

PROPERTY LOCATED AT: 14A Goddard St, Lisbon Falls, ME 04252-1840

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 N/A Unknown~~
 ~~Drilled Dug Other N/A~~

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.

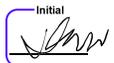
WATER TEST: Have you had the water tested? Yes No
~~If Yes, Date of most recent test: Are test results available? .. Yes No~~
To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notation? Yes No
~~If Yes, are test results available? Yes No~~
~~What steps 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: NONE

Source of Section I information: Seller and previous disclosures

Buyer Initials _____ Page 1 of 8 Seller Initials 

PROPERTY LOCATED AT: 14A Goddard St, Lisbon Falls, ME 04252-1840

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: _____

Date of last servicing of tank: _____ Name of company servicing tank: _____

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: _____

Do you have records of the design indicating the # of bedrooms the system was designed for? Yes No

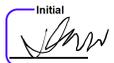
If Yes, are they available? Yes No

Is System located in a Shoreland Zone? Yes No Unknown

Comments: None

Source of Section II information: Seller and previous disclosures

Buyer Initials _____

Seller Initials  _____

PROPERTY LOCATED AT: 14A Goddard St, Lisbon Falls, ME 04252-1840

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 Pump	Pellet Stove	Electric Baseboard	*
Age of system(s) or source(s)	9/13/2019	10/8/2019	Unknown	*
TYPE(S) of Fuel	Electric	Wood pellets	Electric	*
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	Part of CMP usage	Not used	Part of CMP usage	*
Name of company that services system(s) or source(s)	Royal River Heat	Alternative Heating	None	*
Date of most recent service call	None needed	March 2020	None	*
Malfunctions per system(s) or source(s) within past 2 years	None	Replaced blower fan	None	*
Other pertinent information	None	None	None	*

- 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: March 18, 2022
- Date chimney(s) last cleaned: March 18, 2022
- Direct/Power Vent(s): Yes No Unknown
- Has vent(s) been inspected? Yes No Unknown
- If Yes, date: 10/8/2019

Comments: Unit A chimney work described in attached invoice from KR Chimney 3/18/2022

Source of Section III information: Seller and previous disclosures

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:

Buyer Initials _____ Page 3 of 8 Seller Initials 

PROPERTY LOCATED AT: 14A Goddard St, Lisbon Falls, ME 04252-1840

What materials are, or were, stored in the tank(s)?
Have you experienced any problems such as leakage: Yes No Unknown

Comments: None known on property

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

Source of information: Seller and previous disclosures

C. RADON/AIR - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: April 10, 2017 By: Pro-Lab

Results: 0.2 pCi/L + 0.6pCi/L (0.4 pCi/L average)

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: See attached

Source of information: Seller and attached report

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 was not tested for radon.

Source of information: Seller and previous disclosures

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

Comments: not to seller's knowledge

Source of information: Seller

Buyer Initials _____ Page 4 of 8 Seller Initials  _____

PROPERTY LOCATED AT: 14A Goddard St, Lisbon Falls, ME 04252-1840

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. None known to be lead

Source of information: Seller and previous disclosures

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 and previous disclosures

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: Condo subject to Goddard Street Condominium

Source of information: Seller and previous disclosures

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): *****~~

~~Source of information: *****~~

Buyer Initials _____

Seller Initials  _____

PROPERTY LOCATED AT: 14A Goddard St, Lisbon Falls, ME 04252-1840

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:~~ N/A

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

~~If Yes, explain:~~ N/A

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

~~If Yes, explain:~~ N/A

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:~~ N/A

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:~~ N/A

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?~~

N/A

Relevant Panel Number: 23001C0456E Year: 7/8/2013 (Attach a copy)

Comments: None

Source of Section VI information: Seller and attached FIRMette map

Buyer Initials _____

Seller Initials



PROPERTY LOCATED AT: 14A Goddard St, Lisbon Falls, ME 04252-1840

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

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:~~ 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: None

Year Principal Structure Built: 1897 What year did Seller acquire property? 2019

Roof: Year Shingles/Other Installed: 2019

Water, moisture or leakage: None

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: Invested \$44K with TC Hafford basement system and added supports

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: Hixon Electrical: 2019 new panel and service, removed knob & tube

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 VII information: Seller

Buyer Initials _____

Seller Initials 

PROPERTY LOCATED AT: 14A Goddard St, Lisbon Falls, ME 04252-1840

SECTION VIII - ADDITIONAL INFORMATION

See attached receipts of work and improvements completed. Attached assessor record, 2026 tax bill, condo docs, deed, GIS map, floorplans, survey, FIRMette map, Tax map

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.

Signed by:  Nov 15, 2025
SELLER _____ DATE _____ SELLER _____ DATE _____
14 Goddard, LLC

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 _____



LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN 14 Goddard, LLC

(hereinafter "Seller")

AND _____

(hereinafter "Buyer")

FOR PROPERTY LOCATED AT 14A Goddard St, Lisbon Falls, ME 04252-1840

Said contract is further subject to the following terms:

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (**check one below**):

_____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

_____ N/A

_____ N/A

Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Seller (**check one below**):

_____ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

_____ N/A

_____ N/A

Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's Acknowledgment

(c) Buyer has received copies of all information listed above.

(d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.

(e) Buyer has (**check one below**):

_____ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

_____ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment

(f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Buyer Date

Signed by: 

14 Goddard, LLC Date
Nov 15, 2025

Buyer Date

Seller Date

Buyer Date

Seller Date

Buyer Date

DocuSigned by:


Seller Date
Nov 15, 2025

Agent Date

Agent Timothy Dunham Date

 **Maine Association of REALTORS®/Copyright © 2025.**
All Rights Reserved. Revised 2023.

REALTOR®
Tim Dunham Realty - Topsham, 643 Lewiston Rd Topsham ME 04086
Timothy Dunham

(207) 720-0660



14 Goddard LLC

14 Goddard Street, Lisbon Falls, Maine

Unit A

- Inlaid floors, tin ceiling detail all original to the home, circa 1897 based on fire maps and a date on a newspaper found in the wall during a repair
- gravel driveway installed, town permit attached
- TC Hafford waterproofing basement system, structural repairs, concrete walls, and sump pump installed in Summer/Fall 2019. Structural work under the kitchen was built with enough support for a 2nd floor to be built on top. Spray foam on basement rims and walls and vapor barrier. The work has a warranty that transfers with ownership of the home. The new homeowner needs to contact TC Hafford within 30 days of purchase of the home for the warranty to transfer properly.
- washing machine and new plumbing installed in 2021. Dishwasher installed in 2020.
- New electric panel (Summer 2019), new Royal River Mitsubishi Heat Pump (Fall 2019), new pellet stove (Fall 2019), attic insulation (Fall 2019), new hot water heater (Winter 2020), main house roof replacement in winter 2019 (by prior owner) and kitchen addition roof completed in winter 2021

Home data report

14 Goddard Street, Lisbon, Maine 04252, United States, A



Total Area: 1423 sq. ft

Below Ground: 0 sq. ft, 1st Floor: 815 sq. ft, 2nd Floor: 608 sq. ft

Excluded: Basement 252 sq. ft, Covered deck 86 sq. ft, Low ceiling 15 sq. ft, Walls: 145 sq. ft

Property summary

 **3** Floors

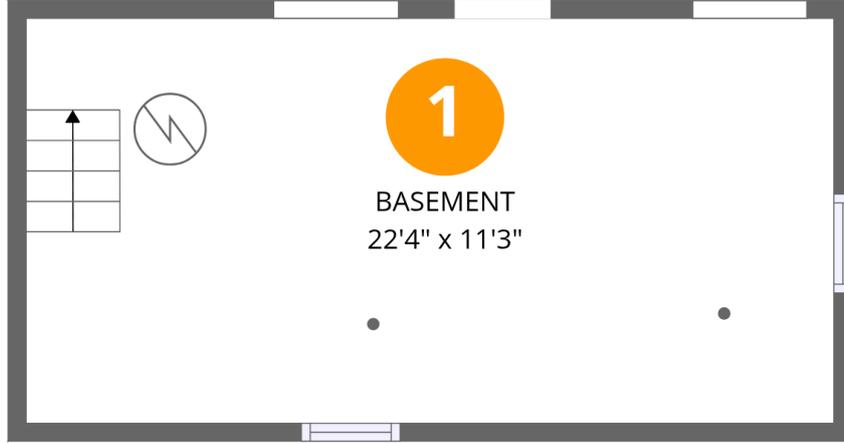
 **3** Bedrooms

 **1** Bathrooms

Initial 

Home data report

14 Goddard Street, Lisbon, Maine 04252, United States, A



Room dimensions

Floor 1 Below grade

Total:0sqft

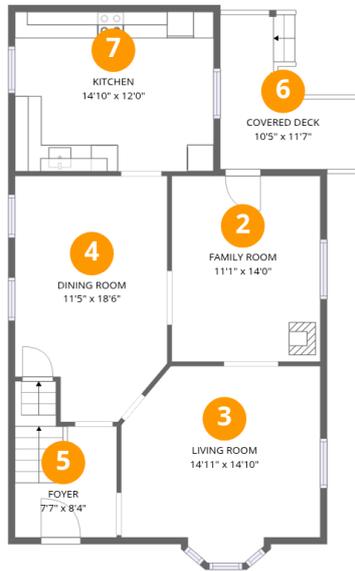
Excluded: 252sqft

#		Dimensions	sqft	Counted as living area
1	Basement	22'4" x 11'3"	252 sq. ft	No



Home data report

14 Goddard Street, Lisbon, Maine 04252, United States, A



Room dimensions

Floor 2

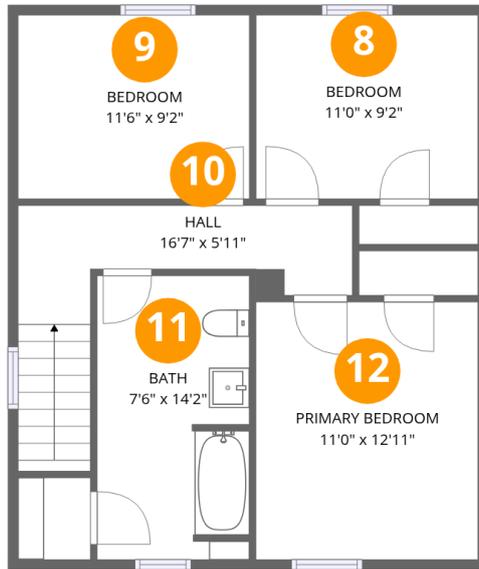
Total:815sqft Excluded: 86sqft

#		Dimensions	sqft	Counted as living area
2	Family Room	11'1" x 14'0"	155 sq. ft	Yes
3	Living Room	14'11" x 14'10"	193 sq. ft	Yes
4	Dining Room	11'5" x 18'6"	191 sq. ft	Yes
5	Foyer	7'7" x 8'4"	74 sq. ft	Yes
6	Covered Deck	10'5" x 11'7"	86 sq. ft	No
7	Kitchen	14'10" x 12'0"	179 sq. ft	Yes



Home data report

14 Goddard Street, Lisbon, Maine 04252, United States, A



Room dimensions

Floor 3

Total:608sqft Excluded: 15sqft

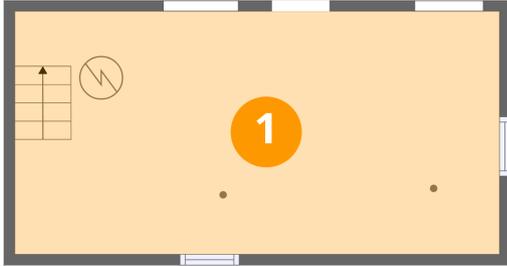
#		Dimensions	sqft	Counted as living area
8	Bedroom	11'0" x 9'2"	98 sq. ft	Yes
9	Bedroom	11'6" x 9'2"	103 sq. ft	Yes
10	Hall	16'7" x 5'11"	94 sq. ft	Yes
11	Bath	7'6" x 14'2"	105 sq. ft	Yes
12	Primary Bedroom	11'0" x 12'11"	138 sq. ft	Yes



Home data report

14 Goddard Street, Lisbon, Maine 04252, United States, A

1 Floor 1 - Basement



Dimensions: 22'4" x 11'3"
Area: 252 sq. ft
Counted as living area: No

Heated: Yes
Finished: No
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

2 Floor 2 - Family Room



Dimensions: 11'1" x 14'0"
Area: 155 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

Home data report

14 Goddard Street, Lisbon, Maine 04252, United States, A

3 Floor 2 - Living Room



Dimensions: 14'11" x 14'10"
Area: 193 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

4 Floor 2 - Dining Room



Dimensions: 11'5" x 18'6"
Area: 191 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

5 Floor 2 - Foyer



Dimensions: 7'7" x 8'4"
Area: 74 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

Initial


Home data report

14 Goddard Street, Lisbon, Maine 04252, United States, A

6 Floor 2 - Covered Deck



Dimensions: 10'5" x 11'7"
Area: 86 sq. ft
Counted as living area: No

Heated: No
Finished: No
Enclosed: No
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

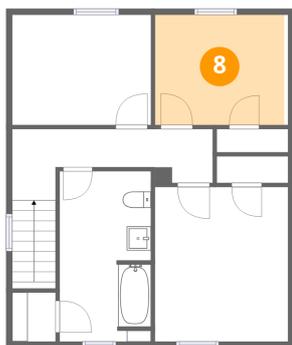
7 Floor 2 - Kitchen



Dimensions: 14'10" x 12'0"
Area: 179 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

8 Floor 3 - Bedroom



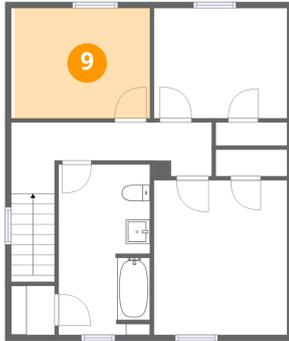
Dimensions: 11'0" x 9'2"
Area: 98 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

Home data report

14 Goddard Street, Lisbon, Maine 04252, United States, A

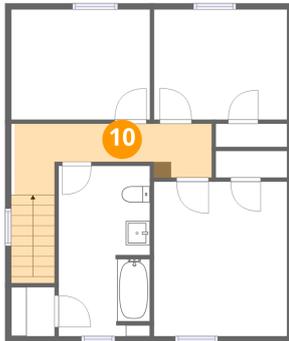
9 Floor 3 - Bedroom



Dimensions: 11'6" x 9'2"
Area: 103 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

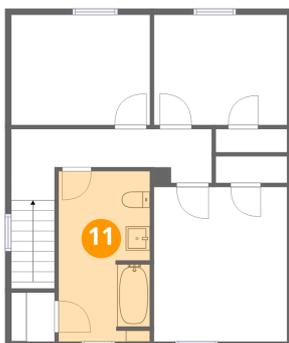
10 Floor 3 - Hall



Dimensions: 16'7" x 5'11"
Area: 94 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

11 Floor 3 - Bath



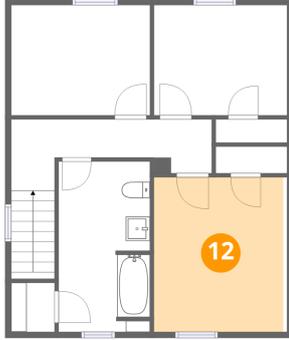
Dimensions: 7'6" x 14'2"
Area: 105 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: Yes
Addition: No
Conversion: No

Home data report

14 Goddard Street, Lisbon, Maine 04252, United States, A

12 Floor 3 - Primary Bedroom



Dimensions: 11'0" x 12'11"
Area: 138 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No



RADON ANALYSIS REPORT

1675 North Commerce Parkway, Weston, FL 33326 (954) 384-4446

TEST ID NUMBER: 1095918
DATE RECEIVED: 04/08/2017
REPORT DATE: 04/10/2017

JILL PARTRIDGE
 14 NORTH TRAIL
 BRUNSWICK, ME 04011

TEST LOCATION
 14 GODDARD ST
 ANDROSCOGGIN
 LISBON, ME 04250

This is a confidential report of the radon samples that were submitted to our laboratory for measurements of radon-222 levels. The results represent the amount of radon that was present in the air during the time of sampling. The radon is measured in our laboratory using the liquid scintillation method (EPA 402-R-92-004). This report will not be released to anyone without your permission except as required by individual state laws and guidelines.

HERE ARE YOUR TEST RESULTS

<u>VIAL #</u>	<u>ROOM TESTED</u>	<u>DATE OPENED</u>	<u>DATE CAPPED</u>	<u>DATE ANALYZED</u>	<u>RADON LEVEL</u>
4074402	1ST FLOOR	Mar 28, 2017 10:00 AM	Apr 01, 2017 10:00 AM	Apr 10, 2017 2:39 AM	0.2 pCi/L
4057609	1ST FLOOR	Mar 28, 2017 10:00 AM	Apr 01, 2017 10:00 AM	Apr 10, 2017 2:28 AM	0.2 pCi/L

AVERAGE RADON LEVEL (average result of two tests) : 0.2 pCi/L

THE EPA RECOMMENDS THAT YOU FIX YOUR HOME IF THE RADON LEVEL IS 4 PICOCURIES (PCi/L) OR HIGHER. Please read the EPA Citizen's Guide to Radon at www.epa.gov/radon/pubs/citguide.html. Residents of New Jersey should read "Radon Testing and Mitigation: The Basics" at <http://njradon.org/download/mitbas.pdf>. Radon levels less than 4 pCi/L still pose a risk. You may want to take additional measurements because radon levels can vary with the seasons. You may also want to consider doing a long term test to determine the average radon concentrations over a longer period of time. If the radon level is 4.0 pCi/L or higher you should perform either a long-term test or a second short-term test. If the radon level is higher than 10 pCi/L you should perform a second short-term test immediately. **If you would like to learn how to lower your radon levels, or have other questions, please contact your state radon office at (800) 232-0842.**

NOTICE TO CLIENTS IN THE STATE OF MAINE

Any questions, comments or complaints concerning individuals or firms providing radon related services in Maine should be directed to: Radiation Control program, State House #10, Augusta, ME 04333-0010 Phone: 207-287-5676. The State of Maine requires the reporting of radon test results to the Department in accordance with the Act (22 MRSA sec. 771 et seq.)

LIMITATIONS OF DATA AND PRODUCT LIABILITY

PRO-LAB expressly disclaims any and all liability for any special, incidental, or consequential damages resulting directly or indirectly from the improper use of or improper interpretation of the radon product or its results. Any delays in receipt of the test sample by PRO-LAB shall be the sole responsibility of the purchaser and their legal remedy shall be limited to recourse with their chosen carrier. Additionally, PRO-LAB shall not be responsible for the improper placement of the test canister nor shall PRO-LAB be liable for results derived directly or indirectly from the improper placement of said test canister. PRO-LAB, its agents, its retailers, its distributors, and the manufacturers' sole liability are limited to the cost for the replacement of the test canister itself only.

Malissa Sears

Malissa Sears, RMS
 NEHA-NRPP CERT# 104126RT
 AARST ID#779

James E. McDonnell IV

James E. McDonnell IV
 NEHA-NRPP ID# 103456RT
 AARST ID#558

PRO-LAB NEHA ID# 101461AL
 PRO-LAB MAINE CERT# ME17000C



TC HAFFORD WATERPROOFING, INC

356 North Berwick Rd
 Unit #7
 Wells, ME 04090



Invoice

Date	Invoice #
10/15/2019	136974

Bill To
14 Goddard LLC Hannah Weddle 19 Guadalcanal Drive Brunswick, ME 04011

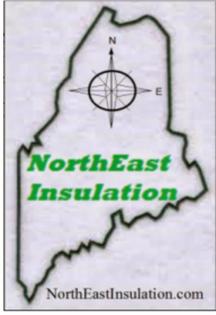
Terms	Due Date	Project Date
Due on receipt	10/15/2019	

Description	Amount
14 Goddard St : SuperSump Plus, PowerBraces, Cast-in-Place Footings, CleanSpace Encapsulation system, IceGuard, LawnScape outlet, Bury Discharge line, Perforated Pipe, Support Post, Crushed Stone, Supplemental Beams, Joist Reinforcement, EverLast Window, Window ordering fee, The (Turtl, SunHouse Enclosure - this is credited/discounted & installed in contract 2)	12,257.85
Contract 2 : PowerBraces, Concrete Wall, Debris Removal, Regrading for Wall & Beam work, CleanSpace Encapsulation system, SmartJack, Steel Beam, sister Joists, SunHouse Enclosures & The Turtl (from contract 1)	28,784.04
Contract 3: Additional Supplemental Beams, SmartJack, Less one Cast-in-Place Footing	2,023.02
Contract 4: Spray Foam Walls & Exterior RimJoists	1,800.00
Contract 5: SmartJack, Steel Beam	4,000.00
Deposit received 9-11-19	-4,000.00
Deposit received 8-26-19	-257.85

Total	\$44,607.06
Payments/Credits	-\$1,625.00
Balance Due	\$42,982.06

Phone #
207-641-8600

Initial



Invoice #1001 - PAID

NorthEast Insulation Services

www.NorthEastInsulation.com

Nathan Ellis - Owner
11 Strawberry Patch Ln
Freeport, ME 04032
207-228-5155
nathanellis@neconstructionllc.com

Client Information: Hannah Weddle
14 Goddard Street, Unit A
Lisbon Falls, ME 04252
207-751-7440
14goddard@pompelmoinvestn

Attic \$4,600.00

- Remove and dispose of 784 ft² of existing insulation.
- Perform 6 hours of air sealing. ((Attic penetrations and front door adjustment, etc.))
- Install 1 gasketed, R-40 access panel. This includes a 24" insulation damn and a cabinet grade plywood face. Does not include paint scope unless otherwise stated.
- Hard-duct 1 bathroom vent.
- Air-seal 1 chimney.
- Install new Panasonic Fan/Light Combo
- Perform Pre/Post Audits to qualify for EM Rebates
- Includes exploratory work at soffits to confirm propper blocking is in place. If rafter ends are not currently blocked then additional work may be required.
- Install 448 ft² of Loose Fill Cellulose at 16" (R-60). (Flat)
- Install 336 ft² of Dense Pack Cellulose at 6" (R-22). (Slopes)

Payments Received (\$4,600.00)

Balance Due: **\$0.00**

Thank you for considering us for your insulation needs. If you have any questions, please contact us anytime via email or phone. We look forward to working with you.

Sincerely,

Nathan Ellis - Owner





INVOICE	#11138384
SERVICE DATE	Sep 13, 2019
INVOICE DATE	Sep 19, 2019
DUE	Upon receipt
AMOUNT DUE	\$5,259.00

Weddle, Hannah
14 Goddard St, Unit A
Lisbon, ME 04252

CONTACT US
353 US Route 1
Freeport, ME 04032

(207) 751-7440
14goddard@pompelmoinvestments.com

(207) 400-4065
gen@royalriverheatpumps.com

Service completed by: Stefan Apse, Dave Perry, Josh Cutting,
Jon Leach, Marc Tetreau, Ricky Fessenden

INVOICE

Services	qty	unit price	amount
Single Zone Installation	1.0	\$5,259.00	\$5,259.00

- Scope of work:
- Provide and install one Mitsubishi Electric MUZ-FH18NA inverter driven outdoor unit with a rain cap on a composite pad and powder coated stand on the left hand eave of your home.
 - Provide and install one Mitsubishi Electric MSZ-FH18NA wall mount indoor unit in the playroom.
 - Provide and install one Mitsubishi Electric MHK-1 wireless wall thermostat.
 - Provide and install all required refrigerant line sets and control wiring from the outdoor unit to the indoor unit.
 - Provide and install condensate piping to the exterior of your home.
 - Provide and install white line set ducting to conceal the piping and wiring on the exterior of your home.
 - Provide and install all electrical wiring, including a breaker, wire, a service disconnect, and a liquid tight whip for a code compliant installation.
 - Perform pressure test to 500 Psi, triple evacuation to less than 500 microns and startup per Mitsubishi Electric and Efficiency Maine's instructions by a factory trained technician.
 - Provide you with detailed operating instructions and recommendations.

- Exclusions:
- Anything not explicitly outlined in the above scope of work.

Total **\$5,259.00**

Thank you for choosing Royal River Heat Pumps.

Royal River Heat Pumps

royalriverheatpumps.com

Initial



Receipt from Royal River Heat Pumps

1 message

Royal River Heat Pumps <notifications@housecallpro.com>

Wed, Sep 25, 2019 at 2:28 PM

Reply-To: gen@royalriverheatpumps.com
To: 14goddard@pompelmoinvestments.com



Your receipt from Royal River Heat Pumps

Invoice Number: 11138384
Service Date: Sep 13, 2019
Invoice Date: Sep 25, 2019
Customer Name: Weddle, Hannah
Service Address: 14 Goddard St, Unit A Lisbon, ME 04252

Services

Single Zone Installation \$5,259.00

- Scope of work:
- Provide and install one Mitsubishi Electric MUZ-FH18NA inverter driven outdoor unit with a rain cap on a composite pad and powder coated stand on the left hand eave of your home.
 - Provide and install one Mitsubishi Electric MSZ-FH18NA wall mount indoor unit in the playroom.
 - Provide and install one Mitsubishi Electric MHK-1 wireless wall thermostat.
 - Provide and install all required refrigerant line sets and control wiring from the outdoor unit to the indoor unit.
 - Provide and install condensate piping to the exterior of your home.
 - Provide and install white line set ducting to conceal the piping and wiring on the exterior of your home.
 - Provide and install all electrical wiring, including a breaker, wire, a service disconnect, and a liquid tight whip for a code compliant installation.
 - Perform pressure test to 500 Psi, triple evacuation to less than 500 microns and startup per Mitsubishi Electric and Efficiency Maine's instructions by a factory trained technician.
 - Provide you with detailed operating instructions and recommendations.

Exclusions:
• Anything not explicitly outlined in the above scope of work.

Subtotal \$5,259.00

Amount Paid \$5,259.00

Payment Method September 25, 2019
Check 2:28pm

Thank you for choosing Royal River Heat Pumps.

(207) 400-4065 | gen@royalriverheatpumps.com

royalriverheatpumps.com

353 US Route 1
Freeport, ME 04032

[Terms & Conditions](#)

Initial



Initial
JM



More saving.
More doing.

154 TOPSHAM FAIR MALL RD
TOPSHAM, ME 04086 (207)7986931

2410 00097 22380 01/15/20 01:31 PM

ORDER ID: H2410-67256

RECALL AMOUNT 429.00

SUBTOTAL 429.00

SALES TAX 23.60

TOTAL \$452.60

XXXXXXXXXXXXX1207 HOME DEPOT

USD\$ 452.60

AUTH CODE 015055/3973898

TA

AID A0000000049999D8400303

THD PLCC CO



2410 97 22380 01/15/2020 3800

DID WE NAIL IT?

Take a short survey for a chance TO WIN
A \$5,000 HOME DEPOT GIFT CARD

Opine en español

www.homedepot.com/survey

User ID: GVMG 47459 45146

PASSWORD: 20065 45049

Entries must be completed within 14 days
of purchase. Entrants must be 18 or
older to enter. See complete rules on
website. No purchase necessary.

Initial

24th

OCT 8th



Fireside Stove Shop



1220 CENTER STREET, AUBURN, ME. 04210

TEL. 784-9249 • 1-800-244-9249

www.firesidestoveshop.com

24585

Date 09/23/2019

To HANNAH WEDDLE
14 GUADALCANALES STREET UNIT 4
LISBON FALLS ME 751-7440

Quan.	Description	Price	Amount
1	PS 3C heater labor		1599 00
1	ROAD RUCKER KW(4)X41 BUREK here		275 00
1	Stove Start pv 3"		27 00
1	TEE 3" PV		115 00
1	24" X 3" PV		57 00
1	36" X 3" PV		73 00
1	1/2" Adj		69 00
1	90°		78 00
1	24" X 3" PV		57 00
1	Cap		34 00
1	Screen		42 00
1	Silicone		14 00
1	wall thimble		92 00

SN 00701802991

2532 00

~~2532~~ 00

Bill to Hannah Weddelle
19 Guadal Canal Drive
Brunswick 04011

Total	2532 00
Tax	139 26
Labor	400 00
Amount	3071 26
Less Deposit	300 00
Amount Due	2771 26

WE APPRECIATE YOUR BUSINESS

THANK YOU

Initial

KR Chimney Services

275 Boothby Road, Limington, ME, USA
Limington, ME 04049 US
krchimneyservices@outlook.com
www.krchimney.com



INVOICE

BILL TO
Hannah Weddle
6 Highland St
Topsham, ME
751-7440

INVOICE 1283
DATE 03/18/2022
TERMS Due on receipt
DUE DATE 03/18/2022

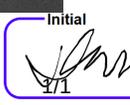
SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Brick Work	- Relay top course of brick on chimney. Will bring the course of brick out flush with the existing courses to get rid of bump out that holds standing water. - Will use Mortar mixed with k88 bonding agent for better bond to existing brick.	1	200.00	200.00
PT212110	Install PT212110 Stainless steel chimney cap with lifetime warrantee	1	350.00	350.00
8x8 Clean out door	Install cast iron 8x8 Clean out door for boiler Flu	1	150.00	150.00
Seal Flashing and Waterproof	- Seal Flashing around entire chimney to prevent water penetration at roofline - Waterproof chimney from top to bottom to avoid further moisture penetration into brick and mortar work	1	150.00	150.00
Mortar Off Flu	14A Goddard St, Lisbon -Pull out existing piece of tile on top of chimney -Insulate the top of Chimney with fire proof insulation. -Pour structural skin mortar crown over entire chimney top with k88 bonding agent -Clean up any mess made	1	250.00	250.00
PT131310 Stainless cap	Install PT131310 Stainless Steel chimney cap with lifetime warrantee	1	250.00	250.00
Seal Flashing and Waterproof	- Seal Flashing around entire chimney to prevent water penetration at roofline - Waterproof chimney from top to bottom to avoid further moisture penetration into brick and mortar work	1	150.00	150.00

SUBTOTAL 1,500.00
TAX 0.00
TOTAL 1,500.00

BALANCE DUE **\$1,500.00**

(Paid) 03/18/22
Ch# 229
1/R
- 200
- 75
- 50
\$1,175

Pay invoice



Hixon Electrical

Residential & Commercial

P.O. Box 112, Richmond, ME, 04357
 Office: 207-208-6363 or Landon: 207-844-0453
 hixonelectricalco@gmail.com

Invoice

Date	Invoice #
7/24/2019	19-220

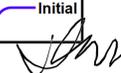
Bill To
Hannah Weddle

Project	Terms
14 Goodard St Lisbon Falls	Due on receipt

Description	Total Man Hour(s)	Rate	Amount
Eliminate knob and tube wiring in attic Cost of Material Used:	8	60.00 75.00	480.00 75.00
Replace existing knob and tune in kitchen area Cost of Material Used:	8	60.00 125.00	480.00 125.00
Provide and install service to the front house with new panel		1,350.00	1,350.00
Provide house panel to existing service Cost of Material Used:	4	60.00 400.00	240.00 400.00

Thank you for your business!!
 Please make checks payable to Hixon Electrical Company

Payments/Credits	-\$1,134.00
Balance Due	\$2,016.00

Initial




Hannah Weddle <pompelmo.investments@gmail.com>

Payment to Hixon Electrical Company Processed

1 message

Plastiq <support@plastiq.com>
Reply-To: support@plastiq.com
To: pompelmo.investments@gmail.com

Sat, Oct 5, 2019 at 3:40 PM



Payment to Hixon Electrical Company Processed

Oct 05, 2019

Hello Hannah,

Your \$2,016.00 payment to Hixon Electrical Company was successfully processed on your Visa ending in 2575 and will be sent via check.

Payment Information

Payment ID:	2995344
Scheduled Delivered By Date:	Wednesday, October 16, 2019
Medium:	Check
Payment To:	Hixon Electrical Company PO BOX 112 RICHMOND, ME 04357
Phone:	(207)208-6363
Payment For:	14 Goddard St Lisbon Falls
Amount:	\$2,016.00 USD
Total Fees:	\$50.40 USD (view fee breakdown)

Card:	Visa ending in 2575
Total:	\$2,066.40 USD

If you have any questions, please [contact our support team](#) and reference Payment ID: 2995344.

Make another payment



Initial

US Address: 360 9th Street, San Francisco, CA 94103

CA Address: 77 City Centre Dr. 501, Mississauga, ON L5B 1M5



[Plastiq.com](#) | [Sign In](#) | [Terms of Service](#) | [Privacy Policy](#)

You're receiving this message based on your account activity, or an automated system message on behalf of [Plastiq.com](#)

© 2019 Plastiq, Inc. All rights reserved.

Texas residents are customers of PLV Inc. DBA PLV TX Branch Inc., which receives user funds. Texas users can [click here](#) for information about filing complaints about our money transmission or currency exchange product or service.

RESIDENTIAL, COMMERCIAL & INDUSTRIAL AROOSTOOK FENCE CO.

Serving Maine and New Hampshire

AROOSTOOK FENCE CO., INC. 1827 LISBON STREET
LEWISTON, MAINE 04240-1416 TEL. (207) 782-8078 // FAX 782-8039
www.AroostookFence.com info@AroostookFence.com

PROPOSAL/CONTRACT

Page 1
10/22/2020

Customer Information:

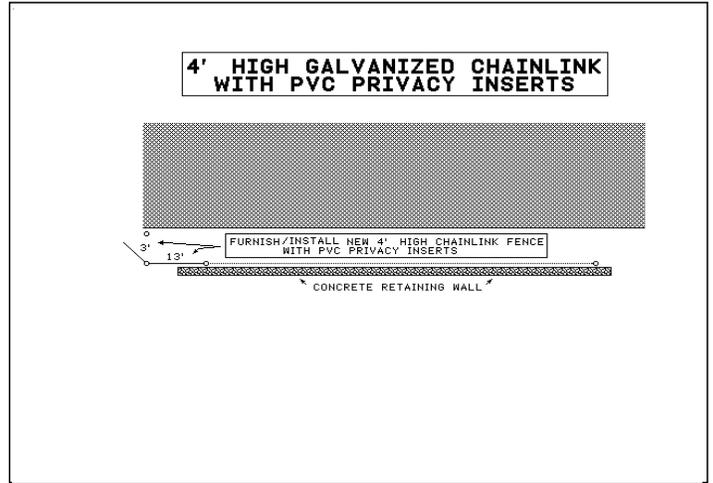
HANNAH WEDDLE
14 GODDARD STREET
LISBON FALLS, MAINE 04252
751-7440

Job Information:

Notes:

GALVANIZED CHAINLINK FENCE
ALL POSTS DRIVEN 3' DEEP
PRIVACY SLATS TO BE GREEN

WORK TO START IN SPRING 2021
(SOONER IF POSSIBLE)



AROOSTOOK FENCE CO., INC. agrees to guarantee above fence to be free from defects in materials and workmanship for one year.

AROOSTOOK FENCE CO., INC. shall advise the customer as to local zoning regulations but responsibility for complying with said regulations and OBTAINING ANY REQUIRED BUILDING PERMITS SHALL REST WITH THE CUSTOMER.

AROOSTOOK FENCE CO., INC. will assist the customer, upon request, in determining where the fence is to be erected, but under no circumstance does AROOSTOOK FENCE CO., INC. assume any responsibility concerning property lines or in any way guarantee their accuracy.

The customer will assume all liability for any damage caused by directing AROOSTOOK FENCE CO., INC. to dig in the immediate vicinity of known utilities.

Additional charges for any extra work not covered in this contract that was requested by the customer will also be added. The full amount of this contract along with any additional charges will become payable upon completion of all work whether or not it has been invoiced.

A finance charge of 1 1/2% per month (or a minimum of \$2.00), which is an annual percentage rate of 18%, shall be applied to accounts that are not paid within 30 days after completion of any work invoiced.

All materials will remain the property of AROOSTOOK FENCE

CO., INC. until all invoices pertaining to this job are paid in full. Right of access and removal is granted to AROOSTOOK FENCE CO., INC. in the event of non-payment under the terms of this contract. The customer agrees to pay all interest and any costs incurred in the collection of this debt.

PROPOSAL SUBJECT TO RE-PRICING AFTER 15 DAYS

IF NOT NOTED / EXCAVATION FOR LEDGE IS EXTRA COST.

IF NOT NOTED / REMOVAL & DISPOSAL OF EXISTING FENCE IS EXTRA COST

PLEASE CALL WITH ANY CONCERNS IN THIS PROPOSAL.

PLEASE NOTE:

AROOSTOOK FENCE CO., INC. DOES NOT ACCEPT CREDIT or DEBIT CARDS !

Contract Amount: \$ 925.00

Down Payment: \$

Balance Due: \$ 925.00

IF APPROVED, SIGN & RETURN ONE COPY:
Hannah Weddle Oct 22 2020

Customer Date

Accepted for AROOSTOOK FENCE CO., INC.:
Scott Dube 10/22/2020

Salesperson Date

Initial
[Signature]

RESIDENTIAL, COMMERCIAL & INDUSTRIAL
AROOSTOOK FENCE CO.

Serving Maine and New Hampshire

AROOSTOOK FENCE CO., INC.
LEWISTON, MAINE 04240-1416
www.AroostookFence.com

1827 LISBON STREET
TEL. (207) 782-8078 // FAX 782-8039
info@AroostookFence.com

INVOICE # 0011433

10/29/2019

HANNAH WEDDLE
19 GUADALCANAL DRIVE
BRUNSWICK, MAINE 04011

CHARGE

QTY.	PART #	ITEM	AMOUNT
1	CLF	FURNISH / INSTALL CHAINLINK FENCE; AS QUOTED @ 1395.00 =	1395.00
		TOTAL AMOUNT DUE:	<u>1395.00</u> \$ 1395.00

THANK YOU! WE APPRECIATE YOUR BUSINESS

Initial
