

PROPERTY LOCATED AT: 54 Landing Road South, Hancock, 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: 10/07/2020 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? Water was treated and passed re-test

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: NW side of the house (left of entry door from the driveway)

Installed by: John S. Gilbert Well Drilling, Inc.

Date of Installation: July 19, 2001

USE: Number of persons currently using system: 4

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

Comments: Water softener, U/V system, water tank all recently installed

Source of Section I information: Sellers

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Page 1 of 8

Seller Initials

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PROPERTY LOCATED AT: **54 Landing Road South, Hancock, ME 04605****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: **in front of house (off south side of house)** OR ☐ UnknownDate installed: **2001** Date last pumped: **03/23/2026** Name of pumping company: **Haslam**Have you experienced any malfunctions? ☐ Yes ☒ NoIf Yes, give the date and describe the problem: **n/a**Date of last servicing of tank: **03/23/2026** Name of company servicing tank: **Haslam**Leach Field: ☒ Yes ☐ No ☐ UnknownIf Yes, Location: **in front of house (off south side of house)**Date of installation of leach field: **2001** Installed by: **Unknown**Date of last servicing of leach field: **unknown** Company servicing leach field: **unknown**Have you experienced any malfunctions? ☐ Yes ☒ NoIf 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 ☐ NoIf Yes, are they available? ☒ Yes ☐ NoIs System located in a Shoreland Zone? ☒ Yes ☐ No ☐ UnknownComments: **New septic pump installed 2019; Septic system was sized for a 2 bedroom home (4 adults living year round)**Source of Section II information: **Sellers; HHE200**

Buyer Initials _____

Page 2 of 8

Seller Initials

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PROPERTY LOCATED AT: **54 Landing Road South, Hancock, 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	Heat Pumps	Pellet Stove	Propane Fireplace	
Age of system(s) or source(s)	New 2025	2013	Unknown	
TYPE(S) of Fuel	Electric	Wood Pellets	Propane	
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	fluctuates	fluctuates	appx. 1000 gal	
Name of company that services system(s) or source(s)	Rich Misiaszek	Radiance Hearth	Radiance Hearth	
Date of most recent service call	Oct 2025	08/23/2025	08/23/2025	
Malfunctions per system(s) or source(s) within past 2 years	None	None	None	
Other pertinent information				

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: **June 17, 2023**Date chimney(s) last cleaned: **June 17, 2023**Direct and/or Power Vent(s): ☐ Yes ☐ No ☒ UnknownHas vent(s) been inspected? ☐ Yes ☐ No ☒ UnknownIf Yes, date: **n/a**

Comments: _____

Source 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 ☒ UnknownIf Yes, are tanks in current use? ☐ Yes ☐ No ☒ UnknownIf no longer in use, how long have they been out of service? **n/a**If 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): **n/a** Size of tank(s): **n/a**Location: **n/a**

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Page 3 of 8

Seller Initials

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PROPERTY LOCATED AT: **54 Landing Road South, Hancock, ME 04605**

What materials are, or were, stored in the tank(s)? **n/a**

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

Comments: **No known hazardous material**

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**

Source of information: **Sellers**

C. RADON/AIR - Current or previously existing:

Has the property been tested? ☒ Yes ☐ No ☐ Unknown

If Yes: Date: **January 26, 2021** By: **Air & Water Quality**

Results: **Elevated**

If applicable, what remedial steps were taken? **Installed sub slab depressurization system 12/08/2020**

Has the property been tested since remedial steps? ☐ Yes ☒ No ☐ Unknown

Are test results available? ☐ Yes ☒ No

Results/Comments: **No known issues with the performance of the mitigation system**

Source of information: **Sellers**

D. RADON/WATER - Current or previously existing:

Has the property been tested? ☒ Yes ☐ No ☐ Unknown

If Yes: Date: **September 23, 2020** By: **A&L Laboratory**

Results: **Passed with no elevated radon levels**

If applicable, what remedial steps were taken? **none needed**

~~Has the property been tested since remedial steps? ☐ Yes ☐ No ☐ Unknown~~

~~Are test results available? ☐ Yes ☐ No~~

Results/Comments: **n/a**

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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Page 4 of 8

Seller Initials

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PROPERTY LOCATED AT: **54 Landing Road South, Hancock, 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: **Built 2002**Do you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards: ☐ Yes ☒ NoIf Yes, describe: **n/a**Are you aware of any cracking, peeling or flaking paint? ☒ Yes ☐ NoComments: **Exterior could stand for new paint in areas**Source of information: **Sellers****G. OTHER HAZARDOUS MATERIALS** - Current or previously existing:TOXIC MATERIAL: ☐ Yes ☐ No ☒ UnknownLAND FILL: ☐ Yes ☐ No ☒ UnknownRADIOACTIVE MATERIAL: ☐ Yes ☐ No ☒ UnknownOther: **None known**Source of information: **Sellers****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: **See Settlers Landing Amended By-Laws**Source of information: **Deed; Bylaws**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 ☐ UnknownIf No, who is responsible for maintenance? **Road Association**Road Association Name (if known): **Settlers Landing Road Association (SLRA)**Source of information: **Sellers; Deed**

Buyer Initials _____

Page 5 of 8

Seller Initials

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PROPERTY LOCATED AT: **54 Landing Road South, Hancock, 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?

XRelevant Panel Number: **23009C0792D** Year: **2016** (Attach a copy)Comments: **Zone X = area of minimal flood hazard**Source of Section VI information: **Sellers; FEMA**

Buyer Initials _____

Page 6 of 8

Seller Initials

DS
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PROPERTY LOCATED AT: 54 Landing Road South, Hancock, 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: n/a

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

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 (No Frills Oil)

Year Principal Structure Built: 2002 What year did Seller acquire property? 2020

Roof: Year Shingles/Other Installed: 2021

Water, moisture or leakage: None

Comments: 30 yr architectural shingles installed 2021

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: _____

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

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

Comments: n/a

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

Comments: n/a

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: n/a

Buyer Initials _____

Page 7 of 8

Seller Initials

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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: Outside deck perfectly functional now but will need repair.

Comments: n/a

Source of Section VII information: Sellers

SECTION VIII - ADDITIONAL INFORMATION

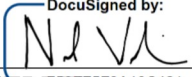
New heat pumps and new dishwasher installed 2025. New basement plumbing and new tankless hot water heater installed 2024. New granite Blanco kitchen sink with motion-sensor faucet, and new water softener system plus UV water filtration system (Viqua) installed 2023. New stairwell and upstairs bedroom carpeting installed 2021. Whole home generator, and radon air mitigation system also installed in 2021.

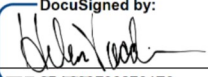
ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: ☐ Yes ☒ No

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.

DocuSigned by:

 75BE26F3A10C421...
 SELLER
Neal A. Vacchiano
 8/11/2026
 DATE

DocuSigned by:

 3B7B9DF982764E9...
 SELLER
Helen Vacchiano
 8/11/2026
 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 _____



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