

**Residential**  
**5073908**  
**Active**

**Single Family**

**151 Highland Street**  
**Hudson**  
**Unit/Lot #**

**NH 03051**

**Listed: 1/14/2026**  
**Closed:**  
**DOM: 0**

**\$584,000**



**County** NH-Hillsborough  
**VillDstLoc**  
**Year Built** 1984  
**Architectural Style** Cape  
**Color** Grey  
**Total Stories** 1.75  
**Taxes TBD** No  
**Tax Annual Amount** \$7,220.42  
**Tax Year** 2025  
**Tax Year Notes**

**Rooms Total** 6  
**Bedrooms Total** 3  
**Bathrooms Total** 2  
**Bathrooms Full** 2  
**Bathrooms Three Quarter** 0  
**Bathrooms Half** 0  
**Bathrooms One Quarter** 0  
**Above Grade Finished Area** 1,547  
**Below Grade Finished Area** 850  
**Total Finished Area** 2,397  
**List \$/SqFt Fin Total** \$243.64  
**Total Area** 2,958  
**Lot Size Acres** 0.80  
**Lot Size Square Feet** 34,848  
**Footprint**



**Activation Date**

**Directions** Route 111 to Greeley Street to Highland Street

**Public Remarks** Welcome to 151 Highland Street, a beautifully maintained Cape that seamlessly combines thoughtful updates with inviting spaces for comfortable living. As you step inside, you'll be greeted by gleaming hardwood floors throughout the first floor. The sun-soaked living room features a cozy gas fireplace, recessed lighting, and a charming bow window—perfect for showcasing your favorite plants. The updated kitchen boasts modern stainless steel appliances, upgraded cabinetry, a stylish stone backsplash, and granite countertops, ideal for cooking and entertaining. Completing the main level are a formal dining room, a versatile bedroom or office, and a full bath. Upstairs, you'll find two generously sized bedrooms and a second full bath, offering ample space for relaxation. The finished basement provides exceptional bonus living space, including a family room/teen suite/flex space, a large workout room, laundry area and a utility room with a year-and-a-half-old water heater. For convenience, the home includes an attached one-car garage, making grocery trips easy. Step outside to enjoy your morning coffee on the oversized deck, soaking in the sunshine and peaceful sounds of nature from the serene, wooded lot. This inviting home offers a perfect blend of space, modern updates and a charming setting you'll love returning to. Conveniently located near shopping, restaurants, commuting routes, and all that Southern NH has to offer. Subject to seller securing suitable housing. Showings begin at the OH Sat. 1/17 at 11 am.

**STRUCTURE**

**Construction Status** Existing  
**Construction Materials** Wood Frame, Vinyl Siding  
**Roof** Asphalt Shingle  
**Foundation Details** Concrete

**Estimated Completion Date**  
**Rehab Needed**

**List \$/SqFt Fin ABV Grade** \$377.50  
**Above Grade Finished Area Source** Public Records  
**Above Grade Unfinished Area** 221  
**Above Grade Unfinished Area Source** Public Records  
**Below Grade Finished Area Source** Public Records  
**Below Grade Unfinished Area** 340  
**Below Grade Unfinished Area Source** Public Records  
**Total Below Grade Area**  
**Total Below Grade Area Source**

**Basement** Yes  
**Basement Access Type** Walkout  
**Basement Description** Climate Controlled, Finished, Full, Walkout, Exterior Access, Basement Stairs  
**Garage** Yes  
**Garage Capacity** 1  
**Parking Features** Driveway, Garage, Paved, Attached

ROOMS	DIMENSIONS / LVL
Living Room	20x12 1
Kitchen	13x12 1
Dining Room	13x12 1
Bedroom	12x11 1
Bathroom Full	9x6 1
Bedroom	20x14 2
Bedroom	20x13 2
Bathroom Full	8x6 2

ROOMS	DIMENSIONS / LVL
Exercise Room	12x12 B
Family Room	25x12 B
Utility Room	6x5 B
Mudroom	12x6 B

ROOMS	DIMENSIONS / LVL
-------	------------------

**LOT & LOCATION**

**Development / Subdivision**

**Owned Land**  
**Common Land Acres**  
**ROW Length**  
**ROW Width**  
**ROW Parcel Access**  
**ROW to other Parcel**

**School District**  
**Elementary School**  
**Middle/Jr School**  
**High School**  
**Lot Features** Landscaped, Wooded, Near Golf Course, Near Shopping, Neighborhood, Near School(s)

**Waterfront Property**  
**Water View**  
**Water Body Access**  
**Water Body Name**  
**Water Body Type**  
**Water Frontage Length**  
**Waterfront Property Rights**  
**Water Body Restrictions**

**Road Frontage** TBD  
**Road Frontage Length**  
**Road Frontage Type** Paved, Public Maintained Road

**UTILITIES**

**Heating** Natural Gas, Baseboard  
**Cooling** None  
**Water Source** Public  
**Sewer** Septic  
**Electric** 200+ Amp Service  
**Utilities** Phone, Cable Available

**Internet** Cable Internet  
**Fuel Company**  
**Electric Company**  
**Water Company**  
**Cable Company**  
**Phone Company**  
**Internet Service Provider**

**FEATURES**

**Interior Features** Central Vacuum, Gas Fireplace, Basement Laundry  
**Flooring** Carpet, Hardwood, Manufactured  
**Exterior Features** Shed  
**Driveway** Paved  
**Parking Features** Driveway, Garage, Paved, Attached

**Appliances** Dishwasher, Microwave, Refrigerator, Electric Stove, Natural Gas Water Heater, Gas Dryer

**CONDO -- MOBILE -- AUCTION INFO**

**Condo Name**  
**Building Number**  
**Units Per Building**  
**Condo Limited Common Area**  
**Condo Fees**

**Auction** No  
**Auction Date**  
**Auction Time**  
**Auctioneer Name**  
**Auctioneer License Number**  
**Auction Price Determnd By**

**Mobile Park Name**  
**Mobile Make**  
**Mobile Model Name**  
**MobileSer#**

**Mobile Park Approval**  
**Mobile Must Move**

**Mobile Anchor**  
**Mobile Co-Op**

**DISCLOSURES**

**Fee**  
**Fee 2**  
**Fee 3**

**Foreclosed/Bank-Owned/REO** No  
**Planned Urban Developmt**  
**Rented**  
**Rental Amount**

**Flood Zone** Unknown  
**Seasonal** No  
**Easements**  
**Covenants** Unknown  
**Resort**  
**Right of First Refusal**

**Exclusions** \*Basement projection equipment & Freezer negotiable\*

**Timeshare/Fract. Ownrshp** No  
**T/F Ownership Amount**  
**T/F Ownership Type**

**Surveyed** Unknown  
**Surveyed By**

**PUBLIC RECORDS**

**DeedRecTy** Warranty  
**Total Deeds**  
**Deed Book** 9736  
**Deed Page** 302  
**Deed 2 Book**  
**Deed 2 Page**  
**PlanSurv#**  
**Property ID**  
**Zoning** Residential A  
**Map** 158  
**Block** 032  
**Lot** 000  
**SPAN#**  
**Tax Class**  
**Tax Rate** 17.11  
**Current Use**  
**Land Gains**  
**AssmntYr**  
**AssmntAmt**  
**SpecAssmt**

**POWER PRODUCTION**

**PrdType**  
**PrdOwner**  
**MountType**  
**Mount Loc**  
**PrdSize**  
**InstallYr**  
**PrdAnnual**  
**AnnStatus**  
**PrdVerSrc**  
**PrdType2**  
**PrdOwner2**  
**MountType2**  
**Mount Loc2**  
**PrdSize2**  
**InstallYr2**  
**PrdAnnual2**  
**AnnStatus2**  
**PrdVerSrc2**

**GREEN PERFORMANCE INDICATORS**

**VerBody**  
**VerPrgm**  
**VerYear**  
**VerRating**  
**GrnMetric**  
**VerStatus**  
**VerSrc**  
**VerNewCon**  
**VerURL**

**VerBody2**  
**VerPrgm2**  
**VerYear2**  
**VerRating2**  
**GrnMetric2**  
**VerStatus2**  
**VerSrc2**  
**VerNewCon2**  
**VerURL2**

**VerBody3**  
**VerPrgm3**  
**VerYear3**  
**VerRating3**  
**GrnMetric3**  
**VerStatus3**  
**VerSrc3**  
**VerNewCon3**  
**VerURL3**

**REMARKS -- OWNER/OCCUPANT -- SHOWING INSTRUCTIONS**

**Private Remarks** Showing start at Open House 1/17 11 am. Rooms sizes are approximate. Buyer /and or their agent to perform their own due diligence. Please send any offers to NancyDowlingRE@gmail.com, in one PDF, not through Dot loop. Please contact Nancy with any questions (978) 314-4003. \*Subject to seller finding suitable housing\*

**Private Office Remarks**

**Showing Instructions** Appointment, Lockbox, See Private Remarks, ShowingTime 800-746-9464  
**Showing Service** ShowingTime

**Input of Owner Name** I have written permission to submit name

**Owner Name** Magichev

**Owner Phone**

**Occupant Type**

**Occupant Name**

**Occupant Phone**

**Management Company**

**Management Company Phone**

**LISTING & CLOSING INFORMATION**

**Listing Office - Office Name** Foundation Brokerage Group

**Listing Office - Phone Number** Off: 800-983-1945

**Listing Office - Phone Number 2**

**List Agent - Agent Name and Phone** Nancy Dowling - Cell: 978-314-4003

**List Agent - Phone Number** Cell: 978-314-4003

**List Agent - E-mail** nancydowlingre@gmail.com

**List Team - Team Name**

**List Team - Phone Number 1**

**List Team - Team Email 1**

**Co List Agent - Agent Name and Phone**

**Co List Agent - Phone Number**

**Co List Agent - E-mail**

**Alternate Contact - Agent Name**

**Alternate Contact - Phone Number**

**Alternate Contact - E-mail**

**Buyer Office - Office Name**

**Buyer Office - Phone Number**

**Buyer Office - E-mail**

**Buyer Agent - Agent Name**

**Buyer Agent - Phone Number**

**Buyer Agent - E-mail**

**Buyer Team - Team Name**

**Buyer Team - Phone Number 1**

**Co Buyer Office - Office Name and Phone**

**Co Buyer Agent - Agent Name and Phone**

**MLS List Date** 1/14/2026

**Expiration Date** 6/14/2026

**Active Under Contract Date**

**Pending Date**

**Withdrawn Date**

**Terminated Date**

**Close Date**

**Anticipated Closing Date**

**Marketed in other Property Type** No

**Other MLS#**

**Comp Only** No

**Comp Type**

**Listing Type** Exclusive Right

**Listing Service** Full Service

**Designated/ Apptd. Agency** No

**Short Sale** No

**Original List Price** \$584,000

**Concessions**

**Concessions Amount**

**Concessions Comments**

**Appraisal Complete**

**Appraisal Type**

**Appraiser**

**Appraiser Phone**

**Appraiser Email**

**Buyer Name**

**Residence**

**Title Company**

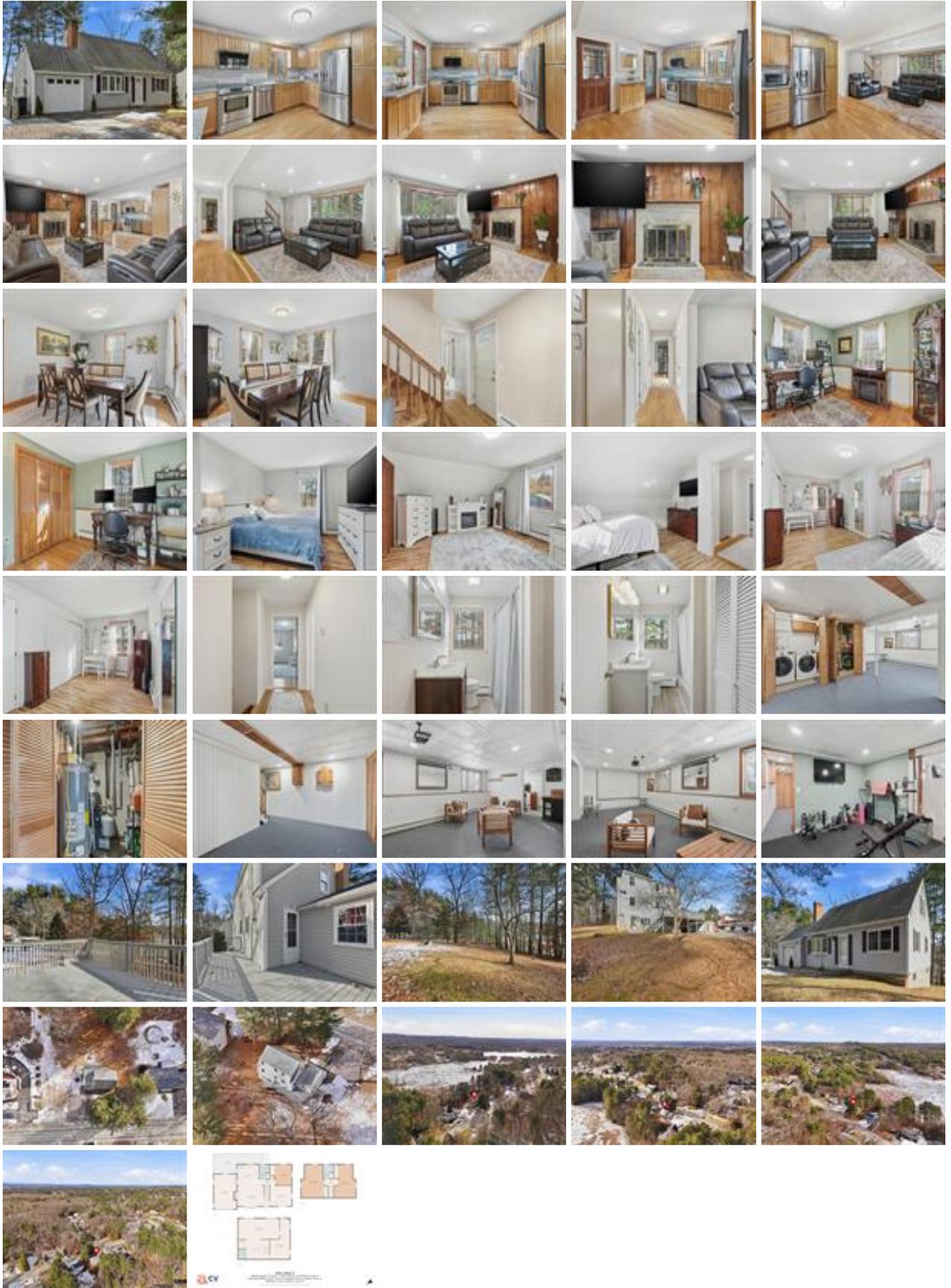
**Buyer Financing**

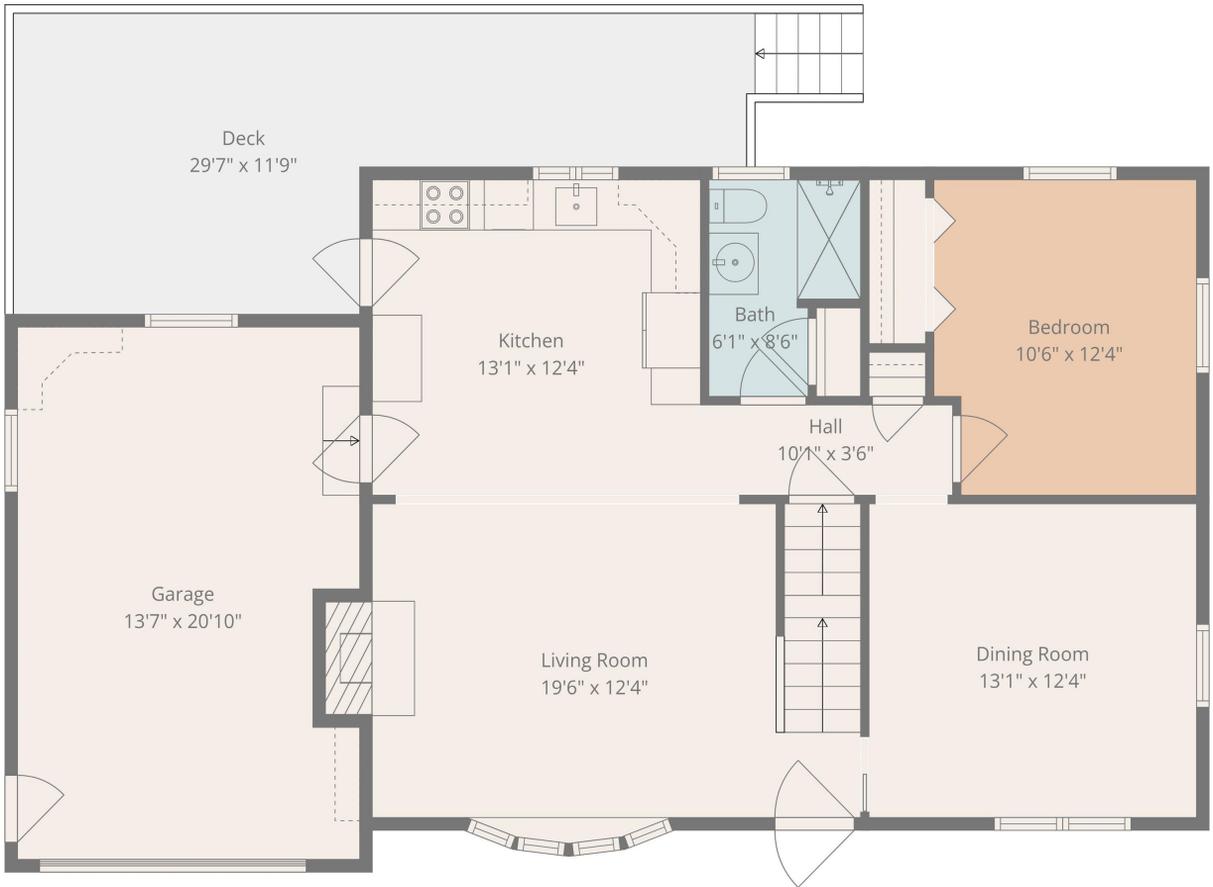
**Contingencies**

**My Info:** Nancy Dowling - Cell: 978-314-4003

Subject to errors, omissions, prior sale, change or withdrawal without notice. Users are advised to independently verify all information. The agency referenced may or may not be the listing agency for this property. PrimeMLS is not the source of information presented in this listing. Copyright 2026 PrimeMLS.

Photos for listing 5073908  
151 Highland





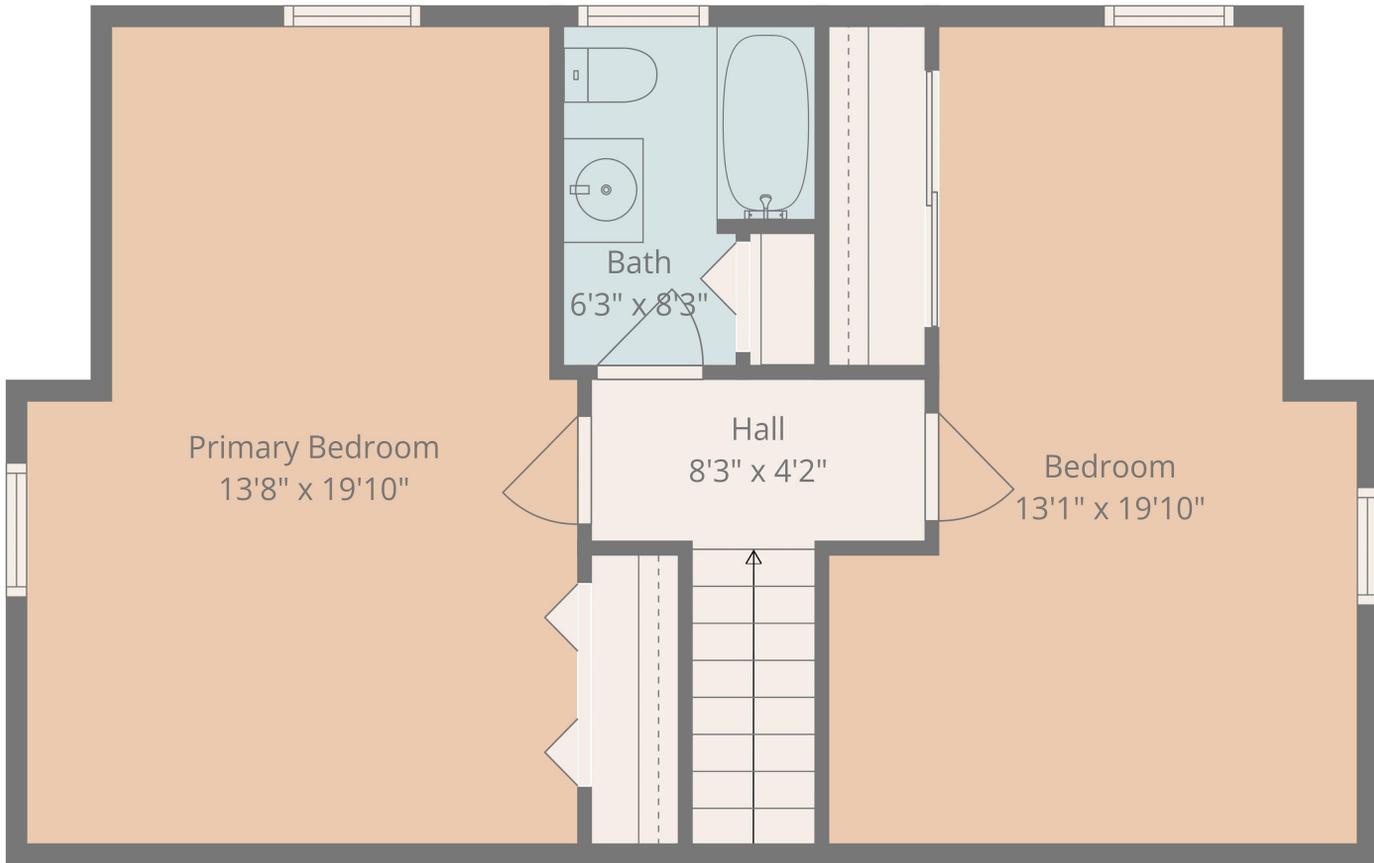
**TOTAL: 2186 sq. ft**

BELOW GRADE: 737 sq. ft, 1st floor: 831 sq. ft, 2nd floor: 618 sq. ft

EXCLUDED AREAS: UTILITY: 25 sq. ft, GARAGE: 275 sq. ft, DECK: 257 sq. ft,

FIREPLACE: 10 sq. ft, WALLS: 192 sq. ft

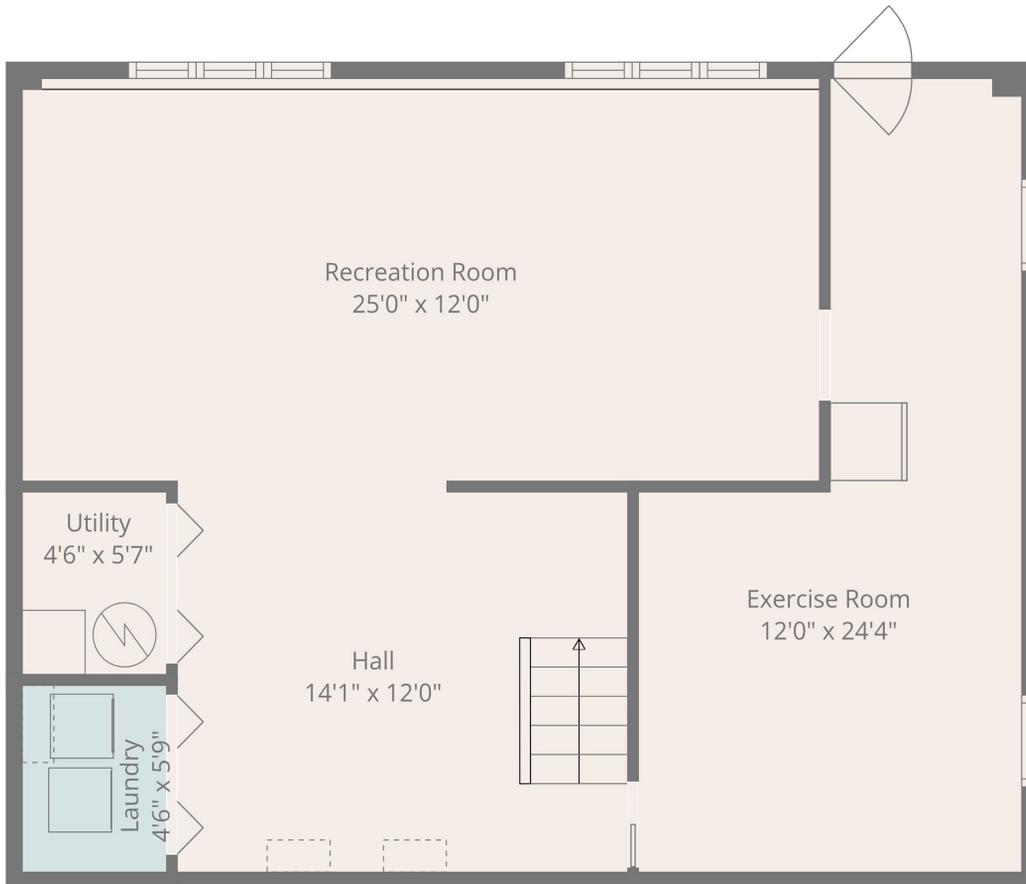




**TOTAL: 2186 sq. ft**  
BELOW GRADE: 737 sq. ft, 1st floor: 831 sq. ft, 2nd floor: 618 sq. ft  
EXCLUDED AREAS: UTILITY: 25 sq. ft, GARAGE: 275 sq. ft, DECK: 257 sq. ft,  
FIREPLACE: 10 sq. ft, WALLS: 192 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.





**TOTAL: 2186 sq. ft**  
 BELOW GRADE: 737 sq. ft, 1st floor: 831 sq. ft, 2nd floor: 618 sq. ft  
 EXCLUDED AREAS: UTILITY: 25 sq. ft, GARAGE: 275 sq. ft, DECK: 257 sq. ft,  
 FIREPLACE: 10 sq. ft, WALLS: 192 sq. ft





# 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:** Anton Magichev and Saida Hilario

2. **PROPERTY LOCATION:** 151 Highland Street, Hudson, NH 03051

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

4. **SELLER:**  has  has not occupied the property for \_\_\_ 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: Water meter in the basement  
Installed By: \_\_\_\_\_ Date of Installation: \_\_\_\_\_  
What is the source of your information? \_\_\_\_\_

c. USE: Number of persons currently using the system: 2  
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  Other  
Tank Size: \_\_\_\_\_ Gal.  Unknown  Other  
Tank Type:  Concrete  Metal  Unknown  Other  
Location: Front yard  Location Unknown. Date of Installation: \_\_\_\_\_  
Date of Last Servicing: Sep 2025 Name of Company Servicing Tank: \_\_\_\_\_  
Have you experienced any malfunctions?  Yes  No  
COMMENTS:

SELLER(S) INITIALS AM / SH

BUYER(S) INITIALS   /

# PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form



## TO BE COMPLETED BY SELLER

**PROPERTY LOCATION:** 151 Highland Street, Hudson, NH 03051

**d. LEACH FIELD:**  Yes  No  Other \_\_\_\_\_  
IF YES, Location: Front yard Size: \_\_\_\_\_  Unknown  
Date of installation of leach field: \_\_\_\_\_ Installed By: \_\_\_\_\_  
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: \_\_\_\_\_  
Comments: \_\_\_\_\_

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

7. <b>INSULATION</b>	LOCATION	Yes	No	Unknown	If YES, Type	Amount	Unknown
	Attic or Cap	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Crawl Space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Floors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>

## 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: \_\_\_\_\_ 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: \_\_\_\_\_

**SELLER(S) INITIALS** AM / SH  
12/25/25 2:12 PM EST 12/26/25 9:10 AM EST

**BUYER(S) INITIALS** \_\_\_\_\_ / \_\_\_\_\_

**PROPERTY DISCLOSURE - RESIDENTIAL ONLY**  
New Hampshire Association of REALTORS® Standard Form



**TO BE COMPLETED BY SELLER**

**PROPERTY LOCATION:** 151 Highland Street, Hudson, NH 03051

**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: \_\_\_\_\_

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  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? \_\_\_\_\_**

**i. Heating System** Age: Unknow Type: \_\_\_\_\_ Fuel: NG Tank Location: Basement

Owner of Tank: \_\_\_\_\_

Annual Fuel Consumption: \_\_\_\_\_ Price: \_\_\_\_\_ Gallons: \_\_\_\_\_

Date system was last serviced and by whom? \_\_\_\_\_

Secondary Heat Systems: Water tank

Comments: \_\_\_\_\_

**j. Roof** Age: 8-10 yrs Type of Roof Covering: Asphalt Shingles

Moisture or leakage: N0

Comments: \_\_\_\_\_

SELLER(S) INITIALS

AM / SH  
12/25/25 / 12/26/25

BUYER(S) INITIALS

\_\_\_\_\_/\_\_\_\_\_  
\_\_\_\_\_/\_\_\_\_\_

# PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form



## TO BE COMPLETED BY SELLER

**PROPERTY LOCATION:** 151 Highland Street, Hudson, NH 03051

**k. Foundation/Basement**  Full  Partial  Other: \_\_\_\_\_  Type: Concrete  
Moisture or leakage: No  
Comments: \_\_\_\_\_

**l. Chimney(s)** How Many? 1 Lined? \_\_\_\_\_ Last Cleaned: 2023 Problems? no  
Comments: \_\_\_\_\_

**m. Plumbing** Type: \_\_\_\_\_ Age: \_\_\_\_\_  
Comments: \_\_\_\_\_

**n. Domestic Hot Water** Age: \_\_\_\_\_ Type: \_\_\_\_\_ Gallons: \_\_\_\_\_

**o. Electrical System** # of Amps 200  Circuit Breakers  Fuses  
Comments: New electrical panel installed upgraded to 200A 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: \_\_\_\_\_ Age: \_\_\_\_\_ Date Last Serviced and by whom: \_\_\_\_\_  
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: \_\_\_\_\_  
If Portable:  Included  Negotiable  
Comments: \_\_\_\_\_

**v. Internet** Type Currently Used at Property: xfinity

**w. Other** (e.g. Alarm System, Irrigation System, etc.) \_\_\_\_\_  
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.

SELLER(S) INITIALS AM / SH  
12/25/25 dotloop Verified 12/26/25 dotloop Verified

BUYER(S) INITIALS \_\_\_\_\_ / \_\_\_\_\_

**PROPERTY DISCLOSURE - RESIDENTIAL ONLY**  
New Hampshire Association of REALTORS® Standard Form



**TO BE COMPLETED BY SELLER**

**PROPERTY LOCATION:** 151 Highland Street, Hudson, NH 03051

**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).**

*Anton Magichev*  
SELLER  
dotloop verified  
12/25/25 2:12 PM EST  
SGY7-PJ3J-P8PE-ZROP  
DATE

*Saida Hilario*  
SELLER  
dotloop verified  
12/26/25 9:10 AM EST  
XIGB-CNKE-7HHF-5VJV  
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  
DATE

SELLER(S) INITIALS *AM* / *SH*  
12/25/25 2:12 PM EST dotloop verified / 12/26/25 9:10 AM EST dotloop verified

BUYER(S) INITIALS  /



# Inclusion/Exclusion Information

Property Address: 151 Highland Street, Hudson, NH. 03051

Item	Included	Excluded	N/A
Range	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Microwave	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dishwasher	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Refrigerator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Washing Machine	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Drying Machine	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trash Compactor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Portable Air Conditioner Units	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Window Treatments	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Window Treatment Hardware	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Central Vacuum Attachments	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pool Equipment	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Television Wall Brackets	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Video Door Bell	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Video Cameras	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Smart Thermostats	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Swingset	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Shed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Surround Sound Speakers	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Portable Generator	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Existing Paint Cans for current wall colors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Left over flooring for current floor coverings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

*Anton Magichev*  
 dotloop verified  
 01/13/26 1:00 PM EST  
 WTTN-3K4J-KKFW-NHP7  
 \_\_\_\_\_  
 Seller Date

*Saida Alvario*  
 dotloop verified  
 01/13/26 1:21 PM EST  
 AQ0C-AHY2-LMER-GWSA  
 \_\_\_\_\_  
 Seller Date

\_\_\_\_\_  
 Buyer Date

\_\_\_\_\_  
 Buyer Date

# Utility Information

Property Address: 151 Highland Street, Hudson, NH. 03051

Utility	Supplier	Avg. Monthly Cost
Electricity	<u>Eversource</u>	<u>\$120</u>
Water/Sewer	<u>Public water</u>	<u>\$30</u>
	<u>Private Septic System</u>	<u></u>
Heating Oil: <input type="checkbox"/> Gas: <input checked="" type="checkbox"/> Propane: <input type="checkbox"/> <input type="checkbox"/>	<u></u> <u></u> <u></u> <u></u>	<u></u> <u></u> <u>\$150</u> <u></u>
Cable/Internet	<u>Xfinity</u>	<u></u>
Security System	<u></u> <u></u>	<u></u> <u></u>
Other	<u></u> <u></u>	<u></u> <u></u>

*Anton Magichev*  
dotloop verified  
12/25/25 1:59 PM EST  
7EVK-84RV-UULI-MDCS

Seller \_\_\_\_\_ Date \_\_\_\_\_

*Saida Hilario*  
dotloop verified  
12/26/25 9:10 AM EST  
KZWJ-L3ZZ-YPRJ-EPSU

Seller \_\_\_\_\_ Date \_\_\_\_\_

Buyer \_\_\_\_\_ Date \_\_\_\_\_

Buyer \_\_\_\_\_ Date \_\_\_\_\_

### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT We, **Scott B. McLain and Raelene L. McLain, Trustees of the The McLain Family Revocable Trust**, under declaration of trust dated April 10, 2007, of 151 Highland Street, Hudson, NH 03051, ("Grantors")

For consideration paid grants to

**Anton Magichev and Saida Hilario**, an unmarried couple, as joint tenants with rights of survivorship, now of 151 Highland Street, Hudson, NH 03051, ("Grantees")

with WARRANTY COVENANTS

A certain tract or parcel of land, together with the buildings thereon, situate in Hudson, County of Hillsborough, and State of New Hampshire, and shown as Lot #15 on a plan entitled "Plan of Land, Ross Kierstead, Hudson, N.H.", Scale 1" = 50', July 1967, Revised October 30, 1968, A.E. Maynard Surveyor, and recorded in the Hillsborough County Registry of Deeds as Plan #3963 (3-48), bounded and described according to said plan as follows:

Beginning at a point at the southwesterly corner of the premises on the easterly line of Highland Street as shown on said plan and at the northwesterly corner of Lot #16 as shown on said plan; thence

- (1) N 40° E 85 feet along the easterly line of Highland Street to a point; thence turning and running
- (2) Northeasterly and easterly around a curve to the right having a radius of 15 feet 23.50 feet to a point on the southerly line of a proposed street as shown on said plan; thence

- (3) S 50° E 326 feet along the southerly line of a proposed street to a point at land now or formerly of NELI Corporation as shown on said plan; thence
- (4) S 40° W 100 feet along land now or formerly of NELI Corporation to a point; thence
- (5) N 50° W 351 feet along NELI Corporation land and Lot #16 as shown on said plan to the point of beginning.

The Grantors hereby voluntarily release any and all Homestead rights in the subject premises, but do not waive or release the protection of proceeds, and affirm under the pains and penalties of perjury that there are no other person or persons entitled to any homestead rights therein.

Meaning and intending to describe and convey the same premises conveyed to the Grantor herein by Deed dated April 10, 2007 and recorded in the Hillsborough County Registry of Deeds at Book 7853, Page 413.

The undersigned trustees as Trustees under The McLain Family Revocable Trust created by Scott B. McLain and Raelene L. McLain as Grantors under Declaration of Trust dated April 10, 2007, has full and absolute power in said trust agreement to convey any interest in real estate and improvement thereon held in said trust, and no purchaser or third party shall be bound to inquire whether the trustee has said power or is properly exercising said power or to see to the application of any trust asset paid to the trustee for a conveyance thereof.

*Signature page to follow*

Executed as a sealed instrument this 20<sup>th</sup> day of October, 2023

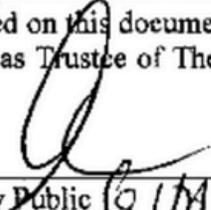
The McLain Family Revocable Trust

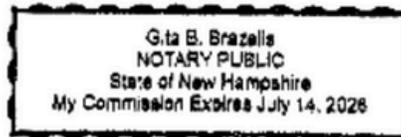
  
Scott B. McLain, Trustee

STATE OF NEW HAMPSHIRE

Rockingham, ss.

On this 20<sup>th</sup> day of October, 2023, before me, the undersigned notary public, personally appeared Scott B. McLain, the above-named, and proved to me through satisfactory evidence of identification to be the person whose name is signed on this document, and acknowledged to me that he signed it voluntarily for its stated purpose as Trustee of The McLain Family Revocable Trust.

  
Notary Public G B Brazell  
My Commission Expires:



Executed as a sealed instrument this 20<sup>th</sup> day of October, 2023

The McLain Family Revocable Trust

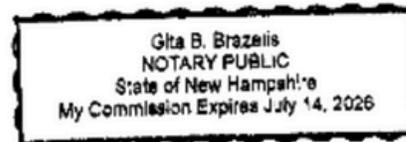
Raelene L. McLain  
Raelene L. McLain, Trustee

STATE OF NEW HAMPSHIRE

Rockingham, ss.

On this 20<sup>th</sup> day of October, 2023, before me, the undersigned notary public, personally appeared Raelene L. McLain, the above-named, and proved to me through satisfactory evidence of identification to be the person whose name is signed on this document, and acknowledged to me that she signed it voluntarily for its stated purpose as Trustee of The McLain Family Revocable Trust.

Gita B. Brazelis  
Notary Public  
My Commission Expires: 7/14/2026







# Protect Your Family From Lead in Your Home



United States  
Environmental  
Protection Agency



United States  
Consumer Product  
Safety Commission



United States  
Department of Housing  
and Urban Development

## Are You Planning to Buy or Rent a Home Built Before 1978?

---

Did you know that many homes built before 1978 have **lead-based paint**? Lead from paint, chips, and dust can pose serious health hazards.

### Read this entire brochure to learn:

- How lead gets into the body
- How lead affects health
- What you can do to protect your family
- Where to go for more information

### Before renting or buying a pre-1978 home or apartment, federal law requires:

- Sellers must disclose known information on lead-based paint or lead-based paint hazards before selling a house.
- Real estate sales contracts must include a specific warning statement about lead-based paint. Buyers have up to 10 days to check for lead.
- Landlords must disclose known information on lead-based paint or lead-based paint hazards before leases take effect. Leases must include a specific warning statement about lead-based paint.

### If undertaking renovations, repairs, or painting (RRP) projects in your pre-1978 home or apartment:

- Read EPA's pamphlet, *The Lead-Safe Certified Guide to Renovate Right*, to learn about the lead-safe work practices that contractors are required to follow when working in your home (see page 12).



## Simple Steps to Protect Your Family from Lead Hazards

### If you think your home has lead-based paint:

- Don't try to remove lead-based paint yourself.
- Always keep painted surfaces in good condition to minimize deterioration.
- Get your home checked for lead hazards. Find a certified inspector or risk assessor at [epa.gov/lead](https://www.epa.gov/lead).
- Talk to your landlord about fixing surfaces with peeling or chipping paint.
- Regularly clean floors, window sills, and other surfaces.
- Take precautions to avoid exposure to lead dust when remodeling.
- When renovating, repairing, or painting, hire only EPA- or state-approved Lead-Safe certified renovation firms.
- Before buying, renting, or renovating your home, have it checked for lead-based paint.
- Consult your health care provider about testing your children for lead. Your pediatrician can check for lead with a simple blood test.
- Wash children's hands, bottles, pacifiers, and toys often.
- Make sure children eat healthy, low-fat foods high in iron, calcium, and vitamin C.
- Remove shoes or wipe soil off shoes before entering your house.

## Lead Gets into the Body in Many Ways

---

### Adults and children can get lead into their bodies if they:

- Breathe in lead dust (especially during activities such as renovations, repairs, or painting that disturb painted surfaces).
- Swallow lead dust that has settled on food, food preparation surfaces, and other places.
- Eat paint chips or soil that contains lead.

### Lead is especially dangerous to children under the age of 6.

- At this age, children's brains and nervous systems are more sensitive to the damaging effects of lead.
- Children's growing bodies absorb more lead.
- Babies and young children often put their hands and other objects in their mouths. These objects can have lead dust on them.



### Women of childbearing age should know that lead is dangerous to a developing fetus.

- Women with a high lead level in their system before or during pregnancy risk exposing the fetus to lead through the placenta during fetal development.

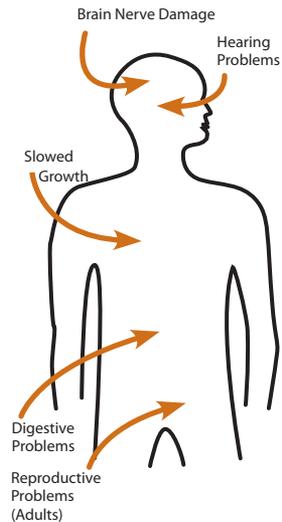
## Health Effects of Lead

---

**Lead affects the body in many ways.** It is important to know that even exposure to low levels of lead can severely harm children.

### In children, exposure to lead can cause:

- Nervous system and kidney damage
- Learning disabilities, attention-deficit disorder, and decreased intelligence
- Speech, language, and behavior problems
- Poor muscle coordination
- Decreased muscle and bone growth
- Hearing damage



While low-lead exposure is most common, exposure to high amounts of lead can have devastating effects on children, including seizures, unconsciousness, and in some cases, death.

Although children are especially susceptible to lead exposure, lead can be dangerous for adults, too.

### In adults, exposure to lead can cause:

- Harm to a developing fetus
- Increased chance of high blood pressure during pregnancy
- Fertility problems (in men and women)
- High blood pressure
- Digestive problems
- Nerve disorders
- Memory and concentration problems
- Muscle and joint pain

## Check Your Family for Lead

---

### **Get your children and home tested if you think your home has lead.**

Children's blood lead levels tend to increase rapidly from 6 to 12 months of age, and tend to peak at 18 to 24 months of age.

Consult your doctor for advice on testing your children. A simple blood test can detect lead. Blood lead tests are usually recommended for:

- Children at ages 1 and 2
- Children or other family members who have been exposed to high levels of lead
- Children who should be tested under your state or local health screening plan

**Your doctor can explain what the test results mean and if more testing will be needed.**

## Where Lead-Based Paint Is Found

---

In general, the older your home or childcare facility, the more likely it has lead-based paint.<sup>1</sup>

**Many homes, including private, federally-assisted, federally-owned housing, and childcare facilities built before 1978 have lead-based paint.** In 1978, the federal government banned consumer uses of lead-containing paint.<sup>2</sup>

Learn how to determine if paint is lead-based paint on page 7.

### Lead can be found:

- In homes and childcare facilities in the city, country, or suburbs,
- In private and public single-family homes and apartments,
- On surfaces inside and outside of the house, and
- In soil around a home. (Soil can pick up lead from exterior paint or other sources, such as past use of leaded gas in cars.)

Learn more about where lead is found at [epa.gov/lead](http://epa.gov/lead).

---

<sup>1</sup> "Lead-based paint" is currently defined by the federal government as paint with lead levels greater than or equal to 1.0 milligram per square centimeter (mg/cm<sup>2</sup>), or more than 0.5% by weight.

<sup>2</sup> "Lead-containing paint" is currently defined by the federal government as lead in new dried paint in excess of 90 parts per million (ppm) by weight.

## Identifying Lead-Based Paint and Lead-Based Paint Hazards

---

**Deteriorated lead-based paint (peeling, chipping, chalking, cracking, or damaged paint)** is a hazard and needs immediate attention. **Lead-based paint** may also be a hazard when found on surfaces that children can chew or that get a lot of wear and tear, such as:

- On windows and window sills
- Doors and door frames
- Stairs, railings, banisters, and porches

**Lead-based paint is usually not a hazard if it is in good condition** and if it is not on an impact or friction surface like a window.

**Lead dust** can form when lead-based paint is scraped, sanded, or heated. Lead dust also forms when painted surfaces containing lead bump or rub together. Lead paint chips and dust can get on surfaces and objects that people touch. Settled lead dust can reenter the air when the home is vacuumed or swept, or when people walk through it. EPA currently defines the following levels of lead in dust as hazardous:

- 10 micrograms per square foot ( $\mu\text{g}/\text{ft}^2$ ) and higher for floors, including carpeted floors
- 100  $\mu\text{g}/\text{ft}^2$  and higher for interior window sills

**Lead in soil** can be a hazard when children play in bare soil or when people bring soil into the house on their shoes. EPA currently defines the following levels of lead in soil as hazardous:

- 400 parts per million (ppm) and higher in play areas of bare soil
- 1,200 ppm (average) and higher in bare soil in the remainder of the yard

**Remember, lead from paint chips—which you can see—and lead dust—which you may not be able to see—both can be hazards.**

The only way to find out if paint, dust, or soil lead hazards exist is to test for them. The next page describes how to do this.

## Checking Your Home for Lead

---

You can get your home tested for lead in several different ways:

- A lead-based paint **inspection** tells you if your home has lead-based paint and where it is located. It won't tell you whether your home currently has lead hazards. A trained and certified testing professional, called a lead-based paint inspector, will conduct a paint inspection using methods, such as:
  - Portable x-ray fluorescence (XRF) machine
  - Lab tests of paint samples
- A **risk assessment** tells you if your home currently has any lead hazards from lead in paint, dust, or soil. It also tells you what actions to take to address any hazards. A trained and certified testing professional, called a risk assessor, will:
  - Sample paint that is deteriorated on doors, windows, floors, stairs, and walls
  - Sample dust near painted surfaces and sample bare soil in the yard
  - Get lab tests of paint, dust, and soil samples
- A combination inspection and risk assessment tells you if your home has any lead-based paint and if your home has any lead hazards, and where both are located.



Be sure to read the report provided to you after your inspection or risk assessment is completed, and ask questions about anything you do not understand.

## Checking Your Home for Lead, continued

---

In preparing for renovation, repair, or painting work in a pre-1978 home, Lead-Safe Certified renovators (see page 12) may:

- Take paint chip samples to determine if lead-based paint is present in the area planned for renovation and send them to an EPA-recognized lead lab for analysis. In housing receiving federal assistance, the person collecting these samples must be a certified lead-based paint inspector or risk assessor
- Use EPA-recognized tests kits to determine if lead-based paint is absent (but not in housing receiving federal assistance)
- Presume that lead-based paint is present and use lead-safe work practices

There are state and federal programs in place to ensure that testing is done safely, reliably, and effectively. Contact your state or local agency for more information, visit [epa.gov/lead](http://epa.gov/lead), or call **1-800-424-LEAD (5323)** for a list of contacts in your area.<sup>3</sup>

---

<sup>3</sup> Hearing- or speech-challenged individuals may access this number through TTY by calling the Federal Relay Service at 1-800-877-8339.

## What You Can Do Now to Protect Your Family

---

**If you suspect that your house has lead-based paint hazards, you can take some immediate steps to reduce your family's risk:**

- If you rent, notify your landlord of peeling or chipping paint.
- Keep painted surfaces clean and free of dust. Clean floors, window frames, window sills, and other surfaces weekly. Use a mop or sponge with warm water and a general all-purpose cleaner. (Remember: never mix ammonia and bleach products together because they can form a dangerous gas.)
- Carefully clean up paint chips immediately without creating dust.
- Thoroughly rinse sponges and mop heads often during cleaning of dirty or dusty areas, and again afterward.
- Wash your hands and your children's hands often, especially before they eat and before nap time and bed time.
- Keep play areas clean. Wash bottles, pacifiers, toys, and stuffed animals regularly.
- Keep children from chewing window sills or other painted surfaces, or eating soil.
- When renovating, repairing, or painting, hire only EPA- or state-approved Lead-Safe Certified renovation firms (see page 12).
- Clean or remove shoes before entering your home to avoid tracking in lead from soil.
- Make sure children eat nutritious, low-fat meals high in iron, and calcium, such as spinach and dairy products. Children with good diets absorb less lead.

## Reducing Lead Hazards

---

**Disturbing lead-based paint or removing lead improperly can increase the hazard to your family by spreading even more lead dust around the house.**

- In addition to day-to-day cleaning and good nutrition, you can **temporarily** reduce lead-based paint hazards by taking actions, such as repairing damaged painted surfaces and planting grass to cover lead-contaminated soil. These actions are not permanent solutions and will need ongoing attention.
- You can minimize exposure to lead when renovating, repairing, or painting by hiring an EPA- or state-certified renovator who is trained in the use of lead-safe work practices. If you are a do-it-yourselfer, learn how to use lead-safe work practices in your home.
- To remove lead hazards permanently, you should hire a certified lead abatement contractor. Abatement (or permanent hazard elimination) methods include removing, sealing, or enclosing lead-based paint with special materials. Just painting over the hazard with regular paint is not permanent control.



**Always use a certified contractor who is trained to address lead hazards safely.**

- Hire a Lead-Safe Certified firm (see page 12) to perform renovation, repair, or painting (RRP) projects that disturb painted surfaces.
- To correct lead hazards permanently, hire a certified lead abatement contractor. This will ensure your contractor knows how to work safely and has the proper equipment to clean up thoroughly.

Certified contractors will employ qualified workers and follow strict safety rules as set by their state or by the federal government.

## Reducing Lead Hazards, continued

---

**If your home has had lead abatement work done** or if the housing is receiving federal assistance, once the work is completed, dust cleanup activities must be conducted until clearance testing indicates that lead dust levels are below the following levels:

- 10 micrograms per square foot ( $\mu\text{g}/\text{ft}^2$ ) for floors, including carpeted floors
- 100  $\mu\text{g}/\text{ft}^2$  for interior windows sills
- 400  $\mu\text{g}/\text{ft}^2$  for window troughs

**Abatements are designed to permanently eliminate lead-based paint hazards.** However, lead dust can be reintroduced into an abated area.

- Use a HEPA vacuum on all furniture and other items returned to the area, to reduce the potential for reintroducing lead dust.
- Regularly clean floors, window sills, troughs, and other hard surfaces with a damp cloth or sponge and a general all-purpose cleaner.

Please see page 9 for more information on steps you can take to protect your home after the abatement. For help in locating certified lead abatement professionals in your area, call your state or local agency (see pages 15 and 16), [epa.gov/lead](https://epa.gov/lead), or call 1-800-424-LEAD.

## Renovating, Repairing or Painting a Home with Lead-Based Paint

---

**If you hire a contractor to conduct renovation, repair, or painting (RRP) projects in your pre-1978 home or childcare facility (such as pre-school and kindergarten), your contractor must:**

- Be a Lead-Safe Certified firm approved by EPA or an EPA-authorized state program
- Use qualified trained individuals (Lead-Safe Certified renovators) who follow specific lead-safe work practices to prevent lead contamination
- Provide a copy of EPA's lead hazard information document, *The Lead-Safe Certified Guide to Renovate Right*



**RRP contractors working in pre-1978 homes and childcare facilities must follow lead-safe work practices that:**

- **Contain the work area.** The area must be contained so that dust and debris do not escape from the work area. Warning signs must be put up, and plastic or other impermeable material and tape must be used.
- **Avoid renovation methods that generate large amounts of lead-contaminated dust.** Some methods generate so much lead-contaminated dust that their use is prohibited. They are:
  - Open-flame burning or torching
  - Sanding, grinding, planing, needle gunning, or blasting with power tools and equipment not equipped with a shroud and HEPA vacuum attachment
  - Using a heat gun at temperatures greater than 1100°F
- **Clean up thoroughly.** The work area should be cleaned up daily. When all the work is done, the area must be cleaned up using special cleaning methods.
- **Dispose of waste properly.** Collect and seal waste in a heavy duty bag or sheeting. When transported, ensure that waste is contained to prevent release of dust and debris.

To learn more about EPA's requirements for RRP projects, visit [epa.gov/getleadsafe](https://epa.gov/getleadsafe), or read *The Lead-Safe Certified Guide to Renovate Right*.

## Other Sources of Lead

---

### Lead in Drinking Water

The most common sources of lead in drinking water are lead pipes, faucets, and fixtures.

Lead pipes are more likely to be found in older cities and homes built before 1986.

You can't smell or taste lead in drinking water.

To find out for certain if you have lead in drinking water, have your water tested.

Remember older homes with a private well can also have plumbing materials that contain lead.

### Important Steps You Can Take to Reduce Lead in Drinking Water

- Use only cold water for drinking, cooking and making baby formula. Remember, boiling water does not remove lead from water.
- Before drinking, flush your home's pipes by running the tap, taking a shower, doing laundry, or doing a load of dishes.
- Regularly clean your faucet's screen (also known as an aerator).
- If you use a filter certified to remove lead, don't forget to read the directions to learn when to change the cartridge. Using a filter after it has expired can make it less effective at removing lead.

Contact your water company to determine if the pipe that connects your home to the water main (called a service line) is made from lead. Your area's water company can also provide information about the lead levels in your system's drinking water.

For more information about lead in drinking water, please contact EPA's Safe Drinking Water Hotline at 1-800-426-4791. If you have other questions about lead poisoning prevention, call 1-800 424-LEAD.\*

Call your local health department or water company to find out about testing your water, or visit [epa.gov/safewater](https://epa.gov/safewater) for EPA's lead in drinking water information. Some states or utilities offer programs to pay for water testing for residents. Contact your state or local water company to learn more.

---

\* Hearing- or speech-challenged individuals may access this number through TTY by calling the Federal Relay Service at 1-800-877-8339.

## Other Sources of Lead, continued

---

- **Lead smelters** or other industries that release lead into the air.
- **Your job.** If you work with lead, you could bring it home on your body or clothes. Shower and change clothes before coming home. Launder your work clothes separately from the rest of your family's clothes.
- **Hobbies** that use lead, such as making pottery or stained glass, or refinishing furniture. Call your local health department for information about hobbies that may use lead.
- Old **toys** and **furniture** may have been painted with lead-containing paint. Older toys and other children's products may have parts that contain lead.<sup>4</sup>
- Food and liquids cooked or stored in **lead crystal** or **lead-glazed pottery or porcelain** may contain lead.
- Folk remedies, such as "**greta**" and "**azarcon,**" used to treat an upset stomach.

---

<sup>4</sup> In 1978, the federal government banned toys, other children's products, and furniture with lead-containing paint. In 2008, the federal government banned lead in most children's products. The federal government currently bans lead in excess of 100 ppm by weight in most children's products.

## For More Information

---

### **The National Lead Information Center**

Learn how to protect children from lead poisoning and get other information about lead hazards on the Web at [epa.gov/lead](http://epa.gov/lead) and [hud.gov/lead](http://hud.gov/lead), or call **1-800-424-LEAD (5323)**.

### **EPA's Safe Drinking Water Hotline**

For information about lead in drinking water, call **1-800-426-4791**, or visit [epa.gov/safewater](http://epa.gov/safewater) for information about lead in drinking water.

### **Consumer Product Safety Commission (CPSC) Hotline**

For information on lead in toys and other consumer products, or to report an unsafe consumer product or a product-related injury, call **1-800-638-2772**, or visit CPSC's website at [cpsc.gov](http://cpsc.gov) or [saferproducts.gov](http://saferproducts.gov).

### **State and Local Health and Environmental Agencies**

Some states, tribes, and cities have their own rules related to lead-based paint. Check with your local agency to see which laws apply to you. Most agencies can also provide information on finding a lead abatement firm in your area, and on possible sources of financial aid for reducing lead hazards. Receive up-to-date address and phone information for your state or local contacts on the Web at [epa.gov/lead](http://epa.gov/lead), or contact the National Lead Information Center at **1-800-424-LEAD**.

Hearing- or speech-challenged individuals may access any of the phone numbers in this brochure through TTY by calling the toll-free Federal Relay Service at **1-800-877-8339**.

## U. S. Environmental Protection Agency (EPA) Regional Offices

---

The mission of EPA is to protect human health and the environment. Your Regional EPA Office can provide further information regarding regulations and lead protection programs.

**Region 1** (Connecticut, Massachusetts, Maine, New Hampshire, Rhode Island, Vermont)

Regional Lead Contact  
U.S. EPA Region 1  
5 Post Office Square, Suite 100, OES 05-4  
Boston, MA 02109-3912  
(888) 372-7341

**Region 2** (New Jersey, New York, Puerto Rico, Virgin Islands)

Regional Lead Contact  
U.S. EPA Region 2  
2890 Woodbridge Avenue  
Building 205, Mail Stop 225  
Edison, NJ 08837-3679  
(732) 906-6809

**Region 3** (Delaware, Maryland, Pennsylvania, Virginia, DC, West Virginia)

Regional Lead Contact  
U.S. EPA Region 3  
1650 Arch Street  
Philadelphia, PA 19103  
(215) 814-2088

**Region 4** (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee)

Regional Lead Contact  
U.S. EPA Region 4  
AFC Tower, 12th Floor, Air, Pesticides & Toxics  
61 Forsyth Street, SW  
Atlanta, GA 30303  
(404) 562-8998

**Region 5** (Illinois, Indiana, Michigan, Minnesota, Ohio, Wisconsin)

Regional Lead Contact  
U.S. EPA Region 5 (LL-17J)  
77 West Jackson Boulevard  
Chicago, IL 60604-3666  
(312) 353-3808

**Region 6** (Arkansas, Louisiana, New Mexico, Oklahoma, Texas, and 66 Tribes)

Regional Lead Contact  
U.S. EPA Region 6  
1445 Ross Avenue, 12th Floor  
Dallas, TX 75202-2733  
(214) 665-2704

**Region 7** (Iowa, Kansas, Missouri, Nebraska)

Regional Lead Contact  
U.S. EPA Region 7  
11201 Renner Blvd.  
Lenexa, KS 66219  
(800) 223-0425

**Region 8** (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming)

Regional Lead Contact  
U.S. EPA Region 8  
1595 Wynkoop St.  
Denver, CO 80202  
(303) 312-6966

**Region 9** (Arizona, California, Hawaii, Nevada)

Regional Lead Contact  
U.S. EPA Region 9 (CMD-4-2)  
75 Hawthorne Street  
San Francisco, CA 94105  
(415) 947-4280

**Region 10** (Alaska, Idaho, Oregon, Washington)

Regional Lead Contact  
U.S. EPA Region 10 (20-C04)  
Air and Toxics Enforcement Section  
1200 Sixth Avenue, Suite 155  
Seattle, WA 98101  
(206) 553-1200

## Consumer Product Safety Commission (CPSC)

---

The CPSC protects the public against unreasonable risk of injury from consumer products through education, safety standards activities, and enforcement. Contact CPSC for further information regarding consumer product safety and regulations.

### CPSC

4330 East West Highway  
Bethesda, MD 20814-4421  
1-800-638-2772  
[cpsc.gov](https://cpsc.gov) or [saferproducts.gov](https://saferproducts.gov)

## U. S. Department of Housing and Urban Development (HUD)

---

HUD's mission is to create strong, sustainable, inclusive communities and quality affordable homes for all. Contact to Office of Lead Hazard Control and Healthy Homes for further information regarding the Lead Safe Housing Rule, which protects families in pre-1978 assisted housing, and for the lead hazard control and research grant programs.

### HUD

451 Seventh Street, SW, Room 8236  
Washington, DC 20410-3000  
(202) 402-7698  
[hud.gov/lead](https://hud.gov/lead)

---

This document is in the public domain. It may be produced by an individual or organization without permission. Information provided in this booklet is based upon current scientific and technical understanding of the issues presented and is reflective of the jurisdictional boundaries established by the statutes governing the co-authoring agencies. Following the advice given will not necessarily provide complete protection in all situations or against all health hazards that can be caused by lead exposure.

---

U. S. EPA Washington DC 20460  
U. S. CPSC Bethesda MD 20814  
U. S. HUD Washington DC 20410

EPA-747-K-12-001  
March 2021

# IMPORTANT!

## **Lead From Paint, Dust, and Soil in and Around Your Home Can Be Dangerous if Not Managed Properly**

- Children under 6 years old are most at risk for lead poisoning in your home.
- Lead exposure can harm young children and babies even before they are born.
- Homes, schools, and child care facilities built before 1978 are likely to contain lead-based paint.
- Even children who seem healthy may have dangerous levels of lead in their bodies.
- Disturbing surfaces with lead-based paint or removing lead-based paint improperly can increase the danger to your family.
- People can get lead into their bodies by breathing or swallowing lead dust, or by eating soil or paint chips containing lead.
- People have many options for reducing lead hazards. Generally, lead-based paint that is in good condition is not a hazard (see page 10).

nice to meet you



*Foundation Brokerage Group is an award-winning team of real estate professionals providing home sellers and buyers throughout Massachusetts, New Hampshire And Maine with extraordinary real estate experience for over 23 years.*

*With our in-depth market knowledge, time-saving technology, extensive marketing strategies, progressive & forward thinking you can count on Foundation Brokerage Group to guide you through one of life's most important decisions.*

## LET'S CONNECT

Nancy Dowling, REALTOR®



978.314.4003



NancyDowlingRE@gmail.com



[www.TheNancyDowlingTeam.com](http://www.TheNancyDowlingTeam.com)



<https://www.facebook.com/TheNancyDowlingTeam>



<https://www.instagram.com/NancyDowlingRE>



<https://www.linkedin.com//in/nancy-dowling-6ba4a229/>