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.

	The state of the s			
SECTION I – WATER SUPPLY				
TYPE OF SYST	EM: Public X Private Seasonal Unknown Drilled X Dug Other			
MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water system?				
	Pump (if any):			
	Quantity: Yes X No Unknown			
	Quality: Yes X 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?			
	If Yes Date of most recent test: 2005			
	To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notation?			
	If Yes, are test results available? Yes X No			
	What steps were taken to remedy the problem? Not necessary			
IF PRIVATE: (St	rike Section if Not Applicable):			
INSTALLAT	ION: Location: 625' North of residence			
	Installed by: Eric Walters			
	Date of Installation: _1995			
USE:	Number of persons currently using system: 2			
Does system supply water for more than one household? Yes X No Unknown				
Comments: Information provided to best of sellers knowledge				
Source of Section I information: Seller				
Buyer Initials	Page 1 of 7 Seller Initials			
Lakepoint Real Estate, P.O. Box 22	21 Belgrade Lakes ME 04918			

SECTION II — WASTE WATER DISPOSAL
TYPE OF SYSTEM: Public Private Quasi-Public Unknown
IF PUBLIC OR QUASI-PUBLIC (Strike Section if Not Applicable):
Yes N
If Yes, what results:
Have you experienced any problems such as line or other malfunctions? YesN
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 X Other: 1500
Tank Type: X Concrete Metal Unknown Other:
Location: 8' West of residence
Date installed: 09/24/2021 Date last pumped: 2017 Name of pumping company: Unknown
Have you experienced any malfunctions?
If Yes, give the date and describe the problem:
Date of last servicing of tank: 09/24/2021 Name of company servicing tank: Unknown
Leach Field:
If Yes, Location: 70' South of residence
Date of installation of leach field: 09/24/2021 Installed by: Unknown
Date of last servicing of leach field: 09/24/2021 Company servicing leach field: Unknown
Have you experienced any malfunctions? Yes X No.
If Yes, give the date and describe the problem and what steps were taken to remedy: N/A
Do you have records of the design indicating the # of bedrooms the system was designed for? Yes X No
If Yes are they available?
Is System located in a Shoreland Zone? Yes X No Unknown
Comments: Information provided to best of sellers knowledge
Source of Section II information: Seller
Power Initials
Buyer Initials Page 2 of 7 Seller Initials

SEC	TION III — HEAT	ING SYSTEM(S)/HE	EATING SOURCES(S)	
Heating System(s) or Source(s)	SYSTEM 1			
TYPE(S)	Oil Baseboard	SYSTEM 2 Wood	SYSTEM 3	SYSTEM 4
Age of system(s) or source(s)	1998	Wood	Propane 1996	
Name of company that services			1770	
system(s) or source(s)	Scarpa Heating	Seller	Amerigas	
Date of most recent service call	Fall 2020		Fall 2020	
Annual consumption per system				
or source (i.e., gallons, kilowatt hours, cords)	6000+/-	2-3 Cord	100 Gallons	
Malfunction per system(s) or	600 +/-			
source(s) within past 2 years	N/A	N/A	DT/A	
Other pertinent information	None	None	N/A	
		1 (One)	Includes gas ranges	
Are there fuel supply lines	s?		X Yes	No Unknown
Are any buried?			Yes X	No Unknown
Are all sleeved?			X Yes	No Unknown
Chimney(s):			V Ves	No Chikhowh
If Yes, are they lined:			X Yes	
Is more than one heat s	source vented throug	h one flue?	V Ves	
Had a chimney fire:			Yes X	
Has chimney(s) been in	nspected?		X Yes	
If Yes, date: _2015				No Unknown
Date chimney(s) last cl	eaned: Weekly - Au	ito system		
Direct/Power Vent(s):		25 25 25 25 25 25 25 25 25 25 25 25 25 2	Yes X	NI- TT 1
Has vent(s) been inspec	cted?		Yes X	No Unknown
If Yes, date:				No Unknown
Comments: Information p	provided to best of s	ellers knowledge	Pa an a the Man	
Source of Section III inform	mation: Seller	one is an owned ge	KOPANE TANKS	NOT XELLS
		– HAZARDOUS MA	ATECOLAR	
The linear in 1' 1 '				
The licensee is disclosing to	hat the Seller is mak	ing representations co	ntained herein.	
A. UNDERGROUND ST	TORAGE TANKS	S - Are there now, or	r have there ever been,	any underground
storage tanks on the proper	ty?		X Yes	No Unknown
If Yes, are tanks in current				No Unknown
If no longer in use, how lon	ng have they been ou	t of service? Removed	d 1994	
If tanks are no longer in use	e, have tanks been ab	andoned according to	DEP? Y Yes	No Unknown
Are tanks registered with D	EP?			No Unknown
Age of tank(s): N/A		ze of tank(s): N/A		
Location: Removed				
Buyer Initials		Page 3 of 7	Seller Initials	

What materials are, or were, stored in the tank(s)? Unknown		
Have you experienced any problems such as leakage:		W DI T
Comments: No other tanks known. Tank was used as farm tank by pro	. Yes	X No Unknown
Source of information: Seller	evious owne	e r
B. ASBESTOS — Is there now or has there been asbestos:		
As insulation on the heating system pipes or duct work?		
In the ceilings?	. Yes	X No Unknown
In the siding?	Yes	X No Unknown
In the roofing shingles?	. Yes	X No Unknown
In flooring tiles?	Yes	X No Unknown
Other:		X No Unknown
Comments: Information provided to best of sellers knowledge	_ Yes	No Unknown
Source of information: Seller		
C. RADON/AIR - Current or previously existing:		
Has the property been tested?		
If Vest Date:		No Unknown
Results:		
If applicable, what remedial steps were taken?		
Has the property been tested since remedial steps?		
Are test results available?		No Unknown
Results/Comments: Information provided to best of sellers knowledge	Yes	_ No
Source of information: Seller		
D. RADON/WATER - Current or previously existing:		
Has the property been tested?		
If Yes: Date:	Yes	X No Unknown
Results:		
If applicable, what remedial steps were taken?		
Has the property been tested since remedial steps?	- Voc	NI VIII
Are test results available?	Yes Vac	No Unknown
Results/Comments: Information provided to best of sellers knowledge	165	No
Source of information: Seller		
E. METHAMPHETAMINE - Current or previously existing:	□ Vas	W N C Y
Comments: Information provided to best of sellers knowledge	Yes	X No Unknown
Source of information: Seller		
	N	
Buyer Initials Page 4 of 7 Seller Initials Page 4 of 7	tials A	

PROPERTY LOCATED AT: 94 Waugh Rd, Starks, ME 04911

F. LEAD-BASED PAIN constructed prior to 19	I/PAINT HAZARDS — (Note: Lead-based paint is most commonly found in home.
_	ver been lead-based paint and/or lead-based paint hazards on the property?
If Yes, describe location and	
	reports pertaining to such lead have 1 in 11 11 11 11 11
H Yes, describe:	Yes No
Are you aware of any cracki	ng, peeling or flaking paint? Yes X No
Comments: Information pro	ovided to best of sellers knowledge
Source of information: Selle	er
G. OTHER HAZARDOU	S MATERIALS - Current or previously existing:
TOXIC MATERIAL:	Yes X No Unknown
LAND FILL:	Yes X No Unknown
RADIOACTIVE MATERIA	AL: Yes X No Unknown
Other: Information provide	ed to best of sellers knowledge
Source of information: Selle	
Buyers are encouraged to s	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 cov	renants?
If Yes, explain: Sell	ers to retain upper 50 acres with 20' Easement TBD
Source of information: II	nformation provided to best of sellers knowledge
Is access by means of a	way owned and maintained by the State, a county, or a municipality
over which the public has a ri	ght to pass?
If No, who is responsi	ble for maintenance?
Road Association Na	me (if known):
Buyer Initials	Page 5 of 7 Seller Initials

	mland, Veteran's, Homestead Exempti	, , , , , , , , , , , , , , , , , , , ,	6 woodili Olit
If Yes, explain: Homestead		X Yes	No Unknow
	Harvest Plan available?		
Is house now covered by flood in	currence neli () ()	Yes	X No Unknow
Equipment leased or not owned	surance policy (not a determination of floo	od zone) X Yes	No Unknown
water filtration system photocol	(including but not limited to, propa	ane tank, hot wa	ater heater, satellite dis
Year Principal Structure Built:	taics, wind turbines): Type: Propa	ane Tank	
What year did Seller acquire prope			
Roof: Year Shingles/Other Instal			
Water, moisture or leakage		seam	
	provided to best of sellers knowledg		
Foundation/Basement:	or ovided to best of sellers knowledg	ge	
		W V	
	e since you owned the property:		No Unknown
	akage?		☐ No ☐ Unknowr
	uring heavy rain and spring thaw	X Yes	No Unknown
	tested for mold?	□ Vos	V N. D III
	lable?		X No Unknown
	uit Breaker Other:		□ No
Comments: None			Unknown
Has all or a portion of the property	been surveyed?	X Yes	☐ No ☐ Unknown
If Yes, is the survey available?		Yes	No X Unknown
Manufactured Housing – Is the res	idence a:		THO N CHRHOWII
Mobile Home		Yes	X No Unknown
			X No Unknown
KNOWN MATERIAL DEFECTS	about Physical Condition and/or value	ue of Property i	ncluding those that max
have an adverse impact on health/s	safety: None known		more that may
Comments: Information provided	to best of sellers knowledge		
Source of Section V information: S			
		f	

SECTIO	N VI — ADDI	FIONAL INFORMATION	
36 x 90 barn with metal roof; Cottago	e and shed 14 x	43; 40 x 16 Equipment shed,	Greenhouse
	,		
ATTACHMENTS EXPLAINING CUR INFORMATION IN ANY SECTION II	RENT PROBL N DISCLOSUF	EMS, PAST REPAIRS OR ADI	DITIONAL Yes 🗓 No
Seller shall be responsible and liable for defects to the Buyer.	or any failure t	o provide known information re	garding known material
Neither Seller nor any Broker makes any of any sort, whether state, municipal, fed electrical or plumbing.	y representation deral or any oth	s as to the applicability of, or cor er, including but not limited to f	npliance with, any codes ire, life safety, building,
As Sellers, we have provided the above our knowledge, all systems and equipme	information an	d represent that all information i	s correct. To the best of
GAR.	one, anness outer	wise noted on this form, are in o	perational condition.
SELLER	DATE	SELLER	DATE
Edward H Ross		Paula A Day	DATE
SELLER Maine Alternative Agriculture Assn	DATE	SELLER	DATE
I/We have read and received a copy of brochure, and understand that I/we should concerns.	f this disclosur ld seek informa	e, the arsenic in wood fact sheation from qualified professionals	et, the arsenic in water s if I/we have questions
BUYER	DATE	BUYER	DATE



