

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:** Benjamin Goldberg

2. **PROPERTY LOCATION:** 293 Peverly Hill Road, 2, Portsmouth, NH 03801

3. **CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED?** ☒ Yes ☐ No

4. **SELLER:** ☒ has ☐ has not occupied the property for 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:

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: Individual sewer pump connects to public sewer and needs servicing every two years.

Last done by Hussey Septic on 4/2026.

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d. LEACH FIELD:

☐ Yes
☒ 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
☒ 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	☒	☐	☐	Blown in cellulose	R-38	☐
	Crawl Space	☐	☐	☐			☐
	Exterior Walls	☒	☐	☐	Batt+spray foam	R-25	☐
	Floors	☒	☐	☐	Garage batt insul.	R-38	☐
		☐	☐	☐			☐

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)?

LP Gas

Age of tank(s):

Size of tank(s):

Location: Unknown - managed by Palmer Oil and Gas

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?

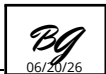
☐ Yes
☒ No

Are test results available?

☐ Yes
☒ No

Comments:

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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: See covenants and condo docs

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: See budget and condo docs

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: Jones and Beach Engineering

If YES, is survey available? ☐ Yes ☐ No ☒ Unknown

h. How is the property zoned? _____

i. Heating System Age: 5yrs Type: _____ Fuel: _____ Tank Location: _____

Owner of Tank: Palmer oil and gas

Annual Fuel Consumption: _____ Price: _____ Gallons: _____

Date system was last serviced and by whom? East Coast Heating and Cooling May 2026

Secondary Heat Systems: _____

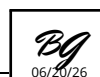
Comments: LP service is from Palmer because they own the tank. Approx - summer between 50-75\$ and winter 250-360\$

j. Roof Age: 5yrs Type of Roof Covering: shingles

Moisture or leakage: No

Comments: _____

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- k. Foundation/Basement** ☐ Full ☐ Partial ☒ Other: slab on grade ☐ Type: _____
 Moisture or leakage: _____
 Comments: _____
- l. Chimney(s)** How Many? _____ Lined? _____ Last Cleaned: _____ Problems? _____
 Comments: _____
- m. Plumbing** Type: _____ Age: _____
 Comments: _____
- n. Domestic Hot Water** Age: 5yr Type: endless Gallons: _____
- o. Electrical System** # of Amps _____ ☐ Circuit Breakers ☐ Fuses
 Comments: _____
 Solar Panels: ☐ Leased ☐ Owned If leased, explain terms of agreement: _____
 Comments: Has generator port wired outside
- 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 Age: 5 Date Last Serviced and by whom: East Coast HVAC June 2026
 Comments: _____
- 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 - Comcast
- w. Other** (e.g. Alarm System, Irrigation System, etc.) Condo has central irrigation - cost is included with annual dues
 Comments: Alarm system Honeywell - managing provider DM Burns - Dover, NH

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

Bg
06/20/26
dotloop verified

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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:

Dryer vent must be serviced every year - it was last done by Gilmartin Chimney in April 2026

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).

Benjamin Goldberg
dotloop verified
06/20/26 12:51 PM EDT
IEQ1-EZXP-DTLW-MPOV
SELLER DATE

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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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: Benjamin Goldberg
293 Peverly Hill Road, 2, Portsmouth, NH 03801
 2. Association Name (if applicable): Peverly Hill Estates
 3. Property Manager/Agent: Self-managed association Phone: _____
 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: 1 visitor parking spot
 - 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: Vermont Mutual
 - b. Name of Agent: _____ Phone: _____
 6. **FINANCIAL**
 - a. Monthly maintenance fee(s): \$480
 - 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: _____		
 - c. Are there any additional fees? If so, please specify: _____
 - d. Are you aware of any special assessments or loans in effect at this time? ☐ Yes ☒ No
If Yes, explain: _____
- Additional Comments: _____

7. ACKNOWLEDGEMENTS:
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Benjamin Goldberg
SELLER _____
DATE _____

dotloop verified
06/21/26 4:29 PM EDT
3LZN-V02A-25CG-BNGB

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 AND OTHER ADVISORS.

BUYER _____
DATE _____

BUYER _____
DATE _____

SELLER PROPERTY INFORMATION

Fixtures, Appliances, and Personal Property

Please indicate the age of the following, which will be included in the sale of your property.

Included?	Yes	No	Year	Included?	Yes	No	Year
	☐	☐			☐	☐	
Washer	☒	☐	5		☐	☐	
Dryer	☒	☐	5		☐	☐	
Kitchen Appliance	☒	☐	5		☐	☐	
Garage Shelving	☒	☐	5		☐	☐	
TV Mount	☒	☐	5		☐	☐	
Alarm System	☒	☐	5		☐	☐	

Please list any affixed items that will **NOT** be staying (Special chandelier, deep freezer, etc?)

New owner will need to open an account with DM Burns Alarm, the current fees are 112/quarter Equipment included with sale of home

Other Information

If curbside pick-up,-What day is trash removal day? Central Association Trash

Does the town maintain/plow the road? Association handles all plowing

Do you have smoke alarms? Yes Battery or hard-wired? Battery

Do you have carbon monoxide detectors? Yes Plug-in or hard-wired? Battery

School Information

	School	Pick Up Time	Bus Stop Location
Elementary			
Middle			
High School			

Seller

Benjamin Goldberg

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PAGV-TSSU-113A-XFZV

Seller

Buyer

Buyer

Electric Company Eversource NH Phone

Average Annual Consumption Low 100 - High 215

Check all that are electric: ☐ Heat ☒ Hot Water ☐ Stove ☒ Dryer ☐ Range ☐ Over

Gas/Propane Company Palmer Oil and Gas Phone 603-898-7986

Average Annual Consumption Sum 50-75 Win 250-360 Tank Size

Check all Tank Location UG

that are Gas: ☒ Heat ☐ Hot Water ☒ Stove ☐ Dryer ☒ Range ☒ Oven ☐ Fixed Generator

Well Company _____ Phone _____
Location _____ GPM _____

Telephone Company Comcast Phone 800--934-6489

Is your home serviced by Town / Community Water? Average Bill 60-100

Is your home serviced by Town / Community Sewer? Average Bill _____

Public Water and Sewer City of Portsmouth Sewer Pump Next to Front Drive

Benjamin Goldberg dotloop verified
06/20/26 4:12 PM EDT
CLZR-VWWK-1VBH-7E53

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- Please leave all manuals and warranties for the new home owners. Thank you!