

PROPERTY LOCATED AT: 32 US RTE 1, Frenchville, ME 04745**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: 07/01/2024 Are test results available? .. ☒ Yes ☐ No

To your knowledge, have any test results ever:

a) Been reported as unsatisfactory or satisfactory with notation?..... ☒ Yes ☐ No

b) Detected perfluoroalkyl and polyfluoroalkyl (PFA) substances? ☐ Yes ☒ No

If Yes to (a) and/or (b) above, are test results available? ☒ Yes ☐ No

What steps were taken to remedy the problem? no remedy needed - moderate levels of sodium due to water softener

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: Left of home

Installed by: Michaud installed / Marquis well drilling replaced cap in 2024

Date of Installation: unknown

USE: Number of persons currently using system: 1

Does system supply water for more than one household? ☐ Yes ☒ No ☐ Unknown

Comments: well is located inside wooden wishing well on left of house

Source of Section I information: Seller

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PROPERTY LOCATED AT: 32 US RTE 1, Frenchville, ME 04745**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 ☐ NoIf Yes, what results: **line was scoped and power jetted during inspection in 2024. All satisfactory**Have you experienced any problems such as line or other malfunctions? ☐ Yes ☒ NoWhat steps were taken to remedy the problem? **n/a**

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: **n/a**Location: **behind garage** OR ☐ UnknownDate installed: **1980** Date last pumped: **2024** Name of pumping company: **Pelletier Septic**Have you experienced any malfunctions? ☐ Yes ☒ NoIf Yes, give the date and describe the problem: **n/a**Date of last servicing of tank: **n/a** Name of company servicing tank: **n/a**Leach Field: ☒ Yes ☐ No ☐ UnknownIf Yes, Location: **behind garage**Date of installation of leach field: **unknown** Installed by: **restoration done by previous home owner, Peter Corriveau**Date of last servicing of leach field: **unknown** Company servicing leach field: **n/a**Have you experienced any malfunctions? ☐ Yes ☒ NoIf Yes, give the date and describe the problem and what steps were taken to remedy: **n/a**Do you have records of the design indicating the # of bedrooms the system was designed for? ☒ Yes ☐ NoIf Yes, are they available? ☒ Yes ☐ NoIs System located in a Shoreland Zone? ☐ Yes ☒ No ☐ UnknownComments: **septic plan/design is available. leach field restoration done in 2016**Source of Section II information: **Septic design plans**

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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	HWBB	Heat Pump		
Age of system(s) or source(s)	2023	2018		
TYPE(S) of Fuel	oil	electric		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)		varies on use		
Name of company that services system(s) or source(s)	Dead River	Rinos Electric		
Date of most recent service call	2025	2024 / cleaned		
Malfunctions per system(s) or source(s) within past 2 years	none	none		
Other pertinent information	home is set up on 1 zone, but can be set up into 3	Fujitsu mini Split		

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: July 2024

Date chimney(s) last cleaned: unknown

Direct and/or Power Vent(s): ☐ Yes ☒ No ☐ Unknown

Has vent(s) been inspected? ☐ Yes ☒ No ☐ Unknown

If Yes, date: n/a

Comments: Chimney assessed during home inspection 2024 - no known issues - propane line is buried underground

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? n/a

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): n/a Size of tank(s): n/a

Location: n/a

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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: n/a

Do you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards: ☐ Yes ☒ No

If Yes, describe: n/a

Are you aware of any cracking, peeling or flaking paint? ☐ Yes ☒ No

Comments: Entire interior of home was painted between 2024-2026. Exterior is brick and vinyl

Source of information: Seller, visual

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☒ No ☐ Unknown

LAND FILL: ☐ Yes ☒ No ☐ Unknown

RADIOACTIVE MATERIAL: ☐ Yes ☒ No ☐ Unknown

Other: n/a

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: DOT project starting Spring 2027 to reduce washing out of rocks on side of road

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? n/a

Road Association Name (if known): n/a

Source of information: Seller and deed

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PROPERTY LOCATED AT: 32 US RTE 1, Frenchville, ME 04745**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 ☐ UnknownIf Yes, explain: n/aHave any flood events affected a structure on the property? ☐ Yes ☒ No ☐ UnknownIf Yes, explain: n/aHas any flood-related damage to a structure occurred on the property? ☐ Yes ☒ No ☐ UnknownIf Yes, explain: n/aHas there been any flood insurance claims filed for a structure on the property? ☐ Yes ☒ No ☐ UnknownIf Yes, indicate the dates of each claim: n/aHas 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 ☐ UnknownIf Yes, indicate the date of each payment: n/aIs 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?

not noted on FEMA flood map - map 230165B effective 12/4/1985Relevant Panel Number: n/a Year: n/a (Attach a copy)Comments: noneSource of Section VI information: FEMA website

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PROPERTY LOCATED AT: 32 US RTE 1, Frenchville, ME 04745**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 ☐ UnknownIf Yes, explain: Some exemptions could apply, see town officeIs a Forest Management and Harvest Plan available?..... ☐ Yes ☒ No ☐ UnknownIs 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 ☐ UnknownIf Yes, explain: n/aEquipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, solar panels, wind turbines): Type: None - Propane tank is customer ownedFrom Whom: n/aYear Principal Structure Built: 1968 What year did Seller acquire property? 2024Roof: Year Shingles/Other Installed: July 2016 - no known issuesWater, moisture or leakage: noneComments: no known issues

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 known, dry mostly finished basementMold: Has the property ever been tested for mold? ☐ Yes ☒ No ☐ UnknownIf Yes, are test results available? ☐ Yes ☒ NoComments: none knownElectrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: _____ ☐ UnknownComments: Panel is located in basement closetHas 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: No known issues, home has had extensive interior and systems renovations/updates in the last 2 years.

Comments: no known issues

Source of Section VII information: seller

SECTION VIII - ADDITIONAL INFORMATION

Numerous updates and improvements have been completed since 2024. Highlights include two new Andersen storm doors at the kitchen and front entrances, along with a Cummins whole-house propane generator that automatically activates during a power outage and provides power throughout the home. Additional upgrades include LED recessed lighting, new kitchen appliances, granite countertops, Continued... See Addendum Additional information 1

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: Catherine A. DePlour 10/2/2026
SELLER BB144B74CE604BF... DATE
Catherine A. DePlour

SELLER _____ DATE _____

DocuSigned by: Rachelle Whitley 10/2/2026
SELLER BB12329B43F144C... DATE
Rachelle Whitley

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 _____

ADDENDUM

PROPERTY: **32 US RTE 1, Frenchville, ME 04745**

1) Additional information
custom-milled crown molding, baseboards and trim, and beautifully restored hardwood floors. Considerable attention to detail and quality craftsmanship is evident throughout the home. A complete list of improvements completed since 2024 is available in the MLS.

Date: _____

Signature _____

Date: 10/2/2026

Signed by:

Signature

Date: _____

Signature _____

Date: 10/2/2026

DocuSigned by:

Signature

Addendum