

PROPERTY LOCATED AT: 1187 Shore Rd., Lamoine, ME 04605

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? N/A

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: In front yard at well house

Installed by: Unknown

Date of Installation: 1997

USE: Number of persons currently using system: None

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

Comments: Home is currently unoccupied. Disclosures completed by seller who has not lived in home

Source of Section I information: Seller, agent observation

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MB

MM, MB, PDL

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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: N/A

Have you experienced any problems such as line or other malfunctions? ☐ Yes ☒ No

What steps were taken to remedy the problem? N/A

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: Behind the house per HHE-200 OR ☐ Unknown

Date installed: 1997 Date last pumped: Unknown Name of pumping company: N/A

Have you experienced any malfunctions? ☐ Yes ☒ No

If Yes, give the date and describe the problem: N/A

Date of last servicing of tank: N/A Name of company servicing tank: N/A

Leach Field: ☒ Yes ☐ No ☐ Unknown

If Yes, Location: Behind house per HHE-200

Date of installation of leach field: 1997 Installed by: Unknown

Date of last servicing of leach field: N/A Company servicing leach field: N/A

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: 3 BR design. Unknown if leach field is within SL Zone. Home is currently unoccupied. Disclosures completed by seller who has not lived in home.

Source of Section II information: Seller, HHE-200

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PROPERTY LOCATED AT: 1187 Shore Rd., Lamoine, ME 04605**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	FHA Furnace	Fireplace		
Age of system(s) or source(s)	1997	1997		
TYPE(S) of Fuel	Oil	Wood		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	Unknown	Unknown		
Name of company that services system(s) or source(s)	Dead River	N/A		
Date of most recent service call	02/02/2026	N/A		
Malfunctions per system(s) or source(s) within past 2 years	Chimney cap failure	N/A		
Other pertinent information	Cap replaced, furnace repaired	N/A		

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: N/ADate chimney(s) last cleaned: Unknown

Direct and/or Power Vent(s): ☐ Yes ☒ No ☐ Unknown
~~Has vent(s) been inspected? ☐ Yes ☐ No ☐ Unknown~~

If Yes, date: N/AComments: Chimney cap replaced, furnace repaired and tuned upSource 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/ALocation: N/A

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MBMB, PBA

PROPERTY LOCATED AT: 1187 Shore Rd., Lamoine, ME 04605**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: N/ADo you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards: ☐ Yes ☒ NoIf Yes, describe: N/AAre you aware of any cracking, peeling or flaking paint? ☒ Yes ☐ NoComments: Peeling paint on ramp leading into houseSource of information: Seller, agent observation**G. OTHER HAZARDOUS MATERIALS** - Current or previously existing:TOXIC MATERIAL: ☐ Yes ☒ No ☐ UnknownLAND FILL: ☐ Yes ☒ No ☐ UnknownRADIOACTIVE MATERIAL: ☐ Yes ☒ No ☐ UnknownOther: N/ASource 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 ☐ UnknownIf Yes, explain: Seller to convey a new easement to abutter for utility pole on subject propertySource of information: Deed, sellerIs 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: Seller, public records

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PROPERTY LOCATED AT: 1187 Shore Rd., Lamoine, ME 04605**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?

No structures are impacted, but shoreline of property is in Zone VE (EL 13)Relevant Panel Number: 23009C0978D Year: 2016 (Attach a copy)Comments: Shoreline of property is

Source of Section VI information: _____

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PROPERTY LOCATED AT: 1187 Shore Rd., Lamoine, ME 04605**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: Veteran's, HomesteadIs 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: N/AEquipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: Propane tanksYear Principal Structure Built: 1997 What year did Seller acquire property? 2014Roof: Year Shingles/Other Installed: UnknownWater, moisture or leakage: Furnace chimney cap failed allowing moisture to get into furnaceComments: Dead River replaced cap and serviced furnace. No other damage.

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: Crawlspace with slabMold: Has the property ever been tested for mold? ☐ Yes ☒ No ☐ Unknown~~If Yes, are test results available? ☐ Yes ☐ No~~Comments: N/AElectrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: _____ ☐ UnknownComments: 200 amp service with 20kW automatic standby generatorHas 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 ☐ UnknownModular ☐ Yes ☒ No ☐ Unknown

Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure
 ☐ Yes ☒ No ☐ Unknown

Comments: Acreage and shore/road frontage based on town tax records. Double-wide mobile home.

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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: Seals compromised on a few window sashes, house does not appear to have tie-downs.

Comments: N/A

Source of Section VII information: Seller, agent observations

SECTION VIII - ADDITIONAL INFORMATION

Furnace failed over the winter from failed chimney cap, resulting in freeze up and a few plumbing leaks. Cap replaced, furnace repaired/serviced and all leaks repaired. Completed since then: new refrigerator and dishwasher, replaced toilet tank in 2nd bathroom, generator serviced.

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: Jean McDevitt Bullens 9/3/2026
SELLER IF 300693AE5D458... DATE
Jean McDevitt Bullens

 SELLER DATE

Signed by: Marion Jean McDevitt, by Jean McDevitt Bullens as POA 9/3/2026
SELLER IF 300693AE5D458... DATE
Marion Jean McDevitt

 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

