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HOMEOWNER DISCLOSURE STATEMENT

Homeowner(s): Shawn Snedden

Property: 78 Deer Creek Crossing Durham, ME 04222

Approx. age of Property: 2026 **Date purchased:** 7-8-2026

IN CONNECTION WITH MY/OUR RELOCATION, I/WE MAKE THE FOLLOWING DISCLOSURES TO THE BEST OF MY/OUR KNOWLEDGE REGARDING MY/OUR PROPERTY WITH THE KNOWLEDGE THAT EVEN THOUGH THIS IS NOT A WARRANTY, PROSPECTIVE BUYERS MAY RELY ON THIS INFORMATION IN DECIDING WHETHER OR ON WHAT TERMS TO PURCHASE THE PROPERTY. I/WE FURTHER UNDERSTAND THAT AN OFFER TO PURCHASE WILL NOT BE MADE UNTIL THIS DISCLOSURE IS COMPLETED.

1. HOUSE SYSTEMS

Are there any problems affecting:	Yes	No		Yes	No
(a) Electrical Wiring?		✓	(f) Appliances?		✓
(b) Air Conditioning/Cooling System?		✓	(g) Floors?		✓
(c) Plumbing?		✓	(h) Water System (Well)?		✓
(d) Heating?		✓	(i) Sprinkler System?		✓
(e) Pool/Hot Tubs/Spa?		✓	(j) Chimneys/Fireplaces?		✓

2. LAND/FOUNDATION

	Yes	No
(a) Is the property located on filled or expansive soil?		✓
(b) Have any sliding, settling, earth movement, upheaval or earth stability problems occurred on your property or in the immediate neighborhood?		✓
(c) Are there any defects or problems relating to the foundation/basement?		✓
(d) Has a water or dampness condition ever existed in your basement/crawlspace?		✓

3. ROOF

	Yes	No
(a) Age..... Years New 2026		
(b) Has the roof ever leaked during your ownership?		✓
(c) Has the roof been replaced or repaired during your ownership?		✓
(d) Are there any problems with the roof?		✓
(e) Does your home have solar panels?		✓

If yes, are the panels owned or leased? Owned _____ Leased _____

4. SEWAGE

	Yes	No
(a) Is the property connected to a public sewer system?		✓
(b) Is there a septic tank/cesspool serving this property?	✓	
If yes, when was it last serviced? New		
(c) Do you know of any problems relating to the septic tank/cesspool/sewage system?		✓

5. DRAINAGE/WATER

	Yes	No
(a) Is the property located in a flood zone?		✓
(b) Has the property ever had a drainage or a flooding problem?		✓
(c) Have any properties in the immediate neighborhood ever had a drainage or flooding problem?		
Yes _____ No ✓		

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6. BOUNDARIES

	Yes	No
(a) Have you ever had a survey of your property done? (No explanation required).....	____	✓
(b) Are the boundaries of your property marked in any way? (If yes, please describe).....	____	✓

Comments: Unknown, Subdivision Survey has been completed.

(c) Are there any access agreements, shared driveways, etc. that impact use of this property?	____	✓

Comments: None.

7. STRUCTURAL

	Yes	No
(a) Is any part of your home's exterior Synthetic Stucco, EIFS, or a similar type product?.....	____	✓
(b) Have any repairs been made to the Synthetic Stucco?.....	____	✓

If yes, provide information on the repair: N/A

(c) Is any part of your home's exterior press-board siding, ie: Louisiana Pacific, Inner Seal siding?	____	✓
(d) Has a claim been filed with the manufacturer of the siding?.....	____	✓
(e) Has the property ever been damaged by fire?.....	____	✓
(f) Are you aware of the existence of any type of mold that could be considered a health risk?	____	✓

8. ADDITIONS/REMODELS

	Yes	No
(a) Were any structural additions, changes, or repairs made to the property by the former Owners without obtaining all necessary permits and government approvals?.....	____	✓
(b) Have you made any structural additions, changes, or repairs to the property?.....	____	✓
(c) Have you obtained all necessary permits and government approvals?.....	____	✓

9. HOMEOWNER'S ASSOCIATION

	Yes	No
(a) Is the property subject to rules and regulations of any Homeowner's Association?.....	✓	____
(b) Are there any problems relating to any common area?.....	____	✓
(c) Are there any conditions which may result in an increase in taxes or assessments?.....	____	✓
(d) Are there any pending or threaten claims or lawsuits against the Homeowner's Association?	____	✓

Deer Creek Crossing Association - Road Maintenance Agreement and Covenants.

10. NEIGHBORHOOD

	Yes	No
(a) Is there any unusual amount of noise from any source (for example; airplanes, traffic, schools or business) that affects the property?.....	____	✓
(b) Are there any other neighborhood conditions or problems affecting the property?.....	____	✓

(Please Explain: N/A)

11. MISCELLANEOUS

	Yes	No
(a) Does the property now contain or has it ever contained any toxic substances, asbestos or lead paint? (If yes, where? N/A).....	____	✓

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	Yes	No
(b) Does the property now contain or has it ever contained any underground tanks?		✓
If so, where? N/A		
If so, are they abandoned?		✓
If yes, what was the method of abandonment? (N/A)		
Please provide the name, phone and address of the company who completed the abandonment as well as		
Date completed: N/A		
Name N/A		
Address: N/A City, State Zip: N/A		
Phone Number: N/A		
(c) Does the property have an above ground tank for propane fuel/oil? propane	✓	
(d) Are there any violations of local, state or federal government laws or regulations relating To this property?		✓
(e) Have any termite/pest control reports on the property been prepared in the last five years?		✓
(f) Are there any encroachments, overlaps, boundary line disputes, or unrecorded easements relating to this property?		✓
(g) Are there any existing or threatened legal actions affecting this property?		✓
(h) Are there any past or present problems with driveways, walkways, patios, seawalls, fences, retaining walls, party walls on the property or adjacent properties?		✓
(i) Is the property located on an earthquake fault? (No explanation necessary)		✓
(j) Are there any bonds or assessments affecting this property?		✓
(k) Does the house have central air conditioning? (No explanation required)	✓	
(l) Are any of the systems (alarm, water softener, fuel tank, solar panels etc.) leased or rented?	✓	
Please specify and provide contact information: 2 propane tanks. Sail Energy 207-225-3000		
(m) Have there been any significant repairs made to the property or to any of its systems or components within the last five years?		✓
If yes, please describe N/A New Construction		
(n) Is the property located next to or in close proximity of a dump, junk yard or toxic disposal site?	Yes	No ✓
(o) Has the property been tested for radon gas?		✓
(p) Is the residence equipped with an operable smoke detector?	✓	
(q) Is there a solar system?		✓
If so, please provide details: N/A		

12. GENERAL CONDITION	Yes	No
Do you know of any other facts, conditions, circumstances which may affect the value, the beneficial use or desirability of this property?		✓
If yes (please use additional sheets if necessary) N/A		

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13. REPORTS

Please attach copies of the following reports and documents relating to this property:

(a) Surveys
(b) Structural Inspection Report
(c) Building Permits
(d) Engineering Reports
(e) Well & Septic
(f) Soil Report
(g) Termite/Pest Control
(h) Radon Inspection Report
(i) Pest Control Warranties
(j) Maintenance Contracts
(k) Disclosure Statements
(l) Homeowner's Association Documents
(m) Other: _____

1. Articles
2. Bylaws
3. Conditions, Covenants & Restrictions (CC&R's)
4. Financial Statements of Homeowners' Association
5. Statement re: Assessments

THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY OUR KNOWLEDGE AND, EXCEPT AS SET FORTH HEREIN, NO MATERIAL PROBLEMS EXIST WITH RESPECT TO THE PROPERTY AS OF DATE SET FORTH ABOVE. I/WE HEREBY AUTHORIZE THE FURNISHING OF THE FOREGOING INFORMATION TO ANY PROSPECTIVE PURCHASER.

Signed by:
Shawn Snedden
EA952E578CE54E9...

Homeowner	Date: 9/2/2026	Purchaser	Date
Homeowner	Date	Purchaser	Date