

### 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  
Source of Section I information: Sellers

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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: \_\_\_\_\_

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

What steps were taken to remedy the problem? Vent piped blocked in snowstorm. Removed snow. No issue.

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: \_\_\_\_\_

Source of Section II information: Seller

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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  | <u>FHW</u>                              |          |          |          |
| Age of system(s) or source(s)  | <u>7 years old</u>                      |          |          |          |
| TYPE(S) of Fuel  | <u>oil</u>                              |          |          |          |
| Annual consumption per system or source (i.e., gallons, kilowatt hours, cords) | <u>500 gallons</u>                      |          |          |          |
| Name of company that services system(s) or source(s)                           | <u>Honeywell &amp; Private Services</u> |          |          |          |
| Date of most recent service call   | <u>October 2023</u>                     |          |          |          |
| Malfunctions per system(s) or source(s) within past 2 years                    | <u>None</u>                             |          |          |          |
| Other pertinent information  | <u>None</u>                             |          |          |          |

- 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: 15 years +- ago
- Date chimney(s) last cleaned: None
- Direct/Power Vent(s): .....  Yes  No  Unknown
- Has 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  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: \_\_\_\_\_

Source of information: Seller is unaware of any tanks

**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: No known asbestos in building

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: \_\_\_\_\_

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

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: \_\_\_\_\_

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: Neighbor in back of property claiming eminent domain up to eaveless fence.

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 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: \_\_\_\_\_

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: None

Year Principal Structure Built: 1930 seller believes

What year did Seller acquire property? 2022

Roof: Year Shingles/Other Installed: 2022

Water, moisture or leakage: None

Comments: ~~Heavy rains and water table fluctuations~~

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: Heavy rains and water table fluctuations

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: None

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

Source of Section V information: Sellers

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**SECTION VI – ADDITIONAL INFORMATION**

*See additional information attached*

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.

|                              |                  |                              |                  |
|------------------------------|------------------|------------------------------|------------------|
| <u><i>Roger A. Morse</i></u> | <u>6/26/2024</u> | <u><i>Carol Jo Morse</i></u> | <u>6-26-2024</u> |
| SELLER                       | DATE             | SELLER                       | DATE             |
| <b>Roger A. Morse</b>        |                  | <b>Carol Jo Morse</b>        |                  |

|                 |               |                 |               |
|-----------------|---------------|-----------------|---------------|
| _____<br>SELLER | _____<br>DATE | _____<br>SELLER | _____<br>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.

|                |               |                |               |
|----------------|---------------|----------------|---------------|
| _____<br>BUYER | _____<br>DATE | _____<br>BUYER | _____<br>DATE |
|----------------|---------------|----------------|---------------|

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|----------------|---------------|----------------|---------------|
| _____<br>BUYER | _____<br>DATE | _____<br>BUYER | _____<br>DATE |
|----------------|---------------|----------------|---------------|

## SCOPE OF WORK: 394 MAIN STREET, WESTBROOK, ME

Existing mid to early twentieth century single story retail building with full basement needs structural repairs. The following is a preliminary plan of the necessary improvements.

INTERIOR structural repair on south wall: Two thirds of the south wall has a sloped top of foundation wall. The floor joists are notched, sit directly on the concrete and are below grade resulting in rotted joist ends. See photo of current condition showing the notched joists sitting directly on foundation wall.

- Install 2x6 pressure treated ledger on the full length of the existing concrete basement wall with expansion bolt anchors.
- Sister pressure treated 2x8's to each of the floor joists (that are notched and or rotted) and bear on the ledger. All existing joists that are solid should be shimmed to also bear on the ledger. Secure each joist to ledger with galvanized metal tie down. Plan on reinforcing (20) 2x10 floor joists. See photo of current condition showing the notched joists sitting directly on foundation wall

EXTERIOR repairs to wall sheathing where below grade: Approximately 24 linear feet on the east wall and approximately 24 linear feet on the south wall are 12 inch (+/-) below grade and assumed to be rotted. It does not appear to have a perimeter rim joist. See photo of current exterior condition.

- Pull crushed stone drip edge and filter fabric back to expose sub-grade conditions.
- Remove vinyl siding below grade to expose original siding and sheathing. Where siding and sheathing is below grade, replace with pressure treated lumber so that vinyl siding will be continuous with other vinyl siding when replaced.
- Replace/reinstall vinyl siding to match existing.
- Reinstall filter fabric and stone drip edge. Maintain existing stone drip edge slope to drain.



Existing joist seat at basement wall



South wall prior to installed stone drip edge