

**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 Michael Hays and Shannon M. Hays

2. **PROPERTY LOCATION:** 4 Berry Hill Road, Stratham, NH 03885

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: Front yard. Separate irrigation well - side yard near flagpole.  
 Installed By: Goodwin Well Company Date of Installation: 1991  
 What is the source of your information? Well completion certificate

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 12/11/25  
 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: We have arsenic and radon filtration systems installed in basement

**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 1500 Gal. ☐ Unknown ☐ Other \_\_\_\_\_  
 Tank Type ☒ Concrete ☐ Metal ☐ Unknown ☐ Other \_\_\_\_\_  
 Location: back yard set back from bulkhead ☐ Location Unknown. Date of Installation: \_\_\_\_\_  
 Date of Last Servicing: 12/9/25 Name of Company Servicing Tank: L. W. Morgridge & Son Inc  
 Have you experienced any malfunctions? ☐ Yes ☒ No  
 COMMENTS: \_\_\_\_\_

SELLER(S) INITIALS

JMH / SMH

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\_\_\_\_ / \_\_\_\_\_

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**d. LEACH FIELD:** ☒ Yes ☐ No ☐ Other \_\_\_\_\_  
 IF YES, Location: Backyard right side Size: \_\_\_\_\_ ☐ Unknown  
 Date of installation of leach field: 1992 Installed By: unknown  
 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. <b>INSULATION</b> | LOCATION       | Yes                                 | No                       | Unknown                             | If YES, Type | Amount | Unknown                  |
|----------------------|----------------|-------------------------------------|--------------------------|-------------------------------------|--------------|--------|--------------------------|
|                      | Attic or Cap   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | fiberglass   | _____  | <input type="checkbox"/> |
|                      | Crawl Space    | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | fiberglass   | _____  | <input type="checkbox"/> |
|                      | Exterior Walls | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | _____        | _____  | <input type="checkbox"/> |
|                      | Floors         | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | _____        | _____  | <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: 6/9/11 By: RSCS  
 Results: \_\_\_\_\_ If applicable, what remedial steps were taken? Basement mitigation  
 Has the property been tested since remedial steps? ☐ Yes ☒ No  
 Are test results available? ☐ Yes ☐ No  
 Comments: \_\_\_\_\_

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08/12/26 1:43 PM EDT 08/10/26 12:45 PM EDT

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**d. RADON/WATER - Current or previously existing:**

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

If YES: Date: 12/11/25

By: Advanced Pump & Filter

Results: attached

If applicable, what remedial steps were taken? Radon water treatment

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: See Deed

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: Burnham Fuel: oil Tank Location: basement

Owner of Tank: Hays

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

Date system was last serviced and by whom? 4/29/26 - Heritage Home Services

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

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

**j. Roof** Age: 18 Type of Roof Covering: Asphalt shingles

Moisture or leakage: Ice damn winter 2026

Comments: repaired first floor bathroom ceiling

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- k. Foundation/Basement** ☒ Full ☐ Partial ☐ Other: \_\_\_\_\_ ☐ Type: \_\_\_\_\_  
 Moisture or leakage: \_\_\_\_\_  
 Comments: Sump pump
- l. Chimney(s)** How Many? 1 Lined? yes Last Cleaned: 11/1/24 Problems? no  
 Comments: cleaned every 2 years by Seacoast Sweeps
- m. Plumbing** Type: unknown Age: \_\_\_\_\_  
 Comments: \_\_\_\_\_
- n. Domestic Hot Water** Age: 16 ? Type: PHCC Gallons: 40 gallon indirect
- o. Electrical System** # of Amps 200 amp max ☒ 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: Ant  
 Comments: 2008 carpenter ants, remediated and repaired - JP Pest provides quarterly pest home treatments
- 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: High Velocity Age: approx 10 Date Last Serviced and by whom: HydroAir - 6/13/25  
 Comments: Ducts on 2nd & 3rd flrs, no ducts on 1st flr but house stays cool from above. No AC in bonus room above garage
- t. Pool** Age: \_\_\_\_\_ 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: \_\_\_\_\_
- v. Internet** Type Currently Used at Property: cable modem
- w. Other** (e.g. Alarm System, Irrigation System, etc.) Irrigation - Alarm - Central vacuum  
 Comments: not currently using alarm system or central vac

**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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[Signature]  
 08/12/26  
 dotloop verified

[Signature]  
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**10. ADDITIONAL INFORMATION**

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

**b. ADDITIONAL COMMENTS:**

Abuts conservation land  
Updated kitchen and baths  
Recently painted exterior - September 2025  
Driveway repaved in 2023  
Bonus room 1 picture window has broken seal, eyebrow window has crack in glass  
Foggy glass on skylights - 3rd floor rooms and back stair landing

**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).**

*John Michael Hays*  
dotloop verified  
08/12/26 1:43 PM EDT  
SZNX-E1WD-PWUI-NVSY  
SELLER DATE

*Shannon M. Hays*  
dotloop verified  
08/10/26 12:45 PM EDT  
QYH1-A082-IVUK-72AK  
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

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