

PROPERTY LOCATED AT: 710 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 n/a ☐ Unknown
☒ Drilled ☒ Dug ☐ Other Dug well is covered with wooden cover

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: ☐ 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: Left of the garage as you face the garage

Installed by: Jones

Date of Installation: Estimated '95 or '96

USE: Number of persons currently using system: 0

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

Comments: There is a filter and water softener system installed for sediment.

Source of Section I information: PR of Seller Estate

Buyer Initials _____

Page 1 of 8

Seller Initials

mw th

SECTION II - WASTE WATER DISPOSAL

TYPE OF SYSTEM: ☐ Public ☒ Private ☐ Quasi-Public n/a ☐ Unknown

IF PUBLIC OR QUASI-PUBLIC (Strike Section if Not Applicable):

 Have you had the sewer line inspected? ☐ Yes ☒ No

 If Yes, what results: ☐ Yes ☒ No

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

 What steps were taken to remedy the problem? ☐ Yes ☒ No

IF PRIVATE (Strike Section if Not Applicable):

Tank: ☒ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Other: n/a
☐ Overboard Discharge (38 MRS Section 413(3) and (3-A))

Tank Size: ☐ 500 Gallon ☐ 1000 Gallon ☐ Unknown ☒ Other: Seller thinks it is a 500-gallon

Tank Type: ☒ Concrete ☐ Metal ☐ Unknown ☐ Other: n/a

Location: Behind house to the right of the shed OR ☐ Unknown

Date installed: Unknown 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: Unknown Name of company servicing tank: n/a

Leach Field: ☒ Yes ☐ No ☐ Unknown

If Yes, Location: Behind house, to the right from tank location toward side of road

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

Date of last servicing of leach field: Unknown 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: None

Source of Section II information: PR of Seller Estate

Buyer Initials _____

Page 2 of 8

Seller Initials mmf hap

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	Pellet Stove	Gas heater - direct vent	Gas heater (kitchen)	Fireplace
Age of system(s) or source(s)	15 yrs +/-	15 yrs +/-	5 yrs +/-	
TYPE(S) of Fuel	Pellets	Propane	Propane	
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	4 ton			
Name of company that services system(s) or source(s)	Unknown	Unknown	Unknown	
Date of most recent service call	Unknown	6 yrs ago estimated	Fall of 2025	
Malfunctions per system(s) or source(s) within past 2 years	None	No - just cleaned	Unit is cleaned annually	
Other pertinent information	Direct vent	Direct vent - main source of heat	Ventless - main source of heat	Boarded up - not used

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/a
 Date chimney(s) last cleaned: 15 yrs +/-
 Direct and/or Power Vent(s): ☒ Yes ☐ No ☐ Unknown
 Has vent(s) been inspected? ☐ Yes ☒ No ☐ Unknown
 If Yes, date: _____
 Comments: There is a kitchen and living room access for woodstoves to 1 chimney flue and there is a fireplace (same flue) all not used
 Source of Section III information: PR for Seller Estate

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, how long have they been out of service? ☐ Yes ☐ No ☐ Unknown
 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:

Buyer Initials _____

Seller Initials MWP Har

PROPERTY LOCATED AT: 710 Eastside Road, Hancock, ME 04640

What materials are or were stored in the tank(s)?
Have you experienced any problems such as leakage?
Comments: None

Source of information: PR for Seller Estate

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: n/a ☐ Yes ☐ No ☐ Unknown

Comments: PR is not aware of any asbestos in or around the home.

Source of information: PR for Seller Estate

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: None

Source of information: PR for Seller Estate

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: None

Source of information: PR for Seller Estate

E. METHAMPHETAMINE - Current or previously existing:

☐ Yes ☒ No ☐ Unknown

Comments: None

Source of information: PR for Seller Estate

Buyer Initials _____

Page 4 of 8

Seller Initials

mar fap

PROPERTY LOCATED AT: 710 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: n/a

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

If Yes, describe: n/a

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

Comments: Trim and garage

Source of information: Visual Observation

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☒ No ☐ Unknown

LAND FILL: ☐ Yes ☒ No ☐ Unknown

RADIOACTIVE MATERIAL: ☐ Yes ☒ No ☐ Unknown

Other: n/a

Source of information: PR for Seller Estate

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: Spring easement in deed. PR does not know anything about this or where it is.

Source of information: PR for Seller Estate

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? n/a

Road Association Name (if known): n/a

Source of information: PR for Seller Estate

Buyer Initials _____

Page 5 of 8

Seller Initials ml hsp

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: n/a

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

If Yes, explain: n/a

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

If Yes, explain: n/a

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: n/a

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: n/a

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?

Source of Section VI information: PR of Seller Estate, FEMA and Maine Flood Hazard Maps

Buyer Initials _____

Seller Initials Mur [Signature]

PROPERTY LOCATED AT: 710 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: Widow and Homestead, which will be removed from 2026-27 tax bill

~~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: n/a property is not in shoreland zone

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 tank

Year Principal Structure Built: 1949 What year did Seller acquire property? 1954

Roof: Year Shingles/Other Installed: 15+ years ago

Water, moisture or leakage: Yes, upstairs bedroom

Comments: Roof needs reshingling

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: Home is on concrete posts

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: n/a ☐ Unknown

Comments: None

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

Buyer Initials _____

Page 7 of 8

Seller Initials mlf hsp

PROPERTY LOCATED AT: 710 Eastside Road, Hancock, ME 04640

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: Bedroom ceiling upstairs - water damage from leaky roof; linoleum floor stains as well as worn and torn spots; peeling wallpaper.

Comments: None

Source of Section VII information: Visual observation

SECTION VIII - ADDITIONAL INFORMATION

Windows replaced 10 years ago. Newer septic tank. Vinyl siding is about 10 years old.

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.

Amelia C. Page 8-24-2026 Amelia C. Page 8-24-2026
SELLER DATE SELLER DATE
Estate of Amelia C. Page

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

