Residential **Single Family** **13 Beach Head Road** **Listed: 9/16/2026** **$599,000**
5110003 **Nottingham** **NH 03290** **Closed:**
Active **Unit/Lot #** **DOM: 0**



Virtual Tour URL

County NH-Rockingham
VillDstLoc
Year Built 1972
Architectural Style Chalet
Color Brown
Total Stories 1.75
Taxes TBD No
Tax Annual Amount $7,446.00
Tax Year 2025
Tax Year Notes

Activation Date

Directions Mountain Road to Beach Head

Rooms Total	7
Bedrooms Total	3
Bathrooms Total	2
Bathrooms Full	1
Bathrooms Three Quarter	0
Bathrooms Half	1
Bathrooms One Quarter	0
Above Grade Finished Area	1,162
Below Grade Finished Area	107
Total Finished Area	1,269
List $/SqFt Fin Total	$472.03
Total Area	1,999
Lot Size Acres	1.23
Lot Size Square Feet	53,579
Footprint	

Public Remarks LAKE ACCESS WITH YOUR OWN DEEDED DOCK SPACE...This stunning chalet is nestled among the trees, just a stone's throw from Pawtuckaway Lake. This home is well maintained and features 3 bedrooms, 1½ baths, soaring ceilings, an abundance of natural woodwork, a wood burning stove, and peekaboo lake views. Whether you're looking for a year round residence or a second home, this is for you. Enjoy the shared beach and the ease of mooring rights at your shared dock, just steps away. Outside, an expansive deck offers the perfect setting for morning coffee, summer entertaining, enjoying the changing seasons, or simply taking in the peaceful sounds of nature. Life on the lake is an adventure in every season: cast a fishing line at sunrise, spend warm afternoons on the water, enjoy breathtaking sunsets, pick wild blueberries, or unwind to the unmistakable call of the loons. When winter arrives, step outside to ice skate, cross country ski, or ice fish. Every season brings something special, from vibrant autumn foliage and crisp fall evenings to winter landscapes and unforgettable summer days. Added features include a portable generator, a heated lower level workshop, and plenty of storage space. Outside, you'll find plenty of parking, an oversized double lot, multiple sheds, and even a treehouse! Opportunities like this to own a Pawtuckaway Lake home without waterfront taxes are rare. Located in southern New Hampshire, this peaceful escape offers the perfect balance of privacy and convenience. You'll feel worlds away while remaining just 10 minutes from shopping and dining, with easy access to both the Seacoast and Manchester. Come experience lake living at its finest and start making memories that will last a lifetime. Open houses Thursday, Friday, and Saturday.

STRUCTURE

Property Condition Existing
Construction Materials Wood Frame, Hardwood Exterior
Roof Architectural Shingle
Foundation Details Poured Concrete

Estimated Completion Date

List $/SqFt Fin ABV Grade	$515.49
Above Grade Finished Area Source	Measured
Above Grade Unfinished Area	0
Above Grade Unfinished Area Source	
Below Grade Finished Area Source	Measured
Below Grade Unfinished Area	730
Below Grade Unfinished Area Source	Measured
Total Below Grade Area	
Total Below Grade Area Source	

Basement Yes
Basement Access Type Walkout
Basement Description Full, Exterior Access
Garage No
Garage Capacity
Parking Features Driveway, Off Street, Parking Spaces 3 - 5

ROOMS	DIMENSIONS	LVL
Living Room	18x15	1
Kitchen	15x9	1
Dining Room	18x8	1
Bathroom Full	9x5	1
Bedroom	14x9	1
Bedroom	12x9	1
Primary Bedroom	15x13	2
Bathroom Half	7x3	B

ROOMS	DIMENSIONS	LVL
Laundry Room	9x8	B
Workshop	31x20	B

ROOMS	DIMENSIONS	LVL

LOT & LOCATION

Development / Subdivision

Owned Land
Common Land Acres
ROW Length
ROW Width
ROW Parcel Access
ROW to other Parcel

Road Frontage Yes
Road Frontage Length 253
Road Frontage Type Dead End, Unpaved, Public Maintained Road

School District
Elementary School
Middle/Jr School
High School

Lot Features Other, View, Wooded

Waterfront Property No
Water View Yes
Water Body Access Yes
Water Body Name Pawtuckaway Lake
Water Body Type Lake
Water Frontage Length
Water Access Details Beach Access, Dock Access
Waterfront Property Rights
Water Body Restrictions Unknown

UTILITIES

Heating Propane, Wood Stove
Cooling None
Water Source Drilled Well
Sewer Private
Electric 200+ Amp Service
Utilities Cable at Site, Propane

Internet Fiber Optic Internet
Fuel Company Eastern
Electric Company NH Coop
Water Company
Cable Company Xfinity
Phone Company
Internet Service Provider

FEATURES

Interior Features Kitchen/Dining, Natural Light, Natural Woodwork, Vaulted Ceiling, Wood Stove Insert
Flooring Bamboo, Hardwood, Tile
Exterior Features Boat Slip/Dock, Deck, Outbuilding, Shed, Storage
Driveway Crushed Stone
Parking Features Driveway, Off Street, Parking Spaces 3 - 5

Appliances Dishwasher, Dryer, Refrigerator, Washer, Electric Stove
Other Equipment Portable Generator

CONDO -- MOBILE -- AUCTION INFO

Condo Name
Condo Limited Common Area
Condo Fees

Bldng#
UntPerBldg

Auction Date
Auction Time
Auctioneer Name
Auctioneer License Number
Auction Price Determnd By

Mobile Park Name
Mobile Make
Mobile Model Name
MobileSer#

Mobile Park Approval
Mobile Must Move

Mobile Anchor
Mobile Co-Op

DISCLOSURES

Fee
Fee 2
Fee 3

Planned Unit Development
Rented
Rental Amount
Special Listing Condition None
Exclusions Lower lever freezer, fridge and safes.

Flood Zone No
Seasonal No
Easements
Covenants Unknown
Resort
Right of First Refusal

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

Surveyed Unknown
Surveyed By

PUBLIC RECORDS

DeedRecTy Warranty
Total Deeds
Deed Book 6613
Deed Page 1344
Deed 2 Book
Deed 2 Page
PlanSurv#
Property ID
Zoning R-AG RES/AGR DIST

Map 71
Block 127
Lot 00
SPAN#
Tax Class
Tax Rate
PropTaxRel
Land Gains
AssmntYr
AssmntAmt
SpecAssmt

POWER PRODUCTION

PrdType
PrdOwner
MountType
Mount Loc
PrdSize
InstallYr
PrdAnnual
AnnStatus
PrdVerSrc

PrdType2
PrdOwner2
MountType2
Mount Loc2
PrdSize2
InstallYr2
PrdAnnual2
AnnStatus2
PrdVerSrc2

GREEN PERFORMANCE INDICATORS

VerBody
BldgPrgm
Green Verification Year
VerRating
Green Verification Metric
Green Verification Status
Green Verification Source
Green Verification NewCon
Green Verification URL

VerBody2
BldgPrgm2
Green Verificatn Year 2
VerRating2
Green Verificatn Metric 2
Green Verificatn Status 2
Green Verification Source 2
Green Verificatn NewCon 2
Green Verificatn URL 2

VerBody3
BldgPrgm3
Green Verificatn Year 3
VerRating3
Green Verificatn Metric 3
Green Verificatn Status 3
Green Verification Source 3
Green Verificatn NewCon 3
Green Verificatn URL 3

REMARKS -- OWNER/OCCUPANT -- SHOWING INSTRUCTIONS

Private Remarks Send offers to nancydowlingre@gmail.com in one PDF not through Dotloop. Buyer and agents to perform their own due diligence.

Private Office Remarks

Showing Instructions Call List Agent, Owner Occupied, Pets, Text List Agent
Showing Service None

Input of Owner Name I have written permission to submit name
Owner Name Anderson
Owner Phone
Occupant Type
Occupant Name
Occupant Phone
Management Company
Management Company Phone

LISTING & CLOSING INFORMATION

Listing Office - Office Name	Foundation Brokerage Group
Listing Office - Phone Number	Off: 800-983-1945
Listing Office - Phone Number 2	
List Agent - Agent Name and Phone	Nancy Dowling - Cell: 978-314-4003
List Agent - Phone Number	Cell: 978-314-4003
List Agent - E-mail	nancydowlingre@gmail.com
List Team - Team Name	
List Team - Phone Number 1	
List Team - Team Email 1	
Co List Agent - Agent Name and Phone	
Co List Agent - Phone Number	
Co List Agent - E-mail	
Alternate Contact - Agent Name	
Alternate Contact - Phone Number	
Alternate Contact - E-mail	
Buyer Office - Office Name	
Buyer Office - Phone Number	
Buyer Office - E-mail	
Buyer Agent - Agent Name	
Buyer Agent - Phone Number	
Buyer Agent - E-mail	
Buyer Team - Team Name	
Buyer Team - Phone Number 1	
Co Buyer Office - Office Name and Phone	
Co Buyer Agent - Agent Name and Phone	

MLS List Date	9/16/2026
Expiration Date	3/16/2027
Active Under Contract Date	
Pending Date	
Withdrawn Date	
Terminated Date	
Close Date	
Anticipated Closing Date	
Marketed in other Property Type	No
Other MLS#	
Comp Only	No
Comp Type	
Listing Type	Exclusive Right
Listing Service	Full Service
Designated/Apptd. Agency	Yes
Original List Price	$599,000

Concessions
Concessions Amount
Concessions Comments
Appraisal Complete
Appraisal Type
Appraiser
Appraiser Phone
Appraiser Email
Buyer Name
Residence
Title Company

Buyer Financing
Right of First Refusal

Contingencies

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13 Beach Head Road **Nottingham NH 03290**














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Prep By: Foundation Brokerage Group

Nancy Dowling

Listed by: Nancy Dowling / Foundation Brokerage Group














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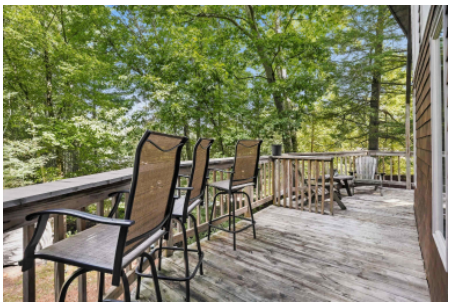
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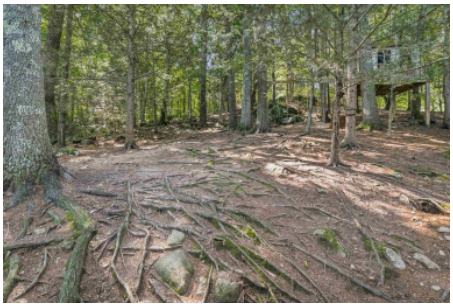



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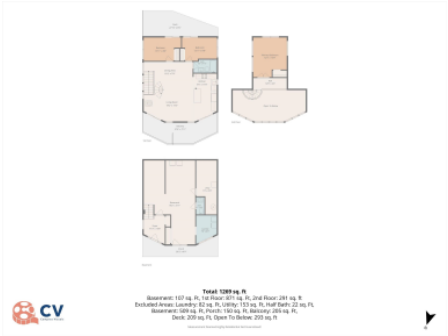
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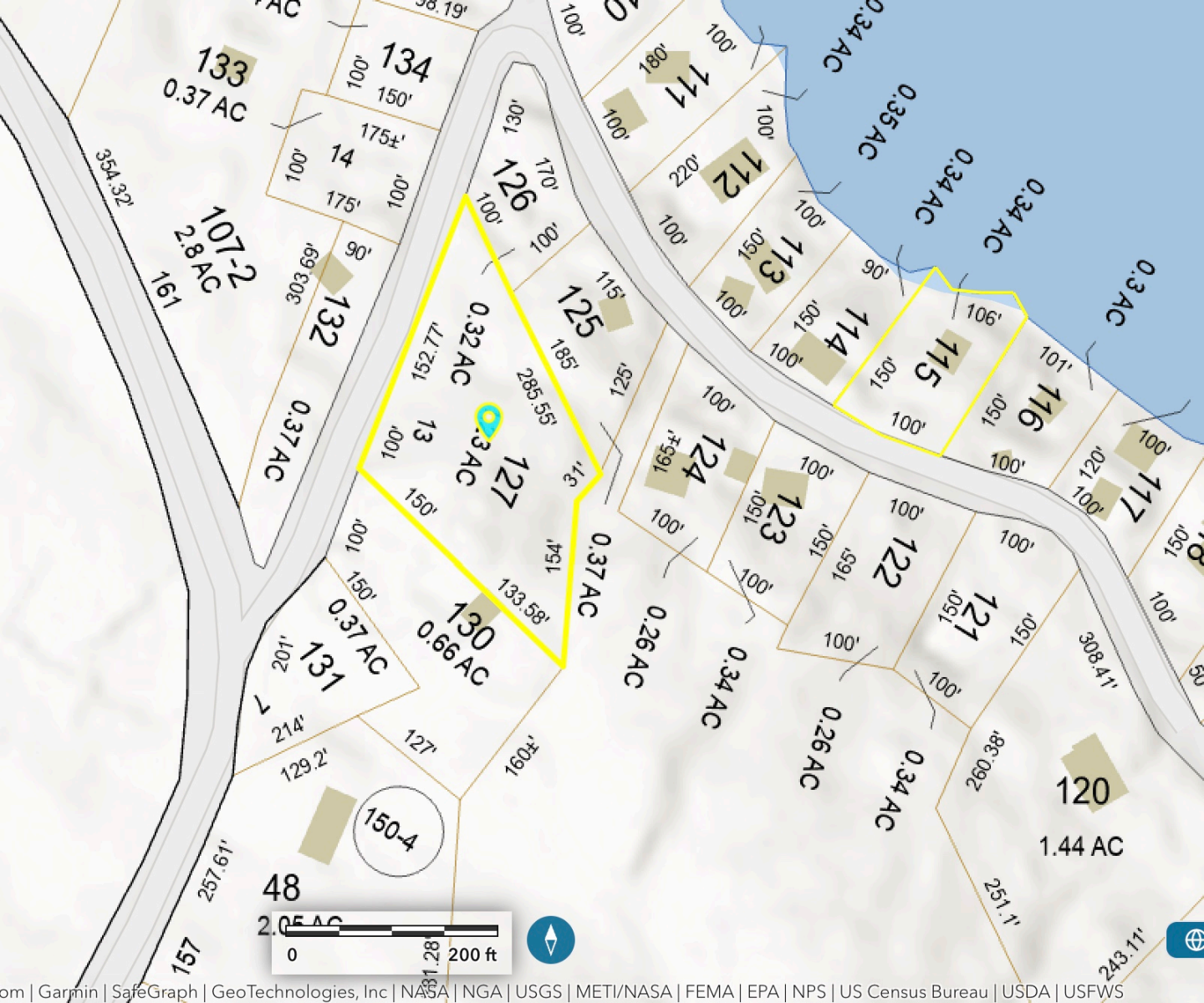




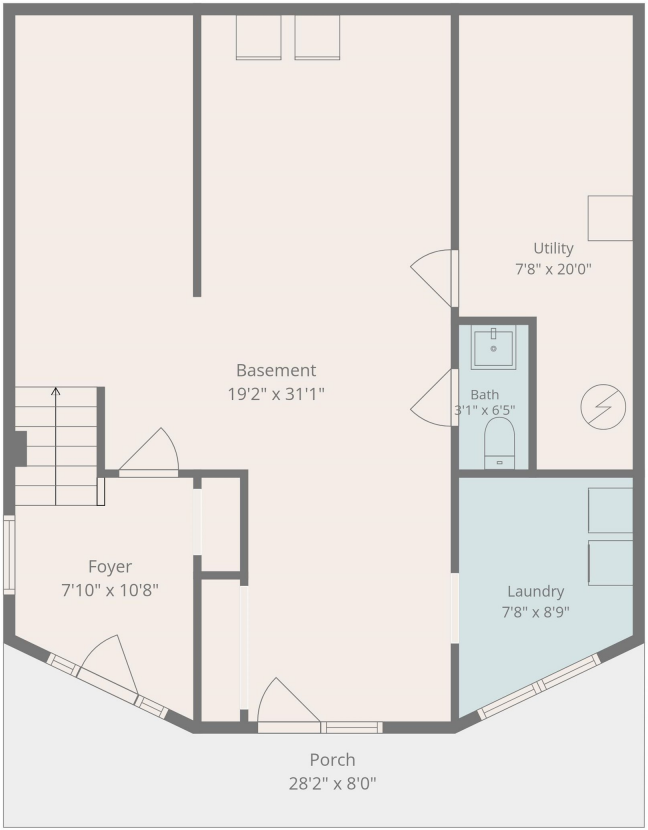
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om | Garmin | SafeGraph | GeoTechnologies, Inc | NASA | NGA | USGS | METI/NASA | FEMA | EPA | NPS | US Census Bureau | USDA | USFWS



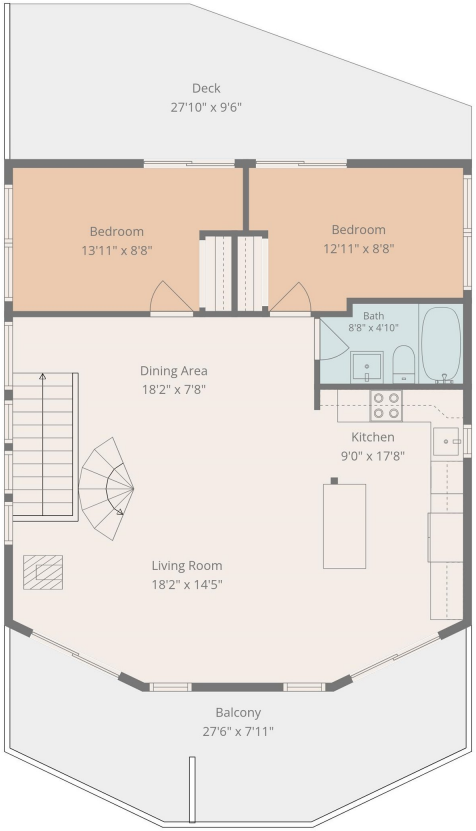
Total: 1269 sq. ft

Basement: 107 sq. Ft, 1st Floor: 871 sq. Ft, 2nd Floor: 291 sq. ft
Excluded Areas: Laundry: 82 sq. Ft, Utility: 153 sq. Ft, Half Bath: 22 sq. Ft,
Basement: 509 sq. Ft, Porch: 150 sq. Ft, Balcony: 205 sq. Ft,
Deck: 209 sq. Ft, Open To Below: 293 sq. ft

Measurement Deemed Highly Reliable But Not Guaranteed!

CV
Compres Visuals

N



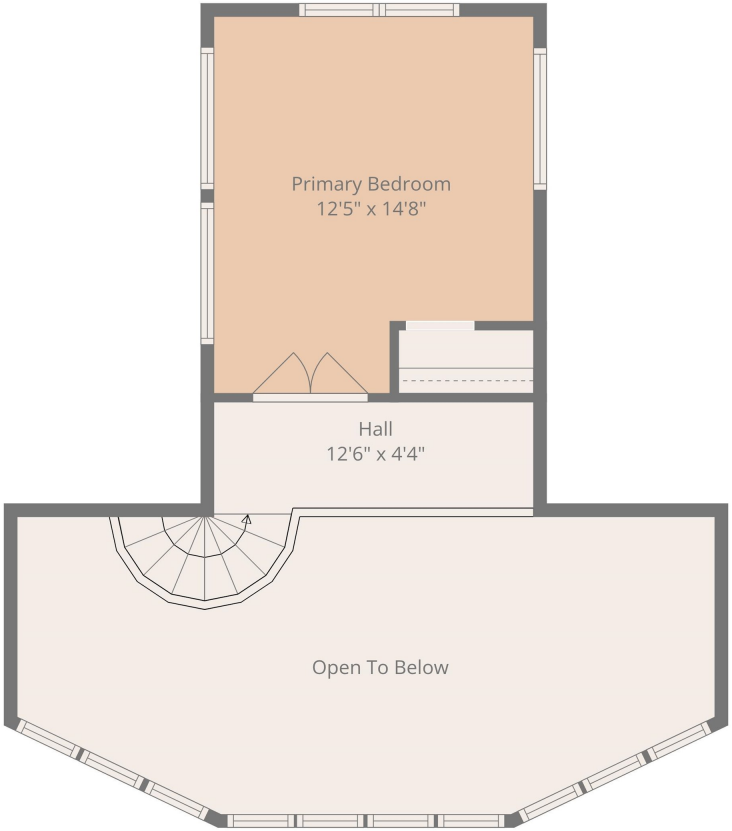
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CV
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N



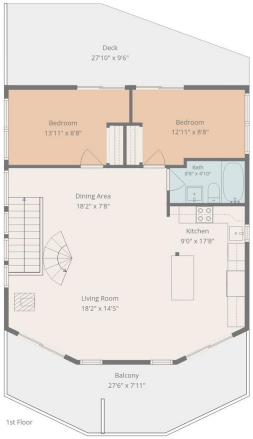
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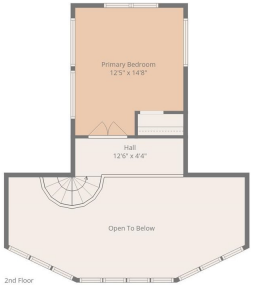
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CV
Compres Visuals

Measurement Deemed Highly Reliable But Not Guaranteed!

N

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:** Katy Anderson and Michael Anderson
2. **PROPERTY LOCATION:** 13 Beach Head Road, Nottingham, NH 03290
3. **CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED?** ☐ Yes ☒ No
4. **SELLER:** ☒ has ☐ has not occupied the property for 19 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: Buried in concrete Chamber in Driveway found by metal detector near the Shed side of Bend.
   Installed By: Date of Installation: in 2011.
   What is the source of your information? Replaced entire line from well to house

   c. USE: Number of persons currently using the system: 3
   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 9/9/2026
   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? Mitigation has been installed.
   COMMENTS:
   Neutralizer, Softner System, Reverse Osmosis
   (pH) (Fe, Mn, Hardness) (point of use)

6. **SEWAGE DISPOSAL SYSTEM**

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

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

   c. IF PRIVATE:
   TANK: ☑ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Unknown ☐ Other
   Tank Size Gal. ☑ Unknown ☐ Other
   Tank Type ☑ Concrete ☐ Metal ☐ Unknown ☐ Other
   Location: Front yard ☐ Location Unknown. Date of Installation:
   Date of Last Servicing: 2024 Name of Company Servicing Tank: Doug's Septic Service
   Have you experienced any malfunctions? ☐ Yes ☑ No
   COMMENTS: Replaced connection/Gasket to concrete tank 2024

SELLER(S) INITIALS KA / MSA **BUYER(S) INITIALS** ____ / ____

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PROPERTY LOCATION: 13 Beach Head Road, Nottingham, NH 03290

d. LEACH FIELD: ☑ Yes ☐ No ☐ Other _____

IF YES, Location: Front yard Size: _____ ☑ Unknown

Date of installation of leach field: _____ Installed By: _____

Have you experienced any malfunctions? ☐ Yes ☑ No

Comments: _____

e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? ☐ Yes ☑ No ☐ Unknown

IF YES, has a septic system evaluation been done within 180 days? ☐ Yes ☐ No ☐ Unknown

Date of Evaluation: _____

Comments: _____

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

7. INSULATION

LOCATION	Yes	No	Unknown	If YES, Type	Amount	Unknown
Attic or Cap	☑	☐	☐	R13 Fiberglass	Replaced existing	☐
Crawl Space	☐	☐	☐	n/a		☐
Exterior Walls	☑	☐	☐	R13 Fiberglass		☐
Floors	☑	☐	☐	R35 Fiberglass		☐
_____	☐	☐	☐			☐

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: 9/11/26 By: Seacoast Analytical Services

Results: 7.3 pCi/L If applicable, what remedial steps were taken? none

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

Are test results available? ☑ Yes ☐ No

Comments: _____

SELLER(S) INITIALS KA / MSA BUYER(S) INITIALS _____ / _____

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 13 Beach Head Road, Nottingham, NH 03290

d. RADON/WATER - **Current or previously existing:**
Has the property been tested? ☑ Yes ☐ No ☐ Unknown
If YES: Date: 9/9/2026 By: Seacoast Analytical Services
Results: 2.696 pCi/L 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. **Heating System** Age: 16 Type: Lennox forced hot air Fuel: Propane Tank Location: Lakeside of House
Owner of Tank: Eastern Propane
Annual Fuel Consumption: Varies Price: ~$1600/year Gallons: → only use as backup
Date system was last serviced and by whom? unknown → Homeowner regularly changed out filters
Secondary Heat Systems: Wood Stove
Comments: 4-6 cords/year of wood → primary heating source

j. **Roof** Age: 19 Type of Roof Covering: Asphault Shingles → Double Laminant
Moisture or leakage: No
Comments: _____

SELLER(S) INITIALS KA / MSD BUYER(S) INITIALS _____ / _____

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 13 Beach Head Road, Nottingham, NH 03290

k. **Foundation/Basement** ☐ Full ☑ Partial ☐ Other: _____ ☐ Type: Concrete
Moisture or leakage: Southeast corner foundation built around a rock
Comments: Sump pump set up in place

l. **Chimney(s)** How Many? 1 Lined? Stainless steal lined Last Cleaned: Oct. 2025 Problems? NO
Comments: _____

m. **Plumbing** Type: PVC Age: 18 years
Comments: Replaced copper

n. **Domestic Hot Water** Age: 3yrs Type: Electric 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: Sugar Ants
Comments: (In past)

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: n/a Age: _____ Date Last Serviced and by whom: _____
Comments: _____

t. **Pool** Age: n/a Heated: ☐ Yes ☐ No Type: _____ Last Date of Service: _____
By Whom: _____

u. **Generator** Portable: ☑ Yes ☐ No Whole House: ☐ Yes ☐ No Kw/Size: 9500 Last Date of Service: Every 24/hour run time oil was changed.
If Portable: ☐ Included ☐ Negotiable
Comments: _____

v. **Internet** Type Currently Used at Property: Comcast/Xfinity

w. **Other** (e.g. Alarm System, Irrigation System, etc.)
Comments: Alarm System / Security Cameras / Monitor (Box is coming with us)

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 KA / MSH

BUYER(S) INITIALS _____ / _____

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PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form

NEW HAMPSHIRE REALTORS EQUAL HOUSING OPPORTUNITY

TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 13 Beach Head Road, Nottingham, NH 03290

10. ADDITIONAL INFORMATION

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

b. ADDITIONAL COMMENTS:

- Walk out basement door → NOT Functioning
- outside lights missing fixtures
- Refridgerator upstairs occationally leaks (ice build up)
- Portion of sheetrock cut out to access bathroom venting in back of upstairs bedroom closet.

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).

[signature] 9/14/26		[signature] 9/14/26	
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 KA / MSH **BUYER(S) INITIALS** ____ / ____

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E # 25010724 04/14/2025 02:23:33 PM
Book 6613 Page 1344 Page 1 of 3
Register of Deeds, Rockingham County

Cathy Ann Stacey

LCHIP	**ROA703922**	**25.00**
TRANSFER TAX	**RO135555**	**3,750.00**
RECORDING		**18.00**
SURCHARGE		**2.00**

Return To: Katy A. Anderson and Michael S. Anderson

_____

_____

_____

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENT: That Stephen W. Anderson and Cynthia B. Anderson, Husband and Wife, of 1 Christopher Hollow Road, Sandwich, MA 02563, for consideration paid grant(s) to Katy A. Anderson and Michael S. Anderson, Wife and Husband, of 13 Beach Head Road, Nottingham, NH 03290, as joint tenants with rights of survivorship, with WARRANTY COVENANTS:

Two certain parcels of land situated in Nottingham, Rockingham County and State of New Hampshire being more particularly bounded and described as follows:

Tract I: A certain parcel of land with the building thereon being described as Lot A-2 at Leisure-Time Shores situated on Beach Head Road leading to the northwesterly shore of MT. Brook Cove of Pawtuckaway Lake in Nottingham, in the County of Rockingham and State of New Hampshire, and being shown on a plot plan of land owned by Kenneth Sachs situated in Nottingham, New Hampshire, surveyed by Henry A. Peterson, Sr., dated October 8, 1971 and recorded with Rockingham County Registry of Deeds in Plan No. B-3041, and bounded and described as follows:

Beginning at a corner stone at the northeasterly corner of said lot by Beach Head Road, thence running S 13° 16' E two hundred eighty-five and fifty-five hundredths feet (285.55) by Lots A-1 and C-1 to another corner stone.

Turning S 42° 40' W for thirty-one feet (31) to another corner stone; thence S 25° 39' W for one hundred fifty-four feet (154) to a corner stone; thence turning and running N 19° 15' W for one hundred thirty-three and fifty-eight hundredths feet (133.58) to a corner stone.

Turning N 37° 51' E for one hundred four and one tenth feet (104.1) along the southeasterly side of Lot A-3 to another corner stone; thence running N 39° 52' W along the northeasterly side of Lot A-3 for one hundred forty-seven and forty-four hundredths feet (147.44) to a corner stone by Beach Head Road.

Turning N 39° 21' E along Beach Head Road for one hundred fifty-two and seventy-seven hundredths feet (152.77) to the bound begun at.

Tract II: A certain parcel of land being described as Lot A-3 at Leisure-Time Shores of Pawtuckaway Lake in Nottingham, in the County of Rockingham and State of New Hampshire, bounded and described as follows:

Beginning at an iron stake located on the southeasterly side of Beach Head Road, so-called, at the northeast corner of said lot, thence running S 37° E, more or less, a distance of 150 feet by Lot A-2 to another iron stake; thence turning and running in a general southwesterly direction a distance of 100 feet, more or less, along Lot C-2 to another iron stake; thence turning and running N 36° 30' W, more or less, a distance of 150 feet by Lot A-4 to another iron stake at said Beach Head Road; thence turning and running in a general northeasterly direction 100 feet, more or less, along said Beach Head Road to the bound begun at.

The above described premises have no known easements of record insofar as the same are now in force and applicable nor are there any dedications on property. The above premises shall also enjoy the following: (a) share owner of Beach Head Road to ensure right of way; (b) share owner of Beach at Head of Beach Head Road for swimming purposes, and (c) right to use boat launching ramp between Lots 1 and 2 and mooring privileges in the cove area northwest of Lot 1 at Leisure-Time Shores and on northwest side of cove area only.

Said premises are subject to easement recorded at Rockingham Registry of Deeds at Book 1561, Page 387, insofar as same may apply.

Meaning and intending to describe and convey the same premises conveyed to **Stephen W. Anderson and Cynthia B. Anderson** by virtue of a Warranty Deed from Stephen J. Bittner and Stephen J. Playe dated 04/02/2007 and recorded at the Rockingham County Registry of Deeds in Book 4783, Page 1830.

Utility Information

Property Address: 13 Beach Head Road
Nottingham, NH 03290

Utility	Supplier	Avg. Monthly Cost
Electricity	NH Electric Co-Op	$200-~~300~~/month.
Water/Sewer	Private	
Heating Oil: ☐ Gas: ☐ Propane: ☑ wood ☑	Eastern Propane Various	~~$~~600/year → Backup only and when away. 4-6 cords/year depending on the year.
Cable/Internet	Comcast/Xfinity	$277/month
Security System	n/a Private cameras staying/ system coming	was not monitored by 3rd party
Other	Water Treatment company → Epping Well & Pump.	n/a

Katy Sousa 9/4/26
Seller Date

Seller 9/4/26
Seller Date

Buyer Date

Buyer Date

Inclusion/Exclusion Information

Property Address: 13 Beach Head Rd. Nottingham, NH 03290

Item	Included	Excluded	N/A
Range	☑	☐	☐
Microwave	☑	☐	☐
Dishwasher	☑	☐	☐
Refrigerator	☑ Upstairs	☒ Downstairs one & Deep Freeze	☐
Washing Machine	☑	☐	☐
Drying Machine	☑	☐	☐
Trash Compactor	☐	☐	☑
Portable Air Conditioner Units	☐	☐	☑
Window Treatments	☐	☐	☑
Window Treatment Hardware	☐	☐	☑
Central Vacuum Attachments	☐	☐	☑
Pool Equipment	☐	☐	☑
Television Wall Brackets	☑ Living Room	☑ Guest room & other bedroom	☐
Video Door Bell	☐	☐	☑
Video Cameras	☑	☐	☐
Smart Thermostats	☐	☐	☑
Swingset	☑	☐	☐
Shed	☑	☐	☐
Surround Sound Speakers	☐	☑	☐
Portable Generator	☑	☐	☐
Existing Paint Cans for current wall colors	☑	☐	☐
Left over flooring for current floor coverings	☑	☐	☐
Other wood shelf in bath	☐	☐	☐

wood stove ✓

- Gun safe downstairs -> Excluded
- Jet Air Filter -> Excluded.

Seller [signature] 9/4/26 Date

Seller [signature] 9/4/26 Date

Buyer _____ Date

Buyer _____ Date

dotloop signature verification: dtlp.us/Lrll-AsIi-1NwT

DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS FOR HOUSING SALES

REALTOR® EQUAL HOUSING OPPORTUNITY

This Disclosure Form is from the National Lead Information Center under the United States Environmental Protection Agency. This is not a New Hampshire Association of REALTORS® form.

Property Address: 13 Beach Head Road, Nottingham, NH 03290

LEAD WARNING STATEMENT

Every purchaser of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) ☑ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) ☐ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) ☑ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgement (initial)

(c) ____ ____ Purchaser has received copies of all information listed above.

(d) ____ ____ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home.*

(e) Purchaser has (check (i) or (ii) below):

(i) ☐ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) ☐ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgement (initial)

(f) ____ 09/03/26 7:36 PM EDT dotloop verified Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Katy Anderson — dotloop verified 09/14/26 9:28 PM EDT AUKJ-CJCA-EMFS-LTAX		Michael Anderson — dotloop verified 09/15/26 12:57 PM EDT QFCU-1SS7-4JHW-YMYV	
Seller	Date	Seller	Date
Purchaser	Date	Purchaser	Date
Nancy Dowling — dotloop verified 09/03/26 7:36 PM EDT X4N3-17VV-J6KM-M4UD			
Agent	Date	Agent	Date

OWNER INFORMATION

ANDERSON, KATY A

ANDERSON, MICHAEL S

13 BEACH HEAD ROAD

NOTTINGHAM, NH 03290

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
04/14/2025	6613	1344	U I 38	250,000	ANDERSON, STEPHEN W
04/03/2007	4783	1830	Q I	215,000	BITTNER, STEPHEN J
12/28/2005	4600	0574	U I 39		BITTNER, MARCIA PLAYE

PICTURE

LISTING HISTORY

05/14/19	RWVX	
02/05/19	INSP	MARKED FOR INSPECTION
01/25/16	DMPR	
04/10/15	DMPR	
02/19/14	JBVE	
03/13/13	DMPR	
04/06/12	DMPE	
04/07/11	DMPR	

*****VISIT BY APPOINTMENT ONLY*****

NOTES

BRN; INCLUDES LOT 128; 06-ALL INFO BY HO OVER PHONE; 4/11-ALL INFO FROM HO OUTSIDE, DNVI; 3/13-INFO FROM HO (MRS) OUTSIDE, SHED INT NEEDS TRIM & STAIRS TO BE FINISHED; 2/14 HO NOT HOME, RELATIVE WOULD LIKE APPT=EST. APPEARS NC TO UC. CK' 15; 4/15 NOH; 1/16 N/O/H SIDING IS 100% COMPLETE REMVD UC; 5/19; OPT OUT EST NC;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	80	8 x 10	260	17.00	60	2,122	
						2,100	

VISIT BY APPOINTMENT ONLY

MUNICIPAL SOFTWARE BY AVITAR

TOWN OF NOTTINGHAM NEW HAMPSHIRE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2024	$ 173,500	$ 1,200	$ 142,600
		Parcel Total:	$ 317,300
2025	$ 316,100	$ 2,100	$ 245,900
		Parcel Total:	$ 564,100
2026	**$ 316,100**	**$ 2,100**	**$ 245,900**
		Parcel Total:	**$ 564,100**

LAND VALUATION

LAST REVALUATION: 2025

Zone: R-AG RES/AGR DIST **Minimum Acreage:** 2.00 **Minimum Frontage:** 200 **Site:** AVERAGE **Driveway:** DIRT/GRAVEL **Road:** DIRT/GRAVEL

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES WTR ACS	1.230 ac	220,075	D	90	100	95	95	90 -- ROLLING	100	160,900	0	N	160,900	
PAWTUCKAWAY	10.000 wf	WATER ACCESS, MAIN BODY						100 -- LEVEL	100	85,000	0		85,000	COVE ACC/WA
	1.230 ac									245,900			**245,900**	

Map: 000071 Lot: 000127 Sub: 000000 Card: 1 of 1 13 BEACH HEAD ROAD NOTTINGHAM Printed: 07/24/2026

PICTURE



OWNER

ANDERSON, KATY A
ANDERSON, MICHAEL S
13 BEACH HEAD ROAD

NOTTINGHAM, NH 03290

TAXABLE DISTRICTS

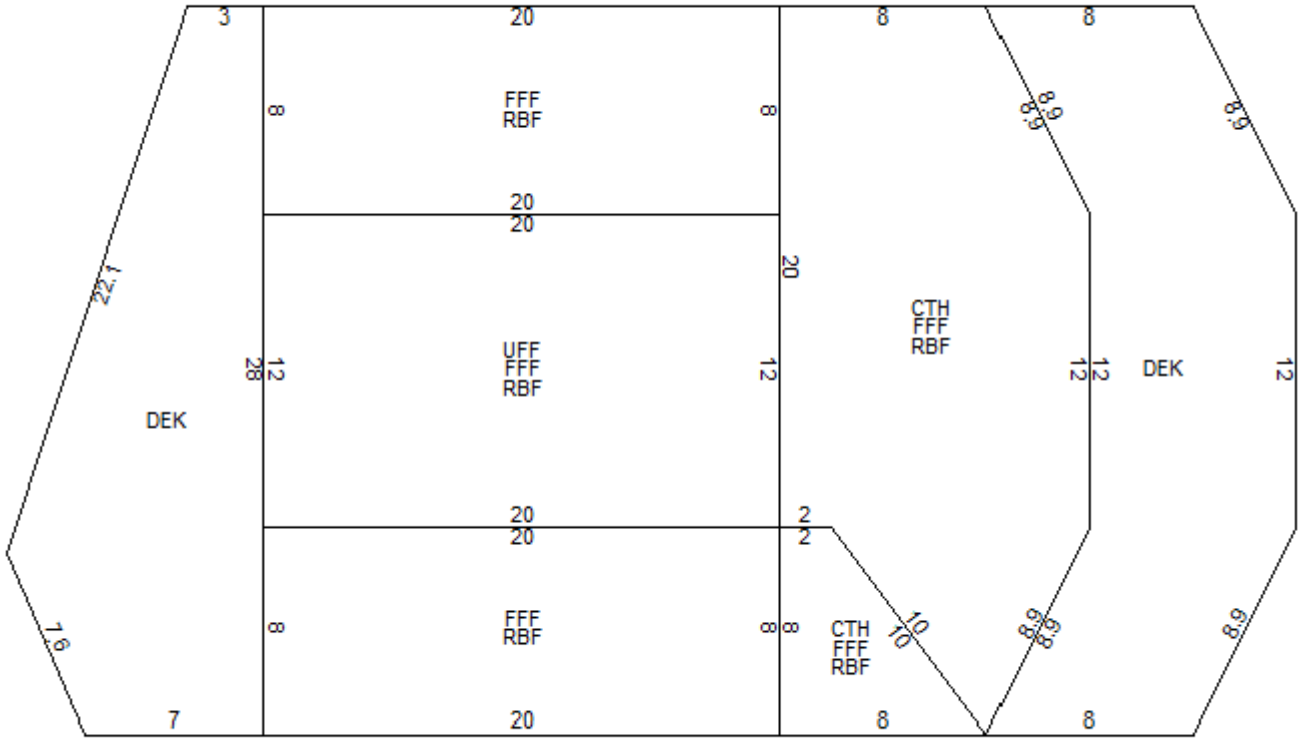
District	Percentage

PERMITS

Date	Project Type	Notes
03/05/09	RENOVATION	INTERIOR RENOVATIONS

BUILDING DETAILS

Model: **1.75 STORY CHALET**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **CEDAR/REDWD**
Int: **DRYWALL**
Floor: **HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **1.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **1.0726** Base Rate: **RSA 178.00**
Bldg. Rate: **1.1731**
Sq. Foot Cost: **$ 208.81**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	240	1.00	240
FFF	FST FLR FIN	864	1.00	864
RBF	RAISED BSMNT	864	0.75	648
CTH	CATHEDRAL	304	0.10	30
DEK	DECK/ENTRANCE	420	0.10	42
GLA:	**1,752**	**2,692**		**1,824**

2025 BASE YEAR BUILDING VALUATION

Market Cost New: **$ 380,869**
Year Built: **1972**
Condition For Age: VERY GOOD **17 %**
Physical:
Functional:
Economic:
Temporary:
Total Depreciation: **17 %**

Building Value: **$ 316,100**

SEACOAST ANALYTICAL SERVICES

Route 125 & Pinkham Road
Lee, New Hampshire
(603)-868-1457
(Mail to: PO Box 555, Barrington, NH)

DATE: September 14, 2026

REFERENCE#: S0914263

CLIENT: Katy & Mike Anderson

LOCATION: 13 Beach Head Road
Nottingham, NH

TYPE OF TEST: E-PERM Short Term Passive
START DATE/TIME: 09/09/26 19:30
STOP DATE/TIME: 09/11/26 19:30

TEST SITE	RADON IN AIR RESULTS
unfinished basement	7.6 pCi/L
unfinished basement	7.3 pCi/L

SEACOAST ANALYTICAL SERVICES is a National Radon Safety Board Accredited Radon Laboratory (NRSB # ARL0008) in New Hampshire, Maine, Massachusetts, Vermont, and Connecticut. We are also registered (#ME07800C) as required with the State of Maine.

Two national organization web sites list accredited radon mitigation companies. Follow the links to radon mitigation. (www.nrsb.org) (nrpp.info)

THIS REPORT IS CONFIDENTIAL. IF YOU RECEIVE THIS INFORMATION IN ERROR, PLEASE CALL 603-868-1457.

Megan Scott, QA/QC Officer

SEACOAST ANALYTICAL SERVICES

Route 125 & Pinkham Road
Lee, New Hampshire
(603)-868-1457
(Mail to: PO Box 555, Barrington, NH)

Date: September 14, 2026

Reference #: $S090926J_1$

Client: Katy & Mike Anderson

Water location: 13 Beach Head Road
Nottingham, NH
(kitchen sink)

ANALYTICAL REPORT

Test Method	ANALYTE (mg/L) = milligrams per liter (µg/L) = micrograms per liter	EPA MAXIMUM recommended concentration	NEW HAMPSHIRE MAXIMUM recommended concentration	YOUR WATER'S VALUE < means less than	Exceeds Primary Standard	Exceeds Secondary Standard
EPA 300.0	Fluoride (mg/L)	4.0	4.0	< 0.50	-	-
EPA 300.0	Chloride (mg/L)	250	250	200	-	-
EPA 300.0	Nitrite-N (mg/L)	1.0	1.0	< 0.50	-	-
EPA 300.0	Nitrate-N (mg/L)	10.0	10.0	5.6	-	-
EPA 150.1	pH (range)	(6.5 - 8.5)	(6.5 - 8.5)	6.7 @ 18 °C	-	-
SM 2340B	Hardness (mg/L)	No limit	No limit	< 10	-	-
EPA 200.8	Sodium (mg/L)	No limit	250	217 *	-	-
EPA 200.8	Iron (mg/L)	0.300	0.300	< 0.050	-	-
EPA 200.8	Manganese (mg/L)	0.050	0.050	0.020	-	-
EPA 200.8	Copper (mg/L)	1.30	1.30	< 0.050	-	-
EPA 200.8	Lead (mg/L)	0.015	0.015	< 0.001	-	-
EPA 200.8	Arsenic (mg/L)	0.010	0.005	< 0.001	-	-
EPA 200.8	Uranium (µg/L)	30.0	30.0	1.1	-	-
Colilert	Total Coliform Bacteria	absent	absent	absent	-	-
Colilert	E. Coli Bacteria	absent	absent	absent	-	-

THE TESTED PARAMETERS MEET FEDERAL AND STATE PRIMARY DRINKING WATER STANDARDS. (www.epa.gov/dwreginfo/drinking-water-regulations) Secondary standards measure the aesthetic quality of the water and if exceeded should not affect healthy individuals. Analytes which exceed the recommended concentration or range are indicated with an X under the primary or secondary column above. Nitrate-N/nitrite-N should be analyzed within 48 hours of collection. Samples tested after this time period may not yield accurate results. pH should ideally be measured at the time of collection. Reported pH may differ from field measurement. This report relates only to the sample received.

Date/time sampled: 09/08/26 18:40
EPA 300.0 analysis: 09/09/26 12:21 & 09/09/26 15:39
Colilert analysis: 09/09/26 11:03
EPA 200.8 analysis: 09/12/26
EPA 150.1 analysis: 09/09/26 14:02
Date rec'd: 09/09/26 Temp (°C) rec'd: 12 On Ice: Y
Client email: katy.anderson6@gmail.com

THIS REPORT IS CONFIDENTIAL. IF YOU RECEIVE THIS INFORMATION IN ERROR, PLEASE CALL 603-868-1457.

SEACOAST ANALYTICAL SERVICES is a NELAP Accredited Laboratory in NH #1733 and ME #NH00043. Please refer to our website at seacoastanalytical.com for a copy of our current certificates and accredited parameters. This sample was received and analyzed in compliance with the NELAC Institute requirements. Please call with questions regarding this analysis.

Megan Scott, QA/QC Officer

SEACOAST ANALYTICAL SERVICES

Route 125 & Pinkham Road
Lee, New Hampshire
(603)-868-1457
(Mail to: PO Box 555, Barrington, NH)

Date: September 14, 2026

Reference #: $S090926J_2$

Client: Katy & Mike Anderson

Water location: 13 Beach Head Road
Nottingham, NH
(RO)

ANALYTICAL REPORT

Test Method	ANALYTE (mg/L) = milligrams per liter (µg/L) = micrograms per liter	EPA MAXIMUM recommended concentration	NEW HAMPSHIRE MAXIMUM recommended concentration	YOUR WATER'S VALUE < means less than	Exceeds Primary Standard	Exceeds Secondary Standard
EPA 300.0	Fluoride (mg/L)	4.0	4.0	< 0.50	-	-
EPA 300.0	Chloride (mg/L)	250	250	13	-	-
EPA 300.0	Nitrite-N (mg/L)	1.0	1.0	< 0.50	-	-
EPA 300.0	Nitrate-N (mg/L)	10.0	10.0	< 1.0	-	-
EPA 150.1	pH (range)	(6.5 - 8.5)	(6.5 - 8.5)	5.9 @ 18 °C	-	X
SM 2340B	Hardness (mg/L)	No limit	No limit	< 10	-	-
EPA 200.8	Sodium (mg/L)	No limit	250	17.1	-	-
EPA 200.8	Iron (mg/L)	0.300	0.300	< 0.050	-	-
EPA 200.8	Manganese (mg/L)	0.050	0.050	0.002	-	-
EPA 200.8	Copper (mg/L)	1.30	1.30	< 0.050	-	-
EPA 200.8	Lead (mg/L)	0.015	0.015	< 0.001	-	-
EPA 200.8	Arsenic (mg/L)	0.010	0.005	< 0.001	-	-
EPA 200.8	Uranium (µg/L)	30.0	30.0	< 0.5	-	-
Colilert	Total Coliform Bacteria	absent	absent	absent	-	-
Colilert	E. Coli Bacteria	absent	absent	absent	-	-

THE TESTED PARAMETERS MEET FEDERAL AND STATE PRIMARY DRINKING WATER STANDARDS. (www.epa.gov/dwreginfo/drinking-water-regulations) Secondary standards measure the aesthetic quality of the water and if exceeded should not affect healthy individuals. Analytes which exceed the recommended concentration or range are indicated with an X under the primary or secondary column above. Nitrate-N/nitrite-N should be analyzed within 48 hours of collection. Samples tested after this time period may not yield accurate results. pH should ideally be measured at the time of collection. Reported pH may differ from field measurement. This report relates only to the sample received.

Date/time sampled: 09/08/26 18:40
EPA 300.0 analysis: 09/09/26 12:37
Colilert analysis: 09/09/26 11:03
EPA 200.8 analysis: 09/12/26
EPA 150.1 analysis: 09/09/26 14:02
Date rec'd: 09/09/26 Temp (°C) rec'd: 12 On Ice: Y
Client email: katy.anderson6@gmail.com

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SEACOAST ANALYTICAL SERVICES is a NELAP Accredited Laboratory in NH #1733 and ME #NH00043. Please refer to our website at seacoastanalytical.com for a copy of our current certificates and accredited parameters. This sample was received and analyzed in compliance with the NELAC Institute requirements. Please call with questions regarding this analysis.

Megan Scott, QA/QC Officer

SEACOAST ANALYTICAL SERVICES

Route 125 & Pinkham Road
Lee, New Hampshire
(603)-868-1457
(Mail to: PO Box 555, Barrington, NH)

Date: September 11, 2026

Reference #: $S090926JR_1$

Client: Katy & Mike Anderson

Water location: 13 Beach Head Road
Nottingham, NH
(kitchen sink)

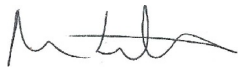
Test Method	ANALYTE (pCi/L) = picocurie per liter	YOUR WATER'S VALUE < means less than
E-PERM®	Radon	2,696

Date/time sampled: 09/08/26 18:40
Radon analysis: 09/09/26
Date rec'd: 09/09/26

For private wells with radon concentrations at or above 10,000 pCi/L, NHDES recommends mitigation in conjunction with air mitigation. NHDES also states that for private wells with radon concentrations between 2,000 and 10,000 pCi/L, mitigation may be advisable if air concentrations exceed 4 pCi/L.

THIS REPORT IS CONFIDENTIAL. IF YOU RECEIVE THIS INFORMATION IN ERROR, PLEASE CALL 603-868-1457.

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Megan Scott, QA/QC Officer

SEACOAST
ANALYTICAL SERVICES

Route 125 & Pinkham Road
Lee, New Hampshire
(603)-868-1457
(Mail to: PO Box 555, Barrington, NH)

Date: February 6, 2024

Reference #: S020224C$_1$

Client: Katy Anderson

Water location: 13 Beach Head Road
Nottingham, NH
(RO)

ANALYTICAL REPORT

Test Method	ANALYTE (mg/L) = milligrams per liter (µg/L) = micrograms per liter	EPA MAXIMUM recommended concentration	NEW HAMPSHIRE MAXIMUM recommended concentration	YOUR WATER'S VALUE < means less than	Exceeds Primary Standard	Exceeds Secondary Standard
EPA 300.0	Fluoride (mg/L)	4.0	4.0	< 0.50	-	-
EPA 300.0	Chloride (mg/L)	250	250	< 10	-	-
EPA 300.0	Nitrite-N (mg/L)	1.0	1.0	< 0.50	-	-
EPA 300.0	Nitrate-N (mg/L)	10.0	10.0	< 1.0	-	-
EPA 150.1	pH (range)	(6.5 - 8.5)	(6.5 - 8.5)	5.5 @ 19 °C	-	X
SM 2340B	Hardness (mg/L)	No limit	No limit	< 10	-	-
EPA 200.8	Sodium (mg/L)	No limit	250	1.9	-	-
EPA 200.8	Iron (mg/L)	0.300	0.300	< 0.050	-	-
EPA 200.8	Manganese (mg/L)	0.050	0.050	< 0.001	-	-
EPA 200.8	Copper (mg/L)	1.30	1.30	< 0.050	-	-
EPA 200.8	Lead (mg/L)	0.015	0.015	< 0.001	-	-
EPA 200.8	Arsenic (mg/L)	0.010	0.005	< 0.001	-	-
EPA 200.8	Uranium (µg/L)	30.0	30.0	< 0.5	-	-
Colisure	Total Coliform Bacteria	absent	absent	absent	-	-
Colisure	E. Coli Bacteria	absent	absent	absent	-	-

THE TESTED PARAMETERS MEET FEDERAL AND STATE PRIMARY DRINKING WATER STANDARDS. (www.epa.gov/dwreginfo/drinking-water-regulations) Secondary standards measure the aesthetic quality of the water and if exceeded should not affect healthy individuals. Analytes which exceed the recommended concentration or range are indicated with an X under the primary or secondary column above. Nitrate-N/nitrite-N should be analyzed within 48 hours of collection. Samples tested after this time period may not yield accurate results. pH should ideally be measured at the time of collection. Reported pH may differ from field measurement. This report relates only to the sample received.

Date/time sampled: 02/01/24 18:30
EPA 300.0 analysis: 02/02/24 10:39
Colisure analysis: 02/02/24 11:55
EPA 200.8 analysis: 02/05/24
EPA 150.1 analysis: 02/02/24 13:58
Date rec'd: 02/02/24 Temp (°C) rec'd: 13 On Ice: N
Client email: katy.anderson6@gmail.com

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SEACOAST ANALYTICAL SERVICES is a NELAP Accredited Laboratory in NH #1733 and ME #NH00043. Please refer to our website at seacoastanalytical.com for a copy of our current certificates and accredited parameters. This sample was received and analyzed in compliance with the National Environmental Laboratory Accreditation Conference (NELAC) requirements unless noted. Please call with questions regarding this analysis.

Katy G. Anderson

Katy Anderson, Technical Director

SEACOAST
ANALYTICAL SERVICES

Route 125 & Pinkham Road
Lee, New Hampshire
(603)-868-1457
(Mail to: PO Box 555, Barrington, NH)

Date: February 6, 2024

Reference #: S020224C$_2$

Client: Katy Anderson

Water location: 13 Beach Head Road
Nottingham, NH
(sink)

ANALYTICAL REPORT

Test Method	ANALYTE (mg/L) = milligrams per liter (µg/L) = micrograms per liter	EPA MAXIMUM recommended concentration	NEW HAMPSHIRE MAXIMUM recommended concentration	YOUR WATER'S VALUE < means less than	Exceeds Primary Standard	Exceeds Secondary Standard
EPA 300.0	Fluoride (mg/L)	4.0	4.0	< 0.50	-	-
EPA 300.0	Chloride (mg/L)	250	250	< 10	-	-
EPA 300.0	Nitrite-N (mg/L)	1.0	1.0	< 0.50	-	-
EPA 300.0	Nitrate-N (mg/L)	10.0	10.0	< 1.0	-	-
EPA 150.1	pH (range)	(6.5 - 8.5)	(6.5 - 8.5)	6.2 @ 19 °C	-	X
SM 2340B	Hardness (mg/L)	No limit	No limit	26.9	-	-
EPA 200.8	Sodium (mg/L)	No limit	250	6.1	-	-
EPA 200.8	Iron (mg/L)	0.300	0.300	< 0.050	-	-
EPA 200.8	Manganese (mg/L)	0.050	0.050	0.009	-	-
EPA 200.8	Copper (mg/L)	1.30	1.30	< 0.050	-	-
EPA 200.8	Lead (mg/L)	0.015	0.015	< 0.001	-	-
EPA 200.8	Arsenic (mg/L)	0.010	0.005	< 0.001	-	-
EPA 200.8	Uranium (µg/L)	30.0	30.0	< 0.5	-	-
Colisure	Total Coliform Bacteria	absent	absent	absent	-	-
Colisure	E. Coli Bacteria	absent	absent	absent	-	-

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Date rec'd: 02/02/24 Temp (°C) rec'd: 13 On Ice: N
Client email: katy.anderson6@gmail.com

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Katy G. Anderson

Katy Anderson, Technical Director

SEACOAST ANALYTICAL SERVICES

Route 125 & Pinkham Road
Lee, New Hampshire
(603)-868-1457
(Mail to: PO Box 555, Barrington, NH)

Date: February 6, 2024

Reference #: $S020224CR_2$

Client: Katy Anderson

Water location: 13 Beach Head Road
Nottingham, NH

Test Method	ANALYTE (pCi/L) = picocurie per liter	YOUR WATER'S VALUE < means less than
E-PERM®	Radon	3,979

Date/time sampled: 02/01/24 18:30
Radon analysis: 02/02/24
Date rec'd: 02/02/24

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Katy Anderson, Technical Director

nice to meet you

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BROKERAGE GROUP

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With our in-depth market knowledge, time-saving technology, extensive marketing strategies, progressive & forward thinking you can count on Foundation Brokerage Group to guide you through one of life's most important decisions.

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