

PROPERTY LOCATED AT: 765 Dallas Hill Road, Dallas Plantation, ME 04970**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: 06/02/2023 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? _____~~

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: Between Road & Frot of Camp

Installed by: Hansen's Well Drilling

Date of Installation: 1998

USE: Number of persons currently using system: 2

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

Comments: None

Source of Section I information: Seller

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Page 1 of 8

Seller Initials

DS Initial
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PROPERTY LOCATED AT: 765 Dallas Hill Road, Dallas Plantation, ME 04970**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: Back of Camp OR ☐ UnknownDate installed: 1997-1998 Date last pumped: 07/2019 Name of pumping company: Brackett'sHave you experienced any malfunctions? ☐ Yes ☐ NoIf Yes, give the date and describe the problem: NoneDate of last servicing of tank: N/A Name of company servicing tank: N/ALeach Field: ☒ Yes ☐ No ☐ UnknownIf Yes, Location: Back of Camp Beyond DrivewayDate of installation of leach field: 1998 Installed by: UnknownDate 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 ☐ UnknownComments: See attached designSource of Section II information: Seller

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Page 2 of 8

Seller Initials DS Initial

PROPERTY LOCATED AT: 765 Dallas Hill Road, Dallas Plantation, ME 04970**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	FHW			
Age of system(s) or source(s)	1998			
TYPE(S) of Fuel	Oil			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	2022-2025 Average 478.9 gallons			
Name of company that services system(s) or source(s)	Dead River			
Date of most recent service call	Annual - 10/21/2025			
Malfunctions per system(s) or source(s) within past 2 years	None			
Other pertinent information	2 Zones			

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: _____~~~~Date chimney(s) last cleaned: _____~~

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

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

~~If Yes, date: _____~~Comments: **Furnace serviced annually (Utica), Water Heater installed in 2022**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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Page 3 of 8

Seller Initials

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PROPERTY LOCATED AT: 765 Dallas Hill Road, Dallas Plantation, ME 04970~~What materials are, or were, stored in the tank(s)?~~~~Have you experienced any problems such as leakage: ☐ Yes ☐ No ☐ Unknown~~Comments: NoneSource 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 ☐ UnknownIn the ceilings? ☐ Yes ☒ No ☐ UnknownIn the siding? ☐ Yes ☒ No ☐ UnknownIn the roofing shingles? ☐ Yes ☒ No ☐ UnknownIn flooring tiles? ☐ Yes ☒ No ☐ UnknownOther: ☐ Yes ☐ No ☐ UnknownComments: None, built in 1998.Source of information: Seller / Broker**C. RADON/AIR** - Current or previously existing:Has the property been tested? ☒ Yes ☐ No ☐ UnknownIf Yes: Date: 04/2023 By: Castle & Cottage Home Inspections Inc LLCResults: 2.7~~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: Seller**D. RADON/WATER** - Current or previously existing:Has the property been tested? ☒ Yes ☐ No ☐ UnknownIf Yes: Date: 06/2024 By: Northeast LaboratoryResults: 6424If applicable, what remedial steps were taken? N/A, Treat above 10,000 but system installedHas the property been tested since remedial steps? ☒ Yes ☐ No ☐ UnknownAre test results available? ☒ Yes ☐ NoResults/Comments: Less than 150 after system was installedSource of information: Seller**E. METHAMPHETAMINE** - Current or previously existing:☐ Yes ☒ No ☐ UnknownComments: NoneSource of information: Seller

Buyer Initials _____

Page 4 of 8

Seller Initials

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PROPERTY LOCATED AT: 765 Dallas Hill Road, Dallas Plantation, ME 04970

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: None

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 - 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: Reneau Subdivision, See Deed and Plan.

Source of information: Deed and Plan

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? _____~~

~~Read Association Name (if known): _____~~

Source of information: Seller / Public Record

Buyer Initials _____

Page 5 of 8

Seller Initials DS Initial
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PROPERTY LOCATED AT: 765 Dallas Hill Road, Dallas Plantation, ME 04970**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?

Relevant Panel Number: 2304550025B Year: 2000 (Attach a copy)Comments: Seller / FEMASource of Section VI information: Seller / FEMA

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Page 6 of 8

Seller Initials

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PROPERTY LOCATED AT: 765 Dallas Hill Road, Dallas Plantation, ME 04970**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?.....

..... ☐ Yes ☒ No ☐ UnknownIf Yes, explain:~~Is a Forest Management and Harvest Plan available?..... ☐ 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 ☒ No ☐ Unknown~~If Yes, explain:~~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: Two Propane TanksFrom Whom: Generator that was installed in 2018Year Principal Structure Built: 1998 What year did Seller acquire property? 2018Roof: Year Shingles/Other Installed: 1998 shingles, 2019 Standing Seam Metal Roof - Signature RoofingWater, moisture or leakage: NoneComments: Signature Roofing installed standing seam metal roof and skylights in 2019

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 ☐ UnknownComments: NoneMold: Has the property ever been tested for mold? ☐ Yes ☒ No ☐ Unknown~~If Yes, are test results available?..... ☐ Yes ☐ No~~Comments: NoneElectrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: _____ ☐ UnknownComments: NoneHas 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 ☐ UnknownComments: Survey was done 05/2018 by ACME

Buyer Initials _____

Page 7 of 8

Seller Initials

DS PW	Initial LH
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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 VII information: Seller

SECTION VIII - ADDITIONAL INFORMATION

2018 - Hillview Mini Barn 10x12 Installed, Generator installed (Lake Region Power Systems, last service 09/13/2025), propane tanks installed next to shed for generator, connected underground to generator, Blue Flame Gas Co.

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:
Peter Williams
C8138B3C6C61442...
SELLER
Peter Williams
9/22/2026
DATE

Signed by:
L Knight
EADAB5EE3D0E471...
SELLER
Leslie Knight
9/21/2026
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

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