

PROPERTY LOCATED AT: 100 Bog Brook Road, China,**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: _____ 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 left of house

Installed by: Unknown

Date of Installation: September 24, 2026

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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PROPERTY LOCATED AT: 100 Bog Brook Road, China,**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: Behind house OR ☐ UnknownDate installed: 1990+/- Date last pumped: Spring2026 Name of pumping company: B&B SepticHave you experienced any malfunctions? ☐ Yes ☒ No~~If Yes, give the date and describe the problem: _____~~Date of last servicing of tank: 09/29/2026 Name of company servicing tank: B&B SepticLeach Field: ☒ Yes ☐ No ☐ UnknownIf Yes, Location: Behind houseDate of installation of leach field: 1990+/- Installed by: UnknownDate of last servicing of leach field: unk Company servicing leach field: unkHave 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 ☐ UnknownComments: NoneSource of Section II information: Seller

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PROPERTY LOCATED AT: 100 Bog Brook Road, China,**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	Monitor Heater	Wood Stove	Heat pump	
Age of system(s) or source(s)	10 +/- years	15+/-	2 years	
TYPE(S) of Fuel	Propane	Wood	Electric	
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	342.40 gals	3 chord	on electric bill	
Name of company that services system(s) or source(s)	Fabian Oil	n/a	Dave's World	
Date of most recent service call	Spring 2026 cleaned	None	Oct. '26 cleaning	
Malfunctions per system(s) or source(s) within past 2 years	None	None	None	
Other pertinent information	None	None	None	

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: Fall 2025Date chimney(s) last cleaned: Fall 2025Direct and/or Power Vent(s): ☐ Yes ☒ No ☐ Unknown~~Has vent(s) been inspected? ☐ Yes ☐ No ☐ 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 ☐ 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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~~What materials are, or were, stored in the tank(s)?~~ _____

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

Comments: None known

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 known

Source of information: Seller

C. RADON/AIR - 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: None known

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: None known

Source of information: Seller

E. METHAMPHETAMINE - Current or previously existing:

☐ Yes ☐ No ☒ Unknown

Comments: None known

Source of information: Seller

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PROPERTY LOCATED AT: 100 Bog Brook Road, China,**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 ☒ NoComments: None knownSource of information: Seller**G. OTHER HAZARDOUS MATERIALS** - Current or previously existing:TOXIC MATERIAL: ☐ Yes ☐ No ☒ UnknownLAND FILL: ☐ Yes ☐ No ☒ UnknownRADIOACTIVE MATERIAL: ☐ Yes ☐ No ☒ UnknownOther: None knownSource 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 ☐ UnknownIf Yes, explain: Restricted to single family residenceSource of information: Seller, DeedIs 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

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PROPERTY LOCATED AT: 100 Bog Brook Road, China,**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: _____ Year: _____ (Attach a copy)~~Comments: NoneSource of Section VI information: Seller

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PROPERTY LOCATED AT: 100 Bog Brook Road, China,**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: HomesteadIs 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, photovoltaics, wind turbines): Type: Propane tanks

Year Principal Structure Built: 1990 What year did Seller acquire property? 1990Roof: Year Shingles/Other Installed: Metal roof 2019+/- House/Porch/BarnWater, moisture or leakage: NoneComments: Seller

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: None knownMold: Has the property ever been tested for mold? ☒ Yes ☐ No ☐ UnknownIf Yes, are test results available? ☐ Yes ☒ NoComments: Found mold in attic, remediated, replaced roof, no issues since.Electrical: ☐ 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: None known

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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: 2 or 3 cracked tiles in kitchen, but have replacements. Needs new bathroom vanity upstairs, upstairs bedroom floor needs to be refinished, same as stairs.

Comments: None

Source of Section VII information: Seller

SECTION VIII - ADDITIONAL INFORMATION

New chimney cap installed 2025. All new insulation in attic 2024. New vinyl siding 10 years+/-

Window sill in upstairs bedroom needs to be replaced/rotted. Silver dollar sized spot that was damaged on kitchen counter top. Sanded down and it's barely noticeable.

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:
Herbert J. Ashby 9/30/2026
SELLER DATE
Herbert Ashby

Signed by:
Maria F. Ashby 9/29/2026
SELLER DATE
Maria F. Ashby

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