

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 9/18/26

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: When we purchased the house 19 years ago the water tested high for arsenic and radon. We installed abatement systems to mitigate the issues. We service and test the water system annually.

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

BUYER(S) INITIALS

____ / _____

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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

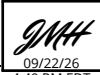
7. INSULATION	LOCATION	Yes	No	Unknown	If YES, Type	Amount	Unknown
	Attic or Cap	☒	☐	☐	fiberglass	_____	☐
	Crawl Space	☒	☐	☐	fiberglass	_____	☐
	Exterior Walls	☐	☐	☒	_____	_____	☐
	Floors	☐	☐	☒	_____	_____	☐
	_____	☐	☐	☐	_____	_____	☐

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)? _____
 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: _____

SELLER(S) INITIALS  
09/22/26 4:49 PM EDT 09/22/26 3:43 PM EDT

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d. RADON/WATER - Current or previously existing:

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

If YES: Date: 9/18//26

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: Radon abatement system installed when we bought house

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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JMH
09/22/26
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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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JMH
 09/22/26
 2:48 PM EDT
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SMH
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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 - no leaks or problems

When we purchased the house in 2007 all skylights had foggy glass/broken seals (3rd floor rooms and back stair landing). We haven't had any leaks from the skylights in our time here.

Pool table to convey with property

Wooden workbench in basement to convey with property

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
09/22/26 4:49 PM EDT
YVSP-WAY0-XCGR-458X
SELLER DATE

Shannon M. Hays
dotloop verified
09/22/26 3:43 PM EDT
ESAO-FIXC-QEIJ-ZDVD
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

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JMH *SMH*
09/22/26 4:49 PM EDT
09/22/26 3:43 PM EDT
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Report of Analysis

Customer: Advance Pump & Filter Co. Inc
Client Sample ID: Mike & Shannon Hays, #06313
Laboratory ID: 126092485.01
Sample Matrix : Drinking Water
Sample Location: 4 Berry Hill Road, Stratham, NH Bathroom (Treated)

Date Collected: 09/18/2026 12:30 PM
Collected By : ADV
Date Received : 09/18/2026 03:20 PM
Temperature Rec'd °C: #8.8

Parameters	Results	Acceptable Level	Units	Date Analyzed	Test Method	Test Type	Test Remarks
Total Coliform Bacteria	Absent	Absent	P-A/100ml	09/18/2026 16:00	SM 9223B	Primary	Within Standard
E. coli Bacteria	Absent	Absent	P-A/100ml	09/18/2026 16:00	SM 9223B	Primary	Within Standard
Nitrate-N	<0.5	10	mg/L	09/18/2026 17:04	SM 4500 NO3 D	Primary	Within Standard
Nitrite-N	<0.01	1.0	mg/L	09/18/2026 17:06	SM 4500 NO2B	Primary	Within Standard
Chloride	138	250	mg/L	09/21/2026 13:45	SM 4500Cl-B	Secondary	Within Standard
Total Hardness	<4	N/A	mg/L	09/19/2026 05:53	SM 2340B	N/A	No EPA Limit
Fluoride	0.26	4.0	mg/L	09/21/2026 10:53	SM 4500F-C	Primary	Within Standard
Arsenic	<0.0010	0.0050	mg/L	09/19/2026 05:53	EPA 200.8	Primary	Within Standard
Lead	<0.001	0.015	mg/L	09/19/2026 05:53	EPA 200.8	Primary	Within Standard
Iron	<0.030	0.300	mg/L	09/19/2026 05:53	EPA 200.8	Secondary	Within Standard
Manganese	<0.010	0.050	mg/L	09/19/2026 05:53	EPA 200.8	Secondary	Within Standard
Sodium	76	N/A	mg/L	09/19/2026 05:53	EPA 200.8	N/A	No EPA Limit
Copper	0.019	1.30	mg/L	09/19/2026 05:53	EPA 200.8	Primary	Within Standard
Uranium	<1	30	ug/L	09/19/2026 05:53	EPA 200.8	Primary	Within Standard
pH	7.58	6.5-8.5	SU	09/21/2026 11:25	SM 4500H B	Secondary	Within Standard
Radon	<300	See Note	pCi/L	09/18/2026 23:36	SM 7500	N/A	No EPA Limit

ARSENIC NOTE: The New Hampshire Department of Environmental Services has established a state Maximum Contaminant Level (MCL) for arsenic of 0.005 mg/L, which took effect on July 1, 2021 for all NH public water systems. The federal EPA Safe Drinking Water Act MCL for arsenic is 0.010 mg/L. More information can be found at <https://www.des.nh.gov/>

RADON NOTE: There is currently no legal or regulatory limit for radon in water. The EPA has a proposed limit of 4000 pCi/L. Maine and Vermont have recommended limits of 4000 pCi/L, and Massachusetts 10,000 pCi/L. New Hampshire DES recommends treatment for levels above 10,000 pCi/L, or above 2000 pCi/L if Radon in Air levels exceed 4 pCi/L. More information can be found at www.epa.gov/radon.

Test Types: EPA Primary: Regulated by the EPA as a health related parameter
EPA Secondary: Aesthetic parameter - not regarded as a health concern

Respectfully Submitted



Andrew Nelson, Laboratory Director



Notes: mg/L=ppm; ug/L=ppb; ng/L=ppt, "<" denotes "less than". This report of analysis may not be modified in any way, or reproduced except in full, without written approval from Nelson Analytical, LLC. Results reported above relate only to samples as submitted, unless specifically noted otherwise. Nelson Analytical, LLC is currently accredited by the New Hampshire Environmental Lab Accreditation Program, the Vermont Laboratory Accreditation Program, the Massachusetts Laboratory Certification Program, and the Maine Laboratory Accreditation Program. For a list of current accredited tests, please visit the websites listed below. Sampling performed by the lab is according to the lab document "Water Sampling Instructions". EPA standards list pH & Chlorine as field parameters which should be tested immediately upon sample collection. Samples tested for pH after submission are beyond the hold time. Samples will be analyzed as quickly as laboratory operations allow. Metals samples may be analyzed the same day they are received. #=Sample(s) received at laboratory do not meet method specified temperature criteria.
Solid samples are reported on a dry weight basis unless noted otherwise.
For accreditation status at the time of sample analysis, or for information on subcontract laboratories, please contact Nelson Analytical.
Subcontract Laboratories: SUB2: Nelson Analytical Maine NH2018 SUB 7: Nelson Analytical EAI Div. NH1007, SUB3: 2062 SUB4:2073/2239, SUB5:NH2530, SUB8:NH2136, <https://www4.des.state.nh.us/OneStopPub/WSEB/acclab/1005.pdf>
http://healthvermont.gov/enviro/ph_lab/PublicHealthLaboratory.aspx
<https://www.maine.gov/dhhs/mecdc/environmental-health/dwp/professionals/labCert.shtml>
<https://www.mass.gov/certified-laboratories>