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PROPERTY LOCATED AT: **100 Eisenhower Drive, Westbrook, ME 04092**

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: [X] 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 [X] No [ ] Unknown
Quantity: ..... [ ] Yes [X] No [ ] Unknown
Quality: ..... [ ] Yes [X] 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 [X] No
If Yes, Date of most recent test: ---------- Are test results available? .. [ ] Yes [X] No
To your knowledge, have any test results ever:

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

If Yes to (a) and/or (b) above, are test results available? ..... [ ] Yes [X] 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: **Duplex has 2 water meters**

Source of Section I information: **Seller**

Buyer Initials _____ _____ _____ _____ Seller Initials DS AFI Initial OR _____ _____

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SECTION II - WASTE WATER DISPOSAL

TYPE OF SYSTEM: [X] Public [ ] Private [ ] Quasi-Public ---------- [ ] Unknown

IF PUBLIC OR QUASI-PUBLIC (Strike Section if Not Applicable):

Have you had the sewer line inspected? ..... [ ] Yes [X] No

If Yes, what results: ----------

Have you experienced any problems such as line or other malfunctions? ..... [ ] Yes [X] 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: _____ 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: **None**

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	**FHW/BB(unit 1)**	**FHW/BB (unit 2)**		
Age of system(s) or source(s)	**original**	**original**		
TYPE(S) of Fuel	**propane**	**propane**		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	**608+/- gallons (Dead River)**	**597+/- gallons (Dead River)**		
Name of company that services system(s) or source(s)	**Dead River**	**Dead River**		
Date of most recent service call	**7/25 (routine cleaning)**	**7/25 (routine cleaning)**		
Malfunctions per system(s) or source(s) within past 2 years	**none known**	**cleaned up faulty wiring**		
Other pertinent information	----------	----------		

Are there fuel supply lines? ..... [X] Yes [ ] No [ ] Unknown

Are any buried? ..... [X] Yes [ ] No [ ] Unknown

Are all sleeved? ..... [X] Yes [ ] No [ ] Unknown

Chimney(s): ..... [ ] Yes [X] No

If Yes, are they lined: ..... [ ] Yes [X] No [ ] Unknown

Is more than one heat source vented through one flue? ..... [ ] Yes [X] No [ ] Unknown

Had a chimney fire: ..... [ ] Yes [X] No [ ] Unknown

Has chimney(s) been inspected? ..... [ ] Yes [X] No [ ] Unknown

If Yes, date: ----------

Date chimney(s) last cleaned: ----------

Direct and/or Power Vent(s): ..... [X] Yes [ ] No [ ] Unknown

Has vent(s) been inspected? ..... [ ] Yes [ ] No [X] Unknown

If Yes, date: ----------

Comments: **None**

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 [X] No [ ] Unknown

If Yes, are tanks in current use? ..... [ ] Yes [X] 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 [X] No [ ] Unknown

Are tanks registered with DEP? ..... [ ] Yes [X] 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: **None**

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: **None**

Source of information: **Seller**

C. RADON/AIR - Current or previously existing:

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

If Yes: Date: **October 2026** By: **Maine Home Inspections**

Results: **Elevated**

If applicable, what remedial steps were taken? **Mitigation System Installed (Radon Removal installed)**

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 ☐ 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: **Seller**

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: **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 that the Seller is aware of**

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:----------

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? ----------

Road Association Name (if known): ----------

Source of information: **Seller**

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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: **23005C0667F** Year: **6/20/2024** (Attach a copy)

Comments: ----------

Source of Section VI information: **Seller and FEMA online maps**

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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 ☐ Unknown

If 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: **propane tank**

From Whom: **Dead River**

Year Principal Structure Built: **2007** What year did Seller acquire property? **2024**

Roof: Year Shingles/Other Installed: **original to home**

Water, moisture or leakage: **None know**

Comments: **none**

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: **prior seller: Unit 2 basement walls had concrete prescription inject and seal /other visisble cracks**

Mold: Has the property ever been tested for mold? ..... ☐ Yes ☒ No ☐ Unknown

If Yes, are test results available? ..... ☐ Yes ☒ No

Comments: **Black mold like sustance in the attic in both units**

Electrical: ☐ Fuses ☒ Circuit Breaker ☐ Other:---------- ☐ Unknown

Comments: **each unit has its own meter**

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: **none that the Seller is aware of**

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PROPERTY LOCATED AT: **100 Eisenhower Drive, Westbrook, ME 04092**

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: **none that the Seller is aware of**

Comments: **none**

Source of Section VII information: **Seller**

SECTION VIII - ADDITIONAL INFORMATION

Seller has installed new laminate flooring and lighting including fan/light combo and gutters on front and back of house.

Canvas Shelter remains with the home

Closet doors for kitchen pantry and closet are in the basement

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: Ali F. Izhaiman 9/23/2026
EB131B4104154C9...
SELLER DATE
Ali F. Izhaiman

Signed by: 9/23/2026
C1C28B9CD7E57491...
SELLER DATE
Olivia L. Ringuet

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

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EQUAL HOUSING OPPORTUNITY

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WARRANTY DEED
(Maine Statutory Short Form)

KNOW ALL PERSONS BY THESE PRESENTS, that I, **Robert C. Gilfillan,** of Cape Elizabeth, County of Cumberland and State of Maine, for consideration paid, GRANT to **Ali F. Izhaiman and Olivia L. Ringuet,** as joint tenants, of South Portland, County of Cumberland and State of Maine, with a mailing address of 354 Clarks Pond Parkway, Apt. 405, South Portland Maine 04106, with WARRANTY COVENANTS, the land in the City of Westbrook, County of Cumberland, State of Maine, described as follows:

See Attached Exhibit A

MAINE REAL ESTATE TAX PAID

IN WITNESS WHEREOF, the said **Robert C. Gilfillan** have hereunto set his hand and seal this 19 day of July, 2024

Witness

Robert C. Gilfillan

STATE OF MAINE
Cumberland, ss.

July 19, 2024

Personally appeared the above named **Robert C. Gilfillan** and acknowledged the foregoing instrument to be his free act and deed.

Notary Public/Attorney at Law

KENNETH M. LEFEBVRE
NOTARY PUBLIC-MAINE
MY COMMISSION EXPIRES 01-22-2025

EXHIBIT A

A certain lot or parcel of land situated in the City of Westbrook, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at an iron pipe set in the ground at the northeasterly corner of land conveyed by Clifford E. Libby to Carlton D. Meserve and Evelyn L. Meserve by deed dated September 8, 1960 and recorded in the Cumberland County Registry of Deeds in Book 2562, Page 69; thence S 40º 47' E along Eisenhower Drive on land formerly of the City of Westbrook one hundred one and eighty-five hundredths (101.85) feet to an iron pipe set in the ground and land conveyed by Libby to Greater Portland Building Fund Inc.; thence S 55º 33' 20" W along said Building Fund inc., land two hundred (200) feet to an iron pipe set in the ground; thence N 40º 47' W along other land now or formerly of Clifford E. Libby one hundred one and eighty-five hundredths (101.85) feet to an iron pipe set in the ground at the southeasterly corner of land now or formerly of said Meserve; thence northerly along said land of Meserve two hundred (200) feet to the point of beginning.

Meaning and intending to describe the same premises as conveyed by a Warranty Deed from Ronald E. Giroux Jr., to Robert C. Gilfillan dated October 7, 2021, recorded in the Cumberland County Registry of Deeds in Book 38749, Page 19.

Received
Recorded Register of Deeds
Jul 23,2024 11:42:32A
Cumberland County
Jessica M. Spaulding

100 Eisenhower Drive, Westbrook, ME

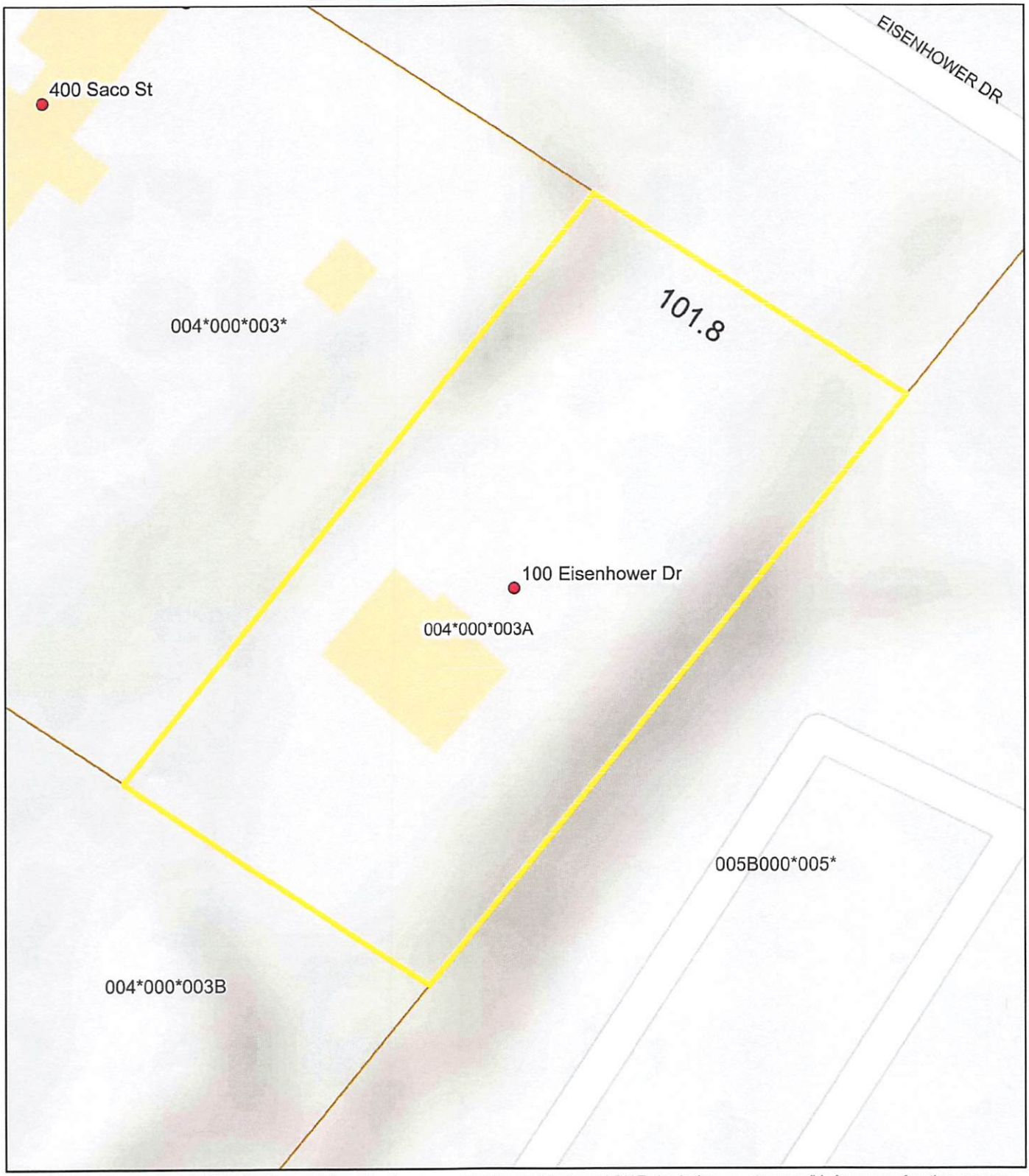
Map/Lot: 004-000-003A

1 inch = 38 Feet

0 38 76 114

September 1, 2026

CAI Technologies
Precision Mapping. Geospatial Solutions.
www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Property Card: 100 EISENHOWER DRIVE

City of Westbrook, ME

Parcel Information

Parcel ID:	101110	**Map:**	004
Vision ID:	101110	**Lot:**	003 A
Owner:	IZHAIMAN, ALI F	**Use Description:**	TWO FAMILY
Co-Owner:	RINGUET, OLIVIA L	**Zone:**	12
Mailing Address:	345 CLARKS POND PARKWAY APT 405 SOUTH PORTLAND, ME 04106	**Land Area in Acres:**	0.46

Sale History		Assessed Value	
Book/Page:	40882 / 022	**Land:**	$74,200
Sale Date:	7/19/2024	**Buildings:**	$243,800
Sale Price:	$630,000	**Extra Bldg Features:**	$0
		Outbuildings:	$0
		Total:	$318,000

Building Details: Building



Model:		**Int Wall Desc 1:**	Drywall/Sheet
Living Area:	2240	**Int Wall Desc 2:**	
Appr. Year Built:	2007	**Ext Wall Desc 1:**	Vinyl Siding
Style:	Two Story	**Ext Wall Desc 2:**	
Stories:	2	**Roof Cover:**	Asph/F Gls/Cmp
Occupancy:	2	**Roof Structure:**	Gable/Hip
No. Total Rooms:		**Heat Type:**	Hot Water
No. Bedrooms:	04	**Heat Fuel:**	Gas
No. Baths:	2	**A/C Type:**	None
No. Half Baths:	0		

CAI Technologies

www.cal-tech.com

This information is believed to be correct but is subject to change and is not warranteed.

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Fact Sheet: Arsenic Treated Wood

Department of Health and Human Services
11 State House Station
Augusta, ME 04333

Maine CDC
Environmental and Occupational Health Program
Toll Free in Maine: 866-292-3474
Fax: 207-287-3981
TTY: 207-287-8066
Email: ehu@maine.gov

IF YOU WORK WITH CCA WOOD

- **NEVER** burn CCA wood.
- Wear gloves when handling CCA wood
- Wear a dust mask when sanding or cutting CCA wood
- Don't work with CCA wood in an enclosed area (like a garage)

Apply a coating to seal the wood every 1-2 years

TO LEARN MORE

Eric Frohmberg
Environmental and Occupational Health Program
Maine CDC
Toll-free in Maine 866-292-3474
TTY: 207-287-8066
www.maine.gov/dhhs/eohp

Does Your New Home Have Arsenic (CCA) Treated Wood?

About half of all Maine homes have a deck, or playground or some other structure that is made of wood treated with arsenic. This wood is called "CCA pressure-treated wood" or just "pressure-treated" wood. The wood was treated with arsenic to protect against rot and insects.

Too much arsenic can cause cancer. So it is good to prevent arsenic getting into your body when you can. When you touch wood treated with arsenic, you can get arsenic on your hands. The arsenic on your hands can get into your mouth if you are not careful about washing before eating. Young children are most at risk because they are more likely to put their hands in their mouths. The good news is that there are simple things you can do to protect yourself and your family from arsenic treated wood. This fact sheet will tell you how.



Children touching unsealed treated wood, and then putting their hands in their mouths is the biggest concern.

First: Does your house have arsenic treated (CCA) wood?

When arsenic treated wood is new, it tends to have a greenish tint. When CCA wood is older, it is harder to tell. Ask your realtor if the seller knows whether CCA wood was used. You can also test the wood to find out if it contains arsenic. Call us to find out how.

Second: If so, reduce contact with the arsenic.

You can lower the amount of arsenic on the surface of the wood by applying a coating on the wood every 1-2 years. Oil-based sealants, varnishes, or polyurethane work best for sealing arsenic in the wood. Be sure to wash your children's hands when they finish playing on or near CCA wood.

Third: If you have any questions, call us toll-free in Maine: 866-292-3474

Common Questions

What is CCA wood?

CCA wood is made by dipping the wood in a mixture of chemicals. These chemicals include chromium, copper, and arsenic. This protects the wood against insects and rot. This wood is known as CCA wood or "pressure treated" wood. Most pressure treated wood in the U.S. is CCA wood. After December 31, 2003, no more CCA wood will be made for use around homes. CCA wood may still be sold for home use until April 1, 2004 in the state of Maine.

What is Arsenic?

Arsenic is found in soil and rocks. Most people get a little arsenic every day from the food they eat. Also, some people have arsenic in their private wells, which is why it is important that anyone with a well have it tested for arsenic. People who are exposed to too much arsenic over many years are more likely to get cancer.

DS

Initial