

PROPERTY LOCATED AT: 1752 Coastal Road, Brooksville, ME 04617

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 Gravity-Fed

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: 1996 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? Slightly elevated coliform in 1993, disinfected with bleach and solved issue

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: Left of upper driveway

Installed by: unknown

Date of Installation: unknown

USE: Number of persons currently using system: 2 seasonally

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

Comments: System functions well but is gravity fed so pressure is limited

Source of Section I information: Seller

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PROPERTY LOCATED AT: 1752 Coastal Road, Brooksville, ME 04617**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: Front yard OR ☐ UnknownDate installed: unknown Date last pumped: ~2005 Name of pumping company: Robert & L Gray Co.Have 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: unknownDate of installation of leach field: unknown Installed by: unknownDate 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 ☒ No~~If Yes, are they available? ☐ Yes ☐ No~~Is System located in a Shoreland Zone? ☐ Yes ☒ No ☐ UnknownComments: NoneSource of Section II information: Seller

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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	Forced Hot Air	Heat pumps	Wood stove hookup	
Age of system(s) or source(s)	Burner replaced 2005	Installed 2023	Unknown	
TYPE(S) of Fuel	Oil		Wood	
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	~800 gal	~2680	0 (unused but could be reactivated)	
Name of company that services system(s) or source(s)	Roy Boys P & H	Dave's World	Able Chimney Sweep	
Date of most recent service call	2024			
Malfunctions per system(s) or source(s) within past 2 years	None	None	Needs new stove	
Other pertinent information	Age of ductwork unknown			

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: 1995

 Date chimney(s) last cleaned: 1995

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

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

 If Yes, date: n/a

Comments: **none**

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? _____

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: 1752 Coastal Road, Brooksville, ME 04617What materials are, or were, stored in the tank(s)? n/aHave you experienced any problems such as leakage: ☐ Yes ☐ No ☒ UnknownComments: noneSource 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: ☐ Yes ☐ No ☒ Unknown

Comments: _____

Source of information: Seller**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 ☐ No

Results/Comments: _____

Source 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: noneSource of information: Seller

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PROPERTY LOCATED AT: 1752 Coastal Road, Brooksville, ME 04617**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: Original year of construction circa 1850Do 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: Visible cracking, peeling, and flaking paintSource of information: Seller**G. OTHER HAZARDOUS MATERIALS** - Current or previously existing:TOXIC MATERIAL: ☐ Yes ☐ No ☒ UnknownLAND FILL: ☒ Yes ☐ No ☐ UnknownRADIOACTIVE MATERIAL: ☐ Yes ☐ No ☒ UnknownOther: Remnants of an old land fill beyond the driveway (appears unused for decades - Sellers never used)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:~~ _____Source of information: DeedIs 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? n/aRoad Association Name (if known): n/aSource of information: Public records

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PROPERTY LOCATED AT: 1752 Coastal Road, Brooksville, ME 04617**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: n/a

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/a

Relevant Panel Number: n/a Year: n/a (Attach a copy)Comments: Not in a flood zoneSource of Section VI information: FEMA

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PROPERTY LOCATED AT: 1752 Coastal Road, Brooksville, ME 04617**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: Homestead ExemptionIs 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:~~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 tank (RH Foster)Year Principal Structure Built: 1850~ What year did Seller acquire property? 1993Roof: Year Shingles/Other Installed: Steel roof: Ell section 1993, main house 2012Water, moisture or leakage: noComments: no known issues with roof

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: minimal/normal moisture due to dirt floor & unmortared stone foundationMold: Has the property ever been tested for mold? ☐ Yes ☐ No ☒ UnknownIf Yes, are test results available? ☐ Yes ☐ NoComments: no known mold testsElectrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: _____ ☐ UnknownComments: Electrical service was upgraded at the same time as the generator installation in 2019Has 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 ☐ UnknownKnown defects or hazardous materials caused by insect or animal infestation inside or on the residential structure
 ☐ Yes ☐ No ☒ UnknownComments: no major damage encountered, though likely presence of insects/animals during 200+ year history

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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: Many original aspects in need of remodeling and repair. Buyers are encouraged to hire inspectors and/or contractors prior to offering.

Comments: See above

Source of Section VII information: seller

SECTION VIII - ADDITIONAL INFORMATION

Whole house automatic generator installed 2019

Metal roof installed 1993 (ell), 2012 (main house)

Heat pumps installed 2023

Shed added 2024

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: William G. Gawley 7/8/2026
SELLER B66125D4C0B742D... DATE
William G. Gawley

SELLER _____ DATE _____

Signed by: Joann Gawley 7/8/2026
SELLER 94CFCCBB797C4FB... DATE
Joann Gawley

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 _____