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PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form

NEW HAMPSHIRE REALTORS® EQUAL HOUSING OPPORTUNITY

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:** David Danzilio and Lucille E. Danzilio
2. **PROPERTY LOCATION:** 228 Cushing Road, Newmarket, NH 03857
3. **CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED?** ☑ Yes ☐ No
4. **SELLER:** ☑ has ☐ has not occupied the property for 8.5 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: _____
Installed By: _____ Date of Installation: _____
What is the source of your information? _____

c. USE: Number of persons currently using the system: _____
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 water tests are available from the Town of Newmarket and State of NH
RO system for treated drinking water and ice - connected to kitchen sink and refrigerator.

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 _____ 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 public sewer system

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:

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	☑	☐	☐	fiber batts	Orig. + 6" added	☐
Crawl Space	☐	☑	☐			☐
Exterior Walls	☑	☐	☐	fiber batts	Orig.	☐
Floors	☐	☐	☑			☑
Unf. Basement Ceiling	☑	☐	☐	fiber batts	Orig.	☑

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? N/A

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

Age of tank(s): installed in 2000 Size of tank(s): 500

Location: East side of property

Are you aware of any past or present problems such as leakage, etc? ☐ Yes ☑ No

Comments: N/A

If tanks are no longer in use, have the tanks been removed? ☐ Yes ☐ No ☐ Unknown

Comments: N/A

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 N/A ☐ Yes ☑ No ☐ Unknown

If YES, Source of information: N/A

Comments: N/A

c. RADON/AIR - **Current or previously existing:**

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

If YES: Date: N/A By: N/A

Results: N/A If applicable, what remedial steps were taken? N/A

Has the property been tested since remedial steps? ☐ Yes ☑ No

Are test results available? ☐ Yes ☑ No

Comments: An active radon mitigation system is installed. We have never tested or received any prior test results.

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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: N/A
Results: N/A If applicable, what remedial steps were taken? N/A
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: Association rules and regulations
What is your source of information? Condo and Community Association documents

b. Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees?
☑ Yes ☐ No ☐ Unknown If YES, Explain: See Condo Rider Disclosure
What is your source of information? Condo and Community Association documents

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: Doucet Survey, Newmarket NH
If YES, is survey available? ☑ Yes ☐ No ☐ Unknown

h. How is the property zoned? Residential

i. **Heating System** Age: 2023/2000 Type: Bosch Heat Pump* Fuel: Prop. & Elec Tank Location: See 8.A - common land
Owner of Tank: DF Richard Energy. Buyer will need to call DF Richard to setup new account prior to closing.
Annual Fuel Consumption: 2025: $1258.15 Price: 2025: $2.19/gallon Gallons: 2025: 574.5
Date system was last serviced and by whom? Boiler: Strogen, April 2023 service & some new parts. Note: anti-freeze in boiler.
Secondary Heat Systems: 2000 Teledyne Laars Mini-Therm JVI boiler - Aquecoil hydronic heating unit installed on attic air handler
Comments: *BOVA-60HDN1-M20G Condenser w/ BVA-48WN1-M20 Air Handler/Evap Coil. Exposed bsmt hot water pipes insulated.

j. **Roof** Age: 2023 Type of Roof Covering: Architectural asphalt
Moisture or leakage: None.
Comments: Roof and exterior structure of the building is maintained by Association - see documents.

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k. Foundation/Basement ☑ Full ☐ Partial ☐ Other: _____ ☐ Type: Walk-up to exterior from Rec Room
Moisture or leakage: None. Original foundation settlement crack professionally repaired and water-proofed by the association.
Comments: Hobby area with utility sink and built-in cabinetry

l. Chimney(s) How Many? 1 Lined? steel vent pipe Last Cleaned: N/A - gas fireplace Problems? none
Comments: _____

m. Plumbing Type: Copper and PVC Age: Mixed - complete bath remodel in 2022
Comments: Exposed hot water pipes in basement are insulated.

n. Domestic Hot Water Age: 2023 - See 10.b Type: Hybrid Heat Pump Gallons: 65 gallons

o. Electrical System # of Amps 200 ☑ Circuit Breakers ☐ Fuses
Comments: Average 2025 electric bill: $256/month (1071 kW/month) for all electric usage (general, heat, hot water)
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: Heat Pump Age: 2023 Date Last Serviced and by whom: _____
Comments: No air conditioning in lower level.

t. Pool Age: _____ Heated: ☐ Yes ☐ No Type: _____ Last Date of Service: _____
By Whom: _____

u. Generator Portable: ☑ Yes ☐ No Whole House: ☐ Yes ☐ No Kw/Size: 7.5* Last Date of Service: _____
If Portable: ☑ Included ☐ Negotiable
Comments: *7.5kW constant; 9.5kW peak. Connects to Reliance ProTran 10 Circuit manual transfer switch

v. Internet Type Currently Used at Property: Comcast. Fidium is also available at Moody Point.

w. Other (e.g. Alarm System, Irrigation System, etc.) WIFI thermostats
Comments: All smoke & CO detectors updated.

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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PROPERTY LOCATION: 228 Cushing Road, Newmarket, NH 03857

10. ADDITIONAL INFORMATION

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

b. ADDITIONAL COMMENTS:

Town of Newmarket provides water and processes sewage for the Moody Point development. The Community Association (MPCA) owns and maintains the water distribution and sewage collection lines within the development along with the sewer pump house. MPCA annual fee includes costs for operation, maintenance and replacement of the water and sewer system within the development. The Town of Newmarket meters each home and issues a quarterly bill for water and sewer plus $170 betterment assessment for extending the public water to Moody Point.

Updated kitchen including additional cabinetry, decorative backsplash. LG undercabinet microwave, Bosch dishwasher, Samsung french-door refrigeration are about 7 years old; Frigidaire Gallery 5-burner induction range installed in October 2025.

Complete renovation of the Ensuite Primary including, redesign and remodel of bathroom featuring abundant natural light and a spacious custom tiled shower and dual sink vanity with quartz top and decorative tile backwall and spacious walk-thru closet with customized organizers and natural light.

Flooring - Main and Upper Levels: hardwood and tile. Lower Level: LVP and linoleum bath.

Mechanicals - energy-efficient heat pump heating/cooling system including heat coiler for boiler backup heating and Rheem Proterra Performance Platinum XE65T10HS45U0 Electric Hybrid Heat Pump Water Heater.

Stack Samsung washer & dryer included.

The unit features a spacious front porch and large patio.

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).

Lucille E Danzilio (dotloop verified 11/23/26 2:42 PM MST JC2R-LDQA-OF7B-FNNM)	SELLER DATE	David Danzilio (dotloop verified 11/23/26 6:55 AM MST AC6R-94XB-2S43-RYKB)	SELLER DATE

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	BUYER DATE		BUYER DATE

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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

REALTOR® EQUAL HOUSING OPPORTUNITY

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: David Danzilio and Lucille E. Danzilio
228 Cushing Road, Newmarket, NH 03857
2. Association Name (if applicable): The Ridge at Moody Point Condominium Association and The Moody Point Community Association
3. Property Manager/Agent: Greenstone Property Management / Ryan Griffin Phone: rgriffin@greenstonenow.com
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: exclusive use of the driveway
   - **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: HUB International New England LLC
   - b. Name of Agent: Lisa Lennard Phone: 978-661-6830
6. FINANCIAL
   - **a.** Monthly maintenance fee(s): $750.00
   - **b.** What do the monthly fees include?

☐ Air Conditioning	☐ Hot Water	☐ Road Maintenance
☐ Cable TV Signal	☑ Landscaping	☐ Sewer
☐ Electricity	☐ Lot Rent	☑ Snow Removal
☐ Garage/Parking	☐ Real Property Tax	☐ Trash Removal
☐ Gas	☐ Recreation/Community Association Dues	☐ Water
☑ Other: See Ridge Assn. Budget		

   - **c.** Are there any additional fees? If so, please specify: MPCA Annual Assessment: $1,800 (FY 2026) - See budget for items covered.
   - **d.** Are you aware of any special assessments or loans in effect at this time? ☐ Yes ☑ No
     If Yes, explain:

Additional Comments: Buyer is assessed a sum equal to two (2) months of condominium fees as a contribution to The Ridge Association capital reserve account at closing.

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.

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SELLER	DATE	SELLER	DATE

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BUYER	DATE	BUYER	DATE

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