

PROPERTY LOCATED AT: 42 Elm Street, Guilford, ME 04443**PROPERTY DISCLOSURE**

Under Maine Law, certain information must be made available to buyers prior to or during preparation of an offer. This statement has been prepared to assist prospective buyers in evaluating this property. This disclosure is not a warranty of the condition of the property and is not part of any contract between Seller and any Buyer. Seller authorizes the disclosure of the information in this statement to real estate licensees and to prospective buyers of this property. The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

DO NOT LEAVE ANY QUESTIONS BLANK. STRIKE, WRITE N/A OR UNKNOWN IF NEEDED.**SECTION I - WATER SUPPLY**

TYPE OF SYSTEM: Public Private Seasonal _____ Unknown
 Drilled Dug Other _____

MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water system?

Pump (if any): N/A Yes No Unknown
 Quantity: Yes No Unknown
 Quality: Yes No Unknown

If Yes to any question, please explain in the comment section below or with attachment.

WATER TEST: Have you had the water tested? Yes No
 If Yes, Date of most recent test: _____ Are test results available? .. Yes No
 To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notation? Yes No
 If Yes, are test results available? Yes No
 What steps were taken to remedy the problem? _____

~~IF PRIVATE: (Strike Section if Not Applicable):~~~~INSTALLATION: Location:~~~~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: Public Water SupplySource of Section I information: Seller

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PROPERTY LOCATED AT: 42 Elm Street, Guilford, ME 04443**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 NoIf Yes, are they available? Yes NoIs System located in a Shoreland Zone? Yes No UnknownComments: Public SewerSource of Section II information: Seller

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PROPERTY LOCATED AT: 42 Elm Street, Guilford, ME 04443**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	FHA	Pellet Stove		
Age of system(s) or source(s)	Unknown	Unknown		
TYPE(S) of Fuel	#2 Heating Fuel	Wood Pellets		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	750 gallons +-	Currently not in use		
Name of company that services system(s) or source(s)				
Date of most recent service call	Jan 2025			
Malfunctions per system(s) or source(s) within past 2 years	None			
Other pertinent information				

Are there fuel supply lines? Yes No UnknownAre any buried? Yes No UnknownAre all sleeved? Yes No UnknownChimney(s): Yes NoIf Yes, are they lined: Yes No UnknownIs more than one heat source vented through one flue? Yes No UnknownHad a chimney fire: Yes No UnknownHas chimney(s) been inspected? Yes No Unknown

If Yes, date: _____

Date chimney(s) last cleaned: UnknownDirect/Power Vent(s): Yes No UnknownHas vent(s) been inspected? Yes No Unknown

If Yes, date: _____

Comments: _____

Source of Section III information: Seller**SECTION IV - HAZARDOUS MATERIAL**

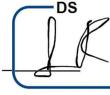
The licensee is disclosing that the Seller is making representations contained herein.

A. **UNDERGROUND STORAGE TANKS** - Are there now, or have there ever been, any underground storage tanks on the property? Yes No UnknownIf Yes, are tanks in current use? Yes No UnknownIf no longer in use, how long have they been out of service? Removed - 1986If tanks are no longer in use, have tanks been abandoned according to DEP? Yes No UnknownAre tanks registered with DEP? Yes No UnknownAge of tank(s): N/A Size of tank(s): N/ALocation: N/A

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PROPERTY LOCATED AT: 42 Elm Street, Guilford, ME 04443What materials are, or were, stored in the tank(s)? GasolineHave you experienced any problems such as leakage: Yes No UnknownComments: According to Maine DEP records, Tank was removed on Sept 1, 1986Source of information: Public Record**B. ASBESTOS** - Is there now or has there been asbestos:As insulation on the heating system pipes or duct work? Yes No UnknownIn the ceilings? Yes No UnknownIn the siding? Yes No UnknownIn the roofing shingles? Yes No UnknownIn flooring tiles? Yes No UnknownOther: 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 UnknownAre 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 UnknownAre test results available? Yes NoResults/Comments: Public Water SupplySource of information: Seller**E. METHAMPHETAMINE** - Current or previously existing: Yes No Unknown

Comments: _____

Source of information: Seller

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PROPERTY LOCATED AT: 42 Elm Street, Guilford, ME 04443**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: **Seller****G. OTHER HAZARDOUS MATERIALS** - Current or previously existing:TOXIC MATERIAL: Yes No UnknownLAND FILL: Yes No UnknownRADIOACTIVE MATERIAL: Yes No UnknownOther: **No known hazardous materials on the property.**Source of information: **Seller****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 UnknownIf Yes, explain: **State of Maine drainage easement noted in deed.**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? _____

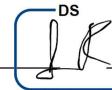
Road Association Name (if known): _____

Source of information: **Seller**

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PROPERTY LOCATED AT: 42 Elm Street, Guilford, ME 04443**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: _____

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

If Yes, explain: _____

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

If Yes, explain: _____

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: _____

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: _____

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?

Relevant Panel Number: _____ Year: _____ (Attach a copy)

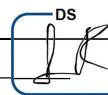
Comments: _____

Source of Section VI information: **Seller & FEMA Flood Maps**

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PROPERTY LOCATED AT: 42 Elm Street, Guilford, ME 04443**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: _____

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: _____

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

Year Principal Structure Built: 1900 +/- What year did Seller acquire property? 2023

Roof: Year Shingles/Other Installed: Unknown

Water, moisture or leakage: _____

Comments: According to earlier disclosure a portion of roof was done in 2017.

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: No basement

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: Old apartment on 2nd level has been vacant for many years.

Would need extensive renovations to be used as living space again.

Comments: _____

Source of Section VII information: Seller

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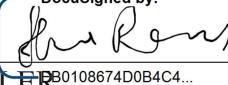
SECTION VIII - ADDITIONAL INFORMATION

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:

10/3/2025
SELLER DATE SELLER DATE
EB0108674D0B4C4...
Steven Remy, Jr.

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

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