

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: Flavio DaSilva, Bruna Fernandes

2. PROPERTY LOCATION: 113 Linden St, Exeter, NH 03833

3. CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED? ___Yes ___No

4. SELLER: [checked] has ___has not occupied the property for 2 years.

5. WATER SUPPLY

Please answer all questions regardless of type of water supply.

a. TYPE OF SYSTEM: ___Public [checked]Private ___Seasonal ___Unknown
[checked]Drilled ___Dug ___Other

b. INSTALLATION: Location: Right side yard between house and chicken coop
Installed By: Date of Installation: 2023
What is the source of your information? Builder

c. USE: Number of persons currently using the system: 4
Does system supply water for more than one household? ___Yes [checked]No

d. MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?
Pump: ___Yes [checked]No ___N/A Quantity: ___Yes [checked]No
Quality: [checked]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? [checked]Yes ___No Date of most recent test January 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? [checked]Yes ___No
If YES, are test results available? [checked]Yes ___No
What steps were taken to remedy the problem? Reverse osmosis system installed for drinking water
COMMENTS: Test results showed arsenic levels above the EPA's suggested action levels. A reverse osmosis system is in place to provide clean drinking water.

6. SEWAGE DISPOSAL SYSTEM

a. TYPE OF SYSTEM: Public: ___Yes [checked]No Community/Shared: ___Yes [checked]No
Private: [checked]Yes ___No ___Unknown
Septic Design Available: [checked]Yes ___No

b. IF PUBLIC OR COMMUNITY/SHARED
Have you experienced any problems such as line or other malfunctions? ___Yes [checked]No
What steps were taken to remedy the problem?

c. IF PRIVATE:
TANK: [checked]Septic Tank ___Holding Tank ___Cesspool ___Unknown ___Other
Tank Size 1500 Gal. ___Unknown ___Other
Tank Type [checked]Concrete ___Metal ___Unknown ___Other
Location: Left side of home ___Location Unknown. Date of Installation: 2023
Date of Last Servicing: Name of Company Servicing Tank:
Have you experienced any malfunctions? ___Yes [checked]No
COMMENTS: Two separate septic systems - one for the main home and another for the pool house

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d. LEACH FIELD: [X] Yes ___ No ___ Other
IF YES, Location: Left side of driveway Size: Unknown
Date of installation of leach field: 2023 Installed By:
Have you experienced any malfunctions? ___ Yes [X] No
Comments:

e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? [X] Yes ___ No ___ Unknown
IF YES, has a septic system evaluation been done within 180 days? [X] Yes ___ No ___ Unknown
Date of Evaluation: January 22, 2026
Comments:

FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU, 603-271-3501

Table with 7 columns: INSULATION, LOCATION, Yes, No, Unknown, If YES, Type, Amount, Unknown. Rows include Attic or Cap, Crawl Space, Exterior Walls, 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? [X] Yes ___ No ___ Unknown
IF YES: Are tanks currently in use? [X] Yes ___ No
IF NO: How long have tank(s) been out of service?
What materials are, or were, stored in the tank(s)? Two separate propane tanks
Age of tank(s): 2023 Size of tank(s): 1000 gallons each, per owner
Location: Right side of driveway in front of retaining wall
Are you aware of any past or present problems such as leakage, etc? ___ Yes [X] 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 [X] No ___ Unknown
In the siding? ___ Yes [X] No ___ Unknown In the roofing shingles? ___ Yes [X] No ___ Unknown
In flooring tiles? ___ Yes [X] No ___ Unknown Other ___ Yes ___ No ___ Unknown
If YES, Source of information:
Comments:

c. RADON/AIR - Current or previously existing:
Has the property been tested? [X] Yes ___ No ___ Unknown
If YES: Date: January 23, 2026 By: Homestead Inspections, LLC
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? [X] Yes ___ No ___ Unknown
If YES: Date: January 19, 2026 By: Homestead Inspections, LLC
Results: 1360 pCi/L If applicable, what remedial steps were taken? Well below EPA action level
Has the property been tested since remedial steps? ___ Yes ___ No
Are test results available? [X] Yes ___ No Comments:

e. LEAD-BASED PAINT - Current or previously existing:

Are you aware of lead-based paint on this property? ___ Yes [X] No
If YES: Source of information:
Are you aware of any cracking, peeling, or flaking lead-based paint? ___ Yes [X] No
Comments:

f. Are you aware of any other hazardous materials? ___ Yes [X] 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?

[X] Yes ___ No ___ Unknown If YES, Explain: Conditions noted on Plan D8533
What is your source of information?

b. Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees?

___ Yes [X] No ___ Unknown If YES, Explain: Conditions noted on Plan D8533
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 [X] No If YES, Explain:

d. Are you aware of any problems with other buildings on the property?

___ Yes [X] 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 [X] No ___ Unknown If YES, Explain:

f. Is this property located in a Federally Designated Flood Hazard Zone?

___ Yes ___ No [X] Unknown Comments:

g. Has the property been surveyed?

[X] Yes ___ No ___ Unknown If YES, By: John W. Durgin Associates
If YES, is survey available? [X] Yes ___ No ___ Unknown

h. How is the property zoned? R-1

i. Heating System Age: 2023 Type: Forced Hot Air Fuel: Propane Tank Location: right of driveway

Owner of Tank: Owner

Annual Fuel Consumption: Price: Gallons:

Date system was last serviced and by whom?

Secondary Heat Systems: Radiant heat in bathroom floors

Comments:

j. Roof Age: 2023 Type of Roof Covering: Combination of standing seem metal and architectural shingles

Moisture or leakage: None

Comments:

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k. Foundation/Basement [checked] Full ___ Partial ___ Other: ___ Type: poured concrete
Moisture or leakage: None
Comments: ___

l. Chimney(s) How Many? 2 ___ Lined? yes ___ Last Cleaned: N/A ___ Problems? None ___
Comments: Gas fireplace in the main home and wood burning fireplace in pool house

m. Plumbing Type: Mix of copper and PEX piping ___ Age: 2023 ___
Comments: ___

n. Domestic Hot Water Age: 2023 ___ Type: gas fired tank ___ Gallons: 75 ___

o. Electrical System # of Amps 200 ___ [checked] 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 [checked] No ___
If Yes, please explain: ___

q. Pest Infestation: Are you aware of any past or present pest infestations? ___ Yes [checked] No ___ Type: ___
Comments: ___

r. Methamphetamine Production Do you have knowledge of methamphetamine production ever occurring on the property?
(Per RSA 477:4-g) ___ Yes [checked] No ___ If YES, please explain: ___

s. Air Conditioning Type: Central air ___ Age: 2023 ___ Date Last Serviced and by whom: ___
Comments: ___

t. Pool Age: 2024 ___ Heated: [checked] Yes ___ No ___ Type: in-ground gunite ___ Last Date of Service: Aug 2025 ___
By Whom: Custom Pools

u. Generator Portable: ___ Yes [checked] No ___ Whole House: [checked] Yes ___ No ___ Kw/Size: ___ Last Date of Service: ___
If Portable: ___ Included ___ Negotiable
Comments: ___

v. Internet Type Currently Used at Property: Cable

w. Other (e.g. Alarm System, Irrigation System, etc.) Cameras, chicken coop, outdoor shower
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:

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).

Flavio DaSilva
SELLER

01/23/2026
DATE

Bruna Fernandes
SELLER

01/22/2026
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

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