

PROPERTY LOCATED AT: 3405 Lily Bay Rd, Frenchtown Twp, ME 04441-7003

### 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: Jan 2021 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? shocked the well after pump was replaced

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: west side of building behind kitchen

Installed by: unknown

Date of Installation: unknown

USE: Number of persons currently using system: varies

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

Comments: The main house/connected inn and bath house are tied into the septic system. RV sites are not.

Source of Section I information: seller

Buyer Initials \_\_\_\_\_

Page 1 of 7

Seller Initials Wp

PROPERTY LOCATED AT: 3405 Lily Bay Rd, Frenchtown Twp, ME 04441-7003

**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: **believed to be 1500 gallon**

Tank Type:  Concrete  Metal  Unknown  Other: \_\_\_\_\_

Location: **driveway on south side** OR  Unknown

Date installed: **unknown** Date last pumped: **Aug 2019** Name of pumping company: **Moosehead Septic**

Have you experienced any malfunctions? .....  Yes  No

If Yes, give the date and describe the problem: **replaced pump and pump station in the tank around 2010; will pump again by October 2022.**

Date of last servicing of tank: **pumped in 19** Name of company servicing tank: **Thorpe?**

Leach Field: .....  Yes  No  Unknown

If Yes, Location: **south side behind campers**

Date of installation of leach field: **unknown** Installed by: **Thorp Septic**

Date of last servicing of leach field: **N/A** Company servicing leach field: **N/A**

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: \_\_\_\_\_

Source of Section II information: **seller**

Buyer Initials \_\_\_\_\_

Seller Initials 

PROPERTY LOCATED AT: **3405 Lily Bay Rd, Frenchtown Twp, ME 04441-7003**

**SECTION III – HEATING SYSTEM(S)/HEATING SOURCES(S)**

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	<b>propane furnace</b>	<b>woodstove-living rm</b>	<b>woodstove - kitchen</b>	
Age of system(s) or source(s)	<b>2020</b>			
Name of company that services system(s) or source(s)	<b>A. E. Robinson</b>			
Date of most recent service call	<b>when installed 2020</b>			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	<b>\$2800/yr propane</b>			
Malfunction per system(s) or source(s) within past 2 years	<b>none</b>			
Other pertinent information	<b>guest end has 6 wall propane monitors</b>			

- 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: at time of chimney fire
- 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: \_\_\_\_\_

Comments: ~2003 living room chimney fire confined to behind and just above insert stove - see section VI  
 Source of Section III information: seller

**SECTION IV – HAZARDOUS MATERIAL**

The licensee is disclosing that the Seller is making representations contained herein.

- A. UNDERGROUND STORAGE TANKS** - Are there now, or have there ever been, any underground storage tanks on the property? .....  Yes  No  Unknown
- ~~If Yes, are tanks in current use? .....  Yes  No  Unknown~~
- ~~If no longer in use, how long have they been out of service? \_\_\_\_\_~~
- ~~If tanks are no longer in use, have tanks been abandoned according to DEP?  Yes  No  Unknown~~
- ~~Are tanks registered with DEP? .....  Yes  No  Unknown~~
- ~~Age of tank(s): \_\_\_\_\_ Size of tank(s): \_\_\_\_\_~~
- ~~Location: \_\_\_\_\_~~

Buyer Initials \_\_\_\_\_ Page 3 of 7 Seller Initials WP

PROPERTY LOCATED AT: **3405 Lily Bay Rd, Frenchtown Twp, ME 04441-7003**

~~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:~~ \_\_\_\_\_

**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: **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: \_\_\_\_\_

Source of information: **seller**

Buyer Initials \_\_\_\_\_

Seller Initials 

PROPERTY LOCATED AT: **3405 Lily Bay Rd, Frenchtown Twp, ME 04441-7003**

**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: **normal plaster cracks or chipping paint for the age**

Source of information: \_\_\_\_\_

**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: **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: **rights to spring across the street**


Source of information: **seller/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? \_\_\_\_\_~~

~~Road Association Name (if known): \_\_\_\_\_~~

Buyer Initials \_\_\_\_\_

Seller Initials 

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

If Yes, explain: \_\_\_\_\_

Is a Forest Management and Harvest Plan available?.....  Yes  No  Unknown

Is house now covered by flood insurance policy (not a determination of flood zone)  Yes  No  Unknown

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

Year Principal Structure Built: circa 1896

What year did Seller acquire property? 2000

Roof: Year Shingles/Other Installed: 2015 home (metal) and garage (metal), 2016 on the inn building (shingle)

Water, moisture or leakage: not since new roofs were installed

Comments: \_\_\_\_\_

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: \_\_\_\_\_

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

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

Comments: \_\_\_\_\_

Electrical:  Fuses  Circuit Breaker  Other: \_\_\_\_\_  Unknown

Comments: \_\_\_\_\_

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: \_\_\_\_\_

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: No known material defects. Older homes need maintenance and property is being sold as is, with buyer accepting that regular maintenance items are to be expected.

Comments: \_\_\_\_\_

Source of Section V information: \_\_\_\_\_

Buyer Initials \_\_\_\_\_

Seller Initials 

PROPERTY LOCATED AT: **3405 Lily Bay Rd, Frenchtown Twp, ME 04441-7003**

**SECTION VI – ADDITIONAL INFORMATION**

**The chimney fire was about 2003 or 2004 and there was no damage. The previous owners never pulled the insert stove out to clean behind it and they did not realize the creosote was built up in the fire box of the fireplace. Since then, they have pulled the stove every year since and thoroughly cleaned the fire box in addition to the chimney.**

**Generac propane auto start generator powers the lodge.**

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.

DocuSigned by:  
*Wayne Plummer*  
6C987F5D5E52457...

07/21/22 | 7:20 PM EDT

SELLER \_\_\_\_\_ DATE \_\_\_\_\_ SELLER \_\_\_\_\_ DATE \_\_\_\_\_  
**MPP, 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 \_\_\_\_\_