

PROPERTY LOCATED AT: 17 MAIN STREET, ALBION, MAINE

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: 2024 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? WELL BLEACHED BY PREV. OWNER

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: WELL HOUSE
Installed by: UNKNOWN
Date of Installation: EXACT DATE UNKNOWN

USE: Number of persons currently using system: 0
Does system supply water for more than one household? Yes No Unknown

Comments: PLEASE SEE WATER DISCLOSURE ADDEN. & DEED

Source of Section I information: SELLER, PREV. DISCLOSURE, DEED

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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: WHEN FACING THE SCHOOL ITS IN THE REAR LEFT CORNER OF THE LOT OR Unknown
Date installed: 1957 +/- Date last pumped: UNKN. Name of pumping company: UNKN.
Have you experienced any malfunctions? Yes No
If Yes, give the date and describe the problem: _____

Date of last servicing of tank: UNKN. Name of company servicing tank: UNKNOWN
Leach Field: Yes No Unknown
If Yes, Location: UNKNOWN
Date of installation of leach field: UNKN. Installed by: UNKNOWN
Date of last servicing of leach field: UNKN. Company servicing leach field: UNKNOWN
~~Have 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 Unknown

Comments: PLEASE SEE HHE-200

Source of Section II information: SELLER, PREV. DISCLOSURE, HHE-200

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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	FORCED HOT AIR	PROPANE WOOD STOVE		
Age of system(s) or source(s)	~2021	~2010		
TYPE(S) of Fuel	OIL	PROPANE		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	~478 GALLONS FROM 10/23-2/24	118 GALLONS FROM 1/23-1/24		
Name of company that services system(s) or source(s)	C,B, HASKELL	FABIAN		
Date of most recent service call	WINTER 2025	UNKNOWN		
Malfunctions per system(s) or source(s) within past 2 years	NONE KNOWN	NONE KNOWN		
Other pertinent information	PREV DISC. STATES NEW OIL FAN '21	----- -----		

- 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: UNKNOWN
- Direct/Power Vent(s): Yes No Unknown
- Has vent(s) been inspected? Yes No Unknown
- If Yes, date: _____

Comments: CURRENT SELLERS HAVE OWNED THE HOME FOR LESS THAN 1 YR

Source of Section III information: SELLERS, PREV. DISCLOSURE

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: NO KNOWN UNDERGROUND STORAGE TANKS ONSITE

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What materials are, or were, stored in the tank(s)? NO KNOWN UNDERGROUND STORAGE TANKS ONSITE

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

Comments: NO KNOWN UNDERGROUND STORAGE TANKS ONSITE

Source of information: SELLERS

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 ASBESTOS STORAGE TANKS ONSITE

Source of information: SELLERS

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 RADON AIR TESTS HAVE BEEN COMPLETED

Source of information: SELLERS

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 RADON WATER TESTS HAVE BEEN COMPLETED

Source of information: SELLERS

E. METHAMPHETAMINE - Current or previously existing:

Yes No Unknown

Comments: NO KNOWN METHAMPHETAMINE

Source of information: SELLERS

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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: PREV. DISCLOSURE SUGGESTS POSSIBLE LEAD PAINT ON UPSTAIRS WINDOW SILLS

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

Comments: PLEASE SEE PREVIOUS PROPERTY DISCLOSURE, NO KNOWN LEAD PAINT ONSITE

Source of information: SELLERS, PREVIOUS PROPERTY DISCLOSURE

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown

LAND FILL: Yes No Unknown

RADIOACTIVE MATERIAL: Yes No Unknown

Other: NO KNOWN HAZARDOS MATERIALS ONSITE

Source of information: SELLERS, PREV. DISCLOSURE

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: SEE DEED & WATER DISCLOSURE ADDEN.

Source of information: SELLERS, DEED, PREV. DISCLOSURE

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 Association Name (if known): _____

Source of information: SELLERS, DEED, PREV. DISCLOSURE

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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: 23011C0215D Year: 2011 (Attach a copy)

Comments: NONE

Source of Section VI information: SELLERS, FEMA MAP SERVICE CENTER

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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

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: _____

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 OWNED BY PROPERTY

Year Principal Structure Built: 1926 What year did Seller acquire property? 2024

Roof: Year Shingles/Other Installed: 2010

Water, moisture or leakage: NONE KNOWN

Comments: NONE

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: DAMP BASEMENT, VENTED WITH WINDOWS & FAN, SUMP PUMP INST. IN 2012

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

If Yes, are test results available? Yes No

Comments: PLEASE SEE PREV. DISCLOSURE

Electrical: Fuses Circuit Breaker Other: _____ 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

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: NONE

Source of Section VII information: SELLERS, PREV. DISCLOSURE

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SECTION VIII - ADDITIONAL INFORMATION

PREVIOUS PROPERTY DISCLOSURE/SELLER STATES:

(A.) INTERIOR RENOVATIONS COMPLETED '08-'09

(B.) "ENTIRE 1ST FLOOR & 2ND FLOOR BATHROOM WERE TAKEN DOWN TO THE STUDS. NEW ELECTRICAL, PLUMBING, INSULATION WERE INSTALLED AND NEW FLOORING

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:

BD98A6C0181942D

SELLER
LILY CADLE

DATE

Signed by:

77F672F9BF77459

SELLER
ERIC CADLE

DATE

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: 17 MAIN STREET, ALBION, MAINE

1) Additional information

WHERE NEEDED. ALL NEW KITCHEN AND BATHROOMS WERE INSTALLED WITH NEW APPLIANCES & FIXTURES, ALONG WITH CUSTOM SHOWER & TILE WORK. THE SCREENED PORCH HAD WINDOWS ADDED & WAS INSULATED TO TURN IT INTO A 3-SEASON ROOM.

(C.) NEW VINYL SIDING ON HOUSE & GARAGE ~2024

(D.) GUTTERS ~2012

(E.) BASEMENT INSULATION ~2012

(F.) BELL TOWER REBUILT 2018

(G.) GARAGE ROOF 2013

(H.) BULKHEAD ENTRY ~2020

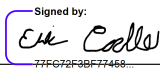
(I.) DRIVEWAY ENTRY STEPS ~2021

(J.) BREAKER BOX BASEMENT ~2021

(K.) GENERATOR ~2021

Multiple horizontal lines for additional information.

Date: 8/10/2025

Signed by: 
77FC72F38F77468...

Signature

Date: _____

Signature

Date: 8/10/2025

Signed by: 
BD98A6C01B1942D...

Signature

Date: _____

Signature

Addendum

ADDENDUM #1 TO PROPERTY DISCLOSURE, WATER DISCLOSURE

We are writing to formally state our intent to sell the property located at 17 Main Street, Albion, Maine, in “as is” condition. In the interest of full transparency, we are disclosing the following known information regarding the property’s water supply infrastructure and well history.

Well and Water Supply Overview:

- At the time of the property’s last recorded sale, the deed contained a lease agreement noting the Town of Albion’s right of way to the private well, which historically supplied water to 17 Main Street, the Albion Public Library, Town Hall, and the Fire Station.
- The well itself is located on a separate parcel of land. Since the Town constructed a new secondary well, they have made no effort to maintain or access the original well, and have expressed their intent to discontinue the shared well agreement, as referenced in the original deed.
- In a phone consultation, Town Plumber, Steven Dow stated that the existing well remains in good condition and features a high-capacity industrial pump, allowing for efficient fluid transfer and strong water pressure.
- The Town’s attorney, upon reviewing the deed, advised that the Town bears no further responsibility or obligation for the maintenance or operation of the original well.

Existing Known Issue:

- On February 4th, we discovered a loss of water supply to the residence. Investigation suggested a newly damaged supply pipe, likely located on a neighboring property. The damage occurred near a recently installed power pole, placed by Cianbro, a contractor hired by Central Maine Power (CMP).
- Both CMP and Cianbro performed a site visit but have denied responsibility for the damaged pipe at this time. However, the new owner retains the right to file a claim against CMP. If a claim is initiated, CMP will send a third-party investigator to inspect the site during the repair process. Any liability and damages would be assessed accordingly.

- Town Plumber, Steven Dow has indicated that a leak is highly probable in the area, which he staked and marked for visibility.

This letter serves to ensure all known details related to the property’s condition—specifically concerning the water system—are fully disclosed prior to the sale. The buyer acknowledges that the property is being sold in its current state and assumes responsibility for any future evaluations or repairs.

BUYER:

Signed by:

BD98A6C01B1942D...

8/10/2025

Lily Cadle

BUYER:

Signed by:

77FC72F3BF77458...

8/10/2025

BUYER:

Eric Cadle

BUYER: