SELLER(S) INITIALS

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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

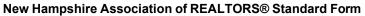
APPROPRIATE. IF ANY OF THE INFORMATION IN THIS PROPERTY DISCLOSURE FORM CHANGES FROM THE DATE OF COMPLETION, YOU ARE TO NOTIFY THE LISTING FIRM PROMPTLY IN WRITING. **SELLER:** Cosmin Vlad Laslau and Monique Estella Laslau PROPERTY LOCATION: 113 Covered Bridge Lane, Bartlett, NH 03812 CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED? Tyes Vo SELLER: has has not occupied the property for 6 years. **WATER SUPPLY** Please answer all questions regardless of type of water supply. a. TYPE OF SYSTEM: ✓ Public ☐Seasonal ☐ Unknown □Private ☐ Other ☐ Drilled □ Dug **b.** INSTALLATION: Location: Installed By: Lower Bartlett Water Date of Installation: 7/15/2000 What is the source of your information? Water User Agreement from Lower Bartlett Water Precinct c. USE: Number of persons currently using the system: Unknown Does system supply water for more than one household? □ No MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems? Pump: ■Yes Quantity: TYes **✓** No Unknown Quality: ☐ Yes **V** No If YES to any question, please explain in Comments below or with attachment. ☐ Yes ✓ No WATER TEST: Have you had the water tested? 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 Vo IF YES, are test results available? ☐Yes ☐No What steps were taken to remedy the problem? COMMENTS: **SEWAGE DISPOSAL SYSTEM** Community/Shared: Tyes No TYPE OF SYSTEM: Public: Yes Private: Yes Unknown Septic Design Available: ✓ Yes No b. IF PUBLIC OR COMMUNITY/SHARED Have you experienced any problems such as line or other malfunctions? Yes What steps were taken to remedy the problem? c. IF PRIVATE: ☐ Unknown ☐ Cesspool TANK: _____Septic Tank ☐ Holding Tank Unknown Tank Size 1250 Gal. Other Tank Type

☐Concrete Unknown Other ☐Metal Location Unknown Date of Installation: 11/15/1994 Location: NE side of house, map available Name of Company Servicing Tank: McConkey Construction Date of Last Servicing: 11/21/2023 Have you experienced any malfunctions? Yes No Comments: New pump in 2017

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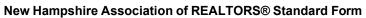


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	PROPERTY LOCATION: 113 Covered Bridge Lane, Bartlett, NH 03812									
	d.	IF YES, Location Date of installat	Yes No n: Edge of property abo ion of leach field: 199 ienced any malfuncti	out 50 feet from CBL		Size: 16x24 Installed By:	George Weigold	Jnknown		
	e.	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: Survey for septic in 1993 by Thaddeus Thorne Surveys Inc., Center Conway NH FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU, 603-271-3501								
7.	INS	<u>SULATION</u>	LOCATION Attic or Cap Crawl Space Exterior Walls Floors Eaves	<u>Yes</u> № ☑ □ □ □ ☑ □ ☑ □ ☑ □ ☑ □ ☑ □	Unknown Unknown	If YES, Type polyisocyanurate fiberglass Water deflecting	6" add., 3" original	Unknown Unknown Unknown		
8.		Are you aware of any past or present underground storage tanks on your property?								
	b.	As insulation or In the siding?	Yes No	pipes or ducts? Unknown Ir	☐Yes ☑ n the roofing sl Other	_No □_Unknow hingles?	n Yes			
	c.	Has the propert If YES: Date: 4/ Results: Radon A Has the propert Are test results	5/2019 Air Mitigation system ins y been tested since	Tyes	✓ Yes	•	ssed			

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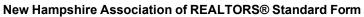




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PR	OPERTY LOCATION: 113 Covered Bridge Lane, Bartlett, NH 03812				
d.	RADON/WATER - Current or previously existing: Has the property been tested?				
	Results: If applicable, what remedial steps were taken?				
	Has the property been tested since 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? YesNo Comments:				
f.	Are you aware of any other hazardous materials? ☐Yes ☑No If YES: Source of information: Comments:				
9. <u>G</u> e	ENERAL 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				
b.	Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees?				
Б.	There is a voluntary Birchview Homeowners Association annual fee (\$40) What is your source of information?				
C.	Are you aware of any onsite landfills or any other factors, such as soil, flooding, drainage, etc? YesNo If YES, Explain: 100-year floodplain				
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.? TYES NO UNKNOWN If YES, Explain:				
f.	Is this property located in a Federally Designated Flood Hazard Zone?				
g.	Has the property been surveyed? ✓ Yes ☐ No ☐ Unknown If YES, By: Thaddeus Thorne Surveys Inc., Center Conway If YES, is survey available? ✓ Yes ☐ No ☐ Unknown				
h.	How is the property zoned? Residential				
i.	Heating System Age: 29 Type: Forced Hot Water Fuel: Oil Tank Location: SW corner of house				
	Owner of Tank: Laslau				
	Annual Fuel Consumption: Price: Gallons:				
	Date system was last serviced and by whom? White Mountain Oil				
	Secondary Heat Systems: Comments:				
j.	Roof Age: 6 Type of Roof Covering: Asphalt				
J.	Moisture or leakage: No				
	Comments:				
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POLICE DEPARTMENT.

	OPERTY LOCATION: 113 Covered Bridge Lane, Bartlett, NH 03812 Foundation/Basement: ☐ Full ☐ Partial ☐ Other: ☐ Type: ☐
	Moisture or leakage No Comments:
l.	Chimney(s) How Many? 2 Lined? Last Cleaned: Problems? No Comments: Top mount damper installed 2021. Resealed smoke chamber in chimney 2022.
m.	Plumbing Type: Copper & Pex Age: 1976, 1995, and 2018 Comments:
n.	Domestic Hot Water: Age: 5 Type: Furnace Heater Gallons: 40?
Ο.	Electrical System: # of Amps 200? Comments: Solar Panels:LeasedOwned 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:
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: Age: Date Last Serviced and by whom:
t.	Pool: Age: Heated:YesNo Type: Last Date of Service:
u.	Generator: Portable:YesNo Whole House:YesNo Kw/Size:Last Date of Service: If Portable:IncludedNegotiable Comments:
	Internet: Type Currently Used at Property: Spectrum High-Speed Internet and Wifi
٧.	Other (e.g. Alarm System, Irrigation System, etc.)
v. w.	Comments:

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	PROPERTY LOCATION: 113 Covered Bridge Lane, Bartlett, NH	03812						
10.	ADDITIONAL INFORMATION a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, ☐ Yes ☑ No b. ADDITIONAL COMMENTS:							
	Roof replaced 2019. New front door and installation Carpet replaced and repairs on ground level from 20 cylinder. New oven 2022. Outdoor lighting on deck cabinet in lower bathroom and light fixture in uppe	2020. Deck refinished 2025. Exterior house 023 hurricane. New washer and dryer 2024. replaced 2024. Bathroom upgrade - new toi r bathroom 2024.	painting 2019. New hot water let, tiling,					
<u>AC</u>	KNOWLEDGEMENTS:							
AC	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.							
SE	LER(S) MAY BE RESPONSIBLE AND LIABLE FOR ANY	FAILURE TO PROVIDE <u>KNOWN</u> INFORMATION	I TO BUYER(S).					
Co	dotloop verified 05/06/25 1:15 PM EDT 0WR9-Q95T-DA7F-LFDP	Monique Estella Laslau	dotloop verified 05/06/25 1:04 PM EDT SA57-FQJ5-OTPV-A97C					
SE	LER DATE	1 1	ATE					
PR DIS PR AN	YER ACKNOWLEDGES RECEIPT OF THIS PROPERT ECEDING INFORMATION WAS PROVIDED BY SELLE CLOSURE STATEMENT IS NOT A REPRESENTATION, OPERTY BY EITHER SELLER OR BROKER. BUYER IS INVESTIGATIONS VIA LEGAL COUNSEL, HOME, SY ISORS AND TO INDEPENDENTLY VERIFY INFORMATIONS.	ER AND IS NOT GUARANTEED BY BROK WARRANTY OR GUARANTY AS TO THE CO ENCOURAGED TO UNDERTAKE HIS/HER OV STRUCTURAL OR OTHER PROFESSIONAL	ER/AGENT. THIS NDITION OF THE VN INSPECTIONS AND QUALIFIED					
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BU	ZER DATE	J L BUYER D	ATE					
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