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PROPERTY LOCATED AT: **27 Wesley St, Bath, ME 04530**

# 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 | [ ] 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: _____
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: **none**

Source of Section I information: **Owner**

Buyer Initials _____ _____ _____ _____  Seller Initials _____ _____ _____ _____

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

If Yes, what results: **A portion of the sewer line (in back of property) was crushed.**

Have you experienced any problems such as line or other malfunctions? ..... [ ] Yes [X] No

What steps were taken to remedy the problem? **said portion of sewer line was replaced ($7,000)**

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: **Owner**

Buyer Initials _____ _____ _____ _____  Seller Initials _____ _____ _____ _____

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PROPERTY LOCATED AT: **27 Wesley St, Bath, ME 04530**

## 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 | **1st floor unit: Rinnai** | **2nd floor unit: HW Boiler** | | |
| Age of system(s) or source(s) | **5** | **January 2025** | | |
| TYPE(S) of Fuel | **propane** | **propane** | | |
| Annual consumption per system or source (i.e., gallons, kilowatt hours, cords) | **unknown tenant pays** | **unknown tenant pays** | | |
| Name of company that services system(s) or source(s) | **ME Street Fuel** | **Brancato Heating** | | |
| Date of most recent service call | **12/31/2024** | **new2025** | | |
| Malfunctions per system(s) or source(s) within past 2 years | **none** | **replaced boiler** | | |
| Other pertinent information | **none** | **none** | | |

| | | | |
|---|---|---|---|
| Are there fuel supply lines? | [X] Yes | [ ] No | [ ] Unknown |
| Are any buried? | [ ] Yes | [ ] No | [X] Unknown |
| Are all sleeved? | [ ] Yes | [ ] No | [X] Unknown |
| Chimney(s): | [ ] Yes | [X] 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): | [X] Yes | [ ] No | [ ] Unknown |
| Has vent(s) been inspected? | [X] Yes | [ ] No | [ ] Unknown |

If Yes, date: _____

Comments: **The abandoned chimney does not go through the roof**

Source of Section III information: **Owner**

## 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 [X] Unknown

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

Are tanks registered with DEP? [ ] Yes [ ] No [X] Unknown

Age of tank(s): _____ Size of tank(s): _____

Location: **none known**



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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: **none known**

Source of information: **owner**

**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: **No asbestos in building that seller is aware of; Seller has no knowledge of if there ever was any in building in past.**

Source of information: **Owner**

**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**

Source of information: **Owner**

**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: **n/a public water**

Source of information: **Owner**

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

Comments: **Seller has no knowledge of any such activity on this property.**

Source of information: **Owner**



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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: **pre 1978 Construction**

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: **Seller just has the wood on the building painted**

Source of information: **Owner**

**G. OTHER HAZARDOUS MATERIALS** - Current or previously existing:

| | | | |
|---|---|---|---|
| TOXIC MATERIAL: ..... | ☐ Yes | ☐ No | ☒ Unknown |
| LAND FILL: ..... | ☐ Yes | ☐ No | ☒ Unknown |
| RADIOACTIVE MATERIAL: ..... | ☐ Yes | ☐ No | ☒ Unknown |

Other: **Seller has no knowledge of any hazardous materials on the property**

Source of information: _____

**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: **Owner**

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: **Owner**



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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: **n/a** Year: _____ (Attach a copy)

Comments: **none**

Source of Section VI information: **Owner**



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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, photovoltaics, wind turbines): Type: **n/a**

Year Principal Structure Built: **1900** What year did Seller acquire property? **2002**

Roof: Year Shingles/Other Installed: **2002**

Water, moisture or leakage: **no**

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: **During heavy rains, water does come in**

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

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

Comments: **none**

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

Comments: _____

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**



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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: **Owner**

## SECTION VIII - ADDITIONAL INFORMATION

**Work Seller had completed spring 2026: New deck for front porch; exterior paint on wood clapboards; eaves repair & paint; new front stoop; Owner's unit: new carpet, total wall paint, & new tile in entry/mud area.**

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.

Signed by: 6/29/2026
62720003F2D4485...

SELLER DATE SELLER DATE

**Lozier Logic, Inc by Jeff Lozier, President**

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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# LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN **Lozier Logic, Inc by Jeff Lozier, President** (hereinafter "Seller")

AND _____ (hereinafter "Buyer")

FOR PROPERTY LOCATED AT **27 Wesley St, Bath, ME 04530**

Said contract is further subject to the following terms:

## Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

## Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards **(check one below):**

[X] Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).
**Due to the pre 1978 construction of the building, the presence of lead based paint is assumed.**

[ ] Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Seller **(check one below)**:

[ ] Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

[X] Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

## Buyer's Acknowledgment

(c) Buyer has received copies of all information listed above.

(d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.

(e) Buyer has **(check one below)**:

[X] Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

[ ] Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

## Agent's Acknowledgment

(f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

## Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

| | | | |
|---|---|---|---|
| Buyer | Date | Seller Signed by: 6/29/2026 — **Lozier Logic, Inc by Jeff Lozier, President** | Date |
| Buyer | Date | Seller | Date |
| Buyer | Date | Seller | Date |
| Buyer | Date | Seller DocuSigned by: *Sandra E Armentrout* 6/29/2026 | Date |
| Agent | Date | Agent **Sandra E Armentrout** | Date |

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REALTOR®

EQUAL HOUSING OPPORTUNITY

**PERSONAL REPRESENTATIVE**

**(TESTATE ESTATE)**

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KNOW ALL MEN BY THESE PRESENTS, That I, Roger R. Therriault, of Phippsburg, in the County of Sagadahoc, and State of Maine, duly appointed and acting Personal Representative of the **ESTATE OF A. RAYMOND THERRIAULT a/k/a RAYMOND A. THERRIAULT**, Deceased, testate, as shown by the probate records of the County of Sagadahoc, Bath, Maine, Docket No. 2000-59, and having given notice to each person succeeding to an interest in the real property described below at least ten (10) days prior to sale, by the power conferred by the Probate Code, and every other power, for consideration paid, grants to **LOZIER LOGIC, INC.**, a corporation duly organized and existing under the laws of the State of Maine, with a place of business in Phippsburg, County of Sagadahoc, and State of Maine, whose mailing address is 934 Popham Beach Road, Phippsburg, Maine, 04562, its successors and assign, forever, the real property in Bath, County of Sagadahoc, and State of Maine, described as follows:

TRANSFER TAX PAID

LOT I

A certain lot or parcel of land, together with the buildings thereon, situated in Bath, in the County of Sagadahoc and State of Maine, and being premises numbered 31 Wesley Street, said premises being more particularly bounded and described as follows, to wit:

BEGINNING at a bolt driven into the ground on the northerly side of Wesley Street, said bolt being Forty-nine (49) feet Eight (8) inches, more or less, westerly from the southwest corner of property formerly of Tanguay, and now or formerly of Henderson; thence running northerly along Lot II below, a distance of Sixty-six (66) feet; thence running westerly a distance of Forty and one-half (40 ½) feet, more or less; thence running southerly a distance of Sixty-six (66) feet, more or less, to a point on the northerly side of Wesley Street; thence running easterly along the

leaving Raymond A. Therriault as the surviving joint tenant.

LOT II

A certain lot or parcel of land with the buildings thereon, situated in Bath, in the County of Sagadahoc and State of Maine, being premises numbered 27 Wesley Street, bounded and described as follows:

BEGINNING on the north side of Wesley Street at the southwest corner of the former Tanguay property now or formerly Henderson and running westerly forty-nine (49) feet eight (8) inches; thence northerly to a point sixty-six (66) feet; thence turning and running easterly forty-six (46) feet eight (8) inches more or less to a point; thence southerly sixty-six (66) feet to the point of beginning.

FOR SOURCE OF TITLE reference may be had to the following documents: (1) Warranty Deed from Wilfred J. Roy to Regina V. Roy, dated June 11, 1940, and recorded in the Sagadahoc County Registry of Deeds in Book 217, Page 286; (2) Estate of Regina V. Roy, Sagadahoc County Registry of Probate, Docket No. 687; (3) Quit-Claim Deed from Wilfred J. Roy to Jeannette R. Therriault, dated November 23, 1951, and recorded in the Sagadahoc County Registry of Deeds in Book 259, Page 490; (4) Quit-Claim Deed from Jeannnette R. Therriault to Wilfred J. Roy, dated November 23, 1951, and recorded in the Sagadahoc County Registry of Deeds in Book 259, Page 491; (5) Devise from Wilfred J. Roy to Jeannette R. Therriault recorded August 27, 1962, in the Sagadahoc County Registry of Deeds in Book 326, Page 553, the estate of Wildred J. Roy having been probated in the Sagadahoc County Probate Court, Docket No. R-809. Reference may further be had to Deed of Distribution by Personal Representative (Testate Estate) of A. Raymond Therriault, Personal Representative of the Estate of Jeannette R. Therriault to A. Raymond Therriault, dated August 21, 1998, and recorded in the Sagadahoc County Registry of Deeds in Book 2086, Page 53, and Quit-Claim Release Deed of Roger R. Therriault, Jeanne A. O'Neill, and Janice T. Mandeville to A. Raymond Therriault, dated August 21, 1998, and recorded in the Sagadahoc County Registry of Deeds in Book 2086, Page 55.

WITNESS his hand and seal this 17th day of December, 2002.

Dated: December 17, 2002

ESTATE OF
A. RAYMOND THERRIAULT a/k/a
RAYMOND A. THERRIAULT

Roger R. Therriault

By: Roger R. Therriault
Personal Representative

STATE OF MAINE
SAGADAHOC, SS.

On December 17, 2002, before me, the undersigned, a Notary

foregoing Deed of Sale and acknowledged the same to be his voluntary act and deed in his said capacity.

Notary Public/~~Attorney at Law~~
Anne Marie Moore
Commission Expires: 5/19/2008

ANNE MARIE MOORE
Notary Public, Maine
My Commission Expires May 19, 2008

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