

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: JOHN M. MCGOLDRICK TRUST, JOAN H. SUTCLIFFE TRUST
2. PROPERTY LOCATION: 7 Fancy Hill, Madbury, NH 03823
3. CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED? Yes ☒ No
4. SELLER: ☒ has ☐ has not occupied the property for 8 years.

5. **WATER SUPPLY**

Please answer all questions regardless of type of water supply.

- a. TYPE OF SYSTEM: ☐ Public ☐ Private ☐ Seasonal ☐ Unknown
☒ Drilled ☐ Dug ☐ Other
- b. INSTALLATION: Location: left of driveway 100 ft in
Installed By: ? Date of Installation: ? 2006
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 2023
IF YES to any question, please explain in Comments below or with attachment. neg arsenic 1 (last 5 3 yrs)
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? had mininal elevated arsenic level 6 years ago. Arsenic filtration system for kitchen installed.
COMMENTS: no elevated levels since installation.

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 2x1500 Gal. ☐ Unknown ☐ Other
Tank Type ☒ Concrete ☐ Metal ☐ Unknown ☐ Other
Location: 12' to left of front door Location Unknown Date of Installation: 2006
Date of Last Servicing: sep 9 2023 Name of Company Servicing Tank: McKenna Septic
Have you experienced any malfunctions? ☐ Yes ☒ No
Comments: sep 2023 ejector pump failed. replaced by Char water system.

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d. LEACH FIELD: ☒ Yes ☐ No ☐ Other _____
IF YES, Location: Front Size: _____ ☒ Unknown
Date of installation of leach field: 2006 Installed By: builder
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. <u>INSULATION</u>	LOCATION	Yes	No	Unknown	If YES, Type	Amount	Unknown
	Attic or Cap	☒	☐	☐	<u>hypo-allergic</u>	_____	☐
	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? _____

What materials are, or were, stored in the tank(s)? propane

Age of tank(s): 2008 Size of tank(s): 500

Location: off front bedroom - side of house

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: _____

has mitigation system with
main radon level

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d. RADON/WATER - Current or previously existing:

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

If YES: Date: 6/2012 By: _____

Results: positive If applicable, what remedial steps were taken? mitigation installed

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: 10' right of way east side for access to Bodony river

What is your source of information? deed

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: 2013 Type: boiler Fuel: oil Tank Location: basement

Owner of Tank: _____

Annual Fuel Consumption: 2024/1300 gals Price: air exchanger + radiant heat Gallons: _____

Date system was last serviced and by whom? August 2025 East Coast HVAC

Secondary Heat Systems: mineralist for attic, wood stove office, pellet stove basement,

Comments: gas fireplace

j. Roof Age: 2015 Type of Roof Covering: Asphalt shingles

Moisture or leakage: new roof

Comments: replaced due to age not leaks

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- k. Foundation/Basement: ☒ Full ☐ Partial ☐ Other: _____ Type: _____
Moisture or leakage: none
Comments: _____
- l. Chimney(s) How Many? 3 Lined? 1 Last Cleaned: 2024 / wood stove Problems? _____
Comments: _____
- m. Plumbing Type: PVC, copper Age: 2006
Comments: _____
- n. Domestic Hot Water: Age: 2006 Type: oil oil boiler Gallons: _____
- o. Electrical System: # of Amps 400 ☒ Circuit Breakers ☐ Fuses
Comments: _____
Solar Panels: ☐ Leased ☒ Owned If leased, explain terms of agreement: _____
Comments: 32 panels, 32 micro inverters (enphase) produce ~ 12 kWh / yr.
2 Tesla powerwall batteries in basement as primary backup.
- p. Modifications: Are you aware of any modifications or repairs made without the necessary permits? ☐ Yes ☒ No
If Yes, please explain: _____
- q. Pest Infestation: Are you aware of any past or present pest infestations? ☐ Yes ☒ No Type: _____
Comments: _____
- r. Methamphetamine Production: Do you have knowledge of methamphetamine production ever occurring on the property?
(Per RSA 477:4-g) ☐ Yes ☒ No If YES, please explain: _____
- s. Air Conditioning: Type: central air Age: _____ Date Last Serviced and by whom: May 2025 / East coast HVAC
Comments: new 14 seer a/c unit & condenser 2024, 2 condensors original 10+ years
- t. Pool: Age: 2006 Heated: ☒ Yes ☐ No Type: propane Last Date of Service: new heater 2023
By Whom: Custom pools
- u. Generator: Portable: ☐ Yes ☒ No Whole House: ☐ Yes ☒ No Kw/Size: _____ Last Date of Service: 2024
If Portable: ☐ Included ☐ Negotiable
Comments: propane generator, emagine 1 panel, used as secondary backup to Tesla batteries.
- v. Internet: Type Currently Used at Property: cable / no dem
- w. Other (e.g. Alarm System, Irrigation System, etc.) offsite alarm system.
Comments: add irrigation for front plantings.

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:

see attachment for list of improvements.

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]
SELLER

5/19/2025
DATE

[Signature]
SELLER

5/19/2025
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 _____

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Date	Improvement
Mar,2018	Heat pump + electrical work
Apr,2018	Solar + electical work
Apr,2018	Treee removal
Jun,2018	Shelving
Jun,2018	Upgrade water system
Jul,2018	Shades
Aug,2018	Arsenic water filter
Oct,2018	Plumbing
Nov,2018	Radon water system
Nov,2018	Boiler expantion tank
Dec,2018	Mike Davis; repair drainage and driveway
Mar,2019	Powell builders, replace traim with azac and other exterior improvements
Jun,2019	Miranda landscape; stairs + walkway
Jun,2019	Mike Davis: new drainage and driveway
Sep,2020	Insulation
Sep,2020	Awning
Sep,2020	Fence
May,2021	Solar batteries
Jul,2012	rebuild outside stairs
Feb,2022	Shades
Apr,2022	Strafford sheds
Jun,2022	irrigation system
Jun,2022	New septic pump
Apr,2023	New pool filter pump
May,2023	New pool heater + propane hookup
Aug,2023	New well pump
Sep,2023	New sewer pump
Sep,2023	Woodshed
Nov,2023	Pool robot cleaner
Dec,2023	Heating system upgrade
Jan,2024	New heat exchanger for heatting system
Apr,2024	New expansion tank upgrade
May,2024	New air exchanger and condenser
May,2024	New stairs for slide
May,2024	Sealcoat driveway
May,2024	electrical work, upgrade lighting
Jun,2024	Landscping (Morton)
Jun,2024	new pool cover
Oct,2024	Landscaping, gardens, trees
Oct,2024	roof repair
Jul,2025	boiler upgrade
Jul,2025	pool plumbing upgrade
Aug,2025	new roof shingles

Totl \$410,100