



PROPERTY LOCATED AT: 182 Moose Hill Rd , Osborn, ME**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: Permit states 750 and 1000 gallonTank Type: ☐ Concrete ☐ Metal ☒ Unknown ☐ Other: \_\_\_\_\_Location: Think it is on back side of house near kitchen window. (Unsure) OR ☒ UnknownDate installed: 1984 Date last pumped: Unknown Name of pumping company: UnknownHave you experienced any malfunctions? ..... ☐ Yes ☒ NoIf Yes, give the date and describe the problem: PR knows of no malfunctions. Tenant has been there fora year and no issues. Tenant moved out in October 2026.Date of last servicing of tank: unknown Name of company servicing tank: unknownLeach Field: ..... ☒ Yes ☐ No ☐ UnknownIf Yes, Location: behind home on hill there is a white vent sticking out of ground.Date of installation of leach field: unknown Installed by: unknownDate of last servicing of leach field: unknown Company servicing leach field: unknownHave 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: NoneSource of Section II information: PR for Estate

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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                                                              | <b>FHA</b>                    | <b>Wood Stove</b> | <b>Propane Wall Heater</b> |          |
| Age of system(s) or source(s)                                                  | <b>10/2026</b>                | <b>Unknown</b>    | <b>Unknown</b>             |          |
| TYPE(S) of Fuel                                                                | <b>Propane</b>                | <b>Wood</b>       | <b>Propane</b>             |          |
| Annual consumption per system or source (i.e., gallons, kilowatt hours, cords) | <b>Unknown New system</b>     | <b>1 cord +/-</b> | <b>Was never used</b>      |          |
| Name of company that services system(s) or source(s)                           | <b>Three Brothers Heating</b> | <b>Unknown</b>    | <b>Unknown</b>             |          |
| Date of most recent service call                                               | <b>N/A</b>                    | <b>N/A</b>        | <b>N/A</b>                 |          |
| Malfunctions per system(s) or source(s) within past 2 years                    | <b>None</b>                   | <b>None known</b> | <b>U nused</b>             |          |
| 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  
     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: Unknown

Date chimney(s) last cleaned: Unknown

Direct and/or Power Vent(s): ..... ☒ Yes ☐ No ☐ Unknown  
 Has vent(s) been inspected? ..... ☒ Yes ☐ No ☐ Unknown

If Yes, date: N/A

Comments: At one time the FHA was vented through the fireplace chimney. New system has direct vent.

Source of Section III information: PR for Estate

### 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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What materials are, or were, stored in the tank(s)? N/A

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

Comments: PR for Estate has NO knowledge of any storage tanks on the property.

Source of information: PR for Estate

**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: N/A ..... ☐ Yes ☐ No ☒ Unknown

Comments: PR of Estate has no knowledge of any asbestos on the property

Source of information: PR for Estate

**C. RADON/AIR** - Current or previously existing:

Has the property been tested? ..... ☐ Yes ☒ No ☐ Unknown

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: N/A

Source of information: PR for Estate

**D. RADON/WATER** - Current or previously existing:

Has the property been tested? ..... ☐ Yes ☐ No ☒ Unknown

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: N/A

Source of information: PR for Estate

**E. METHAMPHETAMINE** - Current or previously existing: ☐ Yes ☒ No ☐ Unknown

Comments: PR for Estate has no knowledge of any methamphetamine on property

Source of information: PR for Estate

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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: Exterior and throughout the home in several places

Source of information: PR for Estate and Realtor observation

**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: PR for Estate has no knowledge of any hazardous materials on the property.

**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: N/A

Source of information: PR for Estate and 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: PR for Estate

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PROPERTY LOCATED AT: 182 Moose Hill Rd , Osborn, ME**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: 23009C0437D Year: 7/20/2016 (Attach a copy)Comments: Zone X -- NOT in a flood zoneSource of Section VI information: FEMA Flood Map

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## 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/A

Is 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/A

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

From Whom: \_\_\_\_\_

Year Principal Structure Built: 1840 What year did Seller acquire property? 2023

Roof: Year Shingles/Other Installed: Unknown

Water, moisture or leakage: YES... Primary BR, downstairs Bathroom.

Comments: PR of Estate has no knowledge of how long it has been happening. Appears to be active.

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: PR says it can be damp down there. Dirt floor.

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

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

Comments: None

Electrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: \_\_\_\_\_ ☐ Unknown

Comments: There is an on demand generator that conveys with property.

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

..... ☐ Yes ☒ No ☐ Unknown

Comments: No evidence of any infestations seen during clean out.

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KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: Roof needs replacing and water damage needs repair

Comments: This property will need to be sold with a construction loan or CASH. Home being sold as is.

Source of Section VII information: Seller

SECTION VIII - ADDITIONAL INFORMATION

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

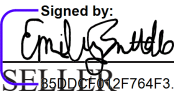
\_\_\_\_\_

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.

Signed by:  
  
SELLER

10/20/2026  
DATE

SELLER

DATE

Estate of Margaret Shalhoob

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

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BUYER

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