

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:** Michael and Joanne Coutu

2. **PROPERTY LOCATION:** 20 Causeway Road, Rye Beach, NH 03871

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

4. **SELLER:** ☒ has ☐ has not occupied the property for 3+ 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: _____
 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? _____

c. **IF PRIVATE:**
 TANK: ☐ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Unknown
 Tank Size 2x1000 Gal. ☐ Unknown ☒ Other septic/biocon/settling tank
 Tank Type ☐ Concrete ☐ Metal ☐ Unknown ☐ Other _____
 Location: right side landscaped bed ☐ Location Unknown Date of Installation: 9/2/2015
 Date of Last Servicing: 6/18/25 Name of Company Servicing Tank: Chris-Co Philbrick septic tank service.
 Have you experienced any malfunctions? ☐ Yes ☒ No
 Comments: Advanced Onsite Solution System serviced by CB LaFrance Septic service
Air injection pump replaced 4/2/23

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d. LEACH FIELD: ☒ Yes ☐ No ☐ Other _____
 IF YES, Location: right side of house (lawn) Size: 3 bedroom ☐ Unknown
 Date of installation of leach field: 09/02/2015 Installed By: Advanced Onsite Solutions
 Have you experienced any malfunctions? ☐ Yes ☒ No
 Comments: _____

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: Date of evaluation April 2025 CB LaFrance Septic Service
 Comments: none

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

7. <u>INSULATION</u>	<u>LOCATION</u>	<u>Yes</u>	<u>No</u>	<u>Unknown</u>	<u>If YES, Type</u>	<u>Amount</u>	<u>Unknown</u>
	Attic or Cap	☐	☒	☐			☐
	Crawl Space	☒	☐	☐	<u>insulation board</u>	<u>area under kitchen</u>	☐
	Exterior Walls	☒	☐	☐		<u>bumpout</u>	☒
	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? n.a.
 What materials are, or were, stored in the tank(s)? propane-tank owned by homeowner
 Age of tank(s): 2014 Size of tank(s): 320 gallons
 Location: right side of house below green access surface cap
 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: _____ By: _____
 Results: _____ If app _____
 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? ☐ 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: none known but see deed

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: see Para 9 f below re: 100-year flood zone.

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: Veteran

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: TF Moran Plan Available

If YES, is survey available? ☐ Yes ☒ No ☐ Unknown

h. How is the property zoned? single family residential

i. Heating System Age: 15 **Type:** FHW **Fuel:** Oil **Tank Location:** basement

Owner of Tank: seller

Annual Fuel Consumption: 650+-gallon Price: varies Gallons: 275 size tank

Date system was last serviced and by whom? October 2024 DF Richard

Secondary Heat Systems: no

Comments: central air 2 zones

j. Roof Age: 14 **Type of Roof Covering:** asphalt

Moisture or leakage: none

Comments: _____

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k. Foundation/Basement: ☒ Full ☐ Partial ☐ Other: _____ ☐ Type: poured concrete
 Moisture or leakage in 2023 installed two (2)stainless steel sump pumps and a slotted drain. Replaced 5 gallon buckets with sump pump
 Comments: cisterns set in concrete with new plumbing.

l. Chimney(s) How Many? 1 Lined? yes Last Cleaned: March 2023 Problems? yes
 Comments: Cleaning and inspection revealed serval cracked tiles.

m. Plumbing Type: mixed, copper and pex Age: varies improved in 2014
 Comments: _____

n. Domestic Hot Water: Age: 14 Type: Superstor Indirect Gallons: about 50

o. Electrical System: # of Amps 200 ☒ Circuit Breakers ☐ Fuses
 Comments: first floor wiring replaced in 2023
 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: central Age: 9 Date Last Serviced and by whom: Buchanan March 2024
 Comments: added new inline dampers to control air flow to first and second floor

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: _____
 If Portable: ☐ Included ☐ Negotiable
 Comments: transfer switch for generator

v. Internet: Type Currently Used at Property: Comcast

w. Other (e.g. Alarm System, Irrigation System, etc.) alarm Seacoast Security, front and side yard irrigated.
 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:

Historical data from Taylor/Coutu disclosure sale 11/29/22.

Built in 1955 and substantially remodeled in 2014. Improvements since Coutu purchase: new 3 car driveway, deck, cedar closet, barnwood shelving and cabinetry in office, re-wire first floor, made weather tight underside of kitchen bump out, two new sump pumps and cisterns, new kitchen countertops, new refrig. and dishwasher, new washer and dryer, with new plumbing components, upgraded a/c, painted house, basement storage shelving, and various permitting for expansion (deck, driveway, wall, etc.).

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).

<i>Michael Coutu</i>	dotloop verified 01/25/26 11:29 AM EST HMO8-ZFGU-6EWC-WWZM	
SELLER		DATE

<i>Joanne Coutu</i>	dotloop verified 01/25/26 11:18 AM EST WHTD-93AI-CRRO-39JP	
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

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