

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: Scott + Rosa Couture

2. PROPERTY LOCATION: 4 Logan Rd Nashua, NH. 03063

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

4. SELLER: ☒ has ☐ has not occupied the property for 20 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 _____
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? New Sewer Pipe installed From house to Road in 2025.

c. IF PRIVATE:

TANK: ☐ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Unknown ☐ Other _____

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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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: new Sewer Pipe installed in 2015

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	☒	☐	☐	Fiber glass		☐
	Crawl Space	☐	☐	☐			☐
	Exterior Walls	☒	☐	☐	Fiber glass		☐
	Floors	☒	☐	☐	Fiber glass		☐

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)? _____
Age of tank(s): _____ Size of tank(s): _____
Location: _____
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: 2006 By: Don't remember
Results: High If applicable, what remedial steps were taken? Radon System installed
Has the property been tested since remedial steps? ☐ Yes ☒ No 2006
Are test results available? ☐ Yes ☒ No
Comments: _____

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PROPERTY LOCATION: 4 LOGAN RD Nashua NH 03063**d. RADON/WATER - Current or previously existing:**Has the property been tested? ☒ Yes ☐ No ☐ UnknownIf YES: Date: 2006 By: _____Results: _____ If applicable, what remedial steps were taken? Radon System installedHas the property been tested since remedial steps? ☒ Yes ☐ NoAre test results available? ☐ Yes ☒ No Comments: Tests Passed after install.**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: Easement along back fence for PSC of NH.What is your source of information? Listed on Deed.**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 ☒ 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?** Residential**i. Street (check one):** ☒ Public ☐ Private ☐ AssociationIf private, is there a written road maintenance agreement? ☐ Yes ☐ No

Additional Information: _____

j. Heating System Age: 20yr **Type:** FHW **Fuel:** Nat. Gas **Tank Location:** Public

Owner of Tank: _____

Annual Fuel Consumption: _____ Price: _____ Gallons: _____

Date system was last serviced and by whom? Heritage Plumbing - 2016Secondary Heat Systems: Pellet stove in basement.

Comments: _____

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- k. Foundation/Basement ☒ Full ☐ Partial ☐ Other: _____ ☐ Type: _____
Moisture or leakage: Had leakage from Bulkhead. Re-Graded the Land
Comments: and no leakage since.
- l. Chimney(s) How Many? 1 Lined? No Last Cleaned: Never Problems? None
Comments: New Chimney installed 2022
- m. Plumbing Type: Copper - Pvc Age: SS
Comments: _____
- n. Domestic Hot Water Age: 0 Type: off boiler Gallons: 45
- o. Electrical System # of Amps 100 ☒ 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: Basement remodel was done without permits.
- 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: Central Age: unknown Date Last Serviced and by whom: Heritage-
Comments: _____
- t. Pool Age: N/A 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: _____
If Portable: ☐ Included ☐ Negotiable
Comments: Generator Hookup in Garage to right of chimney
- v. Internet Type Currently Used at Property: Fidium Fiber internet
- w. Other (e.g. Alarm System, Irrigation System, etc.) irrigation in front and some
Comments: Areas in back yard.

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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PROPERTY LOCATION: 4 LOBAN RD. NASHUA, NH. 03063

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

☐ Yes ☐ No

- New Roof July 2026
- New Counters July 2026
- New water Heater July 2026
- New Sewer Line - 2025
- New windows - Jan - 2019

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 Scott E. Contrue DATE 7-20-26

SELLER: Supa L. Christ DATE: 7.20.26

BUYER _____ DATE _____

 BUYER DATE




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These are a few of my "favorite things"

(written by seller)

Property Address: 4 Loban RD Nashua NH 03063

1. I valued the one level living. Our children were younger and having their bedrooms close was convenient
2. We have thoroughly enjoyed our backyard! We had a playset, then we had a pool. We have roasted marshmallows, we've had the best memories
3. We've expanded our living area to the basement and have had family movie night, and game night. So fun!
4. I appreciated that we didn't live on a busy road. Our kids learned to ride their bikes, scooters, and long boards
5. One of my most treasured times, was volunteering at the neighborhood school down the road. Our children attended there and that was a blessing.
6. We appreciated the convenience, that everything was close by, school, banking, gas, highway, shopping, and so much more.
7. My husband and I met one of our closest friends, just a street over. So thankful to know them.
8. I was a witness to my beloved husband, make this house a home, as he's made so many updates.
9. I truly appreciated that this home had a good structure, good bones, and has been a comfortable setting for us.
- 10 and finally, Our family walks. We've walked this neighborhood countless times. And still do, today.

Home Improvements

Property Address: 4 LOBAN RD Nashua NH 03063

Roof - July 2026
Countertops - July 2026
water Heater - July 2026
New Sewer Pipe - 2025
New windows - Jan. 2019
Bathroom remodel - Jan 2023

RISE ABOVE

REALTY
Amanda Plecinoga Realtor®

UTILITY INFORMATION

PROPERTY: 4 Logan RD Nashua, NH 03063

ELECTRIC CO: Eversource TEL 800-662-7764

APPROXIMATE **MONTHLY** ELECTRIC COST: \$250

OIL CO (IF APPLICABLE) N/A TEL _____

APPROXIMATE YEARLY GALLONS USED _____ APPROX YEARLY COST _____

FURNACE SERVICED BY: _____ TEL _____

PROPANE CO (IF APPLICABLE) N/A TEL _____

APPROXIMATE YEARLY GALLONS USED _____ APPROX YEARLY COST _____

NATURAL GAS CO (IF APPLICABLE) Liberty TEL 800-833-4200

APPROXIMATE YEARLY COST \$1,800

PUBLIC WATER (IF APPLICABLE) Pennichuck TEL 800-553-5191

APPROXIMATE YEARLY COST \$840

TELEPHONE SERVICE _____ TEL _____

CABLE CO Comcast TEL _____

INTERNET PROVIDER Comcast or Fidium TEL _____

GARBAGE PICK UP DAY Tuesday

DRIVEWAY PLOWED BY N/A TEL _____

SEPTIC SERVICE BY N/A TEL _____

BUS STOP _____ TIME _____

REALTOR[®] EQUAL HOUSING OPPORTUNITY

This Disclosure Form is from the National Lead Information Center under the United States Environmental Protection Agency. This is not a New Hampshire Association of REALTORS® form.

Property Address: 4 LOBAN RD NASHUA NH 03063

Lead Warning Statement

Every purchaser of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

- (a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):
- (i) ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).
-
- (ii) ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- (b) Records and reports available to the seller (check (i) or (ii) below):
- (i) ☒ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below). Alpha Lead inspection report.
Lead was detected in the bathroom tiles - They were removed.
- (ii) ☐ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgement (initial)

- ☐ (c) ☐ Purchaser has received copies of all information listed above.
- ☐ (d) ☐ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.
- (e) Purchaser has (check (i) or (ii) below):
- (i) ☐ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
- (ii) ☐ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgement (initial)

- (f) ☐ Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Scott E. Cantor 7-20-26

Seller	Date
--------	------

Purchaser	Date
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Agent _____ Date _____

Don L. Carter 2.20.26

Seller _____ Date _____

Purchaser _____ Date _____

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Agent _____ Date _____



CITY OF NASHUA
TAX COLLECTOR'S OFFICE
P.O. BOX 885
NASHUA, N.H. 03061-0885

2026 Nashua First Half Property Tax Bill

Land Value	\$164,200.00
Building Value	\$309,200.00
Other Exemptions	\$0.00
Taxable Value	\$473,400.00

OWNER NAME	LOCATION
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COUTURE, SCOTT E &

4 LOGAN RD

BILL DATE	BILL NUMBER	PARCEL ID	ACRES	ACCOUNT NUMBER
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05/28/2026

00000840

00002862

0.00

000104170

CITY RATE	COUNTY RATE	SCHOOL RATE	OTHER RATE	TOTAL TAX RATE PER \$1000
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\$7.19

\$1.01

\$7.48

\$1.15

\$16.83

EXEMPTIONS	
DESCRIPTION	AMOUNT

Gross Tax Amount \$3,983.66

Interest Rate 8%

Veteran Credit \$0.00

Installment 1 \$3,983.66

Installment 2 \$0.00

Payment Amount

Total Due \$3,983.66

Tax Office Phone: (603) 589-3190 Office Hours: 8:00am-4:45pm Monday-Friday

Email: PropertyTaxes@NashuaNH.Gov

Online Billing & Payment History: <https://cityofnashuanh.tylerportico.com/css/citizen-selfservice/real-estate/home>

Please make checks payable to: City of Nashua Tax Collector



Promptly Send Payment To:

CITY OF NASHUA
TAX COLLECTOR'S OFFICE
P.O. BOX 885...

2026 Nashua First Half Property Tax Bill

BILL DATE	BILL NUMBER	PARCEL ID	LOCATION	DUPLICATE	TOTAL DUE
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05/28/2026

00000840

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4 LOGAN RD

07/01/2026

\$3,983.66

COUTURE, SCOTT E &
COUTURE, ROSA L
4 LOGAN RD
NASHUA, NH 03063-2214



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