

PROPERTY LOCATED AT: 84 School Street, Waldoboro, ME 04572

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? Public Water Supply 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: Seller receives text alerts that water system will be flushed quarterly billed by Maine Water periodical ~\$80.00

Source of Section I information: Seller
Buyer Initials _____ Page 1 of 7 Seller Initials GR

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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: N/A

Have you experienced any problems such as line or other malfunctions? Yes No

What steps were taken to remedy the problem? N/A

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 - Owner billed quarterly ~\$70.00.

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

Table with 5 columns: Heating System(s) or Source(s), SYSTEM 1, SYSTEM 2, SYSTEM 3, SYSTEM 4. Rows include TYPE(S) of System, Age of system(s) or source(s), TYPE(S) of Fuel, Annual consumption per system or source, Name of company that services system(s) or source(s), Date of most recent service call, Malfunctions per system(s) or source(s) within past 2 years, and Other pertinent information.

Are there fuel supply lines? ... Yes No Unknown
Are any buried? ... Yes No Unknown
Are all sleeved? ... Yes No Unknown
Chimney(s): Stainless Chimney For Boiler Only ... 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: None
Date chimney(s) last cleaned: N/A
Direct/Power Vent(s): ... Yes No Unknown
Has vent(s) been inspected? Seller serviced in '23: Pennair Heaters (2) ... Yes No Unknown
If Yes, date:
Comments: Boiler & Baseboards drained & repressurized in 2023
Source of Section III information: Seller Two brick Chimneys not in Use; not lined.

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): N/A Size of tank(s): N/A
Location: N/A

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Seller Initials

Handwritten initials: GR

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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: None
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: None Yes No Unknown
Comments: None
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: _____

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: _____

E. METHAMPHETAMINE - Current or previously existing: Yes No Unknown
Comments: None
Source of information: Seller

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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: Unknown

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

If Yes, describe: N/A

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

Comments: In 1st Floor living Ceiling. Exterior Trim: Dea of Home

Source of information: Seller

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

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: None

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): _____

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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: None

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: Propane Tank - Dead River

Year Principal Structure Built: 1980

What year did Seller acquire property? 2021

Roof: Year Shingles/Other Installed: +/- 11 years old. Shingles over sunpatch
Water, moisture or leakage: None in need of replacement

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: Seasonal water/moisture in crawl space All systems on 1st floor

Mold: Has the property ever been tested for mold? Yes No Unknown
If Yes, are test results available? Yes No

Comments: N/A

Electrical: Fuses Circuit Breaker Other: _____ Unknown

Comments: None

Has all or a portion of the property been surveyed? Pins Visible 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

Comments: None

Source of Section V information: Seller

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SECTION VI – ADDITIONAL INFORMATION

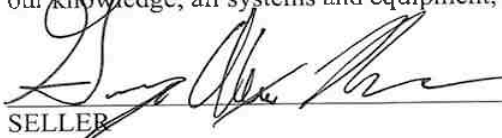
* See List of Home Improvements
* Old Boiler (Hulk) in Crawl Space and will remain there at time of closing.
* 1st Floor unit is in final phase of renovations - trim to be installed, walls to be sanded/painted w/some mudding to be done. Property priced accordingly.

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.


SELLER _____ DATE 2/13/24
George Alex Rowe

SELLER _____ DATE _____

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 George Alex Rowe (hereinafter "Seller")

AND _____ (hereinafter "Buyer")

FOR PROPERTY LOCATED AT 84 School Street, Waldoboro, ME 04572

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).

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).

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.

____ Date _____ Seller George Alex Rowe Date 2/13/24

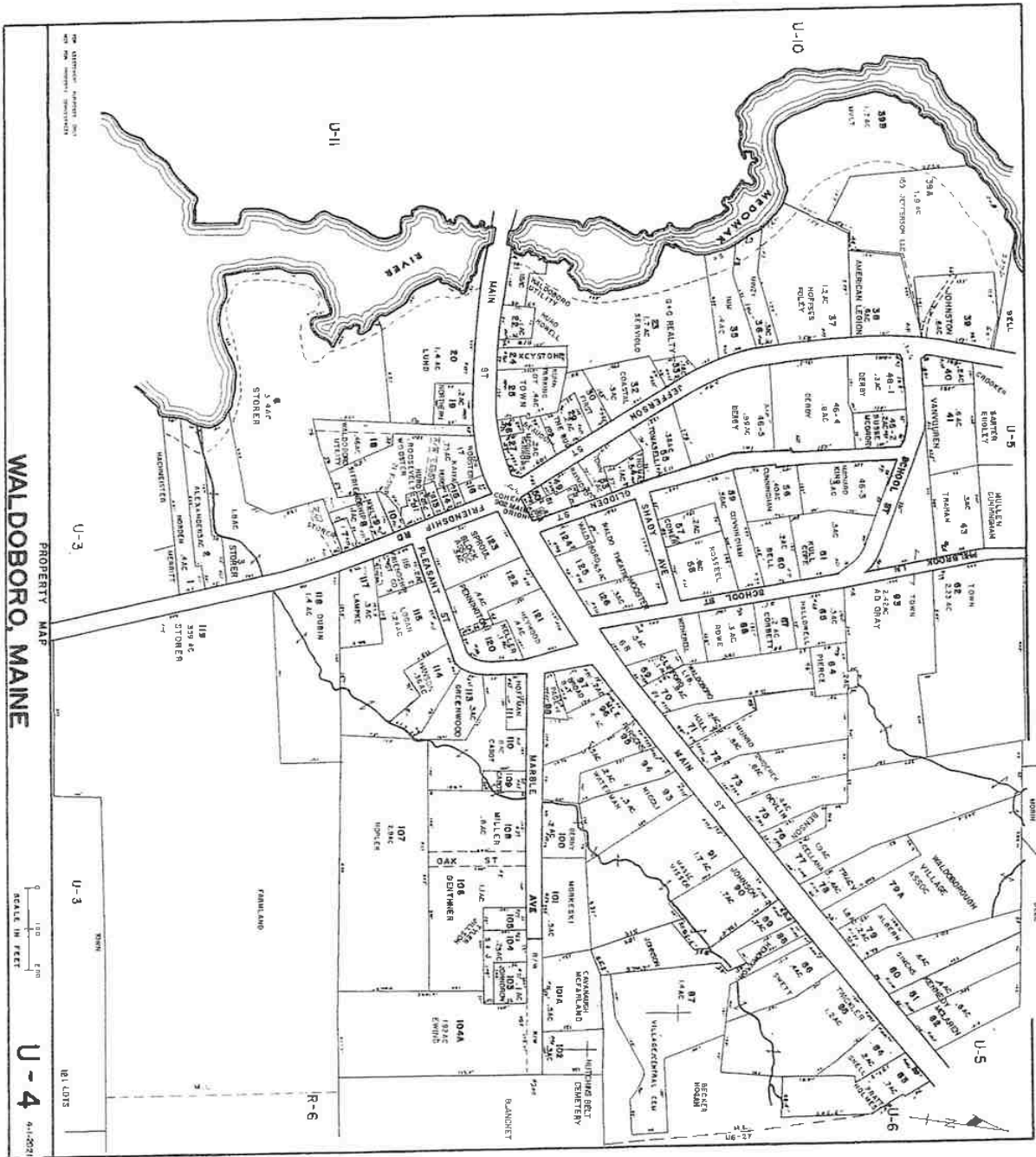
____ Date _____ Seller _____ Date _____

____ Date _____ Seller _____ Date _____

____ Date _____ Seller _____ Date _____
Agent Meriwether Gill Date 2-12-24

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Receipt # 43562
E-RECORDED

Bk 5701 PG 135
04/26/2021 08:14:11 AM
Pages 3
DEEDS

Instr # 73313
Rebecca S. Wotton Lincoln County Registry of Deeds

DLN: 1002140141389

**QUITCLAIM DEED
(Made With Covenant)**

We, Norma D. Osier and Melanee Osier-Gilbert, whose mailing address is 316 Medomak Road, Bremon, Maine 04551, for consideration paid, grant to George Alexander Rowe, whose mailing address is P.O. Box 793, Rockland, Maine 04841, **WITH QUITCLAIM COVENANT**, certain lots or parcels of land, together with the buildings and improvements thereon, situated in the Town of Waldoboro, County of Lincoln and State of Maine, described in Exhibit A, attached hereto and incorporated herein by reference thereto.

WITNESS our hands and seals this 26 day of February, 2021.

[Signature]
Witness
[Signature]
Witness

[Signature]
Norma D. Osier
[Signature]
Melanee Osier-Gilbert

STATE OF MAINE
County of Lincoln February 26, 2021

Then personally appeared the above named Norma D. Osier and Melanee Osier-Gilbert and acknowledged the foregoing instrument to be their free act and deed.

Before me,
[Signature]
Notary Public/Attorney at Law
Printed Name: Robert B. Carter esq.

**MAINE REAL ESTATE
TRANSFER TAX PAID**

EXHIBIT A

LAND SITUATED IN THE COUNTY OF LINCOLN IN THE STATE OF ME

SITUATED ON THE ROAD LEADING TO THE CONGREGATIONAL CHURCH AND BOUNDED ON THE NORTH BY LAND FORMERLY OF THE LATE ALEXANDER PALMER, ON THE EAST BY LAND FORMERLY OF WILLIAM FISH; ON THE SOUTH BY LAND FORMERLY OWNED OR OCCUPIED BY M. M. RAWSON AND ON THE WEST BY THE AFORESAID ROAD LEADING TO THE CONGREGATIONAL CHURCH

ALSO ANOTHER CERTAIN LOT OR PARCEL OF LAND SITUATED IN WALDOBORO, COUNTY OF LINCOLN AND STATE OF MAINE, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING ON THE EASTERLY SIDE OF CHURCH STREET, SO-CALLED, AT LAND NOW OR FORMERLY OF LOUISE BLISS MILLER; THENCE NORTHERLY BY AND ON SAID CHURCH STREET 10 FEET; THENCE EASTERLY BY LINE PARALLEL WITH SAID LOUISE BLISS MILLER'S NORTH LINE TO LAND NOW OR FORMERLY OF THE HEIRS OF GEORGE W. ACHOM; THENCE SOUTHERLY BY LAND NOW OR FORMERLY OF THE HEIRS OF GEORGE W. ACHOM 10 FEET TO LAND NOW OR FORMERLY OF LOUISE BLISS MILLER; THENCE WESTERLY BY LAND NOW OR FORMERLY OF LOUISE BLISS MILLER TO THE POINT OF BEGINNING; MEANING HEREBY TO CONVEY A STRIP 10 FEET WIDE FROM THE SOUTHERLY SIDE OF LAND NOW OR FORMERLY OF IDA M. WELT. RESERVING, HOWEVER, THE TWO APPLE TREES ON THE ABOVE DESCRIBED PREMISES WITH THE RIGHT TO ENTER ON ABOVE LAND FOR THE PURPOSE OF GATHERING THE APPLES FROM SAID TREES.

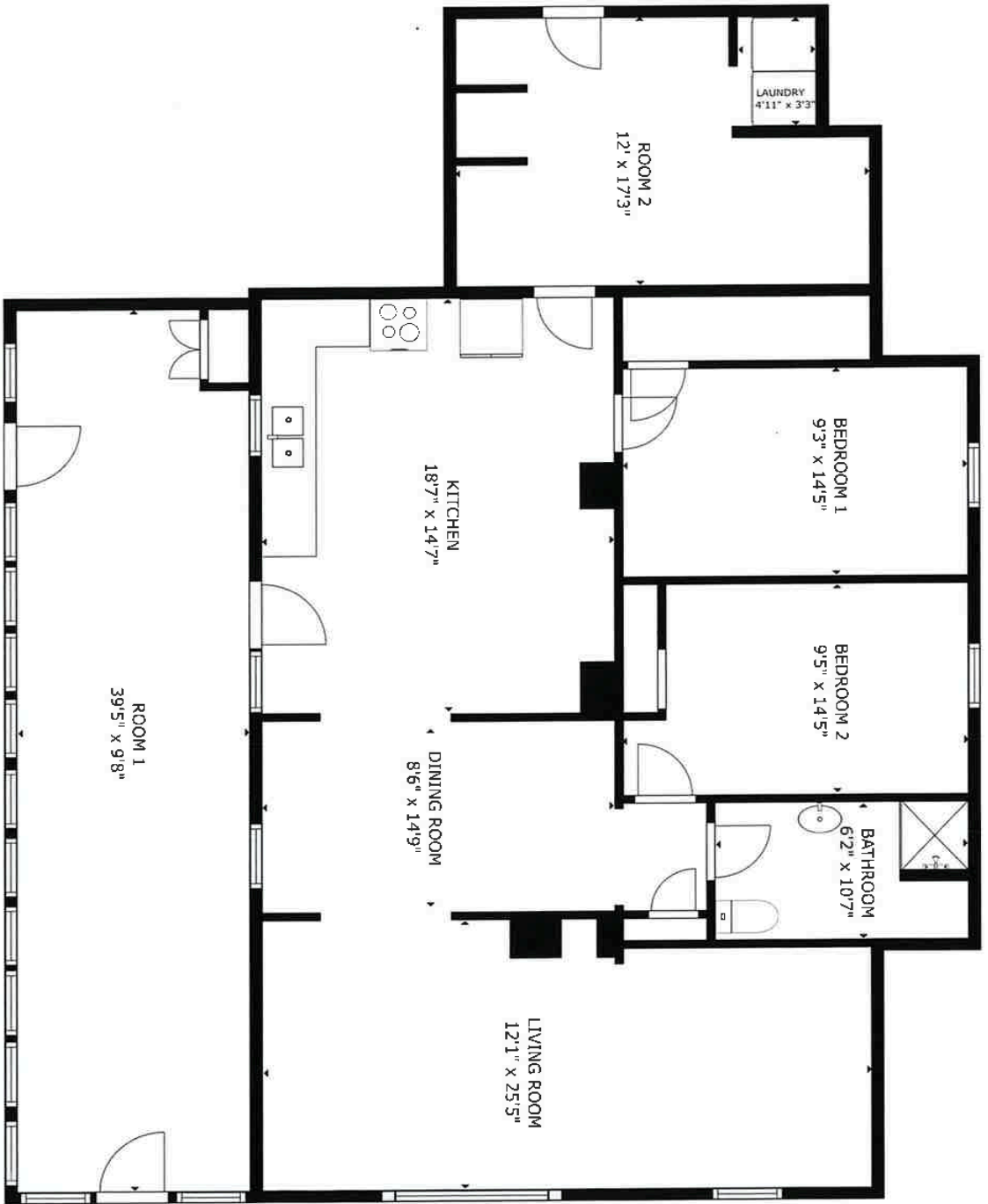
ALSO ANOTHER CERTAIN LOT OR PARCEL OF LAND SITUATED IN WALDOBORO, COUNTY OF LINCOLN AND STATE OF MAINE, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A BOLT ON CHURCH STREET AT LAND NOW OR FORMERLY OF LAWRENCE NADEAU AND MARJON W. NADEAU; THENCE RUNNING SOUTH 100 FEET TO OTHER LAND NOW OR FORMERLY OF THE MA DEPATSY; THENCE RUNNING EAST TO LAND NOW OR FORMERLY OF PARKER SPOPPORD AT A FENCE; THENCE RUNNING NORTH 95 FEET TO OTHER LAND NOW OR FORMERLY OF LAWRENCE NADEAU AND MARION W. NADEAU; THENCE RUNNING WEST TO CHURCH STREET AND POINT OF BEGINNING.

EXCEPTING FROM THE ABOVE DESCRIBED PARCEL THE LAND DESCRIBED IN A DEED FROM NORMA D. OSIER AND MELANEE OSIER-GILBERT TO HOWARD CROCKER DATED FEBRUARY 10, 2011 AND RECORDED IN THE LINCOLN COUNTY REGISTRY OF DEEDS BOOK 4491, PAGE 85.

THELMA M. ILIVES DIED JANUARY 14, 2007, THEREBY TERMINATING HER LIFE ESTATE.

BEING THE SAME PREMISES DESCRIBED IN A DEED OF ALICE O. DEPATSY, TRUSTEE OF THE NICHOLAS DEPATSY, JR. TRUST, MARIE J. BIRD AND NORMA D. OSIER TO NORMA D. OSIER AND MELANEE OSIER-GILBERT DATED DECEMBER 3, 2008 AND RECORDED IN THE LINCOLN COUNTY REGISTRY OF DEEDS IN BOOK 4079, PAGE 312.

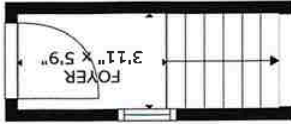


GROSS INTERNAL AREA
 FLOOR 1: 1721 sq ft
 TOTAL: 1721 sq ft

SIZE: 30'0" x 50'0" (APPROXIMATE) - SEE FLOOR PLAN FOR DETAILS



FLOOR 1



FLOOR 2



GROSS INTERNAL AREA
 FLOOR 1: 40 sq. ft. FLOOR 2: 1116 sq. ft.
 TOTAL: 1156 sq. ft.

SIZE AND DIMENSIONS ARE APPROXIMATE AND CAN VARY



Home improvements by year since purchase in Feb 2021**2021**

- Front yard fountain and planter removed.
- Mailbox installed.
- Removed stoop from tenant driveway side of Unit A sunroom.
- Closed off back hallway for future use as a utility room.

2nd Floor unit:

- Completely gutted drywall, trim, kitchen cabinets, kitchen appliances, removed walls.

2022**1st Floor unit:**

- Removed worse parts of back fence.
- Removal of kitchen cabinets and floor
- Removal of drywall in kitchen & living room
- Removal of outdated knob & tube electrical system.
- Removal of copper plumbing drains and supply lines
- Removal of Laundry from Kitchen
- Updated electrical system to code standard from panel to outlets.
- Installed PVC plumbing drains for bathroom, kitchen, and new laundry location near furnace room.
- Installed PEX lines from water meter under sunroom to water heaters in back hallway. Cold water supply for both unit's domestic water comes from this supply line. There is a quarter turn ball valve just after the water meter that will turn off water supply to the house, as well as after the split for cold water for Unit A & B in back hallway.
- Installed 2 Electric 40 Gallon water heaters in the back hallway. One for each unit. Each line has a quarter turn ball valve on the supply lines as well as at each service.
- Insulated with R-13 fiberglass batt exterior living room walls including the front sunroom and back tenant stairwell walls. As well as the front kitchen and garage walls.
- The laundry room located just outside of the kitchen is insulated with R-13 Insulation as well on all walls and most of the ceiling.
- New drywall on all the recently insulated surfaces
- Permanent shelf installed in laundry room for storage with a fridge/freezer cubby.
- New PVC drain line from Laundry to sewer line including sink in kitchen. Both have the proper traps in place.
- Laundry pedestal installed for W & D.
- A laundry vent runs through the back hallway in a protected box.
- LED lighting installed in laundry room.

- Sconce lighting installed in the living rooms.
- Black walnut cabinets installed in kitchen.
- Melamine countertops with new sink fixtures.
- Solar flood light over garage side of driveway.

2022 ~ Continued:

2nd Floor unit:

- Installed new electrical panel in unit's kitchen bypassing panel in Unit A garage.
- Run new electrical system throughout apartment for lights, outlets, and appliances.
- PEX from domestic cold supply line to all plumbing fixtures and from 40-gallon water heater to same fixtures. All lines are protected with insulation in walls.
- All lighting is recessed and LED.
- The attic has old blown insulation and is staged for blow-in insulation later.
- Both Rinnai LPG heaters serviced
- New bathroom subfloor installed over new PVC drain system.
- Bathroom water supply lines run through attic space to come down into the wall for fixtures.
- New energy efficient windows installed in the laundry room and living room over driveway.
- New window and door trim throughout.
- New closet in the bedroom with attic access.
- Installed dryer vent
- Solar flood light over driveway.

2023

1st Floor unit:

- New engineered vinyl plank flooring installed in the kitchen.

2nd Floor unit:

- New drywall installed throughout the unit.
- New bathroom shower, vanity w/ mirror and toilet installed.
- New engineered vinyl plank was installed in the bathroom.
- New custom kitchen cabinets w/soft close doors & drawers
- New laminate counter tops.
- Painted with new drywall PVA then top colors.
- Stained entry staircase
- All new kitchen appliances

2024

1st Floor unit:

- Started Drywall mud.
- Started removing/cleaning up all unused electrical through garage from panels.

2nd Floor unit:

- No Improvements made.

Home improvements by year since purchase in Feb 2021

2021

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- Mailbox installed.
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