

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: On abutting property

Installed by: Unk

Date of Installation: Unk

USE: Number of persons currently using system: 2

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

Comments: 99 year lease on water supply.

Source of Section I information: Seller

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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: N/A
Have you experienced any problems such as line or other malfunctions? Yes No
What steps were taken to remedy the problem? N/A

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: Right side of house facing from road OR Unknown
Date installed: unk Date last pumped: 2014 Name of pumping company: Unk
Have you experienced any malfunctions? Yes No
If Yes, give the date and describe the problem: N/A

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: _____
Date of installation of leach field: _____ Installed by: _____
Date of last servicing of leach field: _____ Company servicing leach field: _____
Have you experienced any malfunctions? Yes No
If Yes, give the date and describe the problem and what steps were taken to remedy: N/A

N/A
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: None
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	Pellet boiler	HWBB-OF	Pellet stove	
Age of system(s) or source(s)	2021	Unk	unk	
TYPE(S) of Fuel	wood pellets	Oil	pellet	
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	14 tons	200 +/-	seldom used	
Name of company that services system(s) or source(s)	Independent Power	Fitch/Twitchell		
Date of most recent service call	May 2024	April 2024	not serviced	
Malfunctions per system(s) or source(s) within past 2 years	Valve not turned on	none	none	
Other pertinent information	2 parts replaced cleaned at that time	Used as backup	occasional use Harmon Stove	

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: self serviced

Direct/Power Vent(s): Yes No Unknown

Has vent(s) been inspected? Yes No Unknown

If Yes, date: _____

Comments: **None**

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? N/A~~

~~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: N/A

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~~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 underground storage tanks

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: No known asbestos materials on premises

Source of information: Seller

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: _____

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: _____

Source of information: Seller

E. METHAMPHETAMINE - Current or previously existing:

Yes No Unknown

Comments: None known

Source of information: Seller

Buyer Initials _____

Seller Initials _____

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 cracking, peeling or flaking of paint may be found in some areas.

Source of information: None

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown

LAND FILL: Yes No Unknown

RADIOACTIVE MATERIAL: Yes No Unknown

Other: None

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: Deeded easement for water supply

Source of information: Seller and deed

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? N/A

Road Association Name (if known): N/A

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: **Homestead Exemption**

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 owned by supplier**

Year Principal Structure Built: 1850

What year did Seller acquire property? 2014

Roof: Year Shingles/Other Installed: Metal roof

Water, moisture or leakage: **None known or observed**

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: **Dry basement after new metal roof installed**

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

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

Comments: **None**

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 V information: **Seller**

Buyer Initials _____

Seller Initials _____

SECTION VI – ADDITIONAL INFORMATION

Brand new hybrid electric 50 gallon hot water heater May 2024

2 New exterior door including thresholds on front door and sun porch

Recent upgrade of pellet boiler.

Wood shed (pellet storage)

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.

SELLER DATE
Richard Merrow

SELLER DATE
Rita Merrow

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: **171 Savage Road, Farmington, ME 04938**

1) Additional information

New Anderson picture window in living room.

New walk-in shower upgrade by Jacuzzi. Chair height toilet

Recent metal roof on front extension.

New kitchen appliances including gas stove, refrigerator and dishwasher, commercial upright freezer.

Washer and dryer.

Farm Equipment (poultry processing) included in sale:

6' x 8' walk-in freezer, chicken plucker, chicken scalding, Weston commercial grade vacuum sealer, 6' upright cooler, 8 ft stainless processing table with 8 ft cutting board (commercial grade), 2 refrigerators in barn.

DuroMax XP12000E generator.

Owners tapped a sampling of 6 maple trees this past season harvesting enough sap to produce 10 quarts of maple syrup.

Very large multi-story barn

Chicken coop with fenced in area

Garage / workshop

99 year lease on water supply with abutter.

Last but not least - 10 very productive laying hens, only 2 years old can convey if desired.

Date: _____

Date: _____

Signature _____

Signature _____

Date: _____

Date: _____

Signature _____

Signature _____

Addendum