

PROPERTY LOCATED AT: 55 Sand Hill Dr, Durham, ME 04222-5368

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: 07/12/2022 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? High sodium and iron

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: Back yard
Installed by: Scott Temple
Date of Installation: 2005

USE: Number of persons currently using system: 4
Does system supply water for more than one household? Yes No Unknown

Comments: None

Source of Section I information: Seller & Prior Disclosures

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SECTION II - WASTE WATER DISPOSAL

TYPE OF SYSTEM: Public Private Quasi-Public N/A 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: N/A

Tank Size: 500 Gallon 1000 Gallon Unknown Other: N/A

Tank Type: Concrete Metal Unknown Other: N/A

Location: Front yard OR Unknown

Date installed: 04/08/2004 Date last pumped: 09/24/2025 Name of pumping company: A+ Septic

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: NONE Name of company servicing tank: None needed

Leach Field: Yes No Unknown

If Yes, Location: Front yard

Date of installation of leach field: 05/31/2016 Installed by: Copp Excavating

Date of last servicing of leach field: NONE Company servicing leach field: None needed

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: 2016 Replacement Leachfield for 6 adults (3 bedrooms or 270 gallons per day)

Source of Section II information: Seller and previous disclosure and HHE200

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SECTION III - HEATING SYSTEM(S)/HEATING SOURCE(S)

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S) of System	BBHW	Stove		
Age of system(s) or source(s)	2005	Unknown		
TYPE(S) of Fuel	Oil	Wood		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	1,200± gallons Fieldings Fuel	1/4 of a cord seldom used		
Name of company that services system(s) or source(s)	Beaulieu Energy	Reeds		
Date of most recent service call	09/23/2025	Not needed recently		
Malfunctions per system(s) or source(s) within past 2 years	None known	None known		
Other pertinent information	Burnham boiler			

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: N/A
 Date chimney(s) last cleaned: **Fall 2021**

Direct/Power Vent(s): Yes No Unknown
~~Has vent(s) been inspected? Yes No Unknown~~
 If Yes, date: N/A

Comments: **None**

Source of Section III information: **Seller & Prior 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:

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

Comments: Other than the 1,000 gallon septic tank in Section II, no other known storage tanks

Source of information: Seller & Prior Disclosures

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: N/A Yes No Unknown

Comments: None

Source of information: Seller & Prior Disclosures

C. RADON/AIR - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: July 13, 2022 By: Pillar to Post Home Inspection

Results: 2.3 pCi/L

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 results

Source of information: Attached radon test report.

D. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: July 11, 2022 By: Northeast Laboratory 207-878-6481

Results: 3,534 pCi/L

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 results

Source of information: Attached radon test report.

E. METHAMPHETAMINE - Current or previously existing:

Yes No Unknown

Comments: None

Source of information: Seller and Prior Disclosures

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F. LEAD-BASED PAINT/PAINT HAZARDS - (Note: Lead-based paint is most commonly found in homes constructed prior to 1978)

Is there now or has there ever been lead-based paint and/or lead-based paint hazards on the property?
..... Yes No Unknown Unknown (but possible due to age)

If Yes, describe location and basis for determination: *****

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

If Yes, describe: *****

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

Comments: Built in 2004

Source of information: Seller and prior 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: N/A

Source of information: Seller and prior 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: Sylvester Woods subdivision covenants \$1.04 per year for common land

Source of information: Attached deed and covenants and prior 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? N/A *****

Road Association Name (if known): N/A *****

Source of information: Seller and prior disclosures

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SECTION VI – FLOOD HAZARD

For the purposes of this section, Maine law defines "flood" as follows:

- (1) A general and temporary condition of partial or complete inundation of normally dry areas from:(a) The overflow of inland or tidal waters; or (b) The unusual and rapid accumulation or runoff of surface waters from any source; or
- (2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event that results in flooding as described in subparagraph (1), division (a).

For purposes of this section, Maine law defines “area of special flood hazard” as land in a floodplain having 1% or greater chance of flooding in any given year, as identified in the effective federal flood insurance study and corresponding flood insurance rate maps.

During the time the seller has owned the property:

Have any flood events affected the property? Yes No Unknown

If Yes, explain: 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: 23001C0451E Year: 7/8/2013 (Attach a copy)

Comments: None

Source of Section VI information: Seller and prior disclosures

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SECTION VII - GENERAL INFORMATION

Are there any tax exemptions or reductions for this property for any reason including but not limited to: Tree Growth, Open Space and Farmland, Veteran's, Homestead Exemption, Blind, Working Waterfront?.....
..... Yes No Unknown

If Yes, explain: Homestead Exemption is available to most primary owners after 1st year

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: 2004 What year did Seller acquire property? 2022

Roof: Year Shingles/Other Installed: 2005

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: None

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: N/A 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: two man doors to the garage have some rotten wood frames.

Microwave door handle is problematic at times.

Comments: None

Source of Section VII information: Seller and prior disclosures

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SECTION VIII - ADDITIONAL INFORMATION

- Attached: floorplans, survey, tax map, GIS map, FIRMette map, HHE200, 2022 deed, 2003 covenants.**
- 2025: pool deck stain/painting; 2nd-level carpeting & painting; 2nd-level bonus room remodel.**
- 2024: front deck(s) staining & painting.**
- 2022: new flooring; 1st-floor bath remodel; washer & dryer (2022).**
- 2021: back deck; 2017: updated kitchen & appliances.**

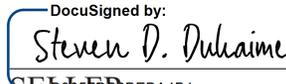
ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: Yes No

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:  _____
SELLER 1B127AFA05C4A3... Dec 11, 2025
DATE
Jennifer L. Duhaime

DocuSigned by:  _____
SELLER D365FD0BEB44B1... Dec 11, 2025
DATE
Steven D. Duhaime

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.

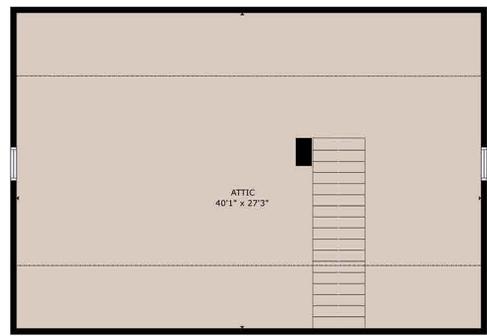
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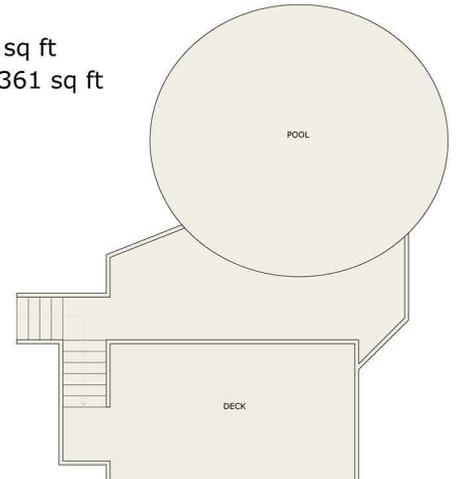
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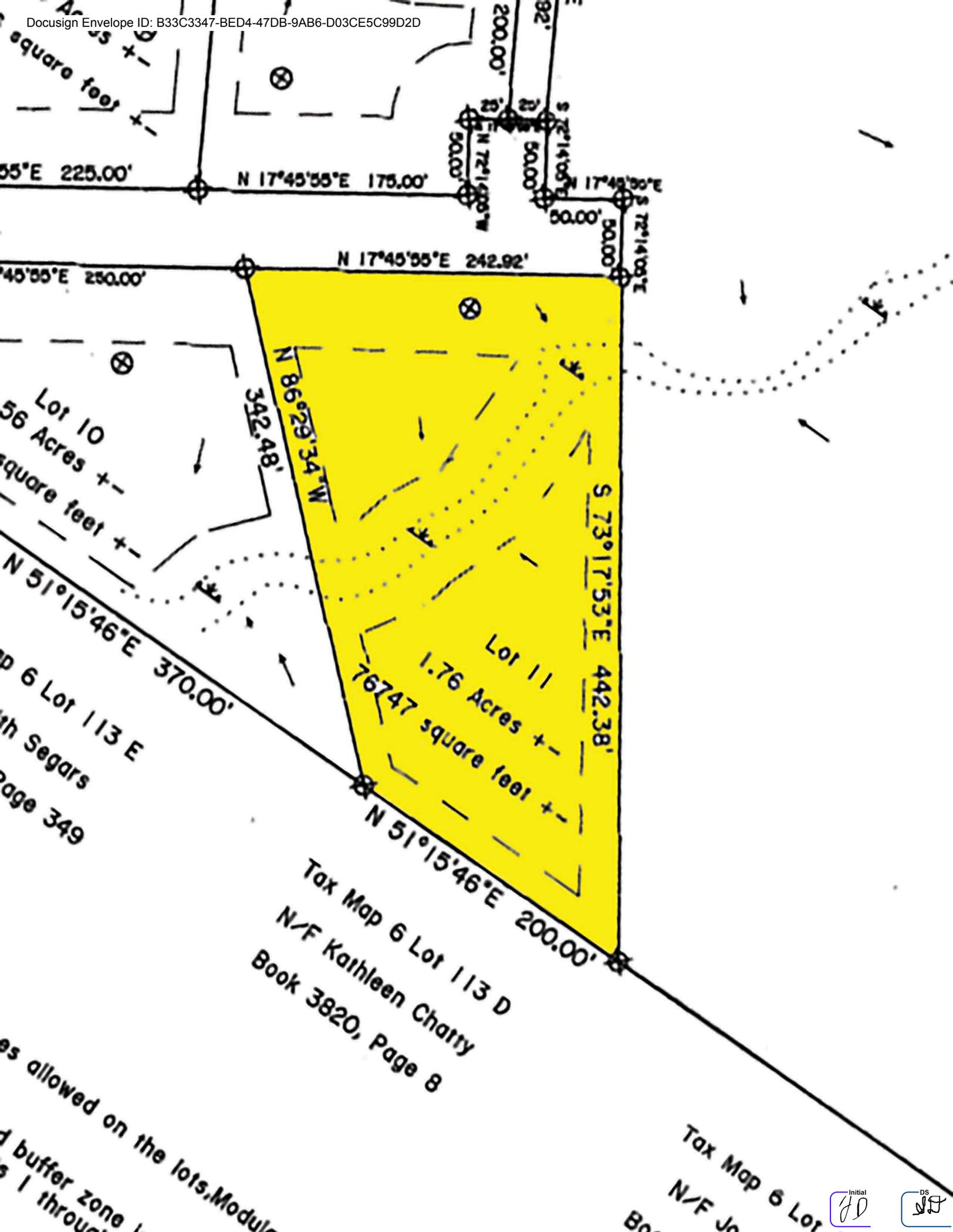




GROSS INTERNAL AREA

FLOOR 1: 1257 sq ft, FLOOR 2: 1307 sq ft, FLOOR 3: 1702 sq ft, FLOOR 4: 655 sq ft
EXCLUDED AREAS; GARAGE: 633 sq ft, SHED: 377 sq ft, DECK: 500 sq ft, PORCH: 361 sq ft
REDUCE HEADROOM: 436 sq ft
TOTAL: 4921 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





N 17°45'55"E 225.00'

N 17°45'55"E 175.00'

N 17°45'55"E 242.92'

N 17°45'55"E 250.00'

Lot 10
56 Acres +-
square feet +-
N 51°15'46"E 370.00'

N 89°29'34"W
342.48'

N 51°15'46"E 370.00'

Lot 113 E
Segars
Page 349

Lot 11
1.76 Acres +-
76747 square feet +-
N 51°15'46"E 200.00'

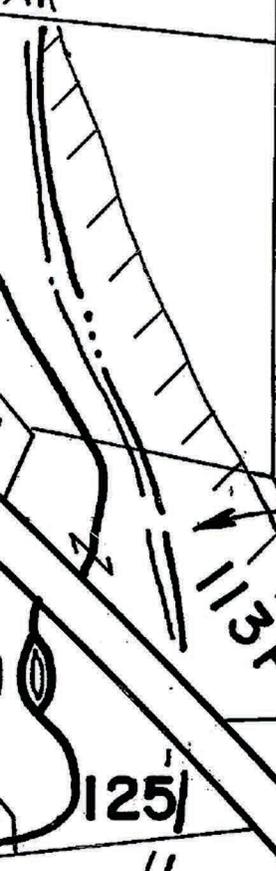
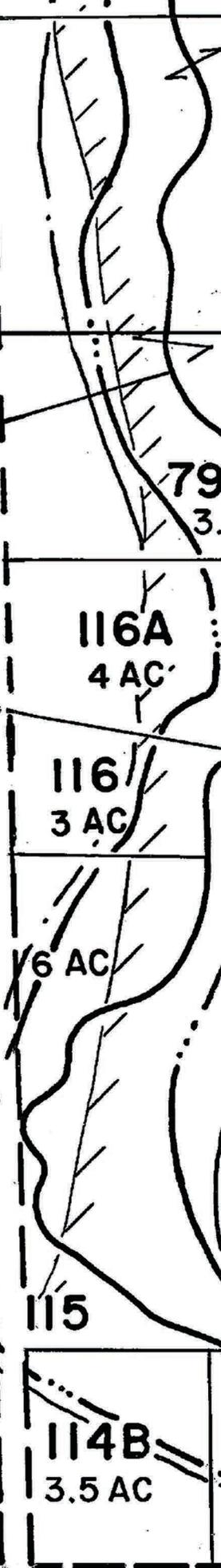
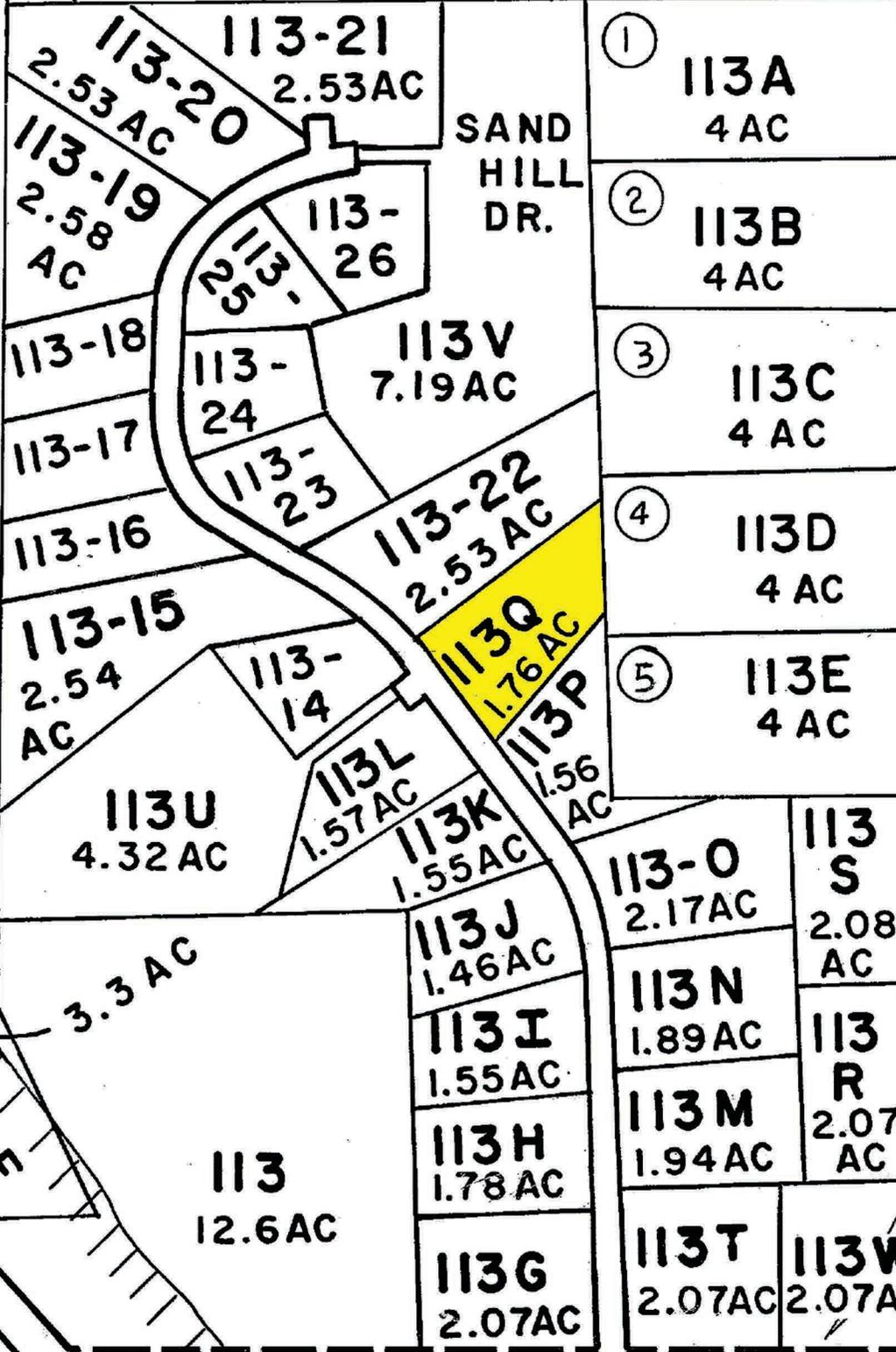
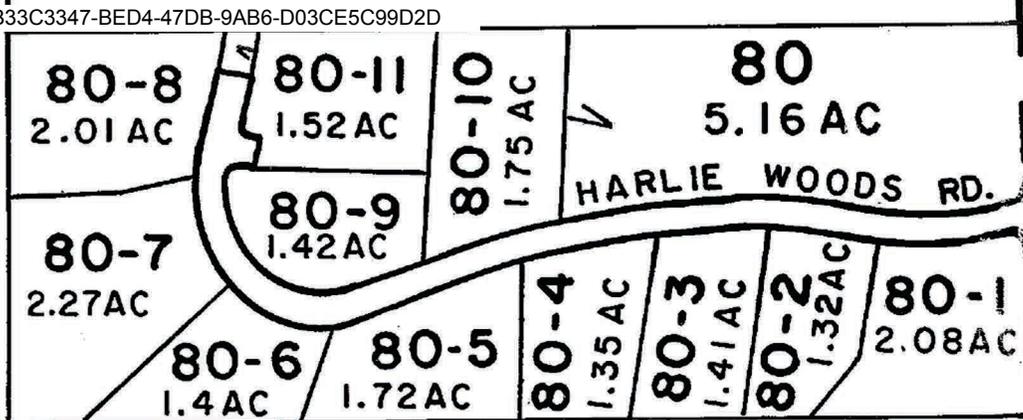
S 73°17'53"E 442.38'

Tax Map 6 Lot 113 D
N/F Kathleen Chatty
Book 3820, Page 8

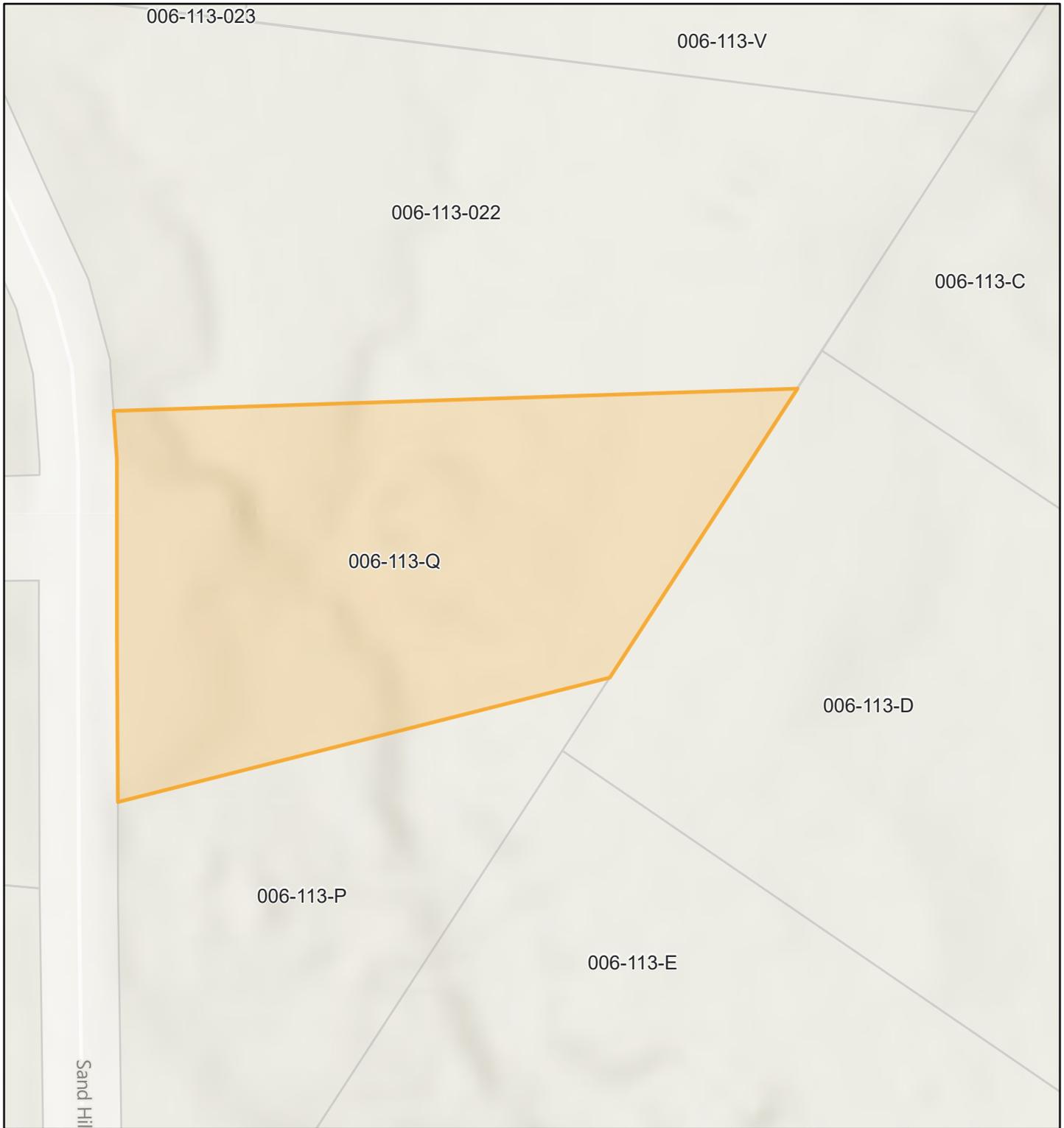
Tax Map 6 Lot
N/F Jo

Initial
JD

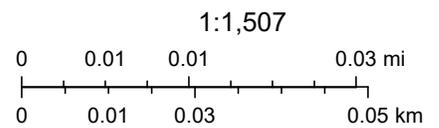
DS
JF



55 Sand Hill



12/10/2025, 5:42:19 AM

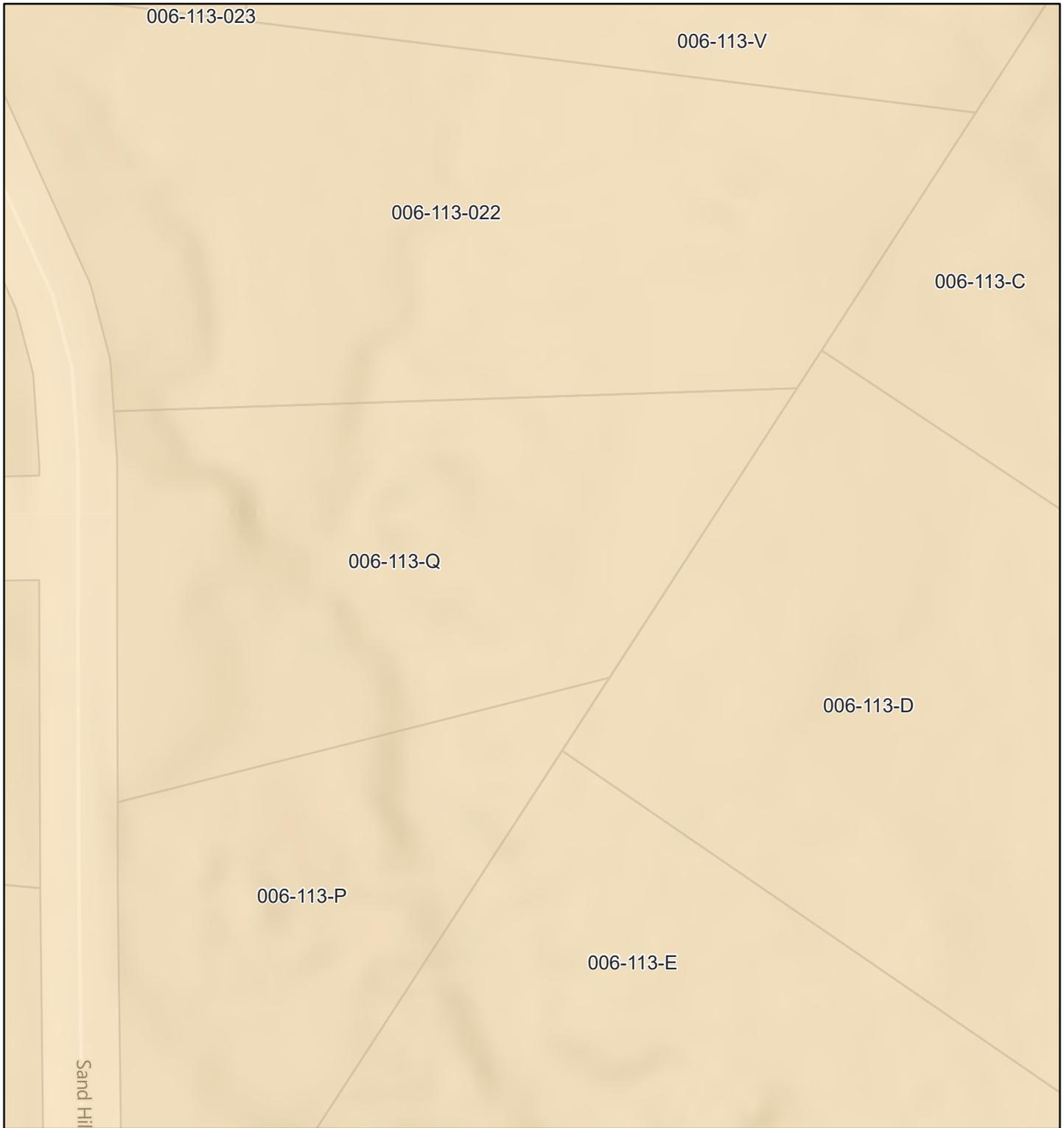


Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

Initial
JD

DS
JD

55 Sand Hill ZONING



12/10/2025, 5:45:52 AM

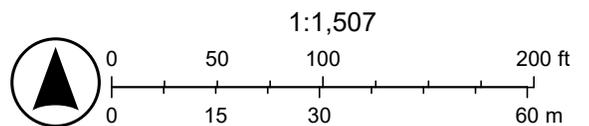
Tax Parcels (2025)

 Parcel

Zoning

 RRA - Rural Residential & Agriculture

World_Hillshade



Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

Initial


DS


National Flood Hazard Layer FIRMette

70°7'25"W 43°58'21"N



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Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
Zone A, V, A99
- With BFE or Depth
Zone AE, AO, AH, VE, AF
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas with a 1% annual chance flood with an average depth less than one foot or with drainage areas of less than one square mile
- Future Conditions 1% Annual Chance Flood Hazard
- Area with Reduced Flood Risk due to Levee. See Notes.
- Area with Flood Risk due to Levee

OTHER AREAS

- Area of Minimal Flood Hazard
- Effective LOMR
- Area of Undetermined Flood Hazard

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

Cross Sections with 1% Annual Chance Water Surface Elevation

- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 12/10/2025 at 11:03 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

