

LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Corry Pratt, Robin P Fowler-Pratt (hereinafter "Seller")
 AND _____ (hereinafter "Buyer")
 FOR PROPERTY LOCATED AT 608 Atlantic Highway ~ U. S. Route 1, Northport, ME 04849

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):

_____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

☒ 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).

☒ 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):

_____ 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

☒ 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.

	Signed by:	<u>Corry Pratt</u>	11/24/2025
Buyer	Date	<u>Seller Corry Pratt</u>	Date
		<u>Robin P. Fowler-Pratt</u>	11/24/2025
Buyer	Date	<u>Seller Robin P Fowler-Pratt</u>	Date
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
		Received by:	Date
		<u>Fran Riley, GRI & Roland Littlefield</u>	11/21/2025
Agent	Date	<u>Agent Fran Riley, GRI and Roland Littlefield</u>	Date



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UNITED REALTY OF MAINE, LLC, 307 Belmont Avenue ~ State Rt. 3 Belfast ME 04915

2073386000

2073382904



Corry Pratt and

PROPERTY LOCATED AT: 608 Atlantic Highway, Northport, Maine 04849

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: 4/30/16 Are test results available? ☒ Yes ☐ No
To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notation? Satisfactory with Notation ☒ Yes ☐ No
If Yes, are test results available? ☒ Yes ☐ No
What steps were taken to remedy the problem? Iron and Manganese Levels High
Installed Water Softener System to reduce quantity

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: Shore Rd. Side of Building. Approx 30' Back : 30' North
Installed by: Riley Well Drilling
Date of Installation: 7/2007

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: Current Owners and Previous Owners Disclosure Form
Buyer Initials _____ Page 1 of 8 Seller Initials CO RFP

PROPERTY LOCATED AT: 668 Atlantic Highway Northport, AL
64849

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: w/ Separate Pump Chamber
Tank Type: ☒ Concrete ☐ Metal ☐ Unknown ☐ Other: _____
Location: Approx 20' South of Building OR ☐ Unknown
Date installed: 2007 Date last pumped: 7/1/25 Name of pumping company: B.B. Septic Serv. Inc
Have you experienced any malfunctions? ☒ Yes ☐ No
If Yes, give the date and describe the problem: Pump Failed 7/1/25 Tank and Pump Chamber Pumped Out. Effluent Pump Replaced 7/2/25
Date of last servicing of tank: 7/2/25 Name of company servicing tank: Quality Pumps & Septic Service
Leach Field: ☒ Yes ☐ No ☐ Unknown
If Yes, Location: Approx 100' South of Building (visible mound)
Date of installation of leach field: 2007 Installed by: Unknown
Date of last servicing of leach field: None Company servicing leach field: N/A
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? 2 Bedroom + 2 Employee Septic System ☒ Yes ☐ No
Is System located in a Shoreland Zone? ☐ Yes ☒ No ☐ Unknown

Comments: Information from previous owner's disclosure
Source of Section II information: Current Owners with supplemental information from previous owner's disclosure

Buyer Initials _____ Page 2 of 8 Seller Initials CP IF

PROPERTY LOCATED AT: 665 Atlantic Highway Northport, ME 04849

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	Heat Pump 1, 2, 3	Heat Pump 4	Rinnai EX38CP	Rinnai ES 1001 F
Age of system(s) or source(s)	2016	2016	Approx 2015 X 2	Approx 2004
TYPE(S) of Fuel	Electric	Electric	Propane	Propane
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	Last 2 Years Ave 7900 KWH for Heating and cooling combined		127.2 gal	38 gal
Name of company that services system(s) or source(s)	Was Revision Energy now Solar Logic - Solar Logic has only worked on 1 unit so far		N/A	N/A
Date of most recent service call	11/23 / 4/24 / 5/24		None	None
Malfunctions per system(s) or source(s) within past 2 years	#1 Replace Fan Motor #3 Recharge Ref. & Coil		None	None
Other pertinent information	Located in Retail space		Located in Newer Retail Space	Located in 1940s Space

Heat pumps regularly cleaned by owners

Are there fuel supply lines? Propane ☒ 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: _____

Date chimney(s) last cleaned: _____

Direct and/or Power Vent(s): D.V. on 3 Propane Heating Units ☒ Yes ☐ No ☐ Unknown

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

If Yes, date: _____

Comments: Units inspected prior to propane service connection

Source of Section III information: Current Owners

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: See attached 2016 Environmental Risk Assessment for more details on UST Leak/Tank Removal History

Buyer Initials _____

Seller Initials CP RFP

PROPERTY LOCATED AT: 608 Atlantic Highway Northport, ME 04849

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: ☐ Yes ☐ No ☐ Unknown

Comments: _____

Source of information: _____

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: _____

Source of information: _____

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: _____

E. METHAMPHETAMINE - Current or previously existing:

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

Comments: _____

Source of information: Current Owners and Previous Owner Disclosure

Buyer Initials _____ Page 4 of 8 Seller Initials CP KFP

PROPERTY LOCATED AT: 668 Atlantic Highway Northport, ME 04861

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: Original structure built in 1940's

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: Some trim on back side of new structure and south end of

Source of information: original structure

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: Current Owners and Previous Owners Disclosure

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: 2 Catch basins, storm culvert and paved ditch installed by

Source of information: DOT per boundary survey

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? Access via Rte 1 and ☒ Yes ☐ No ☐ Unknown

If No, who is responsible for maintenance? Shore Road

Road Association Name (if known): _____

Source of information: Current Owners & Previous Owner's Disclosure

Buyer Initials _____

Page 5 of 8

Seller Initials CP LPP _____

PROPERTY LOCATED AT: 608 Atlantic Highway Northport, ME 04849

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: Propane Tank x 3

Year Principal Structure Built: 1940/1995 What year did Seller acquire property? 2016

Roof: Year Shingles/Other Installed: Metal Roof 2017 Shingle Roof 2021

Water, moisture or leakage: _____

Comments: _____

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: Building is built on piers w/crawl space. Due to slope of ground water can and does get under building. Sump pump removes this water

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

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

Comments: _____

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

Comments: Main Box at South End Bldg. Sub-boxes in Apartment and Utility Closet

Has all or a portion of the property been surveyed? ☒ Yes ☐ No ☐ Unknown

If Yes, is the survey available? Copy of boundary survey from 1987 ☒ 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: _____

Buyer Initials _____

Page 7 of 8

Seller Initials

CP RFP

PROPERTY LOCATED AT: 508 Atlantic Highway Northport, ME 04849

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: Current Owners

Buyer Initials _____

Page 6 of 8

Seller Initials CI EF

PROPERTY LOCATED AT: 208 Atlantic Highway Northport, ME 04849
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: Current Owners and Previous Owner's Disclosure

SECTION VIII - ADDITIONAL INFORMATION

5 Page Environmental Risk Assessment Questionnaire
is attached. This information was gathered in 2016
There have been no changes to any information
provided therein since the document was created

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: See Note Above ☒ 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.

Carry A Pratt 11/16/25 Robb A Pratt 11/16/25
SELLER DATE SELLER DATE

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

