

PROPERTY LOCATED AT: **89 Horse Farm Road, Trenton , ME 04605**

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: **Mar. 2023** 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? Reverse Osmosis system installed by previous owner.

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: **Side of Driveway 200 ft. +/- from House.**

Installed by: **Hanscom Well Drilling**

Date of Installation: **2002**

USE: Number of persons currently using system: **2**

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

Comments: **New well pump & pressure tank installed Jan. 2016 by previous owner - see more section VIII**

Source of Section I information: **Seller, Previous Disclosure, Broker Observation**
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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: Off Eastern side of house OR ☐ Unknown

Date installed: 2002 Date last pumped: 2023 Name of pumping company: Haslam Septic

Have you experienced any malfunctions? ☐ Yes ☒ No

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

Date of last servicing of tank: n/a Name of company servicing tank: n/a

Leach Field: ☒ Yes ☐ No ☐ Unknown

If Yes, Location: East side of house

Date of installation of leach field: 2002 Installed by: George Carter Construction

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: 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: 4 bedroom home on 3 Bedroom Septic Design. Garage slab has existing plumbing for toilet.

Source of Section II information: Seller, previous disclosure

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PROPERTY LOCATED AT: 89 Horse Farm Road, Trenton, ME 04605**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	HWBB & Radiant	Heat Pump	Wood Stove	
Age of system(s) or source(s)	2003	2016	2016	
TYPE(S) of Fuel	oil	Electric	wood	
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	1060 gallons	unknown	used sparingly unknown	
Name of company that services system(s) or source(s)	Dead River - every year	Brians Electric & Heat Pump	n/a	
Date of most recent service call	01/30/2026	unknown	n/a	
Malfunctions per system(s) or source(s) within past 2 years	Primary Control	none	none	
Other pertinent information	Water Heater for Radiant replaced in Jan. 2025		chimney cleaned in 2023	

Are there fuel supply lines? ☒ Yes ☐ No ☐ UnknownAre any buried? ☐ Yes ☒ No ☐ UnknownAre all sleeved? ☒ Yes ☐ No ☐ UnknownChimney(s): ☒ Yes ☐ NoIf Yes, are they lined: ☐ Yes ☐ No ☒ UnknownIs more than one heat source vented through one flue? ☐ Yes ☒ No ☐ UnknownHad a chimney fire: ☐ Yes ☒ No ☐ UnknownHas chimney(s) been inspected? ☐ Yes ☐ No ☒ UnknownIf Yes, date: n/aDate chimney(s) last cleaned: boiler - unknownDirect and/or Power Vent(s): ☐ Yes ☒ No ☐ Unknown~~Has vent(s) been inspected? ☐ Yes ☐ No ☐ Unknown~~If Yes, date: n/aComments: Garage & barn slabs have radiant tubing installed but never been hooked up.Source of Section III information: Seller, service company**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 ☒ UnknownIf 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 ☒ UnknownAre tanks registered with DEP? ☐ Yes ☐ No ☒ Unknown~~Age of tank(s): _____, Size of tank(s): _____~~~~Location: _____~~

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PROPERTY LOCATED AT: 89 Horse Farm Road, Trenton, ME 04605~~What materials are, or were, stored in the tank(s)?~~~~Have you experienced any problems such as leakage? ☐ Yes ☐ No ☐ Unknown~~Comments: seller is unaware of any underground storage tanks ever on the property.Source of information: Seller**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: none. ☐ Yes ☒ No ☐ UnknownComments: none.Source of information: Seller**C. RADON/AIR** - Current or previously existing:Has the property been tested? ☒ Yes ☐ No ☐ UnknownIf Yes: Date: June 22, 2011 By: Northeast LaboratoryResults: 2.1 pCi/LIf applicable, what remedial steps were taken? n/aHas the property been tested since remedial steps? ☐ Yes ☒ No ☐ UnknownAre test results available? ☐ Yes ☒ NoResults/Comments: test done by previous owner.Source of information: Previous disclosure, Seller**D. RADON/WATER** - Current or previously existing:Has the property been tested? ☒ Yes ☐ No ☐ UnknownIf Yes: Date: June 22, 2011 By: Northeast LaboratoryResults: 352 pCi/LIf applicable, what remedial steps were taken? n/aHas the property been tested since remedial steps? ☐ Yes ☒ No ☐ UnknownAre test results available? ☐ Yes ☒ NoResults/Comments: test done by previous owner.Source of information: Previous disclosure, Seller**E. METHAMPHETAMINE** - Current or previously existing:☐ Yes ☒ No ☐ UnknownComments: none.Source of information: Seller

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PROPERTY LOCATED AT: 89 Horse Farm Road, Trenton, ME 04605**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:~~ _____Do you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards: ☐ Yes ☒ No~~If Yes, describe:~~ _____Are you aware of any cracking, peeling or flaking paint? ☐ Yes ☒ NoComments: none.Source of information: Seller, broker observation**G. OTHER HAZARDOUS MATERIALS** - Current or previously existing:TOXIC MATERIAL: ☐ Yes ☐ No ☒ UnknownLAND FILL: ☐ Yes ☐ No ☒ UnknownRADIOACTIVE MATERIAL: ☐ Yes ☐ No ☒ UnknownOther: none.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 ☐ UnknownIf Yes, explain: right of way, easement.Source of information: Deeds, Public RecordsIs 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 ☐ UnknownIf No, who is responsible for maintenance? Seller is responsible for road maintenance.Road Association Name (if known): none.Source of information: Seller, Public Records.

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PROPERTY LOCATED AT: 89 Horse Farm Road, Trenton, ME 04605**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 ☐ 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

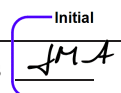
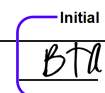
If yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map?

n/aRelevant Panel Number: 23009C0967D Year: 7/20/2016 (Attach a copy)Comments: none.Source of Section VI information: Seller, FEMA Flood Map

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PROPERTY LOCATED AT: 89 Horse Farm Road, Trenton, ME 04605**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, photovoltaics, wind turbines): Type: Propane tanks owned by Dead River

Year Principal Structure Built: 2003 What year did Seller acquire property? 2016Roof: Year Shingles/Other Installed: House - June 2020Water, moisture or leakage: prior to new shingles on house above entryway.Comments: 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: none.Mold: Has the property ever been tested for mold? ☐ Yes ☐ No ☒ Unknown~~If Yes, are test results available? ☐ Yes ☐ No~~Comments: seller has never tested for mold.Electrical: ☐ Fuses ☒ Circuit Breaker ☒ Other: On demand Generator ☐ UnknownComments: Additional manual generator switch. Hot tub connection.Has 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 ☐ Unknown

Comments: Preliminary work has been done by a previous owner to divide a 3.5 acre lot off property.

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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: Barn needs some exterior finishes on siding and around roof.

Comments: none.

Source of Section VII information: Broker observed, Seller

SECTION VIII - ADDITIONAL INFORMATION

Reverse Osmosis for arsenic, filters tank and membrane replaced in 2025. R.O.,Water Softener system and Filters are serviced by Air & Water Quality.

Home is equipped with an air-exchanger, motor replaced and serviced in 2018.

On-Demand Generator installed in 2023 by CMD Powersystems - Serviced in 2025.

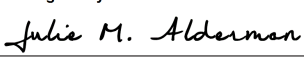
Several new windows on second floor are being installed end of July 2026.

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: ☐ Yes ☒ No

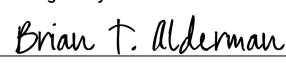
Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

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.

Signed by:

 SELLER 55BBE221EBF5485...
Julie M. Alderman

 SELLER DATE

Signed by:

 SELLER 5543557480F05427...
Brian T. Alderman

 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

