

PROPERTY LOCATED AT: 29 Eastside Road, Hancock, ME 04640**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: _____ 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? _____~~

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: Drilled - Out front of house, Dug - West side of House

Installed by: Unknown

Date of Installation: Unknown

USE: Number of persons currently using system: None Currently

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

Comments: Water Filter changed in July -- Dug Well not in use.

Source of Section I information: PR hasn't lived in home for many years, Info is best to their knowledge.

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PROPERTY LOCATED AT: 29 Eastside Road, Hancock, ME 04640**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: North Side of House OR ☐ UnknownDate installed: Unknown Date last pumped: Unknown Name of pumping company: UnknownHave you experienced any malfunctions? ☐ Yes ☒ No~~If Yes, give the date and describe the problem:~~ _____Date of last servicing of tank: Unknown Name of company servicing tank: n/aLeach Field: ☒ Yes ☐ No ☐ UnknownIf Yes, Location: Front LawnDate of installation of leach field: Unknown Installed by: UnknownDate of last servicing of leach field: Unknown Company servicing leach field: UnknownHave you experienced any malfunctions? ☐ Yes ☒ No~~If Yes, give the date and describe the problem and what steps were taken to remedy:~~ _____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 ☐ UnknownComments: Septic Tank was replaced by Whitten of Winter Harbor. Stake out front marks tank cover.Source of Section II information: PR hasn't lived in home for many years, Info is best to their knowledge.

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PROPERTY LOCATED AT: 29 Eastside Road, Hancock, ME 04640**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	BBHW	NIO Propane Heater	Generac Generator -11KW	
Age of system(s) or source(s)	Original	Unknown	2016	
TYPE(S) of Fuel	Oil	Propane	Propane	
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	+/- \$1000 Heat set low for season	+/- \$400	As Needed	
Name of company that services system(s) or source(s)	NCG Heating Svcs	N/a	No Frills	
Date of most recent service call	Fall 2025	N/a	Summer '26	
Malfunctions per system(s) or source(s) within past 2 years	Replaced Fuel Line	N/a	None	
Other pertinent information	& replaced Oil Pump	N/a	None	

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 ☐ Unknown~~If Yes, date: _____~~Date chimney(s) last cleaned: UnknownDirect and/or Power Vent(s): ☒ Yes ☐ No ☐ UnknownHas vent(s) been inspected? ☐ Yes ☒ No ☐ Unknown~~If Yes, date: _____~~Comments: Home has been heated year round as needed. Generator runs weekly test on Sunday's at 8 am.Source of Section III information: PR hasn't lived in home for many years, Info is best to their knowledge.**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: No Known or Suspected Underground Storage Tanks

Source of information: PR hasn't lived in home for many years, Info is best to their knowledge.

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 Known or Suspected Asbestos on Property

Source of information: PR hasn't lived in home for many years, Info is best to their knowledge.

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: No Known or Suspected Radon Air

Source of information: PR hasn't lived in home for many years, Info is best to their knowledge.

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: No Known or Suspected Radon Water

Source of information: PR hasn't lived in home for many years, Info is best to their knowledge.

E. METHAMPHETAMINE - Current or previously existing:

☐ Yes ☒ No ☐ Unknown

Comments: No Methamphetamine on Site

Source of information: PR hasn't lived in home for many years, Info is best to their knowledge.

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PROPERTY LOCATED AT: 29 Eastside Road, Hancock, ME 04640**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: Back Facia & Window Trim on Sun PorchSource of information: PR hasn't lived in home for many years, Info is best to their knowledge.**G. OTHER HAZARDOUS MATERIALS** - Current or previously existing:TOXIC MATERIAL: ☐ Yes ☐ No ☒ UnknownLAND FILL: ☐ Yes ☐ No ☒ UnknownRADIOACTIVE MATERIAL: ☐ Yes ☐ No ☒ UnknownOther: NoneSource of information: PR hasn't lived in home for many years, Info is best to their knowledge.**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 ☐ Unknown~~If No, who is responsible for maintenance?~~ _____~~Read Association Name (if known):~~ _____Source of information: Deed

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PROPERTY LOCATED AT: 29 Eastside Road, Hancock, ME 04640**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: 23009C0813D Year: 7/20/2016 (Attach a copy)Comments: FEMA Map Attached for ReferenceSource of Section VI information: FEMA NFIP Map as Listed

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PROPERTY LOCATED AT: 29 Eastside Road, Hancock, ME 04640**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 TankYear Principal Structure Built: 1963 What year did Seller acquire property? 02/05/2024Roof: Year Shingles/Other Installed: Metal installed March 2023, Garage Roof replaced soon afterWater, moisture or leakage: None KnownComments: PR hasn't lived in home for many years, Info is best to their knowledge.

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: PR hasn't lived in home for many years, Info is best to their knowledge.Mold: Has the property ever been tested for mold? ☐ Yes ☒ No ☐ Unknown~~If Yes, are test results available? ☐ Yes ☐ No~~Comments: PR hasn't lived in home for many years, Info is best to their knowledge.Electrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: 100 Amp ☐ UnknownComments: Whole House Generac Generator Included with SaleHas 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 ☐ UnknownComments: No Known or Suspected Defects from Insects or Animals.

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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: None Known

Comments: No Known or Suspected Material Defects

Source of Section VII information: PR hasn't lived in home for many years, Info is best to their knowledge.

SECTION VIII - ADDITIONAL INFORMATION

Attic has 18 inches of Insulation -- keeping home cool in summer & warm in winter.

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: Estate of Jane Preble, David Preble PR 17/10/2021
SELLER _____ DATE _____ SELLER _____ DATE _____
Estate of Jane Preble, David Preble PR

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 _____