

PROPERTY LOCATED AT: 10 Perry Lane, Amherst, ME 04408**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): ☐ 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? ☐ Yes ☐ No
 If Yes, are test results available? ☐ Yes ☐ No
 What steps were taken to remedy the problem? _____

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: Behind Garage

Installed by: Unknown

Date of Installation: Unknown

USE: Number of persons currently using system: 0

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

Comments: None

Source of Section I information: Seller, previous disclosure

Buyer Initials _____ Page 1 of 8 Seller Initials BR _____

PROPERTY LOCATED AT: 10 Perry Lane, Amherst, ME 04408

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

Tank Size: ☐ 500 Gallon ☐ 1000 Gallon ☐ Unknown ☒ Other: Frost notes as 1000, design says 750

Tank Type: ☒ Concrete ☐ Metal ☐ Unknown ☐ Other: _____

Location: Front yard OR ☐ Unknown

Date installed: 1987 Date last pumped: 06/16/2026 Name of pumping company: Frost

Have you experienced any malfunctions? ☐ Yes ☒ No

If Yes, give the date and describe the problem: n/a

Date of last servicing of tank: 06/16/2026 Name of company servicing tank: Frost

Leach Field: ☒ Yes ☐ No ☐ Unknown

If Yes, Location: Front Yard

Date of installation of leach field: 1987 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: n/a

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: None

Source of Section II information: Previous disclosure, septic design

Buyer Initials _____

Page 2 of 8

Seller Initials br _____

PROPERTY LOCATED AT: 10 Perry Lane, Amherst, ME 04408**SECTION III - HEATING SYSTEM(S)/HEATING SOURCE(S)**

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S) of System	FHA	Empire Wall Heater		
Age of system(s) or source(s)	1987	2010		
TYPE(S) of Fuel	Oil	Propane		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	Unknown- property has been vacant	Unknown- property has been vacant		
Name of company that services system(s) or source(s)	RH Foster	RH Foster		
Date of most recent service call	06/03/2026	06/04/2026		
Malfunctions per system(s) or source(s) within past 2 years	Unknown	Unknown		
Other pertinent information	Direct vent installed 6/3/2026	New propane line installed 6/4/26		

Are there fuel supply lines? ☒ Yes ☐ No ☐ Unknown
 Are any buried? ☐ Yes ☒ No ☐ Unknown
 Are all sleeved? ☒ Yes ☐ No ☐ Unknown
 Chimney(s): ☐ Yes ☒ No
 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 and/or Power Vent(s): ☒ Yes ☐ No ☐ UnknownHas vent(s) been inspected? ☒ Yes ☐ No ☐ UnknownIf Yes, date: Installed 6/3/26Comments: See attached invoices for work done 6/2026 by RH FosterSource of Section III information: Seller, previous disclosure**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 _____

Page 3 of 8

Seller Initials LR _____

PROPERTY LOCATED AT: 10 Perry Lane, Amherst, ME 04408

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

Have you experienced any problems such as leakage: ☐ Yes ☒ No ☐ UnknownComments: **Seller has no knowledge of underground storage tanks on the property**Source of information: **Seller, previous disclosure****B. ASBESTOS** - Is there now or has there been asbestos:As insulation on the heating system pipes or duct work? ☐ Yes ☒ No ☐ UnknownIn the ceilings? ☐ Yes ☒ No ☐ UnknownIn the siding? ☐ Yes ☒ No ☐ UnknownIn the roofing shingles? ☐ Yes ☒ No ☐ UnknownIn flooring tiles? ☐ Yes ☒ No ☐ UnknownOther: ☐ Yes ☒ No ☐ UnknownComments: **None**Source of information: **Seller, previous disclosure****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 ☐ UnknownAre test results available? ☐ Yes ☐ NoResults/Comments: **None**Source of information: **Seller****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 ☐ UnknownAre test results available? ☐ Yes ☐ NoResults/Comments: **None**Source of information: **Seller****E. METHAMPHETAMINE** - Current or previously existing: ☐ Yes ☒ No ☐ UnknownComments: **Seller has no knowledge of methamphetamine on the property**Source of information: **Seller, previous disclosure**

Buyer Initials _____

Page 4 of 8

Seller Initials LR _____

PROPERTY LOCATED AT: 10 Perry Lane, Amherst, ME 04408

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: n/a

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

If Yes, describe: n/a

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

Comments: None

Source of information: Seller

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☐ No ☒ Unknown

LAND FILL: ☐ Yes ☐ No ☒ Unknown

RADIOACTIVE MATERIAL: ☐ Yes ☐ No ☒ Unknown

Other: Seller has no knowledge of hazardous materials on the property

Source of information: Seller

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

SECTION V - 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: Right in common for use of road

Source of information: 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? Smith Rd is town maintained. Perry Lane is homeowner maintained

Road Association Name (if known): unknown

Source of information: Prior disclosure

Buyer Initials _____

Page 5 of 8

Seller Initials LR

PROPERTY LOCATED AT: 10 Perry Lane, Amherst, ME 04408**SECTION VI – 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 ☐ UnknownIf Yes, explain: n/aHave any flood events affected a structure on the property? ☐ Yes ☒ No ☐ UnknownIf Yes, explain: n/aHas any flood-related damage to a structure occurred on the property? ☐ Yes ☒ No ☐ UnknownIf Yes, explain: n/aHas there been any flood insurance claims filed for a structure on the property? ☐ Yes ☒ No ☐ UnknownIf Yes, indicate the dates of each claim: n/aHas 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 ☐ UnknownIf Yes, indicate the date of each payment: n/aIs 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/aRelevant Panel Number: 23009C0430D Year: 2016 (Attach a copy)Comments: NoneSource of Section VI information: Seller, public record

Buyer Initials _____

Page 6 of 8

Seller Initials LR

PROPERTY LOCATED AT: 10 Perry Lane, Amherst, ME 04408**SECTION VII - GENERAL INFORMATION**

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?.....
 ☐ Yes ☒ No ☐ Unknown

If Yes, explain: n/aIs a Forest Management and Harvest Plan available?..... ☐ Yes ☒ No ☐ Unknown

Is the property subject to any of the following relating to shoreland zoning ordinances: a) A notice of violation issued by a municipal official or state agency; b) A pending enforcement action; c) Litigation; d) A court judgment; or e) A settlement or consent agreement?..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: n/aEquipment 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- RH FosterYear Principal Structure Built: 1988 What year did Seller acquire property? 2026Roof: Year Shingles/Other Installed: 2013 shingles on home. Metal roof on garage (age unknown)Water, moisture or leakage: None knownComments: none

Foundation/Basement:

Is there a Sump Pump? ☐ Yes ☒ No ☐ UnknownWater, moisture or leakage since you owned the property: ☒ Yes ☐ No ☐ UnknownPrior water, moisture or leakage? ☐ Yes ☐ No ☒ UnknownComments: French drain added near back door. Gutter downspout extended to move water away from foundationMold: Has the property ever been tested for mold? ☐ Yes ☐ No ☒ Unknown~~If Yes, are test results available? ☐ Yes ☐ No~~Comments: NoneElectrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: _____ ☐ UnknownComments: Electrical updates were made as needed during 2026 renovationsHas 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 ☐ UnknownModular ☐ Yes ☒ No ☐ UnknownKnown defects or hazardous materials caused by insect or animal infestation inside or on the residential structure
 ☐ Yes ☒ No ☐ UnknownComments: None

Buyer Initials _____

Page 7 of 8

Seller Initials kr

PROPERTY LOCATED AT: 10 Perry Lane, Amherst, ME 04408

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: Garage electric is not currently connected- 110 line in place from house and capped in upper front corner of garage.

Comments: none

Source of Section VII information: Seller

SECTION VIII - ADDITIONAL INFORMATION

2026 Improvements include new flooring in sunroom, kitchen, full bath, bedrooms and lower level bonus room. Hardwood floors refinished in living/dining rooms. Full bathroom remodel. Kitchen renovated to include new cabinets, countertops, fixtures and appliances. Laundry closet added with new stacking washer/dryer. New wraparound deck. Interior of home and exterior of home & garage painted. New gravel and grading for driveway to be done in 8/2026

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.

<u>Komes Rozes</u>	<u>July 28, 2026</u>		
SELLER	DATE	SELLER	DATE
Komes Rozes			

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
-------	------	-------	------

