Authentisign ID: 1A107C65-8ECC-F111-BF5B-000D3A4FF82A

PROPERTY LOCATED AT: **831 Dutch Neck Road, 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 _____ ☐ Unknown
☒ Drilled ☐ Dug ☒ Other **Old remaining dug well filled in**

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: **approx 2023** Are test results available? .. ☐ Yes ☒ No

To your knowledge, have any test results ever:

a) Been reported as unsatisfactory or satisfactory with notation?..... ☒ Yes ☐ No
b) Detected perfluoroalkyl and polyfluoroalkyl (PFA) substances? ☐ Yes ☒ No

If Yes to (a) and/or (b) above, are test results available? ..... ☐ Yes ☒ No

What steps were taken to remedy the problem? **high mineral content-installed TAC hard water conditionr**

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: **Side of house**
Installed by: **Unknown**
Date of Installation: **Unknown**

USE: Number of persons currently using system: **2**

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

Comments: **Well ran dry once during a drought when gardening hose was left on - recovered in a few hours / hand pump added on well**

Source of Section I information: **Seller**

Authentisign ID: 1A107C65-8ECC-F111-BF5B-000D3A4FF82A

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: _____

☐ Overboard Discharge (38 MRS Section 413(3) and (3-A))

Tank Size: ☒ 500 Gallon ☐ 1000 Gallon ☐ Unknown ☐ Other: _____

Tank Type: ☒ Concrete ☐ Metal ☐ Unknown ☐ Other: _____

Location: **Driveway side of house** OR ☐ Unknown

Date installed: **unknown** Date last pumped: **June 2025** Name of pumping company: **Roy Griffin**

Have you experienced any malfunctions? ☒ Yes ☐ No

If Yes, give the date and describe the problem: **Repaired portion of septic pipe from house to the tank**

Date of last servicing of tank: **unknown** Name of company servicing tank: **n/a**

Leach Field: ☒ Yes ☐ No ☐ Unknown

If Yes, Location: **Driveway side of house beyond septic tank**

Date of installation of leach field: **unknown** Installed by: **unknown**

Date of last servicing of leach field: **unknown** Company servicing leach field: **unknown**

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: **Town file has some old notes stating that the leach field may be older trench stone style but no design located**

Source of Section II information: **Seller ; Public Record**

Produced with Lone Wolf Transact 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

Authentisign ID: 1A107C65-8ECC-F111-BF5B-000D3A4FF82A

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	**Heat Pump**	**Woodstove-LivingRm**	**Woodstove - Den**	
Age of system(s) or source(s)	**2021**	**2018**	**2018**	
TYPE(S) of Fuel	**Electricity**	**Wood**	**Wood**	
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	**$0 annually solar panels cover cost**	**1.5 - 2 cords annually**	**included with usage of LR woodstove**	
Name of company that services system(s) or source(s)	**Dave's World**	**None Needed**	**None Needed**	
Date of most recent service call	**Summer 2026-cleaning**	**None Needed**	**None Needed**	
Malfunctions per system(s) or source(s) within past 2 years	**None**	**None**	**None**	
Other pertinent information	**Annual cleanings - no issues**	**Seller does cleanings**	**Seller does cleanings**	

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: **September 2026**

Date chimney(s) last cleaned: **September 2026**

Direct and/or Power Vent(s): ..... ☐ Yes ☒ No ☐ Unknown

Has vent(s) been inspected? ..... ☐ Yes ☒ No ☐ Unknown

If Yes, date: **n/a**

Comments: **Exterior chimney in Den is clay lined and interior chimney in LR is metal lined by C&J Chimney-Cleanings done by C&J also**

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**

Authentisign ID: 1A107C65-8ECC-F111-BF5B-000D3A4FF82A

What materials are, or were, stored in the tank(s)? **n/a**

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

Comments: **Seller has no knowledge of any underground storage tanks**

Source of information: **Sellers; Previous Disclosure**

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: **Sellers tested for asbestos in some plaster and vermiculite during renovation with negative results-No knowledge of any asbestos**

Source of information: **Seller ; Previous Disclosure**

C. RADON/AIR - Current or previously existing:

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

If Yes: Date: **n/a** By: **n/a**

Results: **n/a**

If applicable, what remedial steps were taken? **n/a**

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

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

Results/Comments: **Sellers have not tested for radon/air and have no knowledge of the presence of any**

Source of information: **Seller ; Previous Disclosure**

D. RADON/WATER - Current or previously existing:

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

If Yes: Date: **2018** By: **unknown**

Results: **exact level unknown but it was under the State recommended actionable level**

If applicable, what remedial steps were taken? **n/a**

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

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

Results/Comments: **Sellers did test when they purchased the home**

Source of information: **Seller ; Previous Disclosure**

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

Comments: **Sellers have no knowledge of any methamphetamine**

Source of information: **Sellers**

Authentisign ID: 1A107C65-8ECC-F111-BF5B-000D3A4FF82A

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: **n/a**

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: **A section of the exterior shingles have flaking paint**

Source of information: **Seller ; Broker Observation**

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL:	☐ Yes	☐ No	☒ Unknown
LAND FILL:	☐ Yes	☐ No	☒ Unknown
RADIOACTIVE MATERIAL:	☐ Yes	☐ No	☒ Unknown

Other: **unknown**

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 ☐ Unknown

If Yes, explain: **Deeded easement for use of .472 acres of land Deed 5277 Pg 285 ; Tree growth restrictions**

Source of information: **Seller ; Public Record**

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): **n/a**

Source of information: **Seller ; Public Record**

Authentisign ID: 1A107C65-8ECC-F111-BF5B-000D3A4FF82A

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?

Water frontage is located in the AE flood zone but the vast majority of the property and all structures are in Zone X - minimal flood haz

Relevant Panel Number: **Panel 292 of 595 Map # 23015C0292D** Year: **2015** (Attach a copy)

Comments: **None**

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

Authentisign ID: 1A107C65-8ECC-F111-BF5B-000D3A4FF82A

PROPERTY LOCATED AT: **831 Dutch Neck Road, Waldoboro, ME 04572**

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?..... [X] Yes [ ] No [ ] Unknown

If Yes, explain: **Tree Growth ; Homestead Exemption**

Is a Forest Management and Harvest Plan available?..... [X] Yes [ ] No [ ] Unknown

Is the property subject to any of the following relating to shoreland zoning ordinances: a) A notice of violation issued by a municipal official or state agency; b) A pending enforcement action; c) Litigation; d) A court judgment; or e) A settlement or consent agreement?..... [ ] Yes [X] No [ ] Unknown

If Yes, explain: **n/a**

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, solar panels, wind turbines): Type: **None - Solar panels owned by Sellers**

From Whom: **n/a**

Year Principal Structure Built: **1870** What year did Seller acquire property? **2018**

Roof: Year Shingles/Other Installed: **2019 - barn and house ; 2022 - studio**

Water, moisture or leakage: **leaked before new roofs but no issues after**

Comments: **None**

Foundation/Basement:

Is there a Sump Pump? ..... [ ] Yes [X] No [ ] Unknown

Water, moisture or leakage since you owned the property: ..... [X] Yes [ ] No [ ] Unknown

Prior water, moisture or leakage? ..... [X] Yes [ ] No [ ] Unknown

Comments: **Basement can have some standing water during heavy rains or Spring melt**

Mold: Has the property ever been tested for mold? ..... [ ] Yes [X] No [ ] Unknown

If Yes, are test results available? ..... [ ] Yes [X] No

Comments: **No observation of mold**

Electrical: [ ] Fuses [X] Circuit Breaker [ ] Other: _____ [ ] Unknown

Comments: **200amp panel w/100amp sub panel-Tesla solar power generates enough energy to power entire house**

Has all or a portion of the property been surveyed? ..... [ ] Yes [ ] No [X] Unknown

If Yes, is the survey available? ..... [ ] Yes [X] No [ ] Unknown

Manufactured Housing - Is the residence a:

Mobile Home ..... [ ] Yes [X] No [ ] Unknown

Modular ..... [ ] Yes [X] No [ ] Unknown

Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure ..... [ ] Yes [X] No [ ] Unknown

Comments: **None**

Authentisign ID: 1A107C65-8ECC-F111-BF5B-000D3A4FF82A

PROPERTY LOCATED AT: **831 Dutch Neck Road, Waldoboro, ME 04572**

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: **Sellers have done a complete remodel/renovation of entire house**

Source of Section VII information: **Sellers**

SECTION VIII - ADDITIONAL INFORMATION

Sellers have done a complete renovation of the house including new plumbing, electrical, doors, windows and the addition of an upstairs bathroom. There are impressive finishes throughout the home and numerous gardens and outbuildings on the exterior.

Easement deed extinguishes with current user.

Property also has road frontage on Gross Neck Road.

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: ..... [X] 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.

Authentisign 10/20/2026	Authentisign 10/20/2026
SELLER DATE	SELLER DATE
Jane M Garvin, Trustee, Jane M. Garvin Living	**James Jacobson, Trustee, Jane M. Garvin Living**
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

Maine Association of REALTORS®/Copyright © 2026.
All Rights Reserved. Revised August 2026.

Produced with Lone Wolf Transact 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com