

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: NA 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? NA. Estate is not sure if water has been tested.

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: Unknown. There is a hand well pump in the driveway circle.

Installed by: Unknown

Date of Installation: 2000

USE: Number of persons currently using system: 0-2

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

Comments: There is a water softener system in place installed (2017) & serviced by Norlen's. Last date of service was June 2022.

Source of Section I information: Estate, Caretaker and Broker

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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: _____

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

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

Location: Front of house OR ☐ Unknown

Date installed: 2000 Date last pumped: Unk Name of pumping company: Unk

Have you experienced any malfunctions? ☐ Yes ☒ No

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

Date of last servicing of tank: Unk Name of company servicing tank: Unk

Leach Field: ☒ Yes ☐ No ☐ Unknown

If Yes, Location: Front of house

Date of installation of leach field: 2000 Installed by: Unknown

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

Have you experienced any malfunctions? ☐ Yes ☒ No

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

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: Caretaker reports there have been no issues with the system, does now know when it was last pumped or serviced.

Source of Section II information: Caretaker and Broker

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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	FHW + FHA			
Age of system(s) or source(s)	25 Years			
TYPE(S) of Fuel	Oil			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	Coastal Energy 1,711 G. Htg Season			
Name of company that services system(s) or source(s)	Matt Basile			
Date of most recent service call	Winter 2024/25			
Malfunctions per system(s) or source(s) within past 2 years	None			
Other pertinent information	Dual system In-floor radiant & FHA			

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: NADate chimney(s) last cleaned: UnkDirect/Power Vent(s): ☐ Yes ☒ No ☐ UnknownHas vent(s) been inspected? ☐ Yes ☒ No ☐ UnknownIf Yes, date: NAComments: Radiant on main floor and second floor, FHA used during the shoulder seasons. Two oils tanks are for boiler and two are for the generator.Source of Section III information: Estate, Caretaker and Broker**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 ☒ UnknownIf no longer in use, how long have they been out of service? UnkIf tanks are no longer in use, have tanks been abandoned according to DEP? ☐ Yes ☒ No ☐ UnknownAre tanks registered with DEP? ☐ Yes ☒ No ☐ UnknownAge of tank(s): Unk Size of tank(s): 500 G.Location: Off sunroom / kitchen area

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PROPERTY LOCATED AT: 118 Wescott Battery, Castine, ME 04421

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

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

Comments: Caretaker reports there is an UG tank. Fuel company has not provided propane in 11 years.

Source of information: Caretaker and Fuel Company

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: Not aware of any asbestos.

Source of information: Estate and Broker

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 ☐ Unknown

Are test results available? ☐ Yes ☐ No

Results/Comments: _____

Source of information: Estate and Broker

D. RADON/WATER - 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 ☐ Unknown

Are test results available? ☐ Yes ☐ No

Results/Comments: _____

Source of information: Estate and Broker

E. METHAMPHETAMINE - Current or previously existing:

☐ Yes ☒ No ☐ Unknown

Comments: _____

Source of information: Estate and Broker

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PROPERTY LOCATED AT: 118 Wescott Battery, Castine, ME 04421

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: NA

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

If Yes, describe: NA

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

Comments: Exterior trim, and areas of internal peeling, mostly around the ceiling and trimboards.

Source of information: Estate and Broker

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☒ No ☐ Unknown

LAND FILL: ☐ Yes ☒ No ☐ Unknown

RADIOACTIVE MATERIAL: ☐ Yes ☒ No ☐ Unknown

Other: Not aware of any hazardous materials.

Source of information: Estate and Broker

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: CE on a portion of the property.

Source of information: CE and Deeds

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? Owner

Road Association Name (if known): NA

Source of information: Estate and Broker

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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: NA

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

If Yes, explain: NA

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

If Yes, explain: NA

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: NA

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: NA

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?
VE

Relevant Panel Number: 23009C0893D / 94D Year: 2016 (Attach a copy)

Comments: None

Source of Section VI information: Broker and FEMA Maps

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PROPERTY LOCATED AT: 118 Wescott Battery, Castine, ME 04421

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

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: NA

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: Unknown

Year Principal Structure Built: 2000 What year did Seller acquire property? 1998/99

Roof: Year Shingles/Other Installed: Roof was replaced about 1 year ago

Water, moisture or leakage: None known.

Comments: NA

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: Finished basement. There is some discoloration observed on the walls.

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

If Yes, are test results available? ☐ Yes ☒ No

Comments: None

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

Comments: There is a diesel generator in the basement, battery needs to be replaced.

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: None Known.

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: Estate sale, none known.

Comments: _____

Source of Section VII information: Estate and Broker

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SECTION VIII - ADDITIONAL INFORMATION

Two Sub-Zero refrigerators in the kitchen do not work.

Elevator is inoperable.

There is evidence of water drips on some of the windows.

Cracked trim board on the door frame in the front hallway.

This is an estate sale, the property is being sold As Is.

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
Isabelle Charbonneau, Executor			
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