

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: _____
Installed by: _____
Date of Installation: _____~~

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

Comments: Public water

Source of Section I information: Sellen + Brewer Water District

Buyer Initials _____ Page 1 of 7 Seller Initials BD

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: _____ OR Unknown

Date installed: _____ Date last pumped: _____ Name of pumping company: _____

Have you experienced any malfunctions? Yes No

If Yes, give the date and describe the problem: n/a

Date of last servicing of tank: n/a Name of company servicing tank: n/a

Leach Field: Yes No Unknown

If Yes, Location: n/a

Date of installation of leach field: n/a Installed by: n/a

Date of last servicing of leach field: n/a Company servicing leach field: n/a

Have you experienced any malfunctions? n/a Yes No

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

sewer is private for entire park; is pumped as needed.

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: Quasi-public paid by park / private through park.

Source of Section II information: Seller

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 | <i>Forced Hot Air</i> | <i>Heat Pump</i> | | |
| Age of system(s) or source(s) | <i>unknown</i> | <i>2014</i> | | |
| TYPE(S) of Fuel | <i>K-2</i> | <i>Elect.</i> | | |
| Annual consumption per system or source (i.e., gallons, kilowatt hours, cords) | <i>125 gallons</i> | <i>w/ elect. bill</i> | | |
| Name of company that services system(s) or source(s) | <i>CM Brown</i> | | | |
| Date of most recent service call | <i>Fall 2023</i> | | | |
| Malfunctions per system(s) or source(s) within past 2 years | <i>Blower replaced</i> | | | |
| Other pertinent information | <i>cleaned spring 2023</i> | <i>cleaned spring 2023</i> | | |

Are there fuel supply lines? Yes No Unknown

Are any buried? Yes No Unknown

Are all sleeved? Yes No Unknown

Chimney(s): *Not in use insulation* 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: *when closed off w/ insulation*

Date chimney(s) last cleaned: *n/a*

Direct/Power Vent(s): Yes No Unknown

~~Has vent(s) been inspected?~~ Yes No Unknown

If Yes, date: _____

Comments: *K-1 for forced hot air. Used mostly heat pump.*

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 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): *n/a* Size of tank(s): *n/a*

Location: *None known in park.*

Buyer Initials _____

Seller Initials *BD*

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

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

Comments: Seller doesn't know of any in park.

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: n/a

Source of information: Seller

C. RADON/AIR - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: n/a By: n/a

Results: n/a

If applicable, what remedial steps were taken? n/a n/a

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

Are test results available? Yes No

Results/Comments: n/a

Source of information: Seller

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: Public water supply.

Source of information: Seller

E. METHAMPHETAMINE - Current or previously existing:

Yes No Unknown

Comments: n/a

Source of information: Seller

Buyer Initials _____

Seller Initials BD

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: n/a

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: n/a

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: Rules + Regs

Source of information: Rules + Regs

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? The Park

Road Association Name (if known): Pine cone Mobile Park Court

~~551~~

Buyer Initials _____

Seller Initials BD

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

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: n/a

Year Principal Structure Built: 1998

What year did Seller acquire property? 2020

Roof: Year Shingles/Other Installed: 2015

Water, moisture or leakage: No

Comments: n/a

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: no basement

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
..... *See Penquis Inc. information attached. Yes No Unknown

Comments: *Fireplace was closed when Energy Efficiency of Maine made improvements.

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: n/a

Comments: n/a

Source of Section V information: Seller

Buyer Initials _____

Seller Initials BD

SECTION VI – ADDITIONAL INFORMATION

16X80 Liberty Mobile Home Model - Harbortown 1998.
State of ME # MHB 10076, HUD# NTA 697010
There is a skirt and axle present. No tie downs were observed.
Hitch attached.
Improvements included in paperwork.

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.

Bruce Demerchant 1-25-24
SELLER DATE SELLER DATE
Bruce Demerchant

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

1998 Liberty Mobile Home for Sale \$ 59,000

Harbortown Model

HUD# NTA 697010
Maine Manufactured Housing Board # MHB 10076

Features:

- 2 bedroom
- 2 full baths
- Open concept
- Living room
- Dining room
- Kitchen

Kerosene heat

Heat Pump 2014

Efficiency Maine Insulation 7.18.2023

Stove purchased by Dunnett's 2018

Metal roof 2015

Hot water tank November 2019 Harley Plumbing

Toilets replaced in 2013

Dishwasher

Refrigerator new S.S. 2023

Washer and Dryer

New flooring 2013

Storage Shed 2013

STATE OF MAINE NEW MANUFACTURES HOME WARRANTY

MHB 10076



**This SEAL remains the
property of
THE STATE OF MAINE
MANUFACTURED HOUSING BOARD**

This seal verifies pursuant to State of Maine law (10 M.R.S.A., Section 1404) both the home manufacturer and dealer certify to the best of their knowledge that the new home is free from substantial defects in materials and workmanship. This State of Maine Warranty is in addition to any other express warranty provided by the manufacturer or dealer and other warranty created by state or federal law, including the implied warranties of merchantability and fitness for specific purpose (11 M.R.S.A., Section 2-316(5)). The manufacturer or dealer shall not require the buyer to waive any of the rights provided by this warranty.

The manufacturer and dealer are jointly and severably liable to the purchaser for the fulfillment of the terms of the warranty. The retailer of this home is required to provide you a copy of the State of Maine Manufactured home warranty law. If you have a problem with your home, you should contact your dealer. If the problem is not resolved by the dealer then contact the manufacturer. If for some reason you are still not able to resolve the problem, you can contact the DEPARTMENT OF PROFESSIONAL AND FINANCIAL REGULATION, MANUFACTURED HOUSING BOARD, STATE HOUSE STATION 35, AUGUSTA, MAINE 04333, TELEPHONE (207) 624-8612.

AS EVIDENCED BY THIS LABEL NO.

NTA 697010

THE MANUFACTURER CERTIFIES TO THE BEST OF THE
MANUFACTURER'S KNOWLEDGE AND BELIEF THAT THIS
MANUFACTURED HOME HAS BEEN INSPECTED IN ACCORD-
ANCE WITH THE REQUIREMENTS OF THE DEPARTMENT OF
HOUSING AND URBAN DEVELOPMENT AND IS CONSTRUCTED
IN CONFORMANCE WITH THE FEDERAL MANUFACTURED
HOME CONSTRUCTION AND SAFETY STANDARDS IN EFFECT
ON THE DATE OF MANUFACTURE. SEE DATA PLATE.



Fact Sheet: Arsenic Treated Wood

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

Maine CDC
Environmental and
Occupational Health Program
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

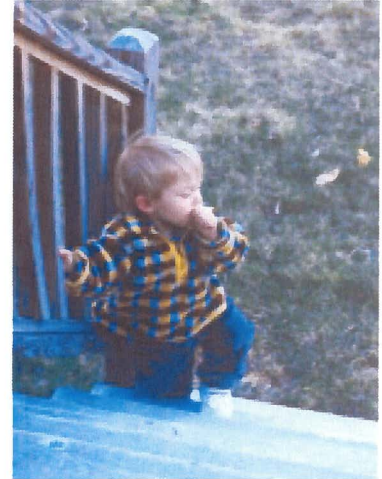
- NEVER burn CCA wood.
- Wear gloves when handling CCA wood
- Wear a dust mask when sanding or cutting CCA wood
- Don't work with CCA wood in an enclosed area (like a garage)

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?

BD

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.

Have you tested your well water for arsenic?



Your water looks, smells and tastes fine. So why do you need to test it?

It is hard to believe that water that looks, smells and tastes fine may not be safe to drink. But the truth is that 1 in 10 wells in Maine has water that is high in arsenic. There are wells high in arsenic in all parts of Maine.

Protect your family. Test your well for arsenic every 3 to 5 years.

How to Test Your Well Water

1. Call a lab.

- Call a certified lab and ask for an arsenic test kit for your well water. You can find a lab at this website: wellwater.maine.gov. Or call the Maine Lab Certification Officer at 207-287-1929.
- If you have never tested your well water for bacteria, nitrites and nitrates, or other chemicals like radon, uranium and flouride, ask your lab for a test kit for all of these.

2. Do the test.

- Your test kit will arrive in the mail. It will have empty bottles, directions and forms to fill out.
- Follow the directions and mail the bottles back to the lab with the forms.

3. Get your results.

- Your test results will come to you in the mail.
- If you have too much arsenic in your water, or if you are not sure you understand your test results, call 866-292-3474 (toll-free in Maine) or 207-287-4311 to speak to an expert.

BD

Why Arsenic is Bad

People who drink water with too much arsenic for many years are more likely to get cancer. Arsenic can cause skin, bladder and lung cancers.

It may cause low birthweight and affect brain development in babies if pregnant women drink water with too much arsenic in it. Arsenic can also affect brain development in young children. Other problems from drinking water with very high arsenic levels include: stomach pain, nausea, diarrhea, numbness or tingling in the hands and feet and changes in skin.

Your chance of having any of these health problems depends on:

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

Solving Arsenic Problems

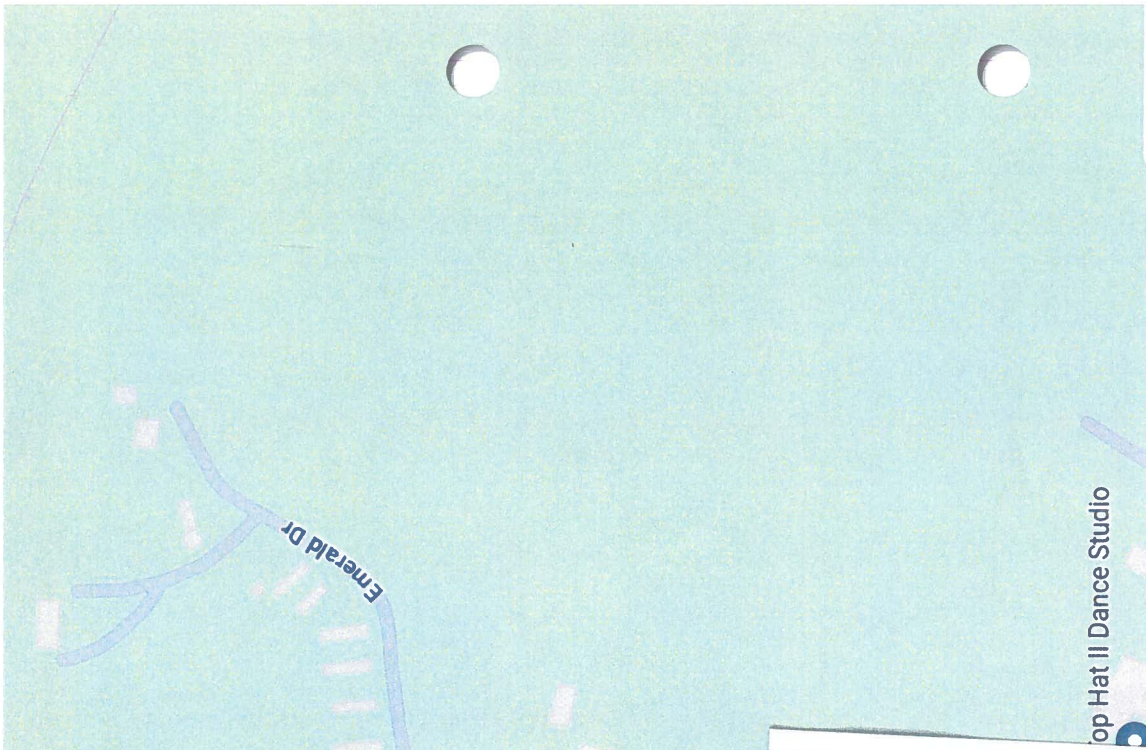
There are actions you can take to protect your family if your water has too much arsenic. First, you can switch to bottled water for drinking and making drinks. This will allow you time to decide if you want to install a water treatment system.

Call us at 866-292-3474 (toll-free in Maine) or 207-287-4311 if you have high arsenic. We can help you decide how to solve the problem.

Protect your family. Test your well.

- For more information: wellwater.maine.gov
- Call for advice: **866-292-3474** • TTY: Call Maine Relay 711





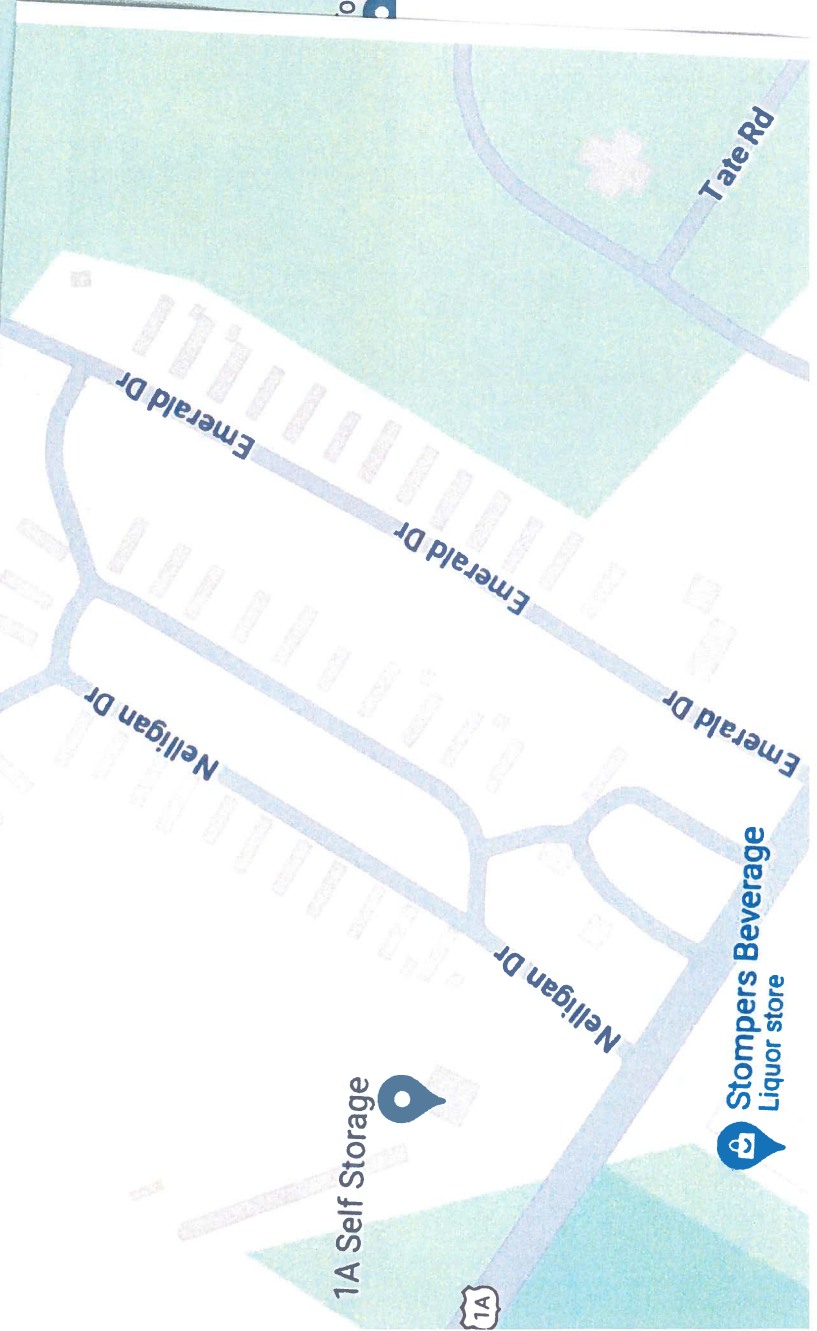
Subject
Emerald Dr
Emerald Dr

Pine Cone Mobile Home Court



Margaret Ln

Shamrock Cir



1A Self Storage



Stompers Beverage
Liquor store

