

PROPERTY LOCATED AT: 170 Partridge Cove Road, Lamoine,**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: Jan 2021 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? water softener installed 2021

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: side lawn right of driveway if facing house

Installed by: Lawrence Lord & Sons

Date of Installation: 2020

USE: Number of persons currently using system: varies

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

Comments: Only been used as a short term rental

Source of Section I information: Sellers

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PROPERTY LOCATED AT: 170 Partridge Cove Road, Lamoine,**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: \_\_\_\_\_Tank Type: ☒ Concrete ☐ Metal ☐ Unknown ☐ Other: \_\_\_\_\_Location: behind house OR ☐ UnknownDate installed: 2020 Date last pumped: n/a Name of pumping company: n/aHave you experienced any malfunctions? ..... ☐ Yes ☒ NoIf Yes, give the date and describe the problem: n/aDate of last servicing of tank: n/a Name of company servicing tank: n/aLeach Field: ..... ☒ Yes ☐ No ☐ UnknownIf Yes, Location: n/aDate of installation of leach field: 2020 Installed by: Brown's Trucking and ExcavatingDate of last servicing of leach field: n/a Company servicing leach field: n/aHave you experienced any malfunctions? ..... ☐ Yes ☒ NoIf Yes, give the date and describe the problem and what steps were taken to remedy: n/aDo you have records of the design indicating the # of bedrooms the system was designed for? ☒ Yes ☐ NoIf Yes, are they available? ..... ☒ Yes ☐ NoIs System located in a Shoreland Zone? ..... ☐ Yes ☒ No ☐ UnknownComments: n/aSource of Section II information: Sellers

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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) of System                                                              | Radiant                                   | Heat Pumps (3)                           | HWBB                   |          |
| Age of system(s) or source(s)                                                  | 5 years                                   | 5 years                                  | 3 years                |          |
| TYPE(S) of Fuel                                                                | Propane                                   | Electric                                 | Propane                |          |
| Annual consumption per system or source (i.e., gallons, kilowatt hours, cords) | 1100 gallons -2024 includes kitchen range | ~ \$100/mo when in use in summer for air | with Radiant No Frills |          |
| Name of company that services system(s) or source(s)                           | Bob's Alternative Energy                  |                                          |                        |          |
| Date of most recent service call                                               | 2026                                      | n/a                                      | n/a                    |          |
| Malfunctions per system(s) or source(s) within past 2 years                    | No                                        | No                                       | No                     |          |
| Other pertinent information                                                    | Radiant First Floor, Basement & Garage    | First & Second Floors and Basement       | Second Floor           |          |

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:           n/a          

        Date chimney(s) last cleaned:           n/a          

Direct and/or Power Vent(s): ..... ☒ Yes ☐ No ☐ Unknown

    Has vent(s) been inspected? ..... ☐ Yes ☒ No ☐ Unknown

        If Yes, date:           n/a          

Comments: n/a

Source of Section III information: Seller

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

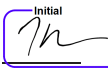
    If no longer in use, how long have they been out of service? n/a

    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): n/a                      Size of tank(s): n/a

    Location: n/a

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PROPERTY LOCATED AT: 170 Partridge Cove Road, Lamoine,What materials are, or were, stored in the tank(s)? n/aHave you experienced any problems such as leakage: ..... ☐ Yes ☐ No ☐ UnknownComments: n/aSource 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 ☐ 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: n/aSource of information: Sellers**C. RADON/AIR** - Current or previously existing:Has the property been tested? ..... ☐ Yes ☒ No ☐ UnknownIf Yes: Date: n/a By: n/aResults: n/aIf applicable, what remedial steps were taken? n/aHas the property been tested since remedial steps? ..... ☐ Yes ☐ No ☐ UnknownAre test results available? ..... ☐ Yes ☐ NoResults/Comments: n/aSource of information: Seller**D. RADON/WATER** - Current or previously existing:Has the property been tested? ..... ☐ Yes ☒ No ☐ UnknownIf Yes: Date: n/a By: n/aResults: n/aIf applicable, what remedial steps were taken? n/aHas the property been tested since remedial steps? ..... ☐ Yes ☐ No ☐ UnknownAre test results available? ..... ☐ Yes ☐ NoResults/Comments: n/aSource of information: Seller**E. METHAMPHETAMINE** - Current or previously existing:☐ Yes ☒ No ☐ UnknownComments: n/aSource of information: Seller

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**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: n/a

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: n/a

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: Deed restrictions - see deed Book 6953 Page 614

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? n/a

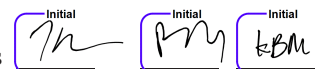
Road Association Name (if known): n/a

Source of information: Seller

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PROPERTY LOCATED AT: 170 Partridge Cove Road, Lamoine,**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 ☐ UnknownIf yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map?  
n/aRelevant Panel Number: 23009C0981D Year: 2016 (Attach a copy)Comments: Zone XSource of Section VI information: FEMA Firmette

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PROPERTY LOCATED AT: 170 Partridge Cove Road, Lamoine,**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 Tanks - No FrillsYear Principal Structure Built: 2020-2021 What year did Seller acquire property? 2019Roof: Year Shingles/Other Installed: 2020Water, moisture or leakage: NoneComments: n/a

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 Doors leaked with high wind rains, resealed seems to have taken care of the issue Floor damagedMold: Has the property ever been tested for mold? ..... ☐ Yes ☒ No ☐ UnknownIf Yes, are test results available? ..... ☐ Yes ☐ NoComments: n/aElectrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: \_\_\_\_\_ ☐ UnknownComments: Generac Whole House Generator - Serviced Yearly - May 2025 Last ServiceHas all or a portion of the property been surveyed? ..... ☒ Yes ☐ No ☐ UnknownIf Yes, is the survey available? ..... ☒ Yes ☐ No ☐ Unknown

Manufactured Housing - Is the residence a:

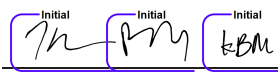
Mobile Home ..... ☐ Yes ☒ No ☐ UnknownModular ..... ☐ Yes ☒ No ☐ Unknown

Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure

..... ☐ Yes ☒ No ☐ UnknownComments: n/a

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PROPERTY LOCATED AT: 170 Partridge Cove Road, Lamoine,  
 KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: water staining on floor by french doors from leak, source sealed.

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

Source of Section VII information: Seller

## SECTION VIII - ADDITIONAL INFORMATION

### Furnishings Negotiable

**Broker owned**

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.

Signed by: [Signature] 3/15/2026  
 SELLER DATE

**Kyle C Martin**

Signed by: [Signature] 3/16/2026  
 SELLER DATE

**Katie B Miles**

Signed by: [Signature] 3/15/2026  
 SELLER DATE

**Paige B Martin**

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

