

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: ~~Stacie + Jerry~~ Stacie + Jerry Goodrich

2. PROPERTY LOCATION: 72 Cranmore Woods Lane Unit 2, North Conway, NH 03860

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

4. SELLER: ☒ has ☐ has not occupied the property for 7 years. 10 mos.

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: BACK of House
 Installed By: _____ Date of Installation: Unknown
 What is the source of your information? North Conway Water Precinct

c. USE: Number of persons currently using the system: single family: 2
 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

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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Stacie Jerry
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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	☒	☐	☐	Fiberglass		☐
	Crawl Space	☐	☐	☒			☐
	Exterior Walls	☒	☐	☐	Fiberglass		☐
	Floors	☒	☐	☐	Main Level	Fiberglass	☐
	Living Room	☒	☐	☐	Foam in Ceiling		☐

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)? Propane

Age of tank(s): 2 yrs. Size of tank(s): 1,000 gallons

Location: Behind our Building

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 Installed & owned

Comments: Each Building has own 1000gal Propane Tank; by White Mt. Oil & Propane

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: August 2020 By: Radon Reduction & Moisture Control

Results: _____ If app _____

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

Are test results available? ☐ Yes ☒ No

Comments: Aug. 2020 installed Radon Air Mitigation System

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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: Right of First Refusal by CW Condo Association

What is your source of information? Cranmore Woods Condo Association

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: HOA fees: \$525/mo + Master Insurance \$155/yr.

d. Are you aware of any problems with other buildings on the property? ☐ Yes ☒ No

If YES, Explain: _____

(paid October 2025)

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: 4 yrs. **Type:** FHW hydronic **Fuel:** Propane **Tank Location:** behind building underground

Owner of Tank: White Mountain Oil & Propane

Annual Fuel Consumption: _____

Price: _____

Gallons: _____

Date system was last serviced and by whom? 10/11/2025 Advanced Standards Plumbing Heating

Secondary Heat Systems: 2 Rinnai (Propane) + 4 minisplits + 3 bedrooms electric

Comments: Total Propane used in 2024 was 565 gallons + we were year round residents

j. Roof Age: 2 yrs. **Type of Roof Covering:** Shingles

Moisture or leakage: NONE KNOWN

Comments: _____

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k. Foundation/Basement: ☐ Full ☒ Partial ☐ Other: ☒ Type: Concrete

Moisture or leakage None

Comments: Walkout Lower Level

l. Chimney(s) How Many? 2 Lined? YES Last Cleaned: level 2 inspection & Cleanout 12/01/24 Problems? none
Comments: Association has the 2025 cleaning (level 1) set for 10/30/25

m. Plumbing Type: Copper + PVC Age: 1980 + 2021
Comments: ~~Plumbing~~

n. Domestic Hot Water: Age: 15 yrs. Type: Electric w/ mixing valve Gallons: 87

o. Electrical System: # of Amps 200 ☒ Circuit Breakers ☐ Fuses
Comments: New Electric Box installed 2021
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: CW Association hire Presidential Pest yearly

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: Minisplits Age: Yrs. Date Last Serviced and by whom: 2024 Gaynor
Comments: Installed & serviced by Gaynor Heating & Cooling

t. Pool: Age: Heated: ☐ Yes ☒ No Type: inground Last Date of Service: Sept. 2025
By Whom: Dirk Higdon

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: Spectrum

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.

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[Signature] [Signature]
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10. ADDITIONAL INFORMATION

- a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?
☒ Yes ☐ No
- b. ADDITIONAL COMMENTS:

See upgrades list

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).

Stacie Goodrich 10/17/2025
SELLER DATE

Jerry Goodrich dotloop verified 10/17/25 3:48 PM EDT 00LQ-SHA5-OJ7M-LWPC
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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