

PROPERTY DISCLOSURE RIDER
CONDOMINIUM, CO-OP, PUD AND OTHER HOMEOWNER ORGANIZATIONS
(To be used in conjunction with Property Disclosure - Residential)
New Hampshire Association of REALTORS® Standard Form



In compliance with the requirements of RSA 477:4-f, the following information is provided to BUYER relative to the purchase of a condominium unit.

RIGHT TO INFORMATION: In accordance with RSA 356-B:58, a party interested in purchasing a condominium unit has the right to obtain from the Condominium Unit Owner's Association the following information: a copy of the condominium declaration, by-laws, any formal rules of the association, a statement of monthly and annual fees and any special assessments made within the last 3 years.

- 1. Seller and Property Address: The Stephanie C. Holt Revocable Trust of 2006
134 Spinnaker Way, Portsmouth, NH 03801
- 2. Association Name (if applicable): Spinnaker Point Condo Association
- 3. Property Manager/Agent: Pamela Beede at Universal Property Management Phone: 603-399-6797

4. GENERAL AND LEGAL

- a. Are there any Association or Corporation approvals required for transfer of Ownership? Yes No Unknown
- b. Is there a time share operation existing at Property? Yes No Unknown
- c. Is there a vacation rental operation or other organized rental program at Property? Yes No Unknown
- d. Are you aware of any rental, use or age restrictions? Yes No Unknown
- e. Number of allocated parking spaces available for this unit: 4 (Two in garage, 2 exterior)
- f. Are you aware of any pending or existing litigation? Yes No If Yes, please explain: _____
- g. Are the minutes of the Condominium Association annual meeting available? Yes No Unknown
- h. Are there any pet policies? Restrictions: Yes No Dogs/Cats Allowed: Yes No

5. MASTER INSURANCE POLICY

- a. Name of Company: Great New York Life
- b. Name of Agent: Brown & Brown Phone: 781-455-6661

6. FINANCIAL

- a. Monthly maintenance fee(s): \$896
 - b. What do the monthly fees include?

<input type="checkbox"/> Air Conditioning	<input type="checkbox"/> Hot Water	<input checked="" type="checkbox"/> Road Maintenance
<input type="checkbox"/> Cable TV Signal	<input checked="" type="checkbox"/> Landscaping	<input checked="" type="checkbox"/> Sewer
<input type="checkbox"/> Electricity	<input type="checkbox"/> Lot Rent	<input checked="" type="checkbox"/> Snow Removal
<input type="checkbox"/> Garage/Parking	<input type="checkbox"/> Real Property Tax	<input checked="" type="checkbox"/> Trash Removal
<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Recreation/Community Association Dues	<input checked="" type="checkbox"/> Water
<input type="checkbox"/> Other: _____		
 - c. Are there any additional fees? If so, please specify: No
 - d. Are you aware of any special assessments or loans in effect at this time? Yes No
If Yes, explain: _____
- Additional Comments: _____

7. 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.

Sean G. Coughran
SELLER
dotloop verified
04/21/25 2:09 PM EDT
QFHC9GCR-LPNQ-6BPF

DATE

Stephanie C. Holt
SELLER
dotloop verified
04/21/25 5:00 PM EDT
Y3QG-HZTB-HKNT-JK2F

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 AND OTHER ADVISORS.

BUYER
DATE

BUYER
DATE

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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.

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: Stephanie C. Holt and Sean G. Caughran, Trustees of The Stephanie C. Holt Revocable Trust of 2006

2. PROPERTY LOCATION: 134 Spinnaker Way, Portsmouth, NH 03801

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

4. SELLER: [x] has [] has not occupied the property for 5.5 years.

5. WATER SUPPLY

Please answer all questions regardless of type of water supply.

a. TYPE OF SYSTEM: [x] Public [] Private [] Seasonal [] Unknown
[] Drilled [] Dug [] Other

b. INSTALLATION: Location: Unknown
Installed By: Unknown Date of Installation: Unknown
What is the source of your information? Seller

c. USE: Number of persons currently using the system: 1
Does system supply water for more than one household? [x] Yes [] No

d. MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?
Pump: [] Yes [] No [x] N/A Quantity: [] Yes [x] No
Quality: [] Yes [] No [x] Unknown
If YES to any question, please explain in Comments below or with attachment.

e. WATER TEST: Have you had the water tested? [] Yes [x] 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 [x] No
IF YES, are test results available? [] Yes [] No
What steps were taken to remedy the problem?
COMMENTS: City of Portsmouth Water- Contact water department with quality questions.

6. SEWAGE DISPOSAL SYSTEM

a. TYPE OF SYSTEM: Public: [x] Yes [] No Community/Shared: [x] 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 [x] No
What steps were taken to remedy the problem? N/A

c. IF PRIVATE:
TANK: [] Septic Tank [] Holding Tank [] Cesspool [] Unknown [] Other
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:

SELLER(S) INITIALS [Signature] / [Signature] BUYER(S) INITIALS [] / []

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d. LEACH FIELD: [] Yes [X] No [] Other
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 [X] 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

Table with 7 columns: INSULATION, LOCATION, Yes, No, Unknown, If YES, Type, Amount, Unknown. Rows include Attic or Cap, Crawl Space, Exterior Walls, Floors with various fiberglass and NO Crawl Space entries.

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 [X] 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 [X] No [] Unknown
In the siding? [] Yes [X] No [] Unknown In the roofing shingles? [] Yes [X] No [] Unknown
In flooring tiles? [] Yes [X] 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 [X] 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: _____

SELLER(S) INITIALS [Signature] [Signature]
04/21/26 2:09 PM EDT / 04/21/26 5:00 PM EDT

BUYER(S) INITIALS [] []

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d. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown

If YES: Date: _____ By: _____

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

Has the property been tested since remedial steps? Yes No

Are test results available? Yes No Comments: _____

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

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

If YES: Source of information: _____

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

Comments: _____

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

If YES: Source of information: _____

Comments: _____

9. GENERAL INFORMATION

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

Yes No Unknown If YES, Explain: Bylaws & Declarations

What is your source of information? See the 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: Spinnaker Point Condo Fee \$896 Monthly Condo Fee

What is your source of information? Seller

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: Portsmouth Property Tax Senior Assessment Discount

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? GA/MH

i. Heating System Age: 28yr Type: FHW Fuel: Gas Tank Location: N/A (Natural Gas)

Owner of Tank: N/A

Annual Fuel Consumption: _____ Price: \$245 Monthly budget Gallons: _____

Date system was last serviced and by whom? April 2026 RPH, Inc

Secondary Heat Systems: Gas Fireplace

Comments: Replaced with updated model 2019

j. Roof Age: unknown Type of Roof Covering: Asphalt Shingles

Moisture or leakage: None

Comments: Condo Association maintains roof

SELLER(S) INITIALS

SJC / SCB
04/21/26 04/21/26

BUYER(S) INITIALS

____ / ____

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k. Foundation/Basement Full Partial Other: _____ Type: Poured Concrete/Walkout Bsmnt
Moisture or leakage: Not aware of any

Comments: _____

l. Chimney(s) How Many? 1 Lined? Unkown Last Cleaned: Jan 2020 Problems? _____

Comments: _____

m. Plumbing Type: Peks, PVC & Copper Age: unknown

Comments: _____

n. Domestic Hot Water Age: 2008 Type: Zone off boiler Gallons: 45

o. Electrical System # of Amps 200 Circuit Breakers Fuses

Comments: _____

Solar Panels: Leased Owned If leased, explain terms of agreement: _____

Comments: _____

p. Modifications: Are you aware of any modifications or repairs made without the necessary permits? Yes No

If Yes, please explain: _____

q. Pest Infestation: Are you aware of any past or present pest infestations? Yes No Type: _____

Comments: _____

r. Methamphetamine Production Do you have knowledge of methamphetamine production ever occurring on the property? (Per RSA 477:4-g) Yes No If YES, please explain: _____

s. Air Conditioning Type: Central Air Age: Unknown Date Last Serviced and by whom: _____

Comments: _____

t. Pool Age: 2025 Heated: Yes No Type: Community Outdoor Pool Last Date of Service: _____

By Whom: Condo Association Maintains Pool

u. Generator Portable: Yes No Whole House: Yes No Kw/Size: _____ Last Date of Service: _____

If Portable: Included Negotiable

Comments: _____

v. Internet Type Currently Used at Property: Xfinity w/ethernet wiring throughout the condo

w. 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.

SELLER(S) INITIALS

SJC / SCM
04/21/26 04/21/26
dotloop Verified dotloop Verified

BUYER(S) INITIALS

_____/_____
_____/_____

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10. ADDITIONAL INFORMATION

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

Yes No

b. ADDITIONAL COMMENTS:

Updated Kitchen Countertops, flooring, sink, water filter 2017/2018 (Prior owner)
Fireplace gas replaced with updated model remote control 2019 (Prior Owner)
Painting and repair of outdoor deck 2025
Replaced sliding doors in living room and master Bedroom 2025
Garage doors serviced March 2026
New refrigerator, gas stove, and microwave October 2020
New vanities and faucets for 1/2bath and upstairs full bath 2020
Replaced 2 pumps with integrated check valves on FHW heat (1st fl and 2nd fl zones) March 2026
water shutoffs installed under Master bath vanities and all toilets. March 2026
Toilet fill and flush valves serviced or replaced March 2026
New sink faucets installed in Master Bath March 2026

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SELLER(S) MAY BE RESPONSIBLE AND LIABLE FOR ANY FAILURE TO PROVIDE KNOWN INFORMATION TO BUYER(S).

Sean J. Caughran
SELLER
dotloop verified
04/21/26 2:09 PM EDT
LNGL-NT6E-DHZR-ENR2
DATE

Stephanie C. Holt
SELLER
dotloop verified
04/21/26 5:00 PM EDT
FFSP-RUXP-PMWZ-IVQD
DATE

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BUYER
DATE

BUYER
DATE

SELLER(S) INITIALS *SCJ* / *SC*
dotloop verified 04/21/26 5:00 PM EDT / dotloop verified 04/21/26 2:09 PM EDT

BUYER(S) INITIALS [] / []