

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:** Cynthia B. Cargill 2023 Revocable Trust, Cynthis B. Cargill, Trustee

2. **PROPERTY LOCATION:** 96 Madbury Road, Durham, NH 03824

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

4. **SELLER:** ☒ has ☐ has not occupied the property for 14 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: Water meter located in basement (ADU)
Installed By: Unknown Date of Installation: Unknown
What is the source of your information? Seller

c. **USE:** Number of persons currently using the system: 5
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: Public town of Durham water. See town records for testing.

6. SEWAGE DISPOSAL SYSTEM

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

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

c. **IF PRIVATE:**
TANK: ☐ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Unknown
Tank Size: _____ Gal. ☐ Unknown ☐ Other _____
Tank Type: ☐ Concrete ☐ Metal ☐ Unknown ☐ Other _____
Location: _____ ☐ Location Unknown Date of Installation: _____
Date of Last Servicing: _____ Name of Company Servicing Tank: _____
Have you experienced any malfunctions? ☐ Yes ☐ No
Comments: _____

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d. LEACH FIELD: ☐ Yes ☒ No ☐ Other _____
IF YES, Location: N/A 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: N/A
Comments: N/A

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

7. <u>INSULATION</u>	<u>LOCATION</u>	<u>Yes</u>	<u>No</u>	<u>Unknown</u>	<u>If YES, Type</u>	<u>Amount</u>	<u>Unknown</u>
	Attic or Cap	☒	☐	☐	_____	_____	☒
	Crawl Space	☐	☒	☐	_____	_____	☐
	Exterior Walls	☐	☐	☒	_____	_____	☒
	Floors	☐	☒	☐	_____	_____	☒
	_____	☐	☐	☐	_____	_____	☐

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? None known
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: Interior Oil tank replaced in about 2013
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 app _____ N/A
Has the property been tested since remedial steps? ☐ Yes ☐ No
Are test results available? ☐ Yes ☐ No
Comments: N/A

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d. RADON/WATER - Current or previously existing:

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

If YES: Date: N/A

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: N/A

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: Seller

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

Comments: N/A

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

If YES: Source of information: Seller

Comments: N/A

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: See Property Deed- Drainage Easement To Town of Durham

What is your source of information? Property Deed

b. Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees?

☐ Yes ☒ No ☐ Unknown If YES, Explain: N/A

What is your source of information? N/A

c. Are you aware of any onsite landfills or any other factors, such as soil, flooding, drainage, etc?

☐ Yes ☒ No If YES, Explain: N/A

d. Are you aware of any problems with other buildings on the property? ☐ Yes ☒ No

If YES, Explain: N/A

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: _____

N/A

f. Is this property located in a Federally Designated Flood Hazard Zone? ☐ Yes ☒ No ☐ Unknown

Comments: N/A

g. Has the property been surveyed? ☐ Yes ☐ No ☒ Unknown If YES, By: N/A

If YES, is survey available? ☐ Yes ☐ No ☐ Unknown

h. How is the property zoned? RA

i. Heating System Age: Unknown **Type:** FHW Basebaord **Fuel:** Oil **Tank Location:** Basement

Owner of Tank: Seller

Annual Fuel Consumption: _____ Price: \$5,613.48 Gallons: 1095

Date system was last serviced and by whom? by Eastern Propane in 2024

Secondary Heat Systems: Pellet stove in the basement

Comments: Pellet stove on off switch is broken. Will turn on or off with the plug, other controls do work.

j. Roof Age: 5 **Type of Roof Covering:** Architectural Shingle

Moisture or leakage: Prior to replacement there was a small leak at the dormer flashing on the right side,

Comments: Gutters added at the same time as roof. No water following roof replacement and gutters.

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k. Foundation/Basement: ☒ Full ☐ Partial ☐ Other: _____ ☐ Type: _____
 Moisture or leakage: Prior to roof and gutter installation, water in ADU rear bedroom, right corner. Faulty exterior faucet leaked to ADU sink.
 Comments: No water following roof replacement and gutters. Exterior facet and base cabinets replaced and exterior faucet replaced.

l. Chimney(s) How Many? 2 Lined? Unknown Last Cleaned: About 2012 Problems? No
 Comments: Gas Insert- Living Room working condition. Wood burning fireplace in family- Needs a liner, no functional currently

m. Plumbing Type: Mostly copper Age: Varies
 Comments: In the past 10 years, Replaced main shut off value, Waste Pipe, disposals, all faucets, sinks in ADU,

n. Domestic Hot Water: Age: Unknown Type: Off Boiler/tank Gallons: 80

o. Electrical System: # of Amps 200 ☒ Circuit Breakers ☐ Fuses
 Comments: _____
 Solar Panels: ☐ Leased ☐ Owned If leased, explain terms of agreement: N/A
 Comments: N/A

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: Mice
 Comments: Mice have come into the ADU in the past. Contract with Pesky Critters for annual preventative treatment. Had wood bees one year

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: None

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: _____ Last Date of Service: _____
 If Portable: ☐ Included ☐ Negotiable
 Comments: There is a hookup for a portable generator (Seller has never used the generator hookup)

v. Internet: Type Currently Used at Property: Fidium Fiber

w. Other (e.g. Alarm System, Irrigation System, etc.) None
 Comments: N/A

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:

-Updates in the past 5- 10 years include new roof, gutters, 14 windows, updated electrical fixtures and plugs. The exterior plugs were replaced. ADU kitchen replaced in 2011. Waterproof vinyl plank flooring in ADU. All faucets and disposals replaced. New sink and vanities in ADU.

-Re-pointed chimney as needed - 2024

-Insulation audit 2020+/-, insulation improvement in the eaves, attic and basement rim joist

- ADU, added Rock will Safe n Sound soundproofing and fire resistant insulation and replaced the drop ceiling tiles.

- Following a leak by a defective exterior faucet, the kitchen base cabinet, counter, and flooring was replaced as well as the faucet.

-Durham completing Madbury Road Project/streetscape improvements, will include new pavement, multi-purpose walk on the other side of Madbury Road a multi- year project. Road will be widened in front of 96 Madbury Road.

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).

Cynthia B. Cargill
dotloop verified
10/01/25 2:55 PM EDT
IGQP-DIOS-LBRS-MN1W
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.

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