PROPERTY LOCATED AT: 65 Wildbrook Lane Eliot Maine 03903

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: 12-2024 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? N/A

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: Backyard
Installed by: Clearwater Artesian Well
Date of Installation: 2013

USE: Number of persons currently using system: 5
Does system supply water for more than one household? ☑ Yes ☐ No ☐ Unknown

Comments: Rear ADU, pump new in 2024

Source of Section I information: Seller

Buyer Initials ____ ____ ____ ____

Seller Initials BC _____ _____

Duston Leddy Real Estate, 36 Maplewood Ave Portsmouth NH 03801 Phone: 6036618127 Fax:
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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: 1500 gallon
Tank Type: ☒ Concrete ☐ Metal ☐ Unknown ☐ Other: 1000 ADU 2 Bedroom
Location: Front yard. OR ☐ Unknown
Date installed: 2013 Date last pumped: 2022 Name of pumping company: Morgridge
Have you experienced any malfunctions? ..... ☐ Yes ☒ No
If Yes, give the date and describe the problem: N/A

Date of last servicing of tank: 2022 Name of company servicing tank: Morgridge
Leach Field: ..... ☒ Yes ☐ No ☐ Unknown
If Yes, Location: Front yard mainhouse, ADU side yard
Date of installation of leach field: 2013 Installed by: unk
Date of last servicing of leach field: unk Company servicing leach field: unk
Have you experienced any malfunctions? ..... ☐ Yes ☒ No
If Yes, give the date and describe the problem and what steps were taken to remedy: N/A

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: N/A
Source of Section II information: Seller

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

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	Forced hot air	Ductless	mini split	mini split
Age of system(s) or source(s)	2013	2013	2020	2024
Name of company that services system(s) or source(s)	Palmer	Palmer	Palmer	Palmer
Date of most recent service call	Sep 2024	Sep 2024	Sep 2024	Sep 2024
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	1000 gal	125 gal	N/A	N/A
Malfunction per system(s) or source(s) within past 2 years	N/A	N/A	N/A	N/A
Other pertinent information	Main house	above garage	basement	ADU.

Are there fuel supply lines? ..... ☒ Yes ☐ No ☐ Unknown
Are any buried? ..... ☒ Yes ☐ No ☐ Unknown
Are all sleeved? ..... ☒ Yes ☐ No ☐ Unknown
Chimney(s): ..... ☐ Yes ☐ No abandoned
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: _____
Date chimney(s) last cleaned: unk
Direct/Power Vent(s): ..... ☐ Yes ☐ No ☒ Unknown
Has vent(s) been inspected? ..... ☐ Yes ☐ No ☒ Unknown
If Yes, date: unk
Comments: N/A
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? N/A
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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What materials are, or were, stored in the tank(s)? N/A

Have you experienced any problems such as leakage: ..... ☐ Yes ☐ No ☒ Unknown

Comments: N/A

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: _____ ☐ Yes ☒ No ☐ Unknown

Comments: N/A

Source of information: Seller

C. RADON/AIR - Current or previously existing:

Has the property been tested? ..... ☐ Yes ☐ No ☒ Unknown

If Yes: Date: unk By: unk

Results: unk

If applicable, what remedial steps were taken? unk

Has the property been tested since remedial steps? ..... ☐ Yes ☐ No ☒ Unknown

Are test results available? ..... ☐ Yes ☒ No

Results/Comments: unk

Source of information: unk

D. RADON/WATER - Current or previously existing:

Has the property been tested? ..... ☐ Yes ☐ No ☒ Unknown

If Yes: Date: unk By: unk

Results: unk

If applicable, what remedial steps were taken? unk

Has the property been tested since remedial steps? ..... ☐ Yes ☐ No ☒ Unknown

Are test results available? ..... ☐ Yes ☒ No

Results/Comments: N/A

Source of information: Seller

E. METHAMPHETAMINE - Current or previously existing: ☐ Yes ☐ No ☒ Unknown

Comments: N/A

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: N/A

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

Comments: N/A

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: N/A

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

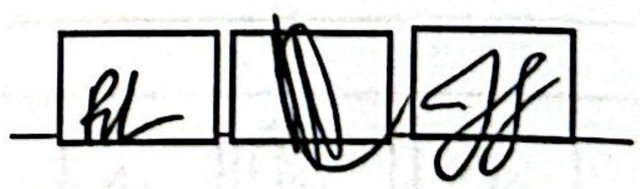
If Yes, explain: Utility Easement to 63 Wildbrook Lane.

Source of information: Seller

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? N/A

Road Association Name (if known): Wildbrook Lane Road Assoc. - private



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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: N/A

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 tanks

Year Principal Structure Built: 2013

What year did Seller acquire property? 2019

Roof: Year Shingles/Other Installed: 2013 main house 2024 ADU

Water, moisture or leakage: N/A

Comments: N/A

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: N/A

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: N/A

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: N/A

Comments: N/A

Source of Section V information: Seller

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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.

SELLER	11/10/25 DATE	SELLER	11.10.25 DATE
SELLER	11/11/2025 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

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EQUAL HOUSING OPPORTUNITY

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