Authentisign ID: F8BDA115-49B8-F111-A6A9-000D3A4FF82A

PROPERTY LOCATED AT: **116 Beech Road, Eliot, ME 03903**

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 **Kittery Water District- testing on file w/town**

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: _____
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: _____

Source of Section I information: _____

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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: Washer discharges in to dry well in the back yard. The slop sink in the basement discharges in to septic.

☐ 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: **front yard-** _____ OR ☐ Unknown

Date installed: **07/01/1996** Date last pumped: not pumped by current owner 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: **front yard**

Date of installation of leach field: _____ Installed by: **Grover - Eliot ME**

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: **Tank is 1000 gallons concrete and leach bed design is rated as 180 per original plan**

Source of Section II information: **Prior property disclosures and original plan provided by prior owner**

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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**	**Heat Pump**	**Wall unit direct vent**	**Wall unit direct vent**
Age of system(s) or source(s)	**1996- rebuilt since then**	**2019- 7 years**	**predates owner**	**2017- 9 years**
TYPE(S) of Fuel	**oil**	**electric**	**propane**	**propane**
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	**662 gallons OIL**	**used primarily for cooling supplemental heat only**	**variable**	**variable**
Name of company that services system(s) or source(s)		**Mousam Valley**	**Mousam Valley**	**Mousam Valley**
Date of most recent service call	**02/06/2026**			
Malfunctions per system(s) or source(s) within past 2 years	**rebuilt boiler (extensive)**	**none**	**cleaning, service**	**no service needed**
Other pertinent information	**many components new**	**there are 3 mini split units 2 condensors-**	**Workshop**	**Studie**

Jotul propane stove in the Family room was installed in 2006 - there's a heat pump added +- 2019

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: ..they are believed to be lined ..... ☐ Yes ☐ No ☐ Unknown

Is more than one heat source vented through one flue? ..... ☒ Yes ☐ No ☐ Unknown

Had a chimney fire: .. furnace, wood stove in basement, and fireplace ☐ Yes ☒ No ☐ Unknown

Has chimney(s) been i in living room vent thru chimney - # flues unknown ☐ 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: **direct vent units are in the studio and workshop- there are separate propane tanks for units**

Source of Section III information: **Owner - Jotul stove in family room, workshop, studio**

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? ...Copper supply lines for propanes tanks ☐ Yes ☐ No ☒ Unknown

If Yes, are tanks in current use? are buried but not tanks ☐ 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: _____

~~Source of information:~~ _____

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: **n/a** ☐ Yes ☒ No ☐ Unknown

Comments: _____

Source of information: **Owner**

C. RADON/AIR - Current or previously existing:

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

If Yes: Date: **September 24, 2010** By: **radon remediation system installed per prior owner**

Results: **below 2pc/l. Prior owner said installed preventatively but had not had any high readings**

If applicable, what remedial steps were taken? **system in place**

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

Are test results available? ..... ☐ Yes ☒ No

Results/Comments: **Remediation system in place**

Source of information: **Owner and prior owner's disclosure**

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: **Owner- house is serviced by public water- Kittery Water District**

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

Comments: _____

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: _____

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: **House built in 1996 per public records**

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL:	☐ Yes	☐ No	☒ Unknown
LAND FILL:	☐ Yes	☐ No	☒ Unknown
RADIOACTIVE MATERIAL:	☐ Yes	☐ No	☒ Unknown

Other: _____

Source of information: **Owner**

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: **Easement at rear of lot benefiting gas company taken by eminant domain 2010**

Source of information: **Prior owner's property disclosure- granted to PNG- 1998**

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? **Town of Eliot maintains Beech Rd**

Road Association Name (if known): _____

Source of information: **Public records and prior owner disclosure**

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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: _____ Year: _____ (Attach a copy)

Comments: _____

Source of Section VI information: **FEMA map 230149. Zone X**

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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: _____

Year Principal Structure Built: **1996** What year did Seller acquire property? **2017**

Roof: Year Shingles/Other Installed: **main house and addition 2021, Barn/wkshop 10/2021**

Water, moisture or leakage: _____

Comments: **roof replaced on main house, addition, large barn/workshop. Shed, studio older roof.**

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: _____

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

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

Previous owners had hot tub which was removed as a condition of our purchase. Mold was abated before closing in 2017. Given the source of dampness was removed, I have no test results now. Moisture was attributed to the hot tub emitting moisture consistently in family room which was removed prior to our closing.

Comments: **Pre-inspection prior to purchase, Mold found in attic.**

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

Comments: **200 amps**

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: **re electrical- panels/breakers replaced -tree fell onto high voltage line brought down on house feed.** work done by Moriarty Electric Eliot October 2019. Insurance claim for appliances affected as well.

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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:

Source of Section VII information: **Owner and information of public record**

SECTION VIII - ADDITIONAL INFORMATION

There are deed restrictions stating property cannot be subdivided All outbuildings pre-dated current owner and prior ownership. Refer to deed.

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.

SELLER DATE **Kathleen Higley, Trustee**	SELLER DATE **Higley Family Trust**
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

Authentisign ID: 9BB72015-F3B8-F111-A6A9-000D3A4FF82A

Inclusions & Exclusions Disclosure Form

Susan Sells - The Life Just Right Group

Keller Williams Realty | North of Boston, Seacoast NH and ME

Phone: 978-289-4345

Tagline: "Service. Spirit. Skill."

Please indicate whether each item below is Included or Excluded in the sale of the home. Any items not checked as included are assumed to be excluded unless negotiated otherwise.

1. Fixtures & Built-in Elements

- Light Fixtures	Included ☒	Excluded ☐
- Ceiling Fans	Included ☒	Excluded ☐
- Mirrors (bathrooms, built-in)	Included ☒	Excluded ☐
- Wall-Mounted Mirrors (decorative)	Included ☒	Excluded ☐
- Built-In Shelving	Included ☒	Excluded ☐
- Decorative Wall Shelves (non-fixed)	Included ☒	Excluded ☐
- Curtain Rods / Drapery Hardware	Included ☒	Excluded ☐
- Curtains / Drapes	Included ☒	Excluded ☐
- Shades (Roman or roller)	Included ☒	Excluded ☐
- Blinds (Venetian, etc.)	Included ☒	Excluded ☐

2. Exterior & Outbuildings

- Shed / Outdoor Storage	Included ☒	Excluded ☐
- Play Structures / Swing Sets	Included ☐	Excluded ☐
- Outdoor Furniture	Included ☐	Excluded ☒
- Built-in Grill / Outdoor Kitchen	Included ☐	Excluded ☐
- Hot Tub / Spa	Included ☐	Excluded ☐
- Garden Planters / Containers	Included ☐	Excluded ☐
- Decorative Outdoor Features	Included ☐	Excluded ☐

3. Appliances & Interior Systems

- Refrigerator(s)	Included ☒	Excluded ☐
- Range / Oven	Included ☒	Excluded ☐
- Microwave (built-in)	Included ☒	Excluded ☐
- Dishwasher	Included ☒	Excluded ☐
- Washer	Included X	Excluded ☐
- Dryer	Included X	Excluded ☐
- Wine Fridge / Mini Fridge	Included ☐	Excluded ☐

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- Window AC Units	Included ☒	Excluded ☐
- Ceiling-Mounted Speakers	Included ☐	Excluded ☐
- Smart Thermostats / Devices	Included ☐	Excluded ☐

4. Miscellaneous & Other Features

- Wall-Mounted TVs & Mounts	Included ☐	Excluded ☐
- Garage Door Openers	Included ☒	Excluded ☐
- Window Hardware	Included ☒	Excluded ☐
- Water Treatment System	Included ☐	Excluded ☐
- Generator	Included ☐	Excluded ☐
- Solar Panels (Owned or Leased)	Included ☐	Excluded ☐
- EV Charging Station	Included ☐	Excluded ☐

Notes or Special Instructions:

- Second refrigerator to remain with the property.