

PROPERTY DISCLOSURE

Under Maine Law, certain information must be made available to buyers prior to or during preparation of an offer. This statement has been prepared to assist prospective buyers in evaluating this property. This disclosure is not a warranty of the condition of the property and is not part of any contract between Seller and any Buyer. Seller authorizes the disclosure of the information in this statement to real estate licensees and to prospective buyers of this property. The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

DO NOT LEAVE ANY QUESTIONS BLANK. STRIKE, WRITE N/A OR UNKNOWN IF NEEDED.

SECTION I - WATER SUPPLY

TYPE OF SYSTEM: Public Private Seasonal Unknown
 Drilled Dug Other _____

MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water system?

Pump (if any): water line pump broken or missing. N/A Yes No Unknown
Quantity: _____ Yes No Unknown
Quality: _____ Yes No Unknown

If Yes to any question, please explain in the comment section below or with attachment.

WATER TEST: Have you had the water tested? _____ Yes No
If Yes, Date of most recent test: _____ Are test results available? .. Yes No

To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notation? water appears unpotable w/ high iron content Yes No
If Yes, are test results available? _____ Yes No

What steps were taken to remedy the problem? problem not fixed - carry in potable water.

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: Left side of camp about 100' +/-

Installed by: Mark 1 Inc

Date of Installation: 1985

USE: Number of persons currently using system: 2-3 seasonal

Does system supply water for more than one household? Yes No Unknown

Comments: high iron content - water level can get low in drought weather.

Source of Section I information: Seller

Buyer Initials _____

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Seller Initials BCD jett

SECTION II - WASTE WATER DISPOSAL

TYPE OF SYSTEM: Public Private Quasi-Public Unknown

IF PUBLIC OR QUASI-PUBLIC (Strike Section if Not Applicable):

Have you had the sewer line inspected? Yes No

If Yes, what results: _____
Have you experienced any problems such as line or other malfunctions? Yes No
What steps were taken to remedy the problem? _____

IF PRIVATE (Strike Section if Not Applicable):

Tank: Septic Tank Holding Tank Cesspool Other: _____
Tank Size: 500 Gallon 1000 Gallon Unknown Other: _____
Tank Type: Concrete Metal Unknown Other: _____

Location: right side of house OR Unknown

Date installed: 1985 Date last pumped: 18+ years Name of pumping company: _____

Have you experienced any malfunctions? Sewer drain pipe in crawl space became disconnected Yes No

If Yes, give the date and describe the problem: 10+ years ago - had plumber reconnect but little used since.

Date of last servicing of tank: unknown Name of company servicing tank: _____

Leach Field: _____ Yes No Unknown

If Yes, Location: Right side of house
Date of installation of leach field: 1985 Installed by: Mark I Inc

Date of last servicing of leach field: unknown Company servicing leach field: _____

Have you experienced any malfunctions? Yes No

If Yes, give the date and describe the problem and what steps were taken to remedy: _____

Do you have records of the design indicating the # of bedrooms the system was designed for? Yes No

If Yes, are they available? Yes No

Is System located in a Shoreland Zone? Yes No Unknown

Comments: Cabin 1. He used in last 10+ years, water line from well dis connected so only carried-in water has been used in sink & toilet. No functional problems with septic system are known.

Source of Section II information: Seller

Buyer Initials _____

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SECTION III - HEATING SYSTEM(S)/HEATING SOURCE(S)

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	Wood	electric - radiant wall heater/blower in		
Age of system(s) or source(s)	35	35	35	
Name of company that services system(s) or source(s)	None	None	None	
Date of most recent service call	None	None	None	
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	Seasonal			
Malfunction per system(s) or source(s) within past 2 years	None			
Other pertinent information				

- Are there fuel supply lines? Yes No Unknown
- Are any buried? Yes No Unknown
- Are all sleeved? Yes No Unknown
- Chimney(s): Yes No Unknown
 - If Yes, are they lined: Yes No Unknown
 - Is more than one heat source vented through one flue? Yes No Unknown
 - Had a chimney fire: Yes No Unknown
 - Has chimney(s) been inspected? Yes No Unknown
 - If Yes, date: _____
 - Date chimney(s) last cleaned: _____
- Direct/Power Vent(s): Yes No Unknown
 - Has vent(s) been inspected? Yes No Unknown
 - If Yes, date: _____
- Comments: _____
- Source of Section III information: _____

SECTION IV - HAZARDOUS MATERIAL

- The licensee is disclosing that the Seller is making representations contained herein.
- A. UNDERGROUND STORAGE TANKS** - Are there now, or have there ever been, any underground storage tanks on the property? Yes No Unknown
- If Yes, are tanks in current use? Yes No Unknown
- If no longer in use, how long have they been out of service? _____
- If tanks are no longer in use, have tanks been abandoned according to DEP? Yes No Unknown
- Are tanks registered with DEP? Yes No Unknown
- Age of tank(s): _____ Size of tank(s): _____
- Location: _____
- Buyer Initials _____ Seller Initials BCD JLH

~~What materials are, or were, stored in the tank(s)?~~

~~Have you experienced any problems such as leakage:~~ Yes No Unknown

Comments: Sellers have no knowledge of any underground tanks on the property.

Source of information: Sellers

B. ASBESTOS - Is there now or has there been asbestos:

As insulation on the heating system pipes or duct work? Yes No Unknown

In the ceilings? 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

Comments: Sellers have no knowledge of asbestos on the property.

Source of information: Sellers

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 Unknown

Are test results available? Yes No

Results/Comments: _____

Source of information: Sellers have no knowledge of Radon/Air.

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 Unknown

Are test results available? Yes No

Results/Comments: Sellers have no knowledge of Radon/Water

Source of information: Sellers

E. METHAMPHETAMINE - Current or previously existing:

Comments: None while owned by seller 18 years, unknown previously. Yes No Unknown

Source of information: _____

Buyer Initials _____

Seller Initials BCD JLT

F. LEAD-BASED PAINT/PAINT HAZARDS — (Note: Lead-based paint is most commonly found in homes constructed prior to 1978)

Is there now or has there ever been lead-based paint and/or lead-based paint hazards on the property? Yes No Unknown Unknown (but possible due to age)

If Yes, describe location and basis for determination: _____

Do you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards: Yes No

If Yes, describe: _____

Are you aware of any cracking, peeling or flaking paint? Yes No

Comments: Sellers have no knowledge of lead-based paint on the property.

Source of information: Sellers

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown

LAND FILL: Yes No Unknown

RADIOACTIVE MATERIAL: Yes No Unknown

Other: Methamphetamine

Source of information: Sellers have no knowledge of any hazardous materials or methamphetamine on the property

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

SECTION V - GENERAL INFORMATION

Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private ways, trails, homeowner associations (including condominiums and PUD's) or restrictive covenants? Yes No Unknown

If Yes, explain: Right of way on camp road

Source of information: Sellers deed

Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass? Yes No Unknown

If No, who is responsible for maintenance? State from West Side Rd to Swett Brook Rd

Road Association Name (if known): Unknown West Side Campers Road Association

Generally contribute \$50-\$100 annually towards brook bridge and dirt road summer season maintenance. Year-round camp users make their own snow plowing arrangements.

c/o Jim Brown
P.O. Box 8
Weld, ME 04285

Buyer Initials _____

Seller Initials BCD JLH

Are there any tax exemptions or reductions for this property for any reason including but not limited to: Tree Growth, Open Space and Farmland, Veteran's, Homestead Exemption, Blind, Working Waterfront?.....

If Yes, explain: _____ Yes No Unknown

Is a Forest Management and Harvest Plan available?..... Yes No Unknown

Is house now covered by flood insurance policy (not a determination of flood zone) Yes No Unknown

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: Propane tank

Year Principal Structure Built: 1974+-

What year did Seller acquire property? 2002

Roof: Year Shingles/Other Installed: pre-2002

Water, moisture or leakage: None since 2002

Comments: _____

Foundation/Basement: _____

Is there a Sump Pump?..... Yes No Unknown

Water, moisture or leakage since you owned the property:..... Yes No Unknown

Prior water, moisture or leakage?..... Yes No Unknown

Comments: Camp is on concrete posts

Mold: Has the property ever been tested for mold?..... Yes No Unknown

If Yes, are test results available?..... Yes No

Electrical: Fuses Circuit Breaker Other: _____ Unknown

Has all or a portion of the property been surveyed?..... Yes No Unknown

If Yes, is the survey available?..... Yes No Unknown

Manufactured Housing - Is the residence a:

Mobile Home..... Yes No Unknown

Modular..... Yes No Unknown

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: Well water line pump missing/broken. Water heater may need replacement. Walls corrected venting to out doors. Screens need

Source of Section V information: Seller repair/replacement. Copper piping may need leak repairs. Dug well may need debris removal/flushing. Have a new vanity cabinet for use in bathroom. Will furnish it to the camp.

Buyer Initials _____

Seller Initials BCD JLH

SECTION VI - ADDITIONAL INFORMATION

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: Yes No

Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

Neither Seller nor any Broker makes any representations as to the applicability of, or compliance with, any codes of any sort, whether state, municipal, federal or any other, including but not limited to fire, life safety, building, electrical or plumbing.

As Sellers, we have provided the above information and represent that all information is correct. To the best of our knowledge, all systems and equipment, unless otherwise noted on this form, are in operational condition.

Bruce C. Drouin 12/22/20
SELLER DATE

SELLER DATE

Janet A. Hansen 12/22/20
SELLER DATE

SELLER DATE

I/We have read and received a copy of this disclosure, the arsenic in wood fact sheet, the arsenic in water brochure, and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

BUYER DATE

BUYER DATE

BUYER DATE

BUYER DATE

