

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:** Krishna Plauche and Matthew Plauche

2. **PROPERTY LOCATION:** 43 Fox Run Rd, Bartlett, NH

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

4. **SELLER:** ☒ has ☐ has not occupied the property for 10 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: 4
 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 11/2025
 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: Lower Bartlett Water Precinct maintains recornds

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: Rear of property ☐ Location Unknown. Date of Installation: UNK
 Date of Last Servicing: 2025 Name of Company Servicing Tank: Chandler Property Management
 Have you experienced any malfunctions? ☐ Yes ☐ No
 COMMENTS: _____

SELLER(S) INITIALS

KP MP

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d. LEACH FIELD: ☒ Yes ☐ No ☐ Other _____
 IF YES, Location: rear of property Size: _____ ☒ Unknown
 Date of installation of leach field: _____ Installed By: _____
 Have you experienced any malfunctions? ☐ Yes ☒ No
 Comments: N/A

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: UNK
 Comments: UNK

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	☐	☐	☒			☐
	Crawl Space	☐	☒	☐			☐
	Exterior Walls	☒	☐	☐	Fiberglass		☒
	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)? Propane
 Age of tank(s): UNK Size of tank(s): UNK
 Location: Adjacent to property along service road
 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: 2022 By: Homeowner
 Results: Negative If applicable, what remedial steps were taken? _____
 Has the property been tested since remedial steps? ☐ Yes ☐ No
 Are test results available? ☐ Yes ☒ No
 Comments: _____

SELLER(S) INITIALS KP MP
04/23/26 11:03 AM EDT 04/23/26 10:12 AM EDT

BUYER(S) INITIALS _____

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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: PUD See Chandler property Management

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: HOA Fee

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: Flood proximity to East Branch, Saco - Remediation efforts with HOA

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? _____

i. Heating System Age: 10 Type: Forced hot water Fuel: Propoane Tank Location: adjacent to property

Owner of Tank: White Mountain Oil & Propane

Annual Fuel Consumption: 1100 Price: VAR - Lock with HOA Gallons: _____

Date system was last serviced and by whom? Fall 2025, White Mountain Oil & Propane

Secondary Heat Systems: Propane stove, and propane rennai heat

Comments: Inspected and serviced annually by White Mountain Oil & Propane

j. Roof Age: 1.5 Type of Roof Covering: GAF hdz architectural shingles, drip edge, ice & water shield, pipe boot,

Moisture or leakage: NONE

Comments: BE Roofing 10/2025

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

Moisture or leakage: See note 9c above,

Comments: _____

l. Chimney(s) How Many? 1 Lined? yes Last Cleaned: UNK Problems? _____

Comments: _____

m. Plumbing Type: Copper Age: UNK

Comments: _____

n. Domestic Hot Water Age: 10 Years Type: Propane Gallons: UNK

o. Electrical System # of Amps 200 ☒ 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: _____

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: Mini Split Age: UNK Date Last Serviced and by whom: spring 2025 American Air Sy

Comments: _____

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

By Whom: Chandler Property Management

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 high speed internet

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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10. ADDITIONAL INFORMATION

a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?

☒ Yes ☐ No

b. ADDITIONAL COMMENTS:

Casement window in Primary and second bedroom on second floor to be replaced/Credited to buyer.

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).

Krishna Plauche

dotloop verified
04/23/26 11:03 AM EDT
VMH6-FQ2J-CDAD-WNYC

SELLER

DATE

Matthew Plauche

dotloop verified
04/23/26 10:12 AM EDT
QMCM-JYUV-ECGD-DG9C

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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