

PROPERTY LOCATED AT: 45 Bunkers Beach Rd Franklin No 04634

## 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 ☐ Dug ☒ Drilled  
☐ Seasonal ☐ Other ☐ Unknown

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: ☐ Yes ☒ No  
Are test results available? ☐ Yes ☒ No  
To your knowledge, have any test results ever been reported as unsatisfactory? ☐ 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:

South west corner of property

Installed by:

PL Jones

Date of Installation:

July 2003

USE:

Number of persons currently using system: 2

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

Comments:

Shared well agreement with 44 Bunkers Beach Rd

Source of Section I information:

owner

Buyer Initials

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SECTION II - WASTE WATER DISPOSAL

PROPERTY LOCATED AT:

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:

Tank Size: ☐ 500 Gallon ☒ 1000 Gallon ☐ Unknown ☐ Other:

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

Location: Next to house on Northeast corner OR ☐ Unknown

Date installed: unknown Date last pumped: N/A Name of pumping company:

Have you experienced any malfunctions? ☐ Yes ☒ No

If Yes, give the date and describe the problem:

Date of last servicing of tank: N/A Name of company servicing tank:

Leach Field: ☒ Yes ☐ No ☐ Unknown

If Yes, Location: Next to house on east side

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

Date of last servicing of leach field: N/A Company servicing leach field: N/A

Have you experienced any malfunctions? ☐ Yes ☒ No

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

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: Town Records

Source of Section II information:

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SECTION III - HEATING SYSTEM(S)/HEATING SOURCE(S)

| Heating System(s) or Source(s) | TYPE(S) of System | Age of system(s) or source(s) | TYPE(S) of Fuel | Annual consumption per system or source (i.e., gallons, kilowatt hours, cords) | Name of company that services system(s) or source(s) | Date of most recent service call | Malfunctions per system(s) or source(s) within past 2 years | Other pertinent information |
|--------------------------------|-------------------|-------------------------------|-----------------|--------------------------------------------------------------------------------|------------------------------------------------------|----------------------------------|-------------------------------------------------------------|-----------------------------|
| SYSTEM 1                       | Heat Pump         | 5 yrs                         | electric        | unknown                                                                        | Active Thermal Energy Systems                        | N/A                              | N/A                                                         |                             |
| SYSTEM 2                       |                   |                               |                 |                                                                                |                                                      |                                  |                                                             |                             |
| SYSTEM 3                       |                   |                               |                 |                                                                                |                                                      |                                  |                                                             |                             |
| SYSTEM 4                       |                   |                               |                 |                                                                                |                                                      |                                  |                                                             |                             |

Are there fuel supply lines? ☒ Yes ☐ No ☐ Unknown

Are any buried? ☒ Yes ☐ No ☐ Unknown

Are all sleeved? ☒ Yes ☐ No ☐ Unknown

Chimney(s): ☒ Yes ☐ No ☐ Unknown

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/Power Vent(s): ☒ Yes ☐ No ☐ Unknown

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

If Yes, date: \_\_\_\_\_

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

Source of Section III information: owner

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: \_\_\_\_\_

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MB GB

Source of information: Owner

Road Association Name (if known): N/A

If No, who is responsible for maintenance? Home owners

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

Source of information: Deed

If Yes, explain: Right of way between 41 + 45 Buckner Beach Rd. lot 4th

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

## SECTION V - ACCESS TO THE PROPERTY

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

Source of information: Owner

Other: \_\_\_\_\_

RADIOACTIVE MATERIAL: ☐ Yes ☒ No ☐ Unknown

LAND FILL: ☐ Yes ☒ No ☐ Unknown

TOXIC MATERIAL: ☐ Yes ☒ No ☐ Unknown

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

Source of information: Owner

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

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

If Yes, describe: \_\_\_\_\_

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

If Yes, describe location and basis for determination: \_\_\_\_\_

Is there now or has there ever been lead-based paint and/or lead-based paint hazards on the property? ☒ Yes ☐ No ☐ Unknown (but possible due to age)

constructed prior to 1978)

F. LEAD-BASED PAINT/PAINT HAZARDS - (Note: Lead-based paint is most commonly found in homes

PROPERTY LOCATED AT: \_\_\_\_\_

SECTION VI – FLOOD HAZARD

PROPERTY LOCATED AT:

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:

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

If Yes, explain:

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

If Yes, explain:

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:

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:

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?

Relevant Panel Number: Year: (Attach a copy)

Comments:

Source of Section VI information:

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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:

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

Are there any actual or alleged violations of a shoreland zoning ordinance

including those that are imposed by the state or municipality? .....  
☐ Yes ☒ No ☐ Unknown

If Yes, explain:

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water

filtration system, photovoltaics, wind turbines): Type: N/A

What year did Seller acquire property? 2021

Year Principal Structure Built: 2022

Roof: Year Shingles/Other Installed: metal 2022

N/A

Comments:

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:

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

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

Comments:

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

Comments:

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:

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may

have an adverse impact on health/safety: N/A

Comments:

Source of Section VII information: Burns

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## 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.

|                                                                                     |           |        |      |
|-------------------------------------------------------------------------------------|-----------|--------|------|
| SELLER                                                                              | DATE      | SELLER | DATE |
|  | 8/25/2026 |        |      |

|                    |           |        |      |
|--------------------|-----------|--------|------|
| SELLER             | DATE      | SELLER | DATE |
| <i>Carman, Joe</i> | 8/25/2026 |        |      |

[illegible]

| BUYER | DATE | BUYER | 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.

