

PROPERTY LOCATED AT: 26 Moosehorn Rd Abbot, ME, ,

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: 2019 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? na

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: back of home, under apple tree

Installed by: local contractor

Date of Installation: December 31, 1995

USE: Number of persons currently using system: 4

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

Comments: 2 water tests done since 2017 and both were good.

Source of Section I information: Seller

Buyer Initials _____

Page 1 of 7

Seller Initials ADG JAB

PROPERTY LOCATED AT: 26 Moosehorn Rd Abbot, ME, ,

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: na

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

What steps were taken to remedy the problem? na

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: left front of home OR Unknown

Date installed: 12/31/1995 Date last pumped: na Name of pumping company: na

Have you experienced any malfunctions? Yes No

If Yes, give the date and describe the problem: na

Date of last servicing of tank: na Name of company servicing tank: unknown

Leach Field: Yes No Unknown

If Yes, Location: left front of home behind the septic tank

Date of installation of leach field: 12/31/1995 Installed by: local contractor

Date of last servicing of leach field: na Company servicing leach field: na

Have you experienced any malfunctions? Yes No

If Yes, give the date and describe the problem and what steps were taken to remedy: na

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: na

Source of Section II information: seller

Buyer Initials _____

Seller Initials ADG JAB

PROPERTY LOCATED AT: 26 Moosehorn Rd Abbot, ME, ,

SECTION III – HEATING SYSTEM(S)/HEATING SOURCES(S)

| Heating System(s) or Source(s) | SYSTEM 1 | SYSTEM 2 | SYSTEM 3 | SYSTEM 4 |
|--------------------------------------------------------------------------------|------------------------------|-----------------------|---------------------|----------|
| TYPE(S) | FHA | wood stove main floor | wood stove basement | |
| Age of system(s) or source(s) | 5-7 yrs old | unknown | unknown | |
| Name of company that services system(s) or source(s) | McKuzick Petroleum | seller | seller | |
| Date of most recent service call | | | | |
| Annual consumption per system or source (i.e., gallons, kilowatt hours, cords) | 400-500 gallons propa | 4-5 cord yr | | |
| Malfunction per system(s) or source(s) within past 2 years | no | | | |
| Other pertinent information | | | | |

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: na

Date chimney(s) last cleaned: 2020

Direct/Power Vent(s): Yes No Unknown

Has vent(s) been inspected? Yes No Unknown

If Yes, date: _____

Comments: na

Source of Section III information: _____

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): na Size of tank(s): na

Location: na

Buyer Initials _____

Seller Initials ADG FSB

PROPERTY LOCATED AT: 26 Moosehorn Rd Abbot, ME, ,

What materials are, or were, stored in the tank(s)? na

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

Comments: na

Source of information: seller

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: na

Source of information: seller

C. RADON/AIR - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: _____ By: na

Results: na

If applicable, what remedial steps were taken? na

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

Are test results available? Yes No

Results/Comments: na

Source of information: seller

D. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: na By: na

Results: na

If applicable, what remedial steps were taken? na

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

Are test results available? Yes No

Results/Comments: na

Source of information: seller

E. METHAMPHETAMINE - Current or previously existing:

Yes No Unknown

Comments: na

Source of information: Seller

Buyer Initials _____

Seller Initials ADG GAB

PROPERTY LOCATED AT: 26 Moosehorn Rd Abbot, ME, ,

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: na

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

If Yes, describe: na

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

Comments: na

Source of information: seller

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown

LAND FILL: Yes No Unknown

RADIOACTIVE MATERIAL: Yes No Unknown

Other: na

Source of information: seller

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

SECTION V — GENERAL INFORMATION

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: na

Source of information: seller, public records

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? na

Road Association Name (if known): na

Buyer Initials _____

Seller Initials ADG GAB

PROPERTY LOCATED AT: 26 Moosehorn Rd Abbot, ME, ,

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: na

Is a Forest Management and Harvest Plan available?..... Yes No Unknown

Is house now covered by flood insurance policy (not a determination of flood zone) Yes No Unknown

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: 1996

What year did Seller acquire property? 2017

Roof: Year Shingles/Other Installed: metal roof

Water, moisture or leakage: no

Comments: na

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: na

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

If Yes, are test results available? Yes No

Comments: na

Electrical: Fuses Circuit Breaker Other: _____ Unknown

Comments: na

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: na

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: small area in ceiling of main floor bathroom has some water damage from bathroom above. This area will be fixed prior to closing.

Comments: na

Source of Section V information: seller

Buyer Initials _____

Seller Initials ADG JAB

PROPERTY LOCATED AT: 26 Moosehorn Rd Abbot, ME, ,

SECTION VI – ADDITIONAL INFORMATION

New windows (all but basement windows and two bedroom windows) replaced in 2020

Basement double doors replaced 1 year ago

New Front door (1 year ago)

Wood shed built 3 years ago

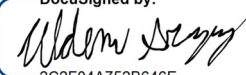
Continued... See Addendum Additional information 1

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.

DocuSigned by:

2C2F04A752B646E...
SELLER 3/2/2022 DATE

DocuSigned by:

4CB5AD3D3EE0462...
SELLER 3/2/2022 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

Arsenic in Well Water: The Problem You Can't See, Smell, or Taste

It's hard to believe that water that looks, smells, and tastes fine may not be safe to drink. But the truth is that many private wells in Maine yield water that is high in arsenic.



Arsenic is a naturally occurring chemical found in soil and rocks. Some rocks have higher levels of arsenic, and this may explain why some drilled wells have high arsenic water. And in some areas, past use of arsenic-containing pesticides on blueberry, apple and potato crops may add to the arsenic water problem.

The Harm Caused by Arsenic

People who drink water high in arsenic for many years are more likely to get cancer. Drinking water very high in arsenic can also cause stomach pain, nausea, vomiting and diarrhea, numbness or tingling in the hands and feet, as well as effects on blood and the heart.

How likely you are to get cancer or any other health effects from arsenic in water depends on three major factors:

- ◆ How much arsenic is in your water;
- ◆ How much tap water you drink;
- ◆ How long you have been drinking the water.

If you are concerned about health problems possibly due to arsenic in your well water, you should discuss them with your doctor. The Bureau of Health recommends that all household wells be tested for arsenic.



Answers to Some Commonly Asked Questions

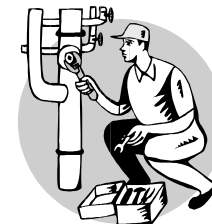
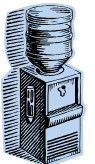


Q. How much is too much arsenic in well water?

Answer: Test results for arsenic in water are often reported as the number of *milligrams* of arsenic in a *liter* of water (mg/L for short). A liter is about a quart. The Bureau of Health guideline for arsenic in domestic well water is 0.01 milligrams of arsenic per liter of water. The current federal government standard for regulated water supplies is 0.05 mg/L, but this will be lowered to 0.01 mg/L.

Q. I just found out I have high arsenic water. What should I do?

Answer: If your water has more than 0.01 mg/L arsenic, we recommend you begin taking steps to reduce how much of this water you drink. Switching to bottled water will greatly reduce how much arsenic gets into your body. It will also allow you to safely take your time in deciding what, if any, treatment you want to have installed to remove arsenic from your well water. Sometimes, simply switching to bottled water is all that is needed.



Q. Is there a way to remove arsenic from well water?

Answer: Yes. We advise consulting one or more water treatment companies to help in choosing an arsenic removal system. This is because the choice of a treatment system depends on what else is in your water and how much water you need to treat. While we do not recommend any specific treatment system, we do advise selection of treatment systems that have been certified for arsenic removal by NSF International (www.nsf.org). Also, be sure to test at least once a year after any system is installed to make sure it is working.

Q. Can I use my water for bathing if it has high arsenic?

Answer: Studies have shown that little arsenic gets into adults from bathing. But we do not have studies on young kids. Kids might get more arsenic in them while bathing because of their bathing habits. We have a study underway to check this. For now, if you are concerned, call us toll-free to discuss exposure from bathing.



Q. Can I use my water for cooking if it has arsenic in it?

Answer: The answer depends on how much arsenic is in your water, how much water is either absorbed or used when cooking a food, and how often you eat such foods. Pasta, rice, oatmeal and dried beans are examples of foods that absorb a lot of water when cooked. Soup and jello are examples of foods that use water by recipe. If your water has more than 0.05 mg/L arsenic, contact us for information about use in cooking.

Q. How likely is it that my well water has high arsenic?

Answer: Based on the current information we have, it looks like about 1 out of every 10 Maine homes with a private well have arsenic levels of concern. Drilled bedrock wells are more likely to have high arsenic levels than dug wells, wellpoints, or wells that are drilled into sand and gravel.

How do I get more information about arsenic in private well water?

- For more information on the health effects of arsenic, contact:

Andrew E. Smith, SM, ScD.
State Toxicologist
Environmental Toxicology Program
Bureau of Health
11 State House Station
Augusta, ME 04333
Toll Free: 866-292-3474
Email: andy.e.smith@state.me.us

Website:

janus.state.me.us/dhs/bohstp/index.html

- For more information on treatment systems for removing arsenic from well water, contact:

David Braley, Geologist
Drinking Water Program
Bureau of Health
11 State House Station
Augusta, ME 04333
Tel: (297) 287-3194
Email: david.braley@state.me.us

Website:

janus.state.me.us/dhs/eng/water/index.htm



HAVE YOU TESTED YOUR WELL WATER FOR ARSENIC?

Health Information for Private Well Users



Arsenic in Well Water



Maine Bureau of Health



Fact Sheet: Arsenic Treated Wood

Maine CDC
Environmental and
Occupational Health Program

Department of Health and
Human Services
11 State House Station
Augusta, ME 04333

Toll Free in Maine: 866-292-3474
Fax: 207-287-3981
TTY: 207-287-8066
Email: ehu@maine.gov

IF YOU WORK WITH CCA WOOD

- **NEVER** burn CCA wood.
- Wear gloves when handling CCA wood
- Wear a dust mask when sanding or cutting CCA wood
- Don't work with CCA wood in an enclosed area (like a garage)

Apply a coating to seal the wood every 1-2 years

Does Your New Home Have Arsenic (CCA) Treated Wood?

About half of all Maine homes have a deck, or playground or some other structure that is made of wood treated with arsenic. This wood is called "CCA pressure-treated wood" or just "pressure-treated" wood. The wood was treated with arsenic to protect against rot and insects.

Too much arsenic can cause cancer. So it is good to prevent arsenic getting into your body when you can. When you touch wood treated with arsenic, you can get arsenic on your hands. The arsenic on your hands can get into your mouth if you are not careful about washing before eating. Young children are most at risk because they are more likely to put their hands in their mouths. The good news is that there are simple things you can do to protect yourself and your family from arsenic treated wood. This fact sheet will tell you how.



Children touching unsealed treated wood, and then putting their hands in their mouths is the biggest concern.

TO LEARN MORE

Eric Frohberg
Environmental and
Occupational Health
Program
Maine CDC
Toll-free in Maine 866-
292-3474
TTY: 207-287-8066
www.maine.gov/dhhs/
eohp

First: Does your house have arsenic treated (CCA) wood?

When arsenic treated wood is new, it tends to have a greenish tint. When CCA wood is older, it is harder to tell. Ask your realtor if the seller knows whether CCA wood was used. You can also test the wood to find out if it contains arsenic. Call us to find out how.

Second: If so, reduce contact with the arsenic.

You can lower the amount of arsenic on the surface of the wood by applying a coating on the wood every 1-2 years. Oil-based sealants, varnishes, or polyurethane work best for sealing arsenic in the wood. Be sure to wash your children's hands when they finish playing on or near CCA wood.

Third: If you have any questions, call us toll-free in Maine: 866-292-3474

Common Questions

What is CCA wood?

CCA wood is made by dipping the wood in a mixture of chemicals. These chemicals include chromium, copper, and arsenic. This protects the wood against insects and rot. This wood is known as CCA wood or "pressure treated" wood. Most pressure treated wood in the U.S. is CCA wood. After December 31, 2003, no more CCA wood will be made for use around homes. CCA wood may still be sold for home use until April 1, 2004 in the state of Maine.

What is Arsenic?

Arsenic is found in soil and rocks. Most people get a little arsenic every day from the food they eat. Also, some people have arsenic in their private wells, which is why it is important that anyone with a well have it tested for arsenic. People who are exposed to too much arsenic over many years are more likely to get cancer.