

PROPERTY LOCATED AT: 679 Oak Point Rd., Trenton, ME 04605

**PROPERTY DISCLOSURE – LAND ONLY  
(With Improvements)**

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 n/a  Unknown  
 Drilled  Dug  Other n/a

MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water system?  
Pump (if any): .....  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: n/a Are test results available? ..  Yes  No  
To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notation? .....  Yes  No  
IF Yes, are test results available? .....  Yes  No  
What steps were taken to remedy the problem? n/a  
Has the water been tested for radon?.....  Yes  No  
If Yes: Date: n/a By: n/a  
Results: n/a

If applicable, what remedial steps were taken? n/a  
Has the property been tested since remedial steps? .....  Yes  No  Unknown  
Are test results available? .....  Yes  No

Results/Comments: neighbor uses well and is responsible for all maintenance , may test

IF PRIVATE: (Strike Section if not Applicable):

INSTALLATION: Location: to right of driveway as you enter property  
Installed by: unknown  
Date of Installation: possibly 2010 when septic was installed

USE: Number of persons currently using system: \_\_\_\_\_  
Does system supply water for more than one household?  Yes  No  Unknown

Comments: Well is shared with neighbor

Source of Section I information: Deed/seller/previous disclosure  
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**SECTION II – WASTE WATER DISPOSAL**

TYPE OF SYSTEM:  Public  Private  Quasi-Public n/a  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 malfunction?  Yes  No~~

~~What steps were taken to remedy the problem? \_\_\_\_\_~~

IF PRIVATE (Strike Section if not Applicable):

Tank:  Septic Tank  Holding Tank  Cesspool  Other: n/a

Overboard Discharge (38 MRS Section 413(3) and (3-A))

Tank Size:  500 Gallon  1000 Gallon  Unknown  Other: n/a

Tank Type:  Concrete  Metal  Unknown  Other: n/a

Location: Design indicates replacement system would be at the back of garage/home OR  Unknown

Date Installed: unknown Date last pumped: unknown Name of pumping company: unknown

Have you experienced any malfunctions?  Yes  No

If Yes, give the date and describe the problem: unknown

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

Leach Field:  Yes  No  Unknown

If Yes, Location: Replacement Design indicates back of home

Date of installation of leach field: 2010 Installed by: unknown

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

Have you experienced any malfunctions?  Yes  No

~~If Yes, give the date and describe the problem and what steps were taken to remedy:~~ Seller has camper

hooked up to the neighbors septic. There are two systems (one on each property).

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

If Yes, are they available?  Yes  No

Is System located in a Shoreland Zone?  Yes  No  Unknown

Comments: Replacement design on the State of Maine site replacing a 1960 system. Not sure if it was ever installed, seller does not use this properties system.

Source of Section II information: State of Maine Septic records for a replacement system only.

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**SECTION III – 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? unknown

If tanks are no longer in use, have tanks been abandoned according to DEP?...  Yes  No  Unknown

Are tanks registered with the DEP?.....  Yes  No  Unknown

Age of tank(s): unknown Size of tank(s): unknown

Location: unknown

What materials are, or were, stored in the tank(s): unknown

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

Comments: **Seller has no known knowledge of any underground storage tanks on the property.**

Source of information: seller

B. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL:.....  Yes  No  Unknown

LAND FILL:.....  Yes  No  Unknown

RADIOACTIVE MATERIAL:.....  Yes  No  Unknown

METHAMPHETAMINE:.....  Yes  No  Unknown

Comments: **Seller has no knowledge of any hazardous materials previously or currently on the property.**

Source of information: seller/previous disclosure

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

**SECTION IV – ACCESS TO THE PROPERTY**

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: Neighbor has right to use well water & maintains the well. Seller has right to use neighbors septic system.

Source of information: Seller/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? n/a

Road Association Name (if known): n/a

Source of information: Town/deed/seller/previous disclosure

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**SECTION V – FLOOD HAZARD**

For the purposes of this section, Maine law defines "flood" as follows:

- (1) A general and temporary condition of partial or complete inundation of normally dry areas from:(a) The overflow of inland or tidal waters; or (b) The unusual and rapid accumulation or runoff of surface waters from any source; or
- (2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event that results in flooding as described in subparagraph (1), division (a).

For purposes of this section, Maine law defines “area of special flood hazard” as land in a floodplain having 1% or greater chance of flooding in any given year, as identified in the effective federal flood insurance study and corresponding flood insurance rate maps.

During the time the seller has owned the property:

Have any flood events affected the property? .....  Yes  No  Unknown

If Yes, explain: n/a

Have any flood events affected a structure on the property? .....  Yes  No  Unknown

If Yes, explain: n/a

Has any flood-related damage to a structure occurred on the property? .....  Yes  No  Unknown

If Yes, explain: n/a

Has there been any flood insurance claims filed for a structure on the property? .....  Yes  No  Unknown

If Yes, indicate the dates of each claim: n/a

Has there been any past disaster-related aid provided related to the property or a structure on the property from federal, state or local sources for purposes of flood recovery? .....  Yes  No  Unknown

If Yes, indicate the date of each payment: n/a

Is the property currently located wholly or partially within an area of special flood hazard mapped on the effective flood insurance rate map issued by the Federal Emergency Management Agency on or after March 4, 2002? .....  Yes  No  Unknown

If yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map? n/a

Relevant Panel Number: 23009C0967D Year: 7/20/2016 (Attach a copy)

Comments: FEMA states property is in an X Zone, not in a special flood hazard location.

Source of Section V information: seller/Fema maps

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**SECTION VI – GENERAL INFORMATION**

Are there any shoreland zoning, resource protection or other overlay zone requirements on the property?.....  Yes  No  Unknown

If Yes, explain: n/a

Source of information: seller

Is the property the result of a division within the last 5 years (i.e. subdivision)?  Yes  No  Unknown

If Yes, explain: n/a

Source of information: seller

Are there any tax exemptions or reductions for this property for any reason including but not limited to: Tree Growth, Open Space and Farmland, Blind, Working Waterfront?.....  Yes  No  Unknown

If Yes, explain: none

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

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

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

Has the property ever been soil tested?.....  Yes  No  Unknown

If Yes, are the results available?.....  Yes  No  Unknown

Are mobile/manufactured homes allowed?.....  Yes  No  Unknown

Are modular homes allowed?.....  Yes  No  Unknown

Source of Section VI information: seller, public record

Additional information: Soil test results are on the 2 bedroom septic design. One Awning arm is broken. It still works

w/assistance, but should be replaced. One wheel to shower door needs to be replaced. Seller will try to locate replacement to install.

ATTACHMENTS CONTAINING ADDITIONAL INFORMATION:.....  Yes  No

Seller shall be responsible and liable for any failure to provide known information about property defects to Buyer. As Seller, I/we have provided the above information and represent that all information is correct.

Signed by: Cheryl Harris 6/29/2026  
SELLER DATE SELLER DATE

**Cheryl Harris**

SELLER DATE SELLER DATE

I/We have read and received a copy of this disclosure and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

BUYER DATE BUYER DATE

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