

PROPERTY LOCATED AT: Winn, Maine, 1072 Route 168, ME 04495**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: 2002 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: Front lawn

Installed by: Lord's Well Drilling

Date of Installation: 2002

USE:

Number of persons currently using system: 3

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

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

Source of Section I information: Sellers

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Page 1 of 7

Seller Initials

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PROPERTY LOCATED AT: Winn, Maine, 1072 Route 168, ME 04495**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: right side of porch OR ☐ UnknownDate installed: 2002 Date last pumped: 2021 Name of pumping company: Cal's SepticHave 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 ☐ UnknownIf Yes, Location: right side of porchDate of installation of leach field: 2002 Installed by: Allan Hanscom Construction~~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 ☐ Unknown

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

Source of Section II information: Sellers

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

Page 2 of 7

Seller Initials

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PROPERTY LOCATED AT: Winn, Maine, 1072 Route 168, ME 04495**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>System 2000</b>       | <b>Woodstove</b>  |          |          |
| Age of system(s) or source(s)                                                  | <b>20 years</b>          | <b>20 years</b>   |          |          |
| Name of company that services system(s) or source(s)                           | <b>Kris King-Mascone</b> | <b>None</b>       |          |          |
| Date of most recent service call                                               | <b>10-21</b>             | <b>05/27/2022</b> |          |          |
| Annual consumption per system or source (i.e., gallons, kilowatt hours, cords) | <b>600 gallons</b>       | <b>2 cord</b>     |          |          |
| Malfunction per system(s) or source(s) within past 2 years                     | <b>None</b>              | <b>None</b>       |          |          |
| Other pertinent information                                                    | <b>None</b>              | <b>None</b>       |          |          |

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: 10-21Direct/Power Vent(s): ..... ☐ Yes ☒ No ☐ UnknownHas vent(s) been inspected? ..... ☐ Yes ☒ No ☐ Unknown~~If Yes, date:~~ \_\_\_\_\_~~Comments:~~ \_\_\_\_\_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 ☒ 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 DRER

PROPERTY LOCATED AT: **Winn, Maine, 1072 Route 168, ME 04495**~~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 ☐ 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: **Sellers****C. RADON/AIR** - Current or previously existing:Has the property been tested? ..... ☐ Yes ☒ No ☐ UnknownIf 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 ☐ UnknownAre 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

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PROPERTY LOCATED AT: Winn, Maine, 1072 Route 168, ME 04495**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 ☐ UnknownLAND FILL: ..... ☐ Yes ☒ No ☐ UnknownRADIOACTIVE 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: \_\_\_\_\_

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

Page 5 of 7

Seller Initials DRER

PROPERTY LOCATED AT: **Winn, Maine, 1072 Route 168, ME 04495**

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 ☐ UnknownIf Yes, explain: **Homestead**Is a Forest Management and Harvest Plan available?..... ☐ Yes ☒ No ☐ UnknownIs 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: \_\_\_\_\_

Year Principal Structure Built: **2002**What year did Seller acquire property? **2002**Roof: Year Shingles/Other Installed: **2002 Metal**Water, moisture or leakage: **none**

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

Foundation/Basement:

Is there a Sump Pump? ..... ☐ Yes ☒ No ☐ UnknownWater, moisture or leakage since you owned the property: ..... ☐ Yes ☒ No ☐ UnknownPrior water, moisture or leakage? ..... ☐ Yes ☒ No ☐ Unknown

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

Mold: Has the property ever been tested for mold? ..... ☐ Yes ☐ No ☐ UnknownIf 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 ☐ UnknownIf Yes, is the survey available? ..... ☐ Yes ☒ No ☐ Unknown

Manufactured Housing – Is the residence a:

Mobile Home ..... ☐ Yes ☒ No ☐ UnknownModular ..... ☐ 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 known.**

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

Source of Section V information: **Sellers**

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Page 6 of 7

Seller Initials

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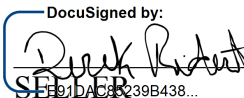
PROPERTY LOCATED AT: Winn, Maine, 1072 Route 168, ME 04495**SECTION VI — ADDITIONAL INFORMATION**

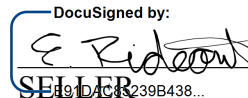
ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: ..... ☐ Yes ☒ No

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:  
  
 5/31/2022  
 SELLER  
 DATE  
**Derek Rideout**

DocuSigned by:  
  
 5/31/2022  
 SELLER  
 DATE  
**Emily Rideout**

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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BUYER DATE

