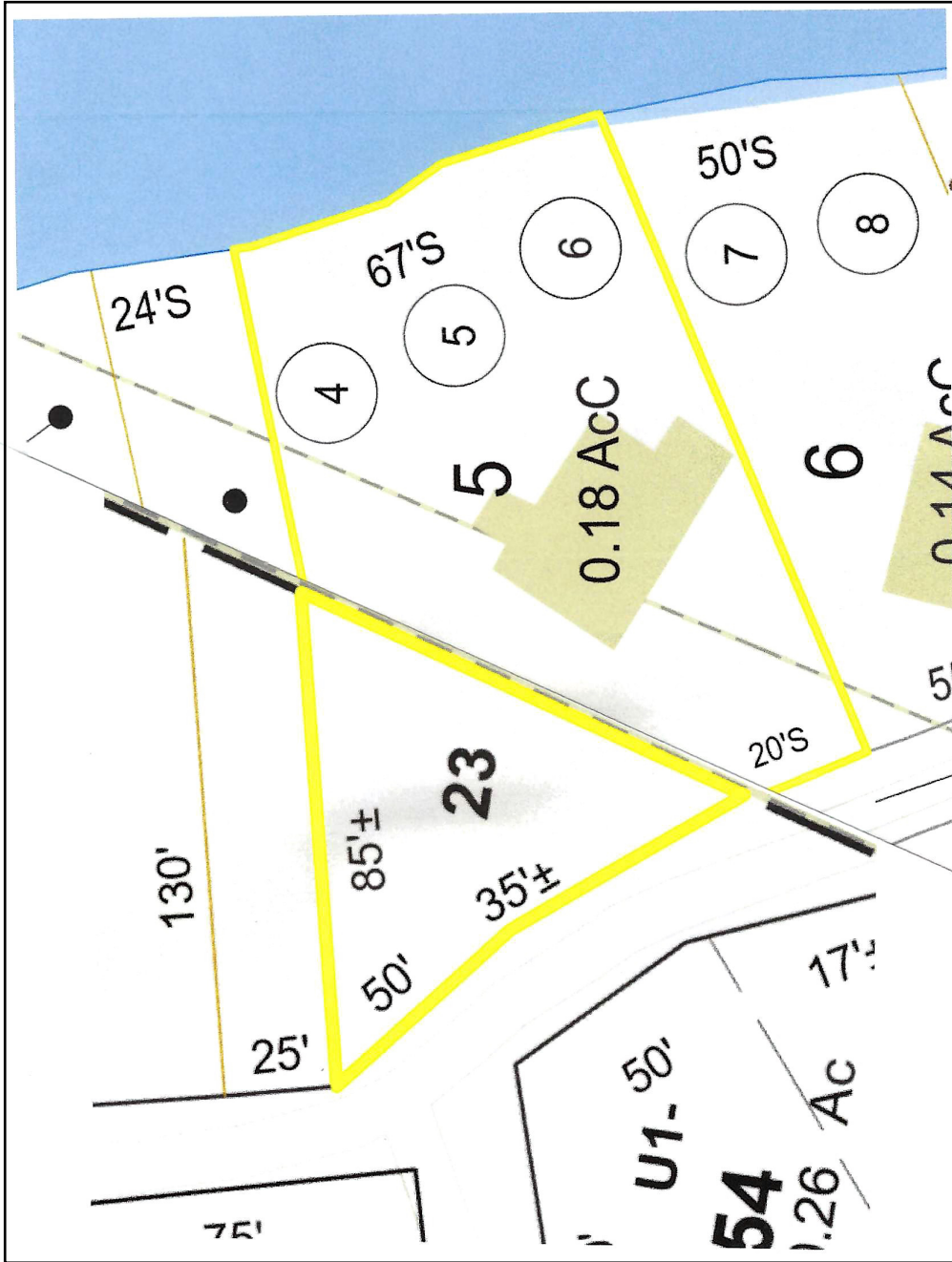
If "Yes," attach details

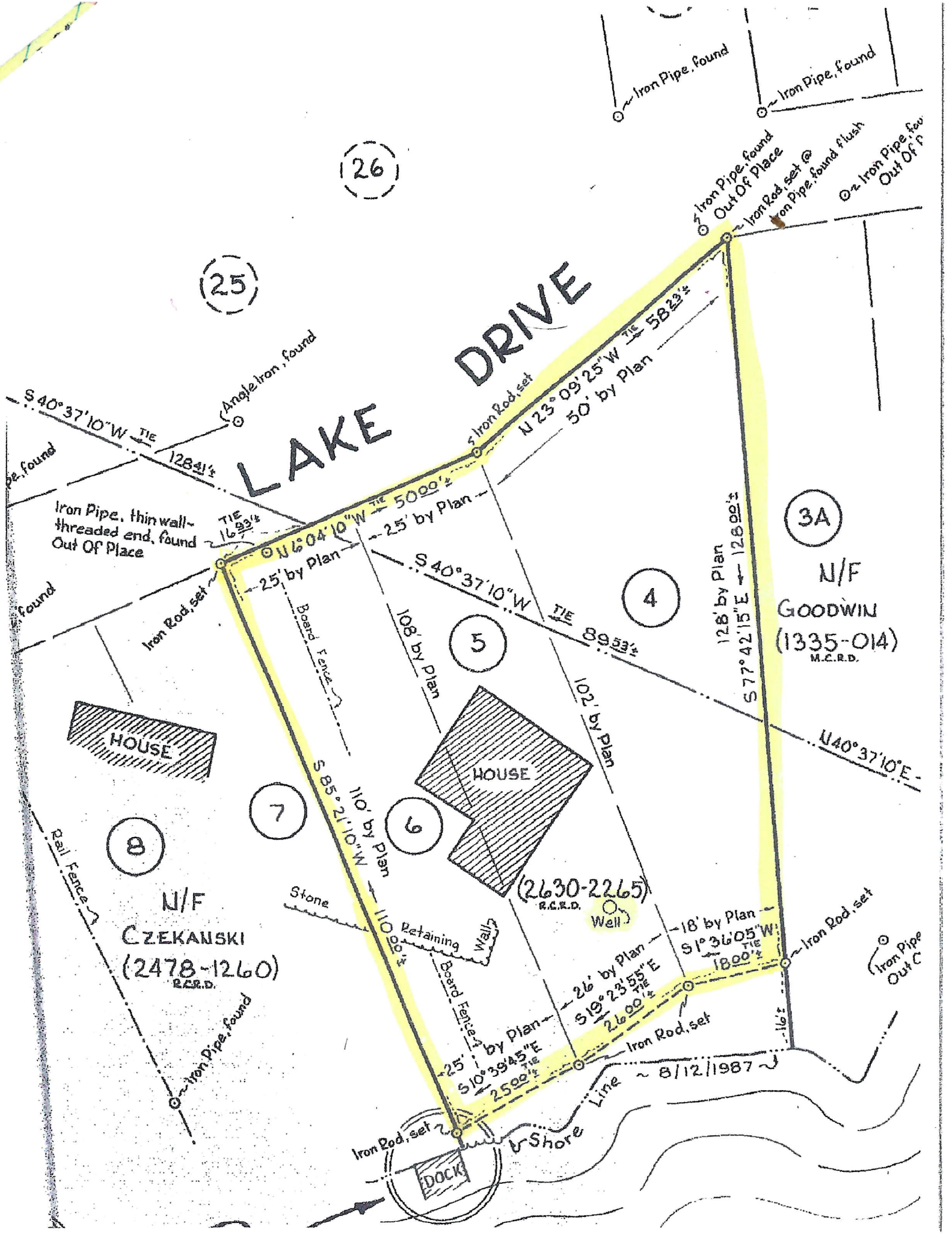
Homeowner association?  Y  N

Contact person: \_\_\_\_\_ Phone: \_\_\_\_\_

Other information:

Full House Generator - J.D Power Equipment  
603-463-8030





(26)

(25)

# LAKE DRIVE

(3A)

N/F  
GOODWIN  
(1335-014)  
M.C.R.D.

(4)

(5)

(6)

(7)

(8)

N/F  
CZEKANSKI  
(2478-1260)  
R.C.R.D.

(2630-2265)  
R.C.R.D.  
Well

DOCK

Line ~ 8/12/1987

S 40° 37' 10" W TIE  
128.51 ±

Angle Iron, found

Iron Pipe, found

Iron Pipe, found

Iron Pipe, found  
Out Of Place

Iron Rod, set

Iron Pipe, found  
Flush

Iron Pipe, found  
Out Of Place

found

Iron Pipe, thin wall -  
threaded end, found  
Out Of Place

Iron Rod, set

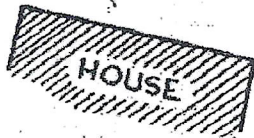
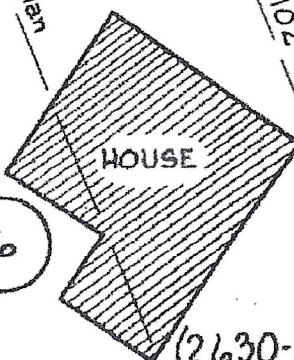
TIE  
16.93 ±

N 6° 04' 10" W  
25' by Plan

TIE  
50.00 ±

108' by Plan

Board Fence



110' by Plan

S 85° 21' 10" W

110.00 ±

Stone

Retaining Walls

Board Fence

102' by Plan

TIE  
89.53 ±

128' by Plan  
S 77° 42' 15" E  
128.00 ±

N 40° 37' 10" E

Rail Fence

Iron Pipe, found

Iron Rod, set

Iron Pipe  
Out C

Iron Rod, set

Shore Line

25' by Plan

S 10° 39' 45" E  
25.00 ±

26' by Plan

S 19° 23' 55" E  
26.00 ±

18' by Plan

S 1° 36' 05" W  
18.00 ±

Iron Rod, set

110' by Plan

S 40° 37' 10" W  
TIE  
89.53 ±

102' by Plan

S 40° 37' 10" W  
TIE  
89.53 ±

25' by Plan

N 23° 09' 25" W  
50' by Plan

Iron Rod, set

TIE  
58.23 ±

50' by Plan

N 23° 09' 25" W  
50' by Plan

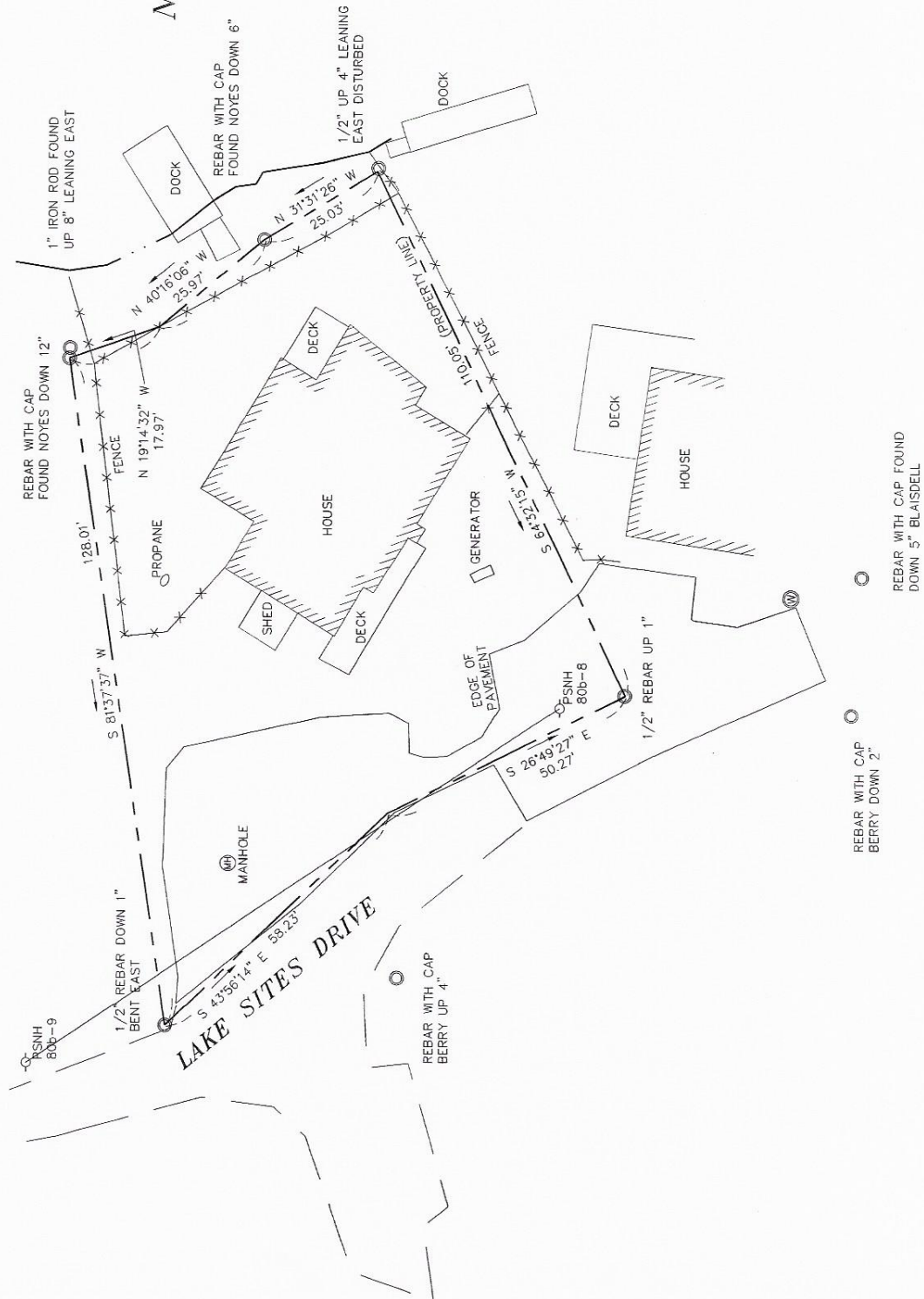
Iron Rod, set

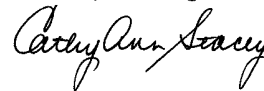
TIE  
58.23 ±

50' by Plan

N 23° 09' 25" W  
50' by Plan

# NORTHWOOD LAKE





LCHIP	ROA561160	25.00
RECORDING		14.00
SURCHARGE		2.00



After recording, please return to:  
The Stein Law Firm, PLLC  
One Barberry Lane  
Concord, NH 03301

*EW*  
*1 of 2*

**QUITCLAIM DEED**

**KNOW ALL MEN BY THESE PRESENTS** that I, Suzanne M. Strouse, unmarried, of 15 Lakes Sites Drive, Town of Northwood, County of Rockingham, State of New Hampshire, for consideration paid, grants to Suzanne M. Strouse, Trustee of the Suzanne M. Strouse Revocable Trust of 15 Lakes Sites Drive, Town of Northwood, County of Rockingham, State of New Hampshire, with **QUITCLAIM COVENANTS**, the following the following property located at of 15 Lakes Sites Drive, Town of Northwood, County of Rockingham, State of New Hampshire, more particularly bounded and described as follows:

A certain tract of land with any buildings thereon situated in the Towns of Epsom and Norwood, Merrimack and Rockingham Counties, respectfully, State of New Hampshire bounded and described as follows

Lots No. 4, No. 5 and No. 6 as shown on a plan entitled, "Northwood Lakes Sites, Lots 1-222, 2A, 3A, 51A, Business Lot" originally prepared by Kenneth L. Jones dated June 15, 1934 and recorded at the Merrimack County Registry of Deeds as Plan No. 691, and subsequently copies by T.W. Chesley Engineering Company in 1950 and recorded at the Merrimack County Registry of Deeds as Plan No.1236.

Subject to title to and rights of the public and others entitled thereto in and to that portion of the premises lying within the bounds of the Lakes Sites Drive, Northwood, New Hampshire.

Subject to notes, rights of way, rights, easements, restrictions, covenants, conditions and other matters, including setbacks, depicted on Plan No. 1236 recorded in the Merrimack County Registry of Deeds.

Subject to Town of Northwood variance granted to Dennis Smestad (deck, porch and railing) dated April 16, 2001 and recorded in the Rockingham County Registry of Deeds on July 27, 2001 at Book 3618, Page 2054.

Subject to NHDES-45A Encroachment Waiver Request dated November 21, 2018 and recorded in the Rockingham Registry of Reeds on November 27, 2018 at Book 5963, Page 2658.

Meaning and intending to describe and convey all and the same premises as conveyed to Suzanne M. Strouse and recorded on June 20, 2020 in Book 6122, Page 499 at the Rockingham County Registry of Deeds, and on June 3, 2020 in Book 3679, Page 2181 at the Merrimack County Registry of Deeds.

This transaction is exempt from tax or transfer of real property pursuant to RSA 78-B:2 IX and XXI.

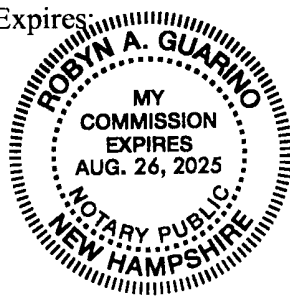
QUITCLAIM DEED executed this December 10, 2020.

Suzanne M. Strouse  
Suzanne M. Strouse

STATE OF NEW HAMPSHIRE  
COUNTY OF Merrimack

On this 10th of December, 2020, personally appeared the above named Suzanne M. Strouse, known to me to be the person whose name is subscribed to the within instrument, and acknowledged that she has executed this Quitclaim Deed for the purposed contained therein Before me.

My Commission Expires:



[Signature]  
Notary Public/Justice of the Peace



OWNER INFORMATION		SALES HISTORY				PICTURE
<b>STROUSE REVOCABLE TRUST</b>						
STROUSE SUZANNE M, TRUSTEEE		Date	Book	Page	Type	Price Grantor
15 LAKE SITES DR.		12/10/2020	6273	2147	U138	STROUSE SUZANNE M
BOX 213		06/03/2020	6122	499	U123	1 DAILY FAMILY TRUST 2014
NORTHWOOD, NH 03261		06/28/2016	5727	2134	U120	SMESTAD REVOCABLE
		09/02/2014	5555	1743	U154	SMESTAD, DENNIS C
		05/02/2003	4025	0419	U154	SMESTAD REV TRUST
LISTING HISTORY		NOTES				
06/09/22	MAIL APPT LETTER	LOT BISECTED BY T/L OF EPSOM/NORTHWOOD; 5 MR. 9/06 DEL DECK				
06/03/22	MAIL APPT LETTER	EPF,BMU TO FFF ,BMG BIL/ EST HSE 100% DONE ADD OPF KC, CHNG HEAT				
06/25/21	EORM	TYPE & FLRS/ CHK 2017 FOR BMF 9/16KC 2018 PATIO, STAIRS, PAVERS				
10/30/19	EORM	REPAIR; 18 BMU = DRYWALL, NO FLR/CEILING, CND=G, 2009 KTCN/BATH				
03/21/19	REPM	RENOS; 19; OPU'S=OPF'S, PULL FLAG, ELEC WORK = NCIV; 20 CYC: ADD				
04/30/18	REPM	DEK & SHD, EST SOME MEAS DUE TO FENCE; 2021 CYC: TENANT NOT				
09/06/16	KCML	COMFORTABLE ALLOWING ACCESS TO PROP; EST NC TO MEAS; PICKED				
09/26/12	KCM	UP GEN 2023: ADJUSTED GRADE ADDED BSMT FIN				
EXTRA FEATURES VALUATION						
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value Notes
PATIO AREA	360	360 x 1	104	4.00	50	749 IRREG
SHED	64	8 x 8	310	12.00	100	2,381
GENERATOR	1		100	3,500.00	100	3,500
						<b>6,600</b>
MUNICIPAL SOFTWARE BY AVITAR						
2018 CYCLICAL						
PARCEL TOTAL TAXABLE VALUE						
Year	Building	Features	Land			
2021	\$ 178,500	\$ 6,600	\$ 254,600	Parcel Total: \$ 439,700		
2022	\$ 233,400	\$ 6,600	\$ 405,500	Parcel Total: \$ 645,500		
<b>2023</b>	<b>\$ 277,700</b>	<b>\$ 6,600</b>	<b>\$ 405,500</b>	<b>Parcel Total: \$ 689,800</b>		

LAND VALUATION							LAST REVALUATION: 2022						
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWWay	Topography	Cond	Ad Valorem	SPI	R	Notes
Zone: NWL RNTHWOOD LAKE Minimum Acreage: 2.00 Minimum Frontage: 150													
IF RES WTRFRNT	0.180 ac	93,571	E	100	100	100	100	100	100	93,600	0	N	93,600
IF RES WTRFRNT	67.000 wf	x 3,500	X	100					133	311,900	0	N	311,900 WF
										<b>405,500</b>			<b>405,500</b>
Site: Driveaway: Road:													

**BUILDING DETAILS**

Model: 1.00 STORY FRAME RANCH  
 Roof: GABLE HIP/ASPHALT  
 Ext: VINYL SIDING  
 Int: DRYWALL  
 Floor: HARDWOOD  
 Heat: OIL/STEAM  
 Bedrooms: 2    Baths: 2.5    Fixtures: 8  
 Extra Kitchens:    Fireplaces:     
 Generators:     
 A/C: No  
 Quality: A1 AVG+10  
 Com. Wall:  
 Size Adj: 0.9484    Base Rate: RSA 140.00  
 Bldg. Rate: 1.0015  
 Sq. Foot Cost: \$ 140.21

**TAXABLE DISTRICTS**

District	Percentage

**OWNER**

**STROUSE REVOCABLE TRUST**  
 STROUSE SUZANNE M, TRUSTEEE  
 15 LAKE SITES DR.  
 BOX 213  
 NORTHWOOD, NH 03261  
 Account Number:

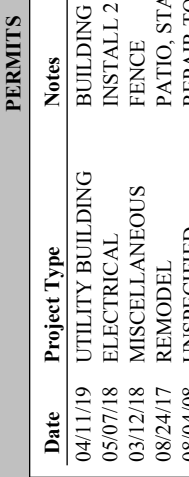


**PERMITS**

Date	Project Type	Notes
04/11/19	UTILITY BUILDING	BUILDING A STORAGE SHED, PAID
05/07/18	ELECTRICAL	INSTALL 2 OUTDOOR POST LIGHTS, FENCE
03/12/18	MISCELLANEOUS	PATIO, STAIRS, PAVERS REPAIR
08/24/17	REMODEL	REPAIR TORNADO DAMAGE
08/04/08	UNSPECIFIED	ADDING FULL FOUNDATION
06/19/03	UNSPECIFIED	

**BUILDING SUB AREA DETAILS**

ID	Description	Area	Adj.	Effect.
BMF	BSMNT FINISHED	1414	0.30	424
BMG	BSMNT GARAGE	231	0.25	58
DEK	DECK/ENTRANCE	30	0.10	3
FFF	FST FLR FIN	1667	1.00	1667
OPF	OPEN PORCH FIN	290	0.25	73
<b>GLA:</b>	<b>2,091</b>	<b>3,632</b>		<b>2,225</b>



**2022 BASE YEAR BUILDING VALUATION**

Market Cost New:	\$ 311,967
Year Built:	2003
Condition For Age:	GOOD
Physical:	11 %
Functional:	
Economic:	
Temporary:	
Total Depreciation:	11 %
Building Value:	\$ 277,700



**Property Card: LAKE SITE DRIVE**  
Town of Epsom, NH

NO PHOTO  
AVAILABLE

**Parcel ID:** 000U01-000023-000000  
**PID:** 000U01000023000000

**Owner:** STROUSE, SUZANNE M.  
**Co-Owner:**  
**Mailing Address:** 15 LAKE SITES DRIVE  
NORTHWOOD, NH 03261

**General Information**

**Assessed Value**

**Map:** 000U01  
**Lot:** 000023  
**Sub:** 000000

**Land Use:** 1F RES WTR ACS  
**Zone:** R/C NORTHWOOD LAKE  
**Land Area in Acres:** 0.033  
**Current Use:** N  
**Neighborhood:** N-C  
**Frontage:** 0  
**Waterfront:** 1  
**View Factor:** N

**Land:** \$10,800  
**Buildings:** \$0  
**Extra Features:** \$0  
**Total:** \$10,800

**Sale History**

**Book/Page:** 3679-2181  
**Sale Date:** 6/3/2020  
**Sale Price:** \$1

**Building Details**

**Model Description:**  
**Total Gross Area:** 0  
**Year Built:** 0  
**Building Grade:**  
**Stories:**

**Condition:**  
**Depreciation:** 0  
**No. Bedrooms:** 0  
**No. Baths:** 0  
**Adj Bas:** 0



www.cai-tech.com

This information is believed to be correct but is subject to change and is not warranted.



To obtain additional details select the blue magnifying glass to the left



CURRENT INVOICES

FORECAST BALANCE

HISTORY

**STROUSE REVOCABLE TRUST / 15 LAKE SITES DR**

AccountID-107-5

Invoice No	Amount	Balance
 2023P02037605 due: 1/10/2024 <i>Property Tax</i>	5459.00	0.00
 2023P01037503 due: 7/5/2023 <i>Property Tax</i>	4060.00	0.00

**TOWN OF EPSOM**

1598 Dover Rd

Epsom, NH 03234

**Office Hours**

Mon 8-1,4:00-6:00; Tues 10-3; Thur & Fri 8-3

603-736-4825

**Invoice Summary**

Current Owner	Billed Owner
STROUSE, SUZANNE M. 15 LAKE SITES DRIVE NORTHWOOD, NH 03261	STROUSE, SUZANNE M. 15 LAKE SITES DRIVE NORTHWOOD, NH 03261

<b>Invoice Number:</b> 2023P02 031706	<b>Bill Amount:</b>	\$137.00
<b>Invoice Type:</b> Property Tax	<b>Due Date:</b>	12/21/2023
<b>Map Lot Sub:</b> U01 23 0	<b>Interest Rate:</b>	8 %
<b>Location:</b> LAKE SITE DRIVE	<b>Per Diem:</b>	0
<b>Book &amp; Page:</b> 3679 2181	<b>Principal Due:</b>	\$0.00
	<b>*Interest Due:</b>	\$0.00
	<b>Penalties Due:</b>	\$0.00
	<b>*Total Amount Due:</b>	<b>\$0.00</b>

Exemptions & Credits	Assessments	Taxable Districts
	Land:	\$10,800
	Current Use:	No
	Building:	\$0
	Assessment:	\$10,800
Exempts:	Net Assmnt:	\$10,800
	Acres:	0.033

**Transaction Activity**

Date	Activity	Amount	Int. Paid	Penalty	Int. Due
12/21/2023	Payment of \$137.00 (#125818)	(\$ 137.00)	\$ 0.00	\$ 0.00	\$ 0.00

**TOWN OF EPSOM**

1598 Dover Rd

Epsom, NH 03234

**Office Hours**

Mon 8-1,4:00-6:00; Tues 10-3; Thur & Fri 8-3

603-736-4825

**Invoice Summary**

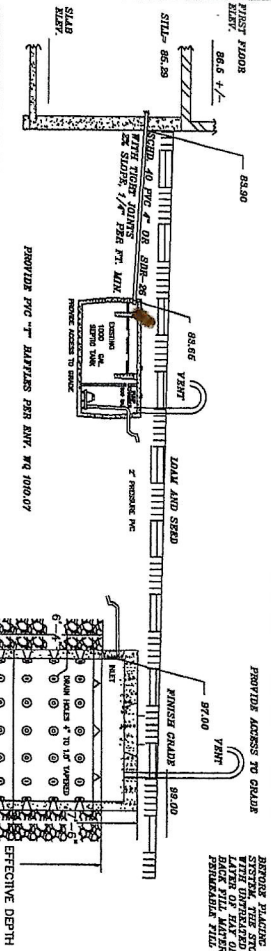
Current Owner	Billed Owner
STROUSE, SUZANNE M. 15 LAKE SITES DRIVE NORTHWOOD, NH 03261	STROUSE, SUZANNE M. 15 LAKE SITES DRIVE NORTHWOOD, NH 03261

<b>Invoice Number:</b> 2023P01 031702	<b>Bill Amount:</b>	\$129.00
<b>Invoice Type:</b> Property Tax	<b>Due Date:</b>	07/01/2023
<b>Map Lot Sub:</b> U01 23 0	<b>Interest Rate:</b>	8 %
<b>Location:</b> LAKE SITE DRIVE	<b>Per Diem:</b>	0
<b>Book &amp; Page:</b> 3679 2181	<b>Principal Due:</b>	\$0.00
	<b>*Interest Due:</b>	\$0.00
	<b>Penalties Due:</b>	\$0.00
	<b>*Total Amount Due:</b>	<b>\$0.00</b>

Exemptions & Credits	Assessments	Taxable Districts
	Land:	\$10,800
	Current Use:	No
	Building:	\$0
	Assessment:	\$10,800
Exempts:	Net Assmnt:	\$10,800
	Acres:	0.033

**Transaction Activity**

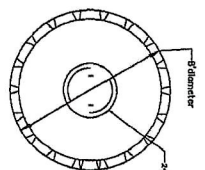
Date	Activity	Amount	Int. Paid	Penalty	Int. Due
07/01/2023	Payment of \$129.00 (#125456)	(\$ 129.00)	\$ 0.00	\$ 0.00	\$ 0.00



- TANK SYSTEM REQUIREMENTS**
1. 300 GPD OF SOLID WASTE
  2. 1.5' MIN. WALL THICKNESS
  3. 1.5' MIN. WALL HEIGHT
  4. 1.5' MIN. WALL WIDTH
  5. 1.5' MIN. WALL LENGTH
  6. 1.5' MIN. WALL DEPTH
  7. 1.5' MIN. WALL AREA
  8. 1.5' MIN. WALL PERIMETER
  9. 1.5' MIN. WALL VOLUME
  10. 1.5' MIN. WALL WEIGHT
  11. 1.5' MIN. WALL STRENGTH
  12. 1.5' MIN. WALL DURABILITY
  13. 1.5' MIN. WALL RESISTANCE TO CORROSION
  14. 1.5' MIN. WALL PROTECTION FROM UV RADIATION
  15. 1.5' MIN. WALL PROTECTION FROM MECHANICAL DAMAGE
  16. 1.5' MIN. WALL PROTECTION FROM CHEMICAL DAMAGE
  17. 1.5' MIN. WALL PROTECTION FROM BIOLOGICAL DAMAGE
  18. 1.5' MIN. WALL PROTECTION FROM FIRE
  19. 1.5' MIN. WALL PROTECTION FROM THEFT
  20. 1.5' MIN. WALL PROTECTION FROM ALL OTHER DAMAGING AGENTS AND FOR THE LIFE OF THE SYSTEM.

**TYPICAL SECTION OF PROPOSED SYSTEM**

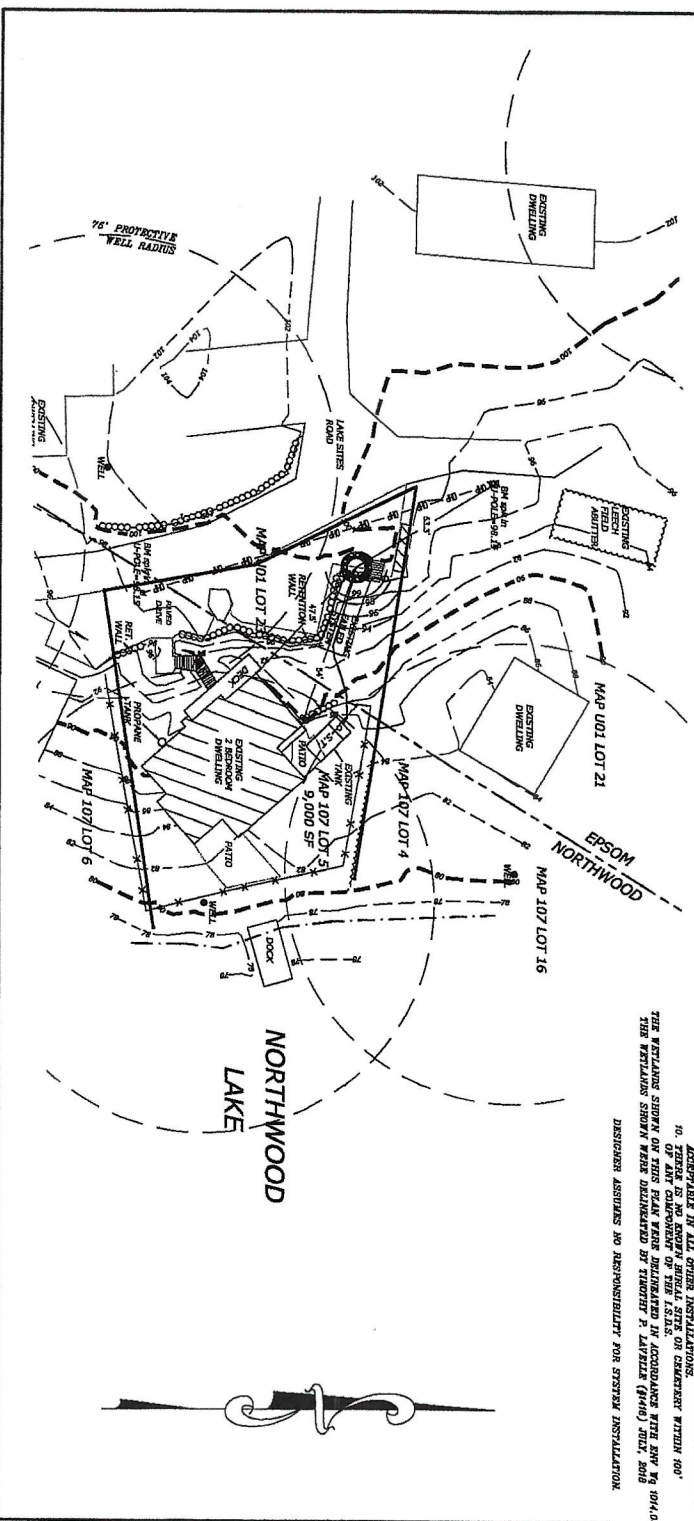
**PLAN VIEW**



9000 GALLON BERT WELLS (P.F. SERIAL 1284 & DR-1800328 202 )

**NOTES**

- 1) REPAIR/REPLACE SYSTEM TO BE REBUILT IN PLACE
- 2) ALL WORK TO BE DONE BY THE CONTRACTOR
- 3) ALL WORK TO BE DONE WITHIN THE SPECIFIED TIME FRAME
- 4) ALL WORK TO BE DONE WITHIN THE SPECIFIED BUDGET
- 5) ALL WORK TO BE DONE WITHIN THE SPECIFIED SAFETY PROTOCOLS
- 6) ALL WORK TO BE DONE WITHIN THE SPECIFIED QUALITY STANDARDS
- 7) ALL WORK TO BE DONE WITHIN THE SPECIFIED REGULATORY REQUIREMENTS
- 8) ALL WORK TO BE DONE WITHIN THE SPECIFIED ENVIRONMENTAL PROTECTION MEASURES
- 9) ALL WORK TO BE DONE WITHIN THE SPECIFIED COMMUNITY RELATIONS PROTOCOLS
- 10) ALL WORK TO BE DONE WITHIN THE SPECIFIED LEGAL AND ETHICAL STANDARDS



**SOILS**

**TEST PIT DATA**

DEPTH	SOIL TYPE	PERCENT MOISTURE	PERCENT SOLIDS	PERCENT ORGANICS
0"	TOPSOIL/DALE TO YR 3/2			
2"	YR SANDY LOAM			
4"	YR SANDY LOAM			
6"	YR SANDY LOAM			
8"	YR SANDY LOAM			
10"	YR SANDY LOAM			
12"	YR SANDY LOAM			
14"	YR SANDY LOAM			
16"	YR SANDY LOAM			
18"	YR SANDY LOAM			
20"	YR SANDY LOAM			
22"	YR SANDY LOAM			
24"	YR SANDY LOAM			
26"	YR SANDY LOAM			
28"	YR SANDY LOAM			
30"	YR SANDY LOAM			

**DISPOSAL SYSTEM REQUIREMENTS**

PARAMETER	REQUIREMENT
NUMBER OF BERTS	2
CAPACITY PER DAY	300 GPD
AREA REQUIRED	450 SF
PERMITS REQUIRED	225 SF
AREA PROVIDED	225 SF



**LOCATION MAP**

**SANITARY DISPOSAL SYSTEM FOR MAP #107 LOT # 5**

**OWNER** DAILY FAMILY TRUST 2014  
 PO BOX 213  
 NORTHWOOD, N.H. 03267

**APPLICANT** JAMES H. LAVERLE ASSOCIATES  
 2 STARWOOD DRIVE  
 HAMPSHIRE, N.H. 03841  
 TEL: 603-882-8881

DATE: JUNE 23, 2018  
 SCALE: 1"=50'  
 BOOK: 3023  
 PAGE: 703  
 SUBDIVISION APPROVAL: [Signature]

REVIEWED AND APPROVED IN ACCORDANCE WITH THE 2018 REGULATORY SERVICES WATER DIVISION

Date: 11/28/2018 #eCA2018112821



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:** 11/28/2018

**APPROVAL NUMBER:** eCA2018112821

**I. PROPERTY INFORMATION**

**Address:** 15 LAKE SITES ROAD  
NORTHWOOD NH 03261  
**Subdivision Approval No.:** PRE-1967  
**Subdivision Name:**  
**County:** ROCKINGHAM  
**Tax Map/Lot No.:** 107/5

**III. APPLICANT INFORMATION**

**Name:** JAMES M. LAVELLE ASSOCIATES  
**Address:** 2 STARWOOD DRIVE  
HAMPSTEAD NH 03841

**II. OWNER INFORMATION**

**Name:** DAILY FAMILY TRUST 2014  
**Address:** P.O. BOX 213  
NORTHWOOD NH 03261

**IV. DESIGNER INFORMATION**

**Name:** TIMOTHY P LAVELLE  
**Address:** 39 BARREL RUN RD  
FREMONT NH 03044  
**Permit No.:** 01416

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

**A. TYPE OF SYSTEM:** DRYWELL

**B. NO. OF BEDROOMS:** 2

**C. APPROVED FLOW:** 300 GPD

**D. OTHER CONDITIONS AND WAIVERS:**

1. This approval is valid for 90 days from date of approval, per Env-Wq 1004.20.
2. All activity shall be in accordance with RSA 483-B, the Shoreland Water Quality Protection Act.
3. The following waivers have been approved:
  - A. Rule: Env-Wq 1010 Section: 01 Liquid Capacity of Septic Tanks: Residential Up To 10 Bedrooms
  - B. Rule: Env-Wq 1008 Section: 04 Minimum Distances
  - C. Rule: Env-Wq 1010 Section: 06 Septic Tank Design Requirements

**Travis Guest**  
**Subsurface Systems Bureau**





*James M. Lavelle Associates*

2 STARWOOD DRIVE  
HAMPSTEAD, NH 03841  
603-329-6851

# 18048052 11/27/2018 09:49:19 AM  
Book 5963 Page 2658 Page 1 of 3  
Register of Deeds, Rockingham County

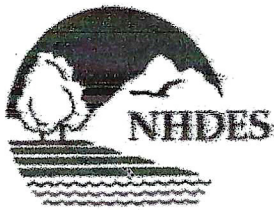
RECORDING	18.00
SURCHARGE	2.00



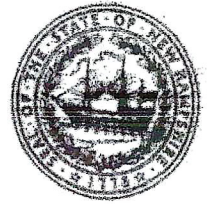
**485-A Encroachment Waiver Request**  
Associated with Application for Individual Sewage Disposal  
System (ISDS) Approval

15 Lake Sites Road  
Northwood, NH

Map 107 Lot 5/Daily Family Trust 2014



# Department of Environmental Services



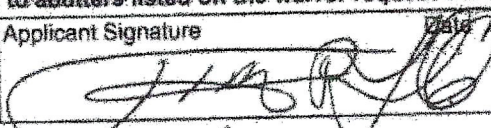
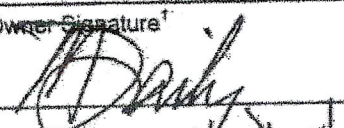
Robert R. Scott, Commissioner

## 485-A ENCROACHMENT WAIVER REQUEST ASSOCIATED WITH APPLICATION FOR INDIVIDUAL SEWAGE DISPOSAL SYSTEM (ISDS) APPROVAL

RSA 485-A:41, IV allows the Department to grant waivers in accordance with Env-Wq 1001.02 of the Subdivision and Individual Sewage Disposal System Design Rules. 485-A:31 requires the department by law to act on the application within 15 working days of receipt of the application. Objections to the proposed encroachment waiver may be submitted to the department during the review process or by filing a motion for reconsideration of the decision with the department within 20 days of the department's decision on the application, as allowed by 485-A:40.

ISDS approval shall not be issued until the department has received a copy of the Encroachment Waiver Request form showing that it has been recorded by the property owner in the registry of deeds.

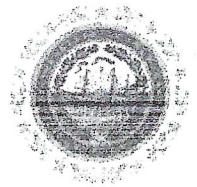
<b>1. PROJECT LOCATION</b>				
PROJECT LOCATION STREET ADDRESS				
15 LAKE SITES ROAD				
TOWN/CITY	TAX MAP(S)	BLOCKS(S)	LOT(S)	UNIT(S)
NORTHWOOD	107		5	
<b>2. APPLICANT</b>				
NAME (Last, First, Initial)				
JAMES M. LAVELLE ASSOCIATES				
DESIGNER NAME				
Same as applicant		TIMOTHY P LAVELLE		NH Designer Permit #01416
PHONE/FAX		EMAIL		
603-329-6851		INFO@JMLASURVEY.COM		
MAILING ADDRESS		TOWN/CITY	STATE	ZIP CODE
2 STARWOOD DRIVE		HAMPSTEAD	NH	03841
<b>3. PROPERTY OWNER</b>				
NAME (Last, First, Initial)		PHONE	EMAIL	
DAILY FAMILY TRUST 2014				
MAILING ADDRESS		TOWN/CITY	STATE	ZIP CODE
P.O. BOX 213		NORTHWOOD	NH	03261
<b>4. LIST OF ABUTTERS AFFECTED BY THE ENCROACHMENT WAIVER</b>				
NAME OF ABUTTER		TAX MAP	TAX LOT	
NACY VANSOY & MIKE DETRICK		U01	21	
NAME OF ABUTTER		TAX MAP	TAX LOT	
NAME OF ABUTTER		TAX MAP	TAX LOT	
NAME OF ABUTTER		TAX MAP	TAX LOT	
NAME OF ABUTTER		TAX MAP	TAX LOT	
If local review is required, identify any local code or ordinance for which a waiver, variance or exception is required:				
Date local waiver, variance or exception obtained:				

<b>5. ENCROACHMENT WAIVER REQUEST</b>	
Indicate the Rule Part, Section and language of the rule that you are seeking to waive:	
RULE: Env-Wr 1008, SECTION: 04 Minimum Distances	
Why do you need to waive this Rule? (explain any hardship here)	
EXISTING SEPTIC TANK PUMP CHAMBER COMBO IS 70' FROM OF SITE WELL	
What is your proposed alternative to complying with this Rule? Describe in detail.	
TO UTILIZE EXISTING TANK WHICH WAS INSTALLED AS A FACTORY SEALED UNIT	
Granting of the waiver is consistent with the intent of RSA 485-A Water Pollution and Waste Disposal because it will...	
<input checked="" type="checkbox"/> ... protect water supplies (For example: using special methods of well construction pursuant to We 602.05(j) and (k) 1) <input checked="" type="checkbox"/> ... prevent pollution in the surface and groundwaters of the state <input checked="" type="checkbox"/> ... prevent nuisances and potential health hazards	
<b>6. SIGNATURES</b> (A NHDES Permitted Designer must sign as or on behalf of the applicant)	
Owner's signature acknowledges agreement and consent of all waivers requested on this form and that all notices to abutters listed on the waiver request were sent by certified mail.	
Applicant Signature	Owner Signature <sup>1</sup>
	
Date 11/21/2018	Date 11/21/2018
Timothy P. LAVELLE	MARTIN L. Daily

<sup>1</sup>We 602.05 states: (j) Where site conditions prevent compliance with the above requirements or where a well is located closer than 75 feet from an observed source of contamination, the water well contractor shall: (1) Alert the property owner of the potential for contamination at the proposed location; (2) Obtain a written acknowledgement from the property owner, prior to construction of the well and using the non-conforming well location form, that the potential consequences of the location are understood; and (3) Utilize special methods of construction to provide additional protection from potential pollution. (k) Special methods of construction shall include but not be limited to: (1) Installing no less than 40 feet of casing into competent bedrock where bedrock is less than 20 feet from the ground surface; and (2) Grouting the casing.



# WATERFRONT PROPERTY SITE ASSESSMENT FORM



Water Division/Subsurface Systems Bureau  
Land Resources Management

RSA/Rule: RSA 485-A:39/ Env-Wq 1025

Prior to executing a purchase and sale agreement for any "developed waterfront property" using a septic disposal system, an owner shall, at his or her expense, engage a permitted subsurface sewer or waste disposal system designer to perform an "On-Site Assessment Study." **This form is NOT submitted to NHDES.** This form is transferred from the seller to the buyer and becomes part of the purchase and sales agreement. For more information on site assessment studies, please see the Selling Developed Waterfront Property FACT SHEET.

<b>1. SELLER</b>		
NAME: Strouse Revocable Trust, Suzanne Strouse, Trustee		
MAILING ADDRESS: P.O. Box 213		
TOWN/CITY: Northwood	STATE: NH	ZIPCODE: 03261
<b>2. AGENT</b>		
NAME:		
MAILING ADDRESS:		
TOWN:	STATE:	ZIPCODE:
<b>3. SITE ASSESSOR (DESIGNER)</b>		
DESIGNER NAME: Scott R Frankiewicz	DESIGNER PERMIT NUMBER: 1348	
P.E. NAME (ISDS over 2500GPD): na	P.E. NUMBER: na	
ADDRESS: 683C First NH Turnpike		
TOWN/CITY: Northwood	STATE: NH	ZIPCODE: 03261
<b>4. LOT LOCATION</b>		
TAX MAP: 107	LOT NUMBER: 5	SUBDIVISION NAME: NA
STREET ADDRESS: 15 Lake Sites Drive		TOWN/CITY: Northwood
<b>5. LOT DESCRIPTION</b>		
STRUCTURES: 1		
NUMBER OF BEDROOMS: 2		
<b>6. ABUTTERS IF KNOWN (ATTACH ADDITIONAL SHEET IF NECESSARY)</b>		
NAME: Ann Morin	ADDRESS: 17 Lake Sites Drive, Northwood, NH 03261	
NAME: Town of Northwood	ADDRESS: 818 First NH Turnpike, Northwood, NH 03261	
NAME: Scott & Deborah Anderson	ADDRESS: P.O. Box 665, Northwood, NH 03261	
<b>7. LOT CHARACTERISTICS</b>		
LOT SIZE: 0.213 ac	SLOPE: 8-15%	LOADING CAPACITY: 300 gpd (allowed by NHDES)
WATER SUPPLY: <input checked="" type="checkbox"/> WELL ON LOT / <input type="checkbox"/> PUBLIC WATER SUPPLY / OTHER:		

SOIL TYPE\* 43C, Canton, Fine Sandy Loam, 8-15% Slope, very stony

\* From US Natural Resources Conservation Service maps or actual data if available \*:

ESTIMATED SEASONAL HIGH WATER TABLE\*: 19"-39"

SCOPE OF REVIEW (Materials reviewed, if any): online, site visit

DATE OF ON SITE INVESTIGATION: 3/29/23

DESIGNER'S ASSESSMENT OF SITE FOR CURRENT USE AND IF THE SITE CAN SUPPORT A SYSTEM MEETING CURRENT STANDARDS (attach a separate sheet for additional comments): System was approved and install in 2018. System is a 1,000 gal. tank w-500 gallon pump chamber to a dry well. No surface evidence of failure was found during site visit. No vent on the dry well.

**8. PRESENT SEWAGE DISPOSAL SYSTEM**

A. DOES THE PROPERTY CURRENTLY HAVE ANY SEWAGE DISPOSAL SYSTEM?  YES  NO

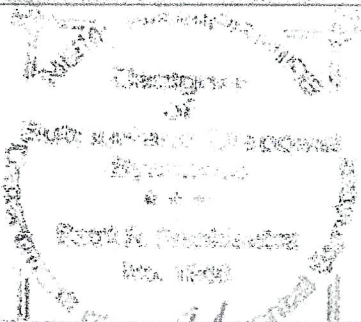
B. IF YES, IS THE SYSTEM STATE APPROVED?  YES  NO

**NOTE:** Env-Ws 1022.03 provides that "Holding tanks shall not be approved except as a replacement for an existing system in failure when no other means of disposal is practical." Holding tanks are not approved for new construction or for expansion of existing structures.

If **YES**, a copy of the approved plan, construction approval, and operational approval must be attached to the original of this form. Also, an 8 1/2" x 11" sketch to scale or with dimensions shown of the lot, approximate property lines and locations of abutter's septic systems and wells (within 75' well radius), if known, must be attached.

If **NO**, supply all available information on the type, capacity, age, and location of the system, and include an 8 1/2" x 11" sketch to scale or with dimensions shown of the property and the location of the system. Also, an 8 1/2" x 11" sketch to scale or with dimensions shown of the lot, approximate property lines, and approximate locations of abutter's septic systems and wells (within 75' well radius), or if known, must be attached.

**9. DESIGNER (SITE ASSESSOR) STAMP AND DATE (\*\* Required)**



ASSESSMENT DATE: 3-29-2023

**10. SIGNATURES (\*\* Required)**

The undersigned certify that we have reviewed this Site Assessment Form and understand the information contained herein and that we have received a copy of this Site Assessment Form. This form is **not** submitted to NHDES.

BUYER: \_\_\_\_\_

DATE: \_\_\_\_\_

SELLER: \_\_\_\_\_

DATE: \_\_\_\_\_

For fishing regulation information, please refer to the NHFGD Freshwater Fishing Digest. Contact: NHFGD Inland Fisheries Division, Concord E-mail: [fish@wildlife.nh.gov](mailto:fish@wildlife.nh.gov) Phone: 603-271-2501

# NORTHWOOD LAKE Northwood

**FISHERY:** Warmwater    **ACRES:** 653  
**TROPIC LEVEL:** MESO  
**AVG. DEPTH:** 12    **MAX. DEPTH:** 20  
**SPECIES:** SMB,LMB,ECP,BBH,  
 WP,BC,BG,YP

**ADDITIONAL INFO:**

**ACCESS:** town boat launch, gravel

Please contact NH Dept of Safety, Marine Patrol for info. on water body/boat/motor restrictions: (603) 293-2037 [www.nh.gov/safety](http://www.nh.gov/safety)

**Access site to Public Waters**

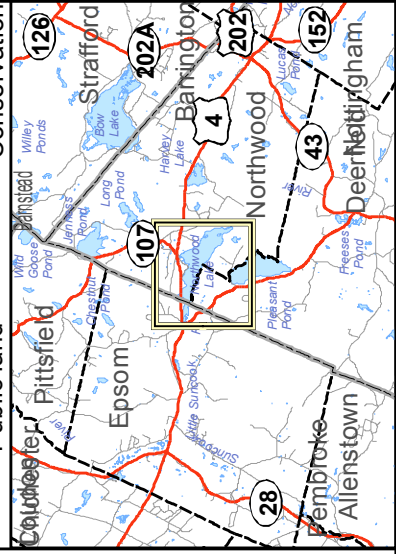
- Cartop
- Shorebank
- Ramp

Water access data: NH Office of Planning and Development

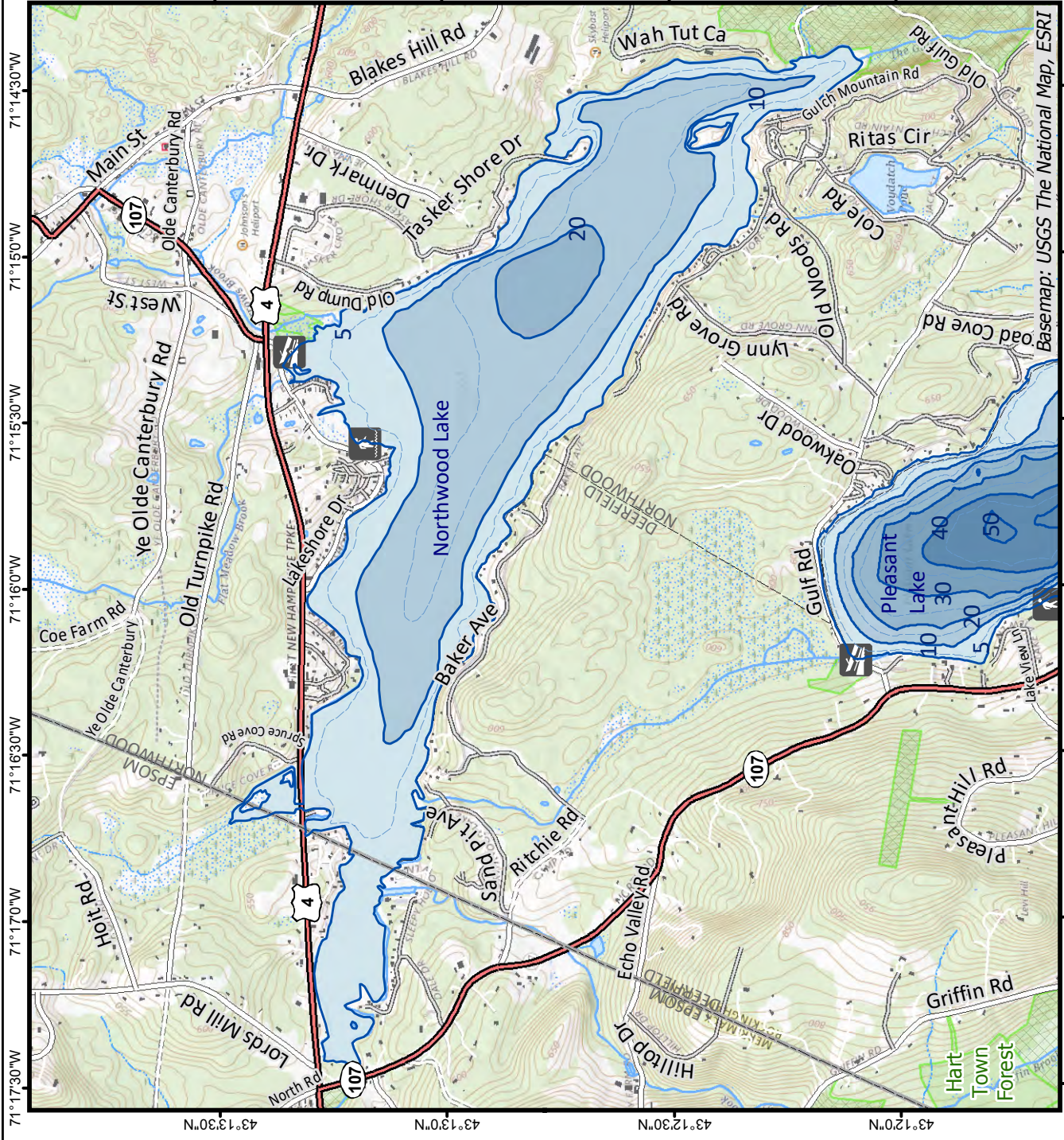
Bathymetry depth in feet, if available  
 Bathymetry data provided by the NH Dept. of Environmental Services, Watershed Mgt Bureau

- Town boundary
- Primary Route
- Road or Street
- Trail or other
- Stream or Shoreline
- Surface Water
- Wetland
- Conservation or Public land
- Restricted Access Conservation

Source: USGS



Directions:



Basemap: USGS The National Map, ESRI

Base map data from NH GRANIT at Earth Systems Research Center (UNH) and Open Street Map contributors. UNH, NH Fish & Game and cooperating agencies make no claim as to the validity or reliability or to any implied uses of these data. Not intended for navigation. Map prepared: June 2023

