

PROPERTY LOCATED AT: 55 Bayview Drive , Bernard , ME 04612

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: 2016 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? Previous owner installed radon water mitigation system.

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: Next to phone pole near cabin driveway on property.
Installed by: Alfred Haskell Water Wells 207-989-7921.
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: There is water to the garage but it is not plumbed. Pump in the pond that feeds the waterfall recirculates the pond's water.

Source of Section I information: Previous disclosure, sellers, personal observation. Initial AKC
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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 of the back patio of the main house. OR Unknown

Date installed: 2002 Date last pumped: 2022 Name of pumping company: Royal Flush

Have you experienced any malfunctions? Yes No

If Yes, give the date and describe the problem: _____

Date of last servicing of tank: 2010 Name of company servicing tank: Tim Gott

Leach Field: Yes No Unknown

If Yes, Location: Back yard, left in front of the out buildings.

Date of installation of leach field: 2002 Installed by: Gott Construction

Date of last servicing of leach field: 2010 Company servicing leach field: Gott Construction

Have you experienced any malfunctions? Yes No

If Yes, give the date and describe the problem and what steps were taken to remedy: Previous owner had a malfunction which was repaired by Gott Construction in 2010.

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: In 2010 a leach field pipe plugged. New pipe installed. Septic is shared between the home& cabin.

Source of Section II information: Previous disclosures and sellers.

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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	Oil	Pellet Stove	Cabin Propane	Wood stove
Age of system(s) or source(s)	23 years	2023	22 Years	
TYPE(S) of Fuel	Oil	Pellets	Propane	wood
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	250 gallons per year	2 tons	Used about 1 month per year	Very little
Name of company that services system(s) or source(s)	Coastal Energy	-----	Coastal Energy	-----
Date of most recent service call	2025	-----	-----	-----
Malfunctions per system(s) or source(s) within past 2 years	-----	-----	-----	-----
Other pertinent information	In direct water heater Radiant Heat	-----	-----	Located in hot tub building

- 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: _____
- Date chimney(s) last cleaned: _____
- Direct and/or Power Vent(s): Yes No Unknown
- Has vent(s) been inspected? Yes No Unknown
- If Yes, date: _____

Comments: In home the cook stove & dryer are both propane. Primary heat source for Sellers is the pellet stove. Direct vent mentioned above is in the cabin.

Source of Section III information: **Previous disclosures and Sellers**

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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What materials are, or were, stored in the tank(s)? _____

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

Comments: **Sellers are not aware of any underground storage tanks.**

Source of information: **Sellers and previous disclosures.**

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: _____

Source of information: **Previous disclosures.**

C. RADON/AIR - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: Nov. 2016 By: Perkins Home Inspections

Results: 19.7

If applicable, what remedial steps were taken? Radon air mitigation system installed by Air & Water Quality Co.

Has the property been tested since remedial steps? Yes No Unknown

Are test results available? Yes No

Results/Comments: 0.45 after mitigation per previous disclosures.

Source of information: **Previous disclosures.**

D. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: Nov. 2016 By: Nelson Labs

Results: 6040 pCi/L

If applicable, what remedial steps were taken? Radon water mitigation system installed by Air & Water Quality Co.

Has the property been tested since remedial steps? Yes No Unknown

Are test results available? Yes No

Results/Comments: <100 pCi/L acceptable limit per previous disclosure.

Source of information: _____

E. METHAMPHETAMINE - Current or previously existing:

Yes No Unknown

Comments: _____

Source of information: **Observation.**

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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: Sellers

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown

LAND FILL: Yes No Unknown

RADIOACTIVE MATERIAL: Yes No Unknown

Other: Sellers are not aware of any "other hazardous materials."

Source of information: Previous disclosures.

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: Private road with road assn & covenants. See deed.

Source of information: Deed & previous disclosures.

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 Assn. \$350 +/- annually depending on snow fall.

Road Association Name (if known): Bay View Drive Road Owners Association.

Source of information: Deed and Sellers

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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: _____

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: 23009C1213D Year: 2016 (Attach a copy)

Comments: 55 Bayview Drive, Tremont is not in a flood zone per the FEMA flood map.

Source 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: _____

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: 2 propane tanks - Coastal Energy

Year Principal Structure Built: 2003 What year did Seller acquire property? 2017

Roof: Year Shingles/Other Installed: Cabin roof: 2024. House roof: 2003

Water, moisture or leakage: none

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: 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: _____

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: _____

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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: _____

Comments: _____

Source of Section VII information: _____

SECTION VIII - ADDITIONAL INFORMATION

Pellet stove. Radiant heat. Underground power. Sellers built garage. Goodwin did garage foundation. Alliance windows. Two out buildings convey with home. Hot tub conveys with home. Basement insulated with mineral wool. Pantry in basement. Screened patio has marine plastic. Current homeowners w/ Farmers Insurance. Ethernet cable underground from house to cabin & garage. Shut off for cabin is Continued... See Addendum Additional information 1

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: Keith R. Corson 5/26/2026
SELLER DATE
1918FC08BE694DE...
Keith R. Corson

Signed by: Tammy Lynn Corson 5/26/2026
SELLER DATE
DCEA298B9B56486...
Tammy Lynn Corson

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



ADDENDUM

PROPERTY: **55 Bayview Drive , Bernard , ME 04612**

1) Additional information

next to well. Cabin comes furnished. D box for septic is between trees off of the back patio of the main house. Homes hot water is off of the boiler. Metal shelves in garage & portable generator do not convey with the home. All underground power. Hot water in cabin is electric. Macerator for cabin: pumps through above ground pipe - cabin is considered seasonal. Square footage of home is approx.

Multiple horizontal lines for additional information.

Date: 5/26/2026
Signed by: Keith R. Corson
1918FC08BE694DE...
Signature

Date: 5/26/2026
Signed by: Tammy Lynn Corson
DCFA299B9B56486...
Signature

Date: _____
Signature

Date: _____
Signature

Addendum