SELLER(S) INITIALS

#### 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. **SELLER:** The Ledge View Lodges, LLC 2. PROPERTY LOCATION: 17 Hidden Glade Drive, Intervale NH 03845 CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED? ✓ Yes No **SELLER:** ✓ has not occupied the property for 0 years. **WATER SUPPLY** Please answer all questions regardless of type of water supply. a. TYPE OF SYSTEM: **✓** Public ☐ Private Unknown Dug Drilled Other b. INSTALLATION: Location: Shut off valve in front of house, left of driveway. service comes in through slab, in coat closet Installed By: E&R Excavating Date of Installation: November 2024 What is the source of your information? Invoices/Direct Witness **c.** USE: Number of persons currently using the system: 0 No Does system supply water for more than one household? Yes d. MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems? Quantity: Yes No Pump: Yes Yes Unknown Quality: 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. IF YES, are test results available? ☐Yes ☐ No What steps were taken to remedy the problem? COMMENTS: This is a new construction water service. **SEWAGE DISPOSAL SYSTEM** ☐Yes **☑**No TYPE OF SYSTEM: Public: Yes Community/Shared: Private: Yes Unknown Septic Design Available: Yes **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: Septic Tank Holding Tank Unknown TANK: Cesspool Tank Size 1000 Gal. Unknown Other Tank Type Concrete Other Metal Unknown Date of Installation: November 2025 Location: East side of house Location Unknown. Date of Last Servicing:n/a Name of Company Servicing Tank: n/a Have you experienced any malfunctions? Yes V No COMMENTS: This is a brand new septic tank.

**BUYER(S) INITIALS** 

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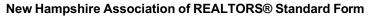


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то			BY SELLER CATION: 17 Hidde:	n Glade Drive	e, Interv	ale NH 03	845					
	d.	LEACH FIEL		_No	ther						-	-
			ation: <u>East side of h</u>						gallons per		L	Unknown
			llation of leach field			_		_Installed E	By: <u>E&amp;R Exca</u>	vating		
		Have you exp	perienced any mal	functions?	Yes	No 🔽 No						
		Comments: _										
e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? ☐ Yes ☑ No ☐ Unk IF YES, has a septic system evaluation been done within 180 days? ☐ Yes ☐ No ☐ Unknown							Jnknown					
		Date of Evaluation:  Comments:  FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF										
			TIONAL INFORMA ENTAL SERVICES							THE NH	DEPART	MENT OF
7.	INS	ULATION	<b>LOCATION</b>	Yes	No	Unknown	lf Y	ES, Type	Amou	<u>ınt</u>	Unkno	<u>wn</u>
			Attic or Cap	abla			bat/Vap	oor Barrier	R38 GrRm,	R30 els		
			Crawl Space		$\mathbf{\underline{M}}$	<b>-</b> -	011 22:1	1 /77			—Н	
			Exterior Walls Floors	×	H			rglass/Vapo gid foam	R21 under s		$\dashv$	
			interior walls	Ď	Н	$\bot$ H $\bot$		Bat	R15		$\Box$	
8.	ПΥ	ZADDOUG M	ATEDIAL			_					_	
о.	<u>па.</u>	ZARDOUS M. LINDERGRO	<u>ATERIAL</u> DUND STORAGE 1	TANKS - Cur	rent or	nrevious	ly evietin	a.				
	a.								v? □Yes	V No □	Unknowr	า
		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										
			als are, or were, st		` '							
		•	s): <u>n/a</u>	S	Size of t	ank(s): <u>n/</u> a						
		Location: n/a	re of any past or p	rocont proble	me eue	h as looks	ngo oto?	□Voc □	7 No			
		Comments:	re or arry past or p	resent proble	ilis suc	ii as ieaka	ige, eicr	L res M	1110			
		<del>-</del>	no longer in use, ha	ve the tanks	been re	emoved?		Yes	No U	nknown		
			New Construction									
	b.		- Current or previ	-	_	_		_				
		As insulation on the heating system pipes or ducts?										
			? Yes No		wn	In the roo	fing shing	gles?		Yes 🔽 N		nknown
		_	es? Tyes V							Yes 🔽 N	lo <u>U</u> Ur	nknown
			ce of information:									
		Comments: 1	New Construction									
	C.	RADON/AIR	- Current or prev	iously existi	ng:							
		Has the prop	erty been tested?	Yes 🔽 1	No 🔲	Unknown	l					
		If YES: Date:	<u>.</u>	E	Зу:							
		Results:		[·	f applic	able, what	remedia	l steps were	e taken?			
			erty been tested s					-				
			ilts available? Y		•							
	Comments: New Construction											
		_										

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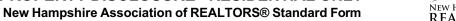




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	PROPERTY LOCATION: 17 Hidden Glade Drive, Intervale NH 03845							
	d.	RADON/WATER - Current or previously existing: Has the property been tested? Yes No Unknown  If YES: Date: By: Results: If applicable, what remedial steps were taken?						
		Has the property been tested since remedial steps?  Are test results available?  Yes No Comments: New Construction						
	e.	LEAD-BASED PAINT - Current or previously existing:  Are you aware of lead-based paint on this property?						
	f.	Comments: New Construction  Are you aware of any other hazardous materials?  If YES: Source of information:  Comments: New Construction						
9.	GE	NERAL INFORMATION						
		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:  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:  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						
	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 ✓_NoUnknown Comments:						
	g.	Has the property been surveyed?  ✓ Yes ☐ No ☐ Unknown If YES, By: HEB Engineers North Conway  If YES, is survey available? ✓ Yes ☐ No ☐ Unknown						
	h.	How is the property zoned? Commercial						
	i.	Heating System Age: 0 Type: Radian or FHA Fuel: Propane Tank Location: West Side of House						
		Owner of Tank: Rymes Propane & Oil						
		Annual Fuel Consumption: New Home Price: market rate Gallons: Unknown, New Home						
		Date system was last serviced and by whom? New Construction						
		Secondary Heat Systems:						
		Comments: New Construction						
	j.	Roof Age: 0 Type of Roof Covering: Certainteed Landmark Shingles Moire Black						
		Moisture or leakage: no						
	Comments: New Construction							
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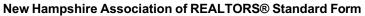




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PR	OPERTY LOCATION: 17 Hidden Glade Drive, Intervale NH 03845
k.	Foundation/Basement Full Partial Other: Slab on Grade Type: Concrete  Moisture or leakage: No  Comments: 2" rigid foam under entire slab and to a depth on footing walls 4' below grade, New Construction
l.	Chimney(s) How Many? 0 Lined? Last Cleaned: Problems? Comments:
m.	Plumbing Type: Copper or Pex Age: 0  Comments: New Construction
n.	Domestic Hot Water Age: 0 Type: Wall Mtd. LP Boiler Gallons: 75
О.	Electrical System # of Amps 200
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: 5-Ton AH & HC Age: 0 Date Last Serviced and by whom: New Construction  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: _ Last Date of Service: _ Comments:
v.	Internet Type Currently Used at Property: Fidium or Spectrum Available, house wired
w.	Other (e.g. Alarm System, Irrigation System, etc.) Irrigation System, 3 zone sound system wiring, 3 wireless connection
	Comments: wiring, smart Arlo doorbell camera, custom designed chandelier
CES COM E DIM DER	E TO PURCHASER(S): PRIOR TO SETTLEMENT YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM SARY WITH RESPECT TO ADJACENT PARCELS IN ACCORDANCE WITH THE TERMS AND CONDITIONS AS MAY NTAINED IN PURCHASE AND SALES AGREEMENT AND DEPOSIT RECEIPT. YOU SHOULD EXERCISE WHATEVER LIGENCE YOU DEEM NECESSARY WITH RESPECT TO INFORMATION ON ANY SEXUAL OFFENDERS REGISTERED NH RSA CHAPTER 651-B. SUCH INFORMATION MAY BE OBTAINED BY CONTACTING THE LOCAL POLICE TMENT.
	R(S) INITIALS  BUYER(S) INITIALS  #4:44 PM EST  W HAMPSHIRE ASSOCIATION OF REALTORS®, INC. ALL RIGHTS RESERVED. FOR USE BY NHAR REALTOR® MEMBERS ONLY. ALL OTHER USE PROHIBITED 10.2025

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	PR	OPERTY LOCATION: 17 Hi	dden Glade Drive, Intervale N	H 03845		
10.	_	DITIONAL INFORMATION	IC CURRENT PROPUEMS. P	ACT DEDAIDS OF	A DDITIONAL INFORM	ATIONIO
	a.	Yes No	IG CURRENT PROBLEMS, P	AST REPAIRS, OF	RADDITIONAL INFORM	ATION?
	b.	ADDITIONAL COMMENTS	:			
AC	L KNC	DWLEDGEMENTS:				
SEI	LE	R ACKNOWLEDGES THAT	HE/SHE HAS PROVIDED TI			
			FE TO THE BEST OF HIS/HEI CONTAINED HEREIN TO 01			
SEI	LLE	R(S) MAY BE RESPONSIBI	LE AND LIABLE FOR ANY FA	AILURE TO PROV	IDE <u>KNOWN</u> INFORMA	TION TO BUYER(S).
-Ou	To	2	dotloop verified 12/02/25 4:44 PM EST ZAY3-ZXTK-TZ5S-KDIP			
SEI	LEF	₹	DATE	SELLER		DATE
RII	VFR	ACKNOWLEDGES REC	EIPT OF THIS PROPERTY	DISCLOSURE E	PIDER AND HERERY	UNDERSTANDS THE
PRI	ECE	DING INFORMATION WA	S PROVIDED BY SELLER	R AND IS NOT	GUARANTEED BY BR	OKER/AGENT. THIS
PR	OPE	RTY BY EITHER SELLER	OT A REPRESENTATION, V OR BROKER. BUYER IS E	NCOURAGED TO	UNDERTAKE HIS/HEF	R OWN INSPECTIONS
			GAL COUNSEL, HOME, ST NTLY VERIFY INFORMATION			
BU'	YER		DATE	BUYER		DATE
SE	LLE	R(S) INITIALS 12/02/25 /			BUYER(S) INITIALS _	