PROPERTY LOCATED AT: 159 Dark Cove, Weston, ME 04424

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  □ Seasonal  □ Unknown  
□ Private  □ 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? .................................  □ X Yes  □ No
If Yes, Date of most recent test: 2014  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  □ No
What steps were taken to remedy the problem?

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: South of existing home

Installed by: Lord’s Well Drilling

Date of Installation: 2003+

USE:

Number of persons currently using system: 2
Does system supply water for more than one household? □ Yes  □ No  □ Unknown

Comments:

Source of Section I information: Sellers

Buyer Initials  □ □ □ □   Page 1 of 7   Seller Initials  □ □ □ □
PROPERTY LOCATED AT: 159 Dark Cove, Weston, ME 04424

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:  ☑ 1000 Gallon  ☐ 500 Gallon  ☐ Unknown  ☐ Other:
Tank Type:  ☑ Concrete  ☐ Metal  ☐ Unknown  ☐ Other:
Location: North of existing home  OR  ☐ Unknown
Date installed: 2003+-  Date last pumped: 2017  Name of pumping company: Houlton Septic
Have you experienced any malfunctions? ........................................................................ ☐ Yes  ☐ No
If Yes, give the date and describe the problem:

Date of last servicing of tank: none  Name of company servicing tank: none
Leach Field: ................................................................. ☑ Yes  ☐ No  ☐ Unknown
If Yes, Location: North of existing home
Date of installation of leach field: 2003+-  Installed by: Foss & Sons, Inc.
Date of last servicing of leach field: none  Company servicing leach field: none
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
Is System located in a Coastal Shoreland Zone?...................................................... ☐ Yes  ☐ No  ☐ Unknown

Comments:
Source of Section II information: Sellers

Buyer Initials __________________________  Page 2 of 7  Seller Initials __________________________

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### SECTION III — HEATING SYSTEM(S)/HEATING SOURCES(S)

<table>
<thead>
<tr>
<th>Heating System(s) or Source(s)</th>
<th>SYSTEM 1</th>
<th>SYSTEM 2</th>
<th>SYSTEM 3</th>
<th>SYSTEM 4</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>TYPE(S)</strong></td>
<td>Weil McLain-Radiant</td>
<td>Wood Stove</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Age of system(s) or source(s)</td>
<td>2003</td>
<td>2007</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Name of company that services system(s) or source(s)</td>
<td>McPartland</td>
<td>None</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Date of most recent service call</td>
<td>2018</td>
<td>None</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)</td>
<td>800+ gallons</td>
<td>Seasonal Use</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Malfunction per system(s) or source(s) within past 2 years</td>
<td>None</td>
<td>None</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other pertinent information</td>
<td>None</td>
<td>None</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

- Are there fuel supply lines? ................................................................. [X] Yes [ ] No [ ] Unknown
- Are any buried? ......................................................................................... [ ] Yes [X] No [ ] Unknown
- Are all sleeved? ......................................................................................... [X] Yes [ ] No [ ] Unknown
- Chimney(s): .............................................................................................. [X] Yes [ ] No
  - If Yes, are they lined: ........................................................................... [ ] Yes [X] No [ ] Unknown
  - Is more than one heat source vented through one flue? ......................... [ ] Yes [X] No [ ] Unknown
  - Had a chimney fire: .................................................................................. [X] Yes [ ] No [ ] Unknown
  - Has chimney(s) been inspected? ............................................................... [ ] Yes [X] No [ ] Unknown
    - If Yes, date: _________________________________________________________
    - Date chimney(s) last cleaned: __2016__
- Direct/Power Vent(s): ................................................................................ [ ] Yes [X] No [ ] Unknown
  - Has vent(s) been inspected? ................................................................... [X] Yes [ ] No [ ] Unknown
    - If Yes, date: _________________________________________________________

**Comments:** Chimney fire in top portion only

Source of Section III information: Sellers

### 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 [X] No [ ] Unknown
- If Yes, are tanks in current use? ................................................................. [ ] Yes [X] 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 [X] No [ ] Unknown
- Are tanks registered with DEP? ................................................................. [X] Yes [ ] No [ ] Unknown
- Age of tank(s): ____________ Size of tank(s): ____________
- Location: ____________

Buyer Initials ____________ ____________ Page 3 of 7 Seller Initials [DS] [DS]
PROPERTY LOCATED AT: 159 Dark Cove, Weston, ME 04424

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

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

Comments: __________________________

Source of information: Sellers

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: __________________________

Source of information: Sellers

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: Sellers

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: Sellers

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

Comments: __________________________

Source of information: Sellers

Buyer Initials _______ _______ _______ _______ Page 4 of 7 Seller Initials _______ _______ _______ _______
PROPERTY LOCATED AT: 159 Dark Cove, Weston, ME 04424

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:

Source of information: Sellers

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: .......................................................... □ Yes   □ No   □ Unknown
LAND FILL: .......................................................... □ Yes   □ No   □ Unknown
RADIOACTIVE MATERIAL: .......................................................... □ Yes   □ No   □ Unknown
Other: 

Source of information: Sellers

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: Right of way, road association

Source of information: Sellers

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

Road Association Name (if known):

Buyer Initials ___________ ___________ ___________ ___________ Page 5 of 7  Seller Initials ___________ ___________
PROPERTY LOCATED AT: **159 Dark Cove, Weston, ME 04424**

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?  

<table>
<thead>
<tr>
<th>Exemption</th>
<th>Yes</th>
<th>No</th>
<th>Unknown</th>
</tr>
</thead>
<tbody>
<tr>
<td>Homestead</td>
<td>✔</td>
<td></td>
<td></td>
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</tbody>
</table>

If Yes, explain: **Homestead**

- Is a Forest Management and Harvest Plan available?  
<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
<th>Unknown</th>
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<tbody>
<tr>
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</table>

- Is house now covered by flood insurance policy (not a determination of flood zone)?  
<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
<th>Unknown</th>
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</table>

- Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type:  
  | Type |
  |------|}

- Year Principal Structure Built: **2003**

- What year did Seller acquire property? **1995**

- Roof: Year Shingles/Other Installed: **2003**

- Water, moisture or leakage: **None**

- Comments:  
<table>
<thead>
<tr>
<th>Comments</th>
</tr>
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</table>

Foundation/Basement:

- Is there a Sump Pump?  
<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
<th>Unknown</th>
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<tbody>
<tr>
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</table>

- Water, moisture or leakage since you owned the property:  
<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
<th>Unknown</th>
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<tbody>
<tr>
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- Prior water, moisture or leakage?  
<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
<th>Unknown</th>
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<tbody>
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</table>

- Comments:  
<table>
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<tr>
<th>Comments</th>
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</table>

Mold: Has the property ever been tested for mold?  

- If Yes, are test results available?  
<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
<th>Unknown</th>
</tr>
</thead>
<tbody>
<tr>
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</table>

Electrical:  

- Fuses  
<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
<th>Unknown</th>
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<tbody>
<tr>
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</table>

- Circuit Breaker  
<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
<th>Unknown</th>
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<tbody>
<tr>
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- Other:  
<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
<th>Unknown</th>
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<tbody>
<tr>
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</table>

Has all or a portion of the property been surveyed?  

- If Yes, is the survey available?  
<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
<th>Unknown</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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</table>

Manufactured Housing – Is the residence a:

- Mobile Home  
<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
<th>Unknown</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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</table>

- Modular  
<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
<th>Unknown</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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<td></td>
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</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Defects</th>
</tr>
</thead>
</table>

Source of Section V information: **Sellers**

Buyer Initials:  

<table>
<thead>
<tr>
<th>Initials</th>
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Seller Initials:  

<table>
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PROPERTY LOCATED AT: 159 Dark Cove, Weston, ME 04424

SECTION VI — ADDITIONAL INFORMATION

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

Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

Neither Seller nor any Broker makes any representations as to the applicability of, or compliance with, any codes of any sort, whether state, municipal, federal or any other, including but not limited to fire, life safety, building, electrical or plumbing.

As Sellers, we have provided the above information and represent that all information is correct. To the best of our knowledge, all systems and equipment, unless otherwise noted on this form, are in operational condition.

DocuSigned by: Marcus C. Russell II 10/1/2019
SELLER DATE

DocuSigned by: Erlene N. Russell 10/1/2019
SELLER DATE

SELLER

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.

DocuSigned by: Buyer Date

DocuSigned by: Buyer Date

DocuSigned by: Buyer Date
PROPERTY DISCLOSURE ADDENDUM (2019)

PROPERTY LOCATED AT: 159 Dark Cove, Weston, ME 04424

CHIMNEYS AND VENTS:

Has chimney(s) been inspected? ................................................................. □ Yes ☒ No □ Unknown
If Yes, date: __________________________
Date chimney(s) last cleaned: __________________________

Direct/Power Vent(s): ................................................................. □ Yes ☒ No □ Unknown
Has vent(s) been inspected? ................................................................. □ Yes □ No □ Unknown
If Yes, date: __________________________

Comments: __________________________________________________________

Source of information: Sellers

METHAMPHETAMINE:

METHAMPHETAMINE – Current or previously existing: ......................... □ Yes ☒ No □ Unknown

Comments: __________________________________________________________

Source of information: Sellers

ACCESS:

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? owners, informal

Road Association Name (if known):

DocuSigned by: Marcus C. Russell II 10/4/2019
Seller

DocuSigned by: Erlene N. Russell 10/4/2019
Seller

Marcus C. Russell II

Date

Erlene N. Russell

Date

The undersigned hereby acknowledge receipt of the Property Disclosure Addendum.

Buyer Date

Buyer Date

Buyer Date

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