

### 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: 05/11/2026 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? Arsenic filter installed under kitchen sink.

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: 25' SE of home

Installed by: PL Jones

Date of Installation: 1995

USE: Number of persons currently using system: 1

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

Comments: Water softening system in place. Well recovery rate is 30 GPM. Well is 220' deep with 31' of casing. 5/26 water test results = all satisfactory.

Source of Section I information: State well records, water quality test results, Seller

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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: 30'+/- west of NW corner of garage OR  Unknown

Date installed: unknown Date last pumped: 2022 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: 2022 pump Name of company servicing tank: Haslam Septic

Leach Field: .....  Yes  No  Unknown

If Yes, Location: Per MLI survey, leach field is located just beyond septic tank.

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

Date of last servicing of leach field: unknown Company servicing leach field: unknown

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: Prior disclosure stated Seller thought tank is 750G size. Tank pumping receipt says 1000G.

Source of Section II information: Seller & prior Property Disclosure

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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	Heat Pumps	HWBB by oil	Kitchen cook stove	Fireplace
Age of system(s) or source(s)	2014 Randy Sprague installed	1992 +/-	1917	1976 assumed
TYPE(S) of Fuel	Electric	Oil	wood	wood
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	unknown use in total electric bill	200 G +/-	2 cord when used daily	rarely used
Name of company that services system(s) or source(s)	Appliance Service Solutions	Four Seasons Heating & AC	Acadia Chimney cleans pipe	N/A
Date of most recent service call	Oct. 2025	6/24/26 annual service	July 2025	N/A
Malfunctions per system(s) or source(s) within past 2 years	Both heads cleaned 10/25	none	New metalbestos chimney	none
Other pertinent information	Locus: kitchen & living room Motor replaced in LR 10/25	plumbed for outdoor wood boiler no longer on site	and chimney braces installed by Acadia Chimney 7/25	Damper needs repair; propped closed in winter

- 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: Brick:6/23 Metal:5/25

Date chimney(s) last cleaned: Brick: 6/23 Metal 5/25

- Direct and/or Power Vent(s): .....  Yes  No  Unknown  
~~Has vent(s) been inspected? .....  Yes  No  Unknown~~  
~~If Yes, date: \_\_\_\_\_~~

Comments: Brick chimney vents HWBB system & fireplace. Metalbestos chimney vents kitchen cook stove. Significant work done to brick chimney by Soule Masonry 6/23.

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): \_\_\_\_\_ Size of tank(s): \_\_\_\_\_~~

~~Location: \_\_\_\_\_~~

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PROPERTY LOCATED AT: 1778 Bayside 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: No underground tanks to Seller's best knowledge.

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  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: \_\_\_\_\_  Yes  No  Unknown

Comments: No asbestos to Seller's best knowledge.

Source of information: Seller

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

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

If Yes: Date: May 11, 2026 By: Eurofins/A&L Lab

Results: 0.4 pCi/L

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: Air radon mitigation system installed in 2015; fan motor replaced 4/26; both done by Air & Water Quality

Source of information: Seller & Air radon test results

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

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

If Yes: Date: May 11, 2026 By: Eurofins/A&L Lab

Results: 824 pCi/L

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: \_\_\_\_\_

Source of information: Water radon test results

**E. METHAMPHETAMINE** - Current or previously existing:

Yes  No  Unknown

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

Source 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:~~ \_\_\_\_\_

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  No

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

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: No haz mats to Seller's best knowledge.

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: Two covenants: no mobile homes; residential use only, no commercial/industrial use**

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?~~ \_\_\_\_\_

~~Road Association Name (if known):~~ \_\_\_\_\_

Source of information: Bayside Road/Rt. 230 is a town/state road.

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**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: **No claims known to Seller.**

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: **None known to Seller.**

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: **Seller & 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: **Homestead exemption**

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:~~

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

Year Principal Structure Built: 1976 What year did Seller acquire property? 2015

Roof: Year Shingles/Other Installed: House: S & E facing roof 2020, N & W facing roof 2023; Most of barn shingles replaced March 2024

Water, moisture or leakage: South facing dormer was improperly sealed during 2023 shingle replacement...

Comments: ...leak was quickly fixed with no leaks observed since.

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: None known to Seller. Dry basement.

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

~~If Yes, are test results available? .....  Yes  No~~

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

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

Comments: Electrical system is generator ready.

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: Survey available is MLI survey from 2015.

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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: See attachment for known defects.

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

Source of Section VII information: Seller & town records

**SECTION VIII - ADDITIONAL INFORMATION**

**All per town records: Main home built in 1976. Several additions made to main home over time. Kitchen expanded in 2003. Garage & barn built in 2006. Barn expanded to house wood boiler in 2009. Wood boiler no longer on site. Power & water extend to barn, stone house & veg garden. See attachment for recent improvement list. Electrical system is generator ready. Spectrum internet service.**

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 \_\_\_\_\_  
**Kristina L. Swanson**

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 \_\_\_\_\_

BUYER \_\_\_\_\_ DATE \_\_\_\_\_ BUYER \_\_\_\_\_ DATE \_\_\_\_\_



**List of recent home improvements made:**

- 2015: Installed air radon mitigation system; done by Air & Water Quality**
- 2015: Installed high-efficiency water heater**
- 2015: Gutters installed on kitchen addition**
- 2020: Replaced south & east facing roof shingles on home**
- 2021: Replaced cedar siding on north side of main home**
- 2023: Exterior of brick chimney rebuilt by Soule Masonry**
- 2023: Replaced north & west facing roof shingles on home**
- 2023: Gutters installed on west side of main home**
- 2023: Replaced steps & small deck at formal front entry of home**
- 2024: Replaced most of barn roof shingles**
- 2025: Installed new metalbestos chimney & chimney bracing for kitchen cook stove; done by Acadia Chimney**
- 2025: Replaced exterior trim for east facing window array in kitchen**
- 2026: Replaced air radon mitigation system fan motor; done by Air & Water Quality**

**List of known defects:**

**Chipping paint exists in places.**

**Shingle siding & exterior trim rot exists on lower portion of garage.**

**Rot exists on lower portion of exterior trim at front entry.**

**Rot exists on exterior corner boards on the west & south sides of the main home.**

**Rot exists on exterior south side of kitchen trim.**

**Roof shingles on addition to barn are in need of replacing.**

**Ramps at Stone House's attached porch are rotted.**

**Water spigot closer to Stone House at veg garden does not work.**

**Chicken coop structure needs repair.**

**Interior trim, wall & flooring at base of tub in 2nd floor bathroom has minor rot.**

**Fireplace damper is in need of repair. Stopper is installed to prevent draft.**

**Basement casement window glass has a crack.**

**Rot exists on bottom of sash - east window in dining room.**

**Cracked floor tile in kitchen.**