

PROPERTY LOCATED AT: 87 PEABODY DRIVE (S.H. SOUTH), NORTHEAST HARBOR, ME 04662

### 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: NORTHEAST OF THE HOUSE  
Installed by: UNKNOWN  
Date of Installation: UNKNOWN

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

Comments: SEASONAL PUBLIC WATER IS ALSO AVAILABLE

Source of Section I information: OWNER(S)

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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: **(2) 1000 GALLON TANKS**  
Tank Type:  Concrete  Metal  Unknown  Other: \_\_\_\_\_  
Location: **WEST OF THE HOUSE** OR  Unknown  
Date installed: 2025 Date last pumped: N/A Name of pumping company: N/A  
Have you experienced any malfunctions? .....  Yes  No  
If Yes, give the date and describe the problem: \_\_\_\_\_

Date of last servicing of tank: 2025 Name of company servicing tank: **JOHN W. GOODWIN**  
Leach Field: .....  Yes  No  Unknown  
If Yes, Location: **EAST OF THE HOUSE**  
Date of installation of leach field: 2025 Installed by: **JOHN W. GOODWIN**  
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: \_\_\_\_\_

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: SYSTEM INSTALLED THIS SPRING AND ACCTS FOR 2 BDRMS IN GARAGE, HHE-200 AVAILABLE UPON REQUEST

Source of Section II information: OWNER(S)

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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	HWBB			
Age of system(s) or source(s)	~32 YRSO			
TYPE(S) of Fuel	OIL			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	350-500 GALLONS			
Name of company that services system(s) or source(s)	HILLARD WALLS			
Date of most recent service call	4/2025			
Malfunctions per system(s) or source(s) within past 2 years	NONE			
Other pertinent information	ANNUAL MAINT., & PARTS UPGRADES			

- 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: **SEE SECTION VIII**

Source of Section III information: **OWNER(S)**

**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 UNDERGROUND STORAGE TANKS

Source of information: OWNER(S)

**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: OWNER(S)

**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, THIS STRUCTURE HAS NO BASEMENT

Source of information: OWNER(S)

**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

Source of information: OWNER(S)

**E. METHAMPHETAMINE** - Current or previously existing:  Yes  No  Unknown

Comments: PROPERTY NOT KNOWN TO HAVE CONTAINED METHAMPHETAMINE

Source of information: OWNER(S)

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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: \_\_\_\_\_

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

Comments: SOME MINOR FLAKING CAN BE FOUND

Source of information: OWNER(S)

**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 HAZARDOUS MATERIALS

Source of information: OWNER(S)

**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: POSSIBLE PRIVATE EASEMENT, BOOK 598, PAGE 401

Source of information: OWNER(S)

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): N/A

Source of information: OWNER(S)

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Seller Initials GSP

CEP

DWS

MWS

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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: JANUARY 2024 STORM AFFECTED THE BOATHOUSE

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

If Yes, explain: JANUARY 2024 STORMS AFFECTED THE BOATHOUSE FOUNDATION, PIERS, AND CHIMNEY

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

If Yes, explain: JANUARY 2024 STORM AFFECTED BOATHOUSE FOUNDATION, PIERS, AND CHIMNEY

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?

ZONE VE (EL 12)

Relevant Panel Number: 23009C1217D Year: 2016 (Attach a copy)

Comments: ALL STRUCTURES EXCLUDING THE BOAT HOUSE ARE IN AN AREA OF MIN. FLOOD HAZARD

Source of Section VI information: FEMA, OWNER(S)

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DS ESP  Initial CEP  DS DWS  Initial MMWS

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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: \_\_\_\_\_

Year Principal Structure Built: 1897 What year did Seller acquire property? 1990s\*

Roof: Year Shingles/Other Installed: 2023

Water, moisture or leakage: NONE KNOWN

Comments: SEE SECTION VIII

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: THIS STRUCTURE DOES NOT HAVE A BASEMENT

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

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

Comments: PROPERTY IS NOT KNOWN TO HAVE BEEN TESTED FOR MOLD

Electrical:  Fuses  Circuit Breaker  Other: \_\_\_\_\_  Unknown

Comments: \_\_\_\_\_

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: PORTION OF ABUTTER'S FENCE ENCROACHES ON A SIDELINE (SEE SURVEY)

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: NO KNOWN MATERIAL DEFECTS

Comments: \*CURRENT TRUSTESS ACQUIRED PROPERTY IN 1990s BUT PROPERTY HAS BEEN IN THE SAME FAMILY SINCE 1925

Source of Section VII information: OWNER(S)

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Seller Initials DS Initial DS Initial WJS

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**SECTION VIII - ADDITIONAL INFORMATION**

**PLEASE SEE ATTACHMENT FOR BRIEF HISTORY OF THIS STRUCTURE.**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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:  
George S. Peabody 6/19/2025  
8C73098EB3G649A...  
SELLER \_\_\_\_\_ DATE \_\_\_\_\_  
**GEORGE S. PEABODY, TRUSTEE**

Signed by:  
Carey E. Peabody 6/19/2025  
CCF408D304EE48D...  
SELLER \_\_\_\_\_ DATE \_\_\_\_\_  
**CAREY W. PEABODY, TRUSTEE**

DocuSigned by:  
David W. Swetsoff 6/19/2025  
4A4D2A4F1568484...  
SELLER \_\_\_\_\_ DATE \_\_\_\_\_  
**DAVID W. SWETZOFF, TRUSTEE**

Signed by:  
Martha W. Swetsoff 6/19/2025  
72FB0F1955AB449...  
SELLER \_\_\_\_\_ DATE \_\_\_\_\_  
**MARTHA W. SWETZOFF, TRUSTEE**

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 \_\_\_\_\_

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BUYER \_\_\_\_\_ DATE \_\_\_\_\_

