Docusign Envelope ID: A0672C26-3192-8956-82F7-30BF48FBA461

PROPERTY LOCATED AT: **4054 Union Street, Levant, ME 04456**

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: 2019 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? _____

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: Side rear of house - Well head visable

Installed by: Ted McLead

Date of Installation: 2003

USE: Number of persons currently using system: 3

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

Comments: 3/21 - Water Filtration System Installed by AERV

Source of Section I information: OWN

DS MBN

Buyer Initials _____ _____ _____ _____

Seller Initials MN _____ _____ _____

Docusign Envelope ID: A0672C26-3192-8956-82F7-30BF48FBA461

PROPERTY LOCATED AT: **4054 Union Street, Levant, ME 04456**

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: _____

Tank Type: ☒ Concrete ☐ Metal ☐ Unknown ☐ Other: _____

Location: Left of Garage OR ☐ Unknown

Date installed: 2003 Date last pumped: 11/25 Name of pumping company: Fost Septic + Sew

Have you experienced any malfunctions? ...No ..... ☐ Yes ☒ No

If Yes, give the date and describe the problem: —

Date of last servicing of tank: 10/2018 Name of company servicing tank: Call Construction

Leach Field: ..... ☒ Yes ☐ No ☐ Unknown

If Yes, Location: Behind garage

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: _____

Source of Section II information: OWM

DS MBN

Produced with Lone Wolf Transact 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

Docusign Envelope ID: A0672C26-3192-8956-82F7-30BF48FBA461

PROPERTY LOCATED AT: **4054 Union Street, Levant, ME 04456**

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	Fire Place	Heat Pump	
Age of system(s) or source(s)	2003	4years	2024 ±	
TYPE(S) of Fuel	Target Plumbing	Wood	Electric	
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	550+/-	As Needed	As Needed	
Name of company that services system(s) or source(s)	~~Eastman~~ Plumbing	Owner	Owner	
Date of most recent service call	01/05/2024	2026	—	
Malfunctions per system(s) or source(s) within past 2 years	Owner has had Work Done on	—		
Other pertinent information	Boiler - Mostly New parts on System	Cleaned each year by owner	Heavy Duty	

Are there fuel supply lines? ..... ☑ Yes ☐ No ☐ Unknown

Are any buried? ..... ☐ Yes ☑ No ☐ Unknown

Are all sleeved? ..... ☑ Yes ☐ No ☐ Unknown

Chimney(s): ..... ☒ Yes ☑ No - Wood stove only

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: 2026

Date chimney(s) last cleaned: 2026

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

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

If Yes, date: —

Comments: Wood stove Install in Rear Sunroom

Source of Section III information: Owner / Observation

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: _____

DS MBN

Produced with Lone Wolf Transact 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

Docusign Envelope ID: A0672C26-3192-8956-82F7-30BF48FBA461

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: Own

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: None known by Own

Source of information: Own

C. RADON/AIR - Current or previously existing:

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

If Yes: Date: 9-17-18 By: Tim Madden

Results: unsatisfactory

If applicable, what remedial steps were taken? Radon mitigation system was installed.

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

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

Results/Comments: System needs to be checked

Source of information: Norlen Water

D. RADON/WATER - Current or previously existing:

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

If Yes: Date: 2003 By: Seller

Results: Satisfactory

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: Own

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

Comments: _____

Source of information: Own

Produced with Lone Wolf Transact 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

Michael Nadeau

Docusign Envelope ID: A0672C26-3192-8956-82F7-30BF48FBA461

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: Own

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: Own

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: use lower portion of driveway to access barn

Source of information: Deed + 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? _____

Road Association Name (if known): _____

Source of information: Own

DS MBN

Produced with Lone Wolf Transact 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com Michael Nadeau

Docusign Envelope ID: A0672C26-3192-8956-82F7-30BF48FBA461

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: 2301 9C 1890 D Year: 7/19/2023 (Attach a copy)

Comments: _____

Source of Section VI information: Owner / FEMA Map

DS MBN

Produced with Lone Wolf Transact 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

Docusign Envelope ID: A0672C26-3192-8956-82F7-30BF48FBA461

PROPERTY LOCATED AT: **4054 Union Street, Levant, ME 04456**

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: Homestead

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, solar panels, wind turbines): Type:

From Whom:

Year Principal Structure Built: 2002 What year did Seller acquire property? 2019

Roof: Year Shingles/Other Installed: Unknown

Water, moisture or leakage:

Comments: - Some Shingles Replaced

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: Very Little from Furnace Valve broke - Repaired

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:

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:

DS MBN

Buyer Initials _____ Seller Initials MN

Produced with Lone Wolf Transact 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

Docusign Envelope ID: A0672C26-3192-8956-82F7-30BF48FBA461

PROPERTY LOCATED AT: **4054 Union Street, Levant, ME 04456**

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: _____

Comments: _____

Source of Section VII information: Own

SECTION VIII - ADDITIONAL INFORMATION

03/21/2020 - Installed - ISM 200 - Water Filtration System
AERUS Brewer Maine 207-989-5143

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.

Michael B. Nadeau Sept 25, 2026		Docusigned by: Michael B Nadeau EF0E46E0E8234B3... 9/26/2026	
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.

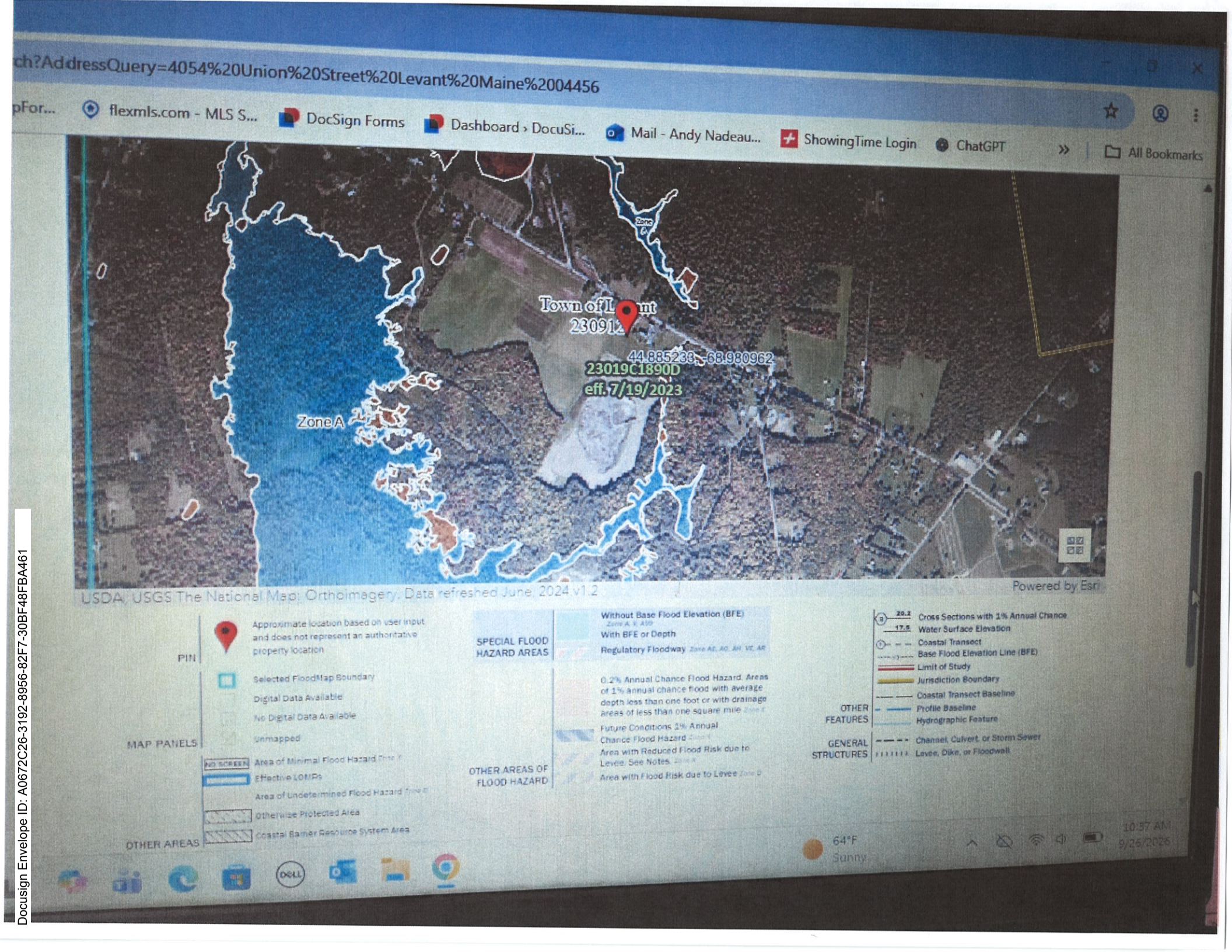
BUYER	DATE	BUYER	DATE
BUYER	DATE	BUYER	DATE

REALTOR®
Maine Association of REALTORS®/Copyright © 2026.
All Rights Reserved. Revised August 2026.

EQUAL HOUSING OPPORTUNITY

Produced with Lone Wolf Transact 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

Michael Nadeau



Docusign Envelope ID: A0672C26-3192-8956-82F7-30BF48FBA461

Docusign Envelope ID: A0672C26-3192-8956-82F7-30BF48FBA461

Bk 15090 Pg285 #6015
03-14-2019 @ 11:27a

NOT AN OFFICIAL COPY

NOT AN OFFICIAL COPY

NOT AN OFFICIAL COPY

NOT AN OFFICIAL COPY

WARRANTY DEED

DLN: L100194005006

JOEL L. BILLINGS, whose address is 4054 Union Street, Levant, Maine 04456, for consideration paid, grants to **MICHAEL B. NADEAU AND JESSICA L. NADEAU**, whose address is 38 Tamarack Drive, Newport, Maine 04953, as JOINT TENANTS, with WARRANTY COVENANTS, a certain lot or parcel of land, together with the buildings thereon, situated in Levant, Penobscot County, Maine, bounded and described as follows:

Being situated on the southwesterly side of Union Street, also known as Route 222, Town of Levant, County of Penobscot, State of Maine, being further bounded and described as follows: Beginning at a found iron rod set in the southwesterly line of said Union Street, said rod depicting the division line between land now or formerly of Carroll F. Robertson, as described in Penobscot Registry of Deeds, Volume 4291, Page 7, and land now or formerly of Albion Patten, as described in Volume 1234, Page 141; thence by and along the southwesterly line of said Union Street, South 43° 16' East 200.0 feet to a #6 rebar set; thence South 54° 36' 17" West, 151.14 feet to a #6 rebar set; thence South 42° 54' 02" West, 305.10 feet to a #6 rebar set in the northeasterly line of land previously conveyed by said Carroll F. Robertson to C. A. Strout & Sons as recorded in Volume 7639, Page 195; thence by and along said Strout's northeasterly line, North 42° 05' 30" West, 200.0 feet to a #6 rebar set in the southerly line of said Patten land; thence by and along said Patten's land, North 46° 46' East, 450.0 feet to the southwesterly line of said Union Street and the found rod at the point of beginning.

The above described lot being a portion of the land described in a deed from Carol A. Robertson to Carroll F. Robertson dated August 18, 1988, and recorded in Penobscot County Registry of Deeds in Volume 4291, Page 7. Bearings recited are based upon a magnetic observation taken in 1983 during a survey of the original Robertson property by Richard Perry, Jr., Land Surveyor of Bangor, Maine.

The above-described property is conveyed subject to an easement from Carroll F. Robertson and Carol A. Robertson to Vincent Caccese and Michelle Caccese, their heirs and assigns, over an

Docusign Envelope ID: A0672C26-3192-8956-82F7-30BF48FBA461

NOT AN OFFICIAL COPY

existing driveway along the southeasterly line of land retained by the Robertsons, running from the southwesterly sideline of Route 222 in Levant, at which point the driveway has a width of 10 feet and then by and along the northwesterly property line of the property conveyed to Caccese, a distance of 160 feet, at which point the portion of the driveway on the retained property has a width of 6 feet, said easement is for the purposes of access to the barn on the adjacent land conveyed to Caccese, including rights for the installation, repair and replacement of utility services.

Meaning and intending to convey all of the same premises as conveyed from Timothy Newcomb to Joel L. Billings, by deed dated February 14, 2003, and recorded in the Penobscot County Registry of Deeds in Book 8597, Page 210.

WITNESS our hands and seals this 8th day of March, 2019.

Witness

JOEL L. BILLINGS

STATE OF MAINE
COUNTY OF PENOBSCOT ss. MARCH 8, 2019

Then personally appeared the above-named, Joel L. Billings, and acknowledged the foregoing instrument to be their free act and deed.

Attorney at Law/Notary Public

Print Name

MATTHEW T. GOODWIN
NOTARY PUBLIC - MAINE
MY COMMISSION EXPIRES
FEBRUARY 18, 2023

Maine Real Estate
Transfer Tax Paid

Susan F. Bulay, Register
Penobscot County, Maine

K:\WARRANTY DEED\Billings to Nadeau 19-1053.doc

Docusign Envelope ID: A0672C26-3192-8956-82F7-30BF48FBA461

Property Card: 4054 UNION ST

Levant, ME

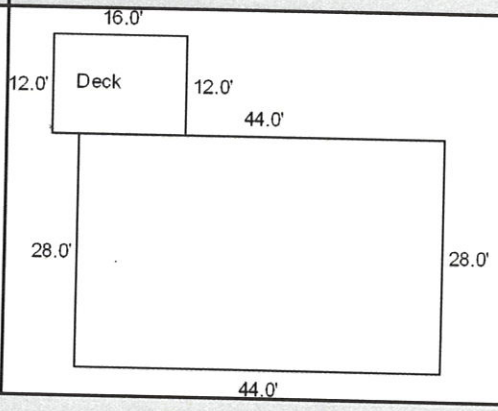


Parcel ID: 005-030-004
Trio Account #: 1286
Trio Card #: 1
Owner: NADEAU, MICHAEL B
Co-Owner: NADEAU, JESSICA L
Mailing Address: 4054 UNION STREET
LEVANT, ME 04456

Valuation

Card Number: 1
Ref 1: B15090P285
Ref 2:
Acreage: 2
Land Value: $43,500
Building Value: $207,700
Total Value: $251,200
Exemption Amount: $25,000
Net Assessment: $226,200

Building Sketch



Building Information

Living Area (sqft): 1232
Basement Living Area: 0
Number of Rooms: 6
Number of Bedrooms: 3
Number of Full Baths: 2
Number of Half Baths: 0
Number of Addl Fixtures: 0
Bath Style: Good
Basement: Full Basement
Wet Basement: Dry Basement
Basement Garage # of cars: 0
Cooling Type: None
Cooling %: 0
Foundation: Concrete
Insulation: Full
Kitchen Style: Good

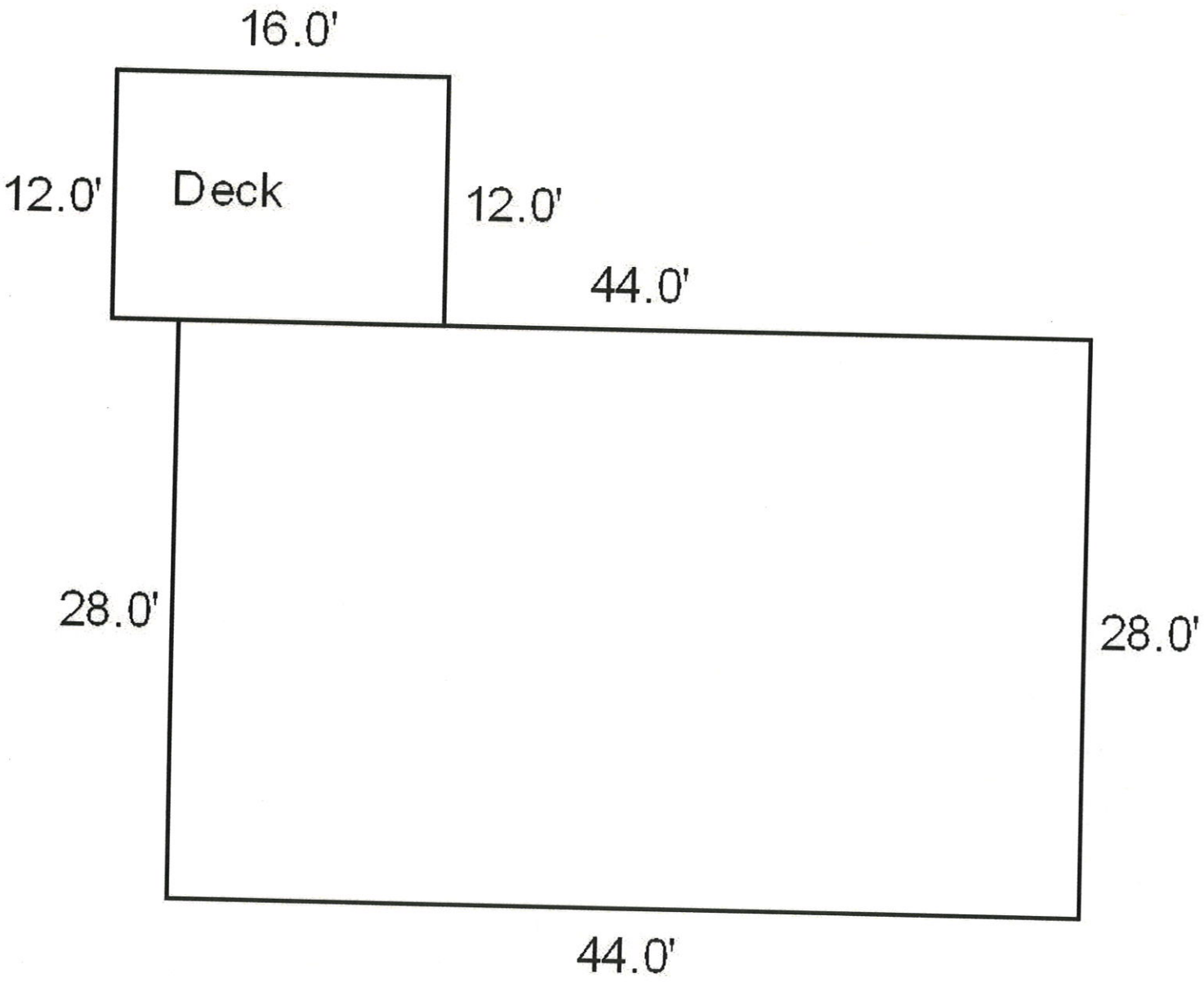
Roof Surface: Asphalt Shingles
Building Style: Conventional
Exterior Walls: WOOD SHINGLE
Heat Type: Hot Water BB
Heat Percent: 100
Topography: Rolling/None
Utilities: Drilled Well/Septic System
Street Surface: Paved
Sale Date:
Book/Page: B15090P285 03/14/19 B8597P210
Dwelling Units: 1
Other Units: 0
Stories: 1
Year Built: 2002
Year Remodeled: 0
Number of Fireplaces: 0

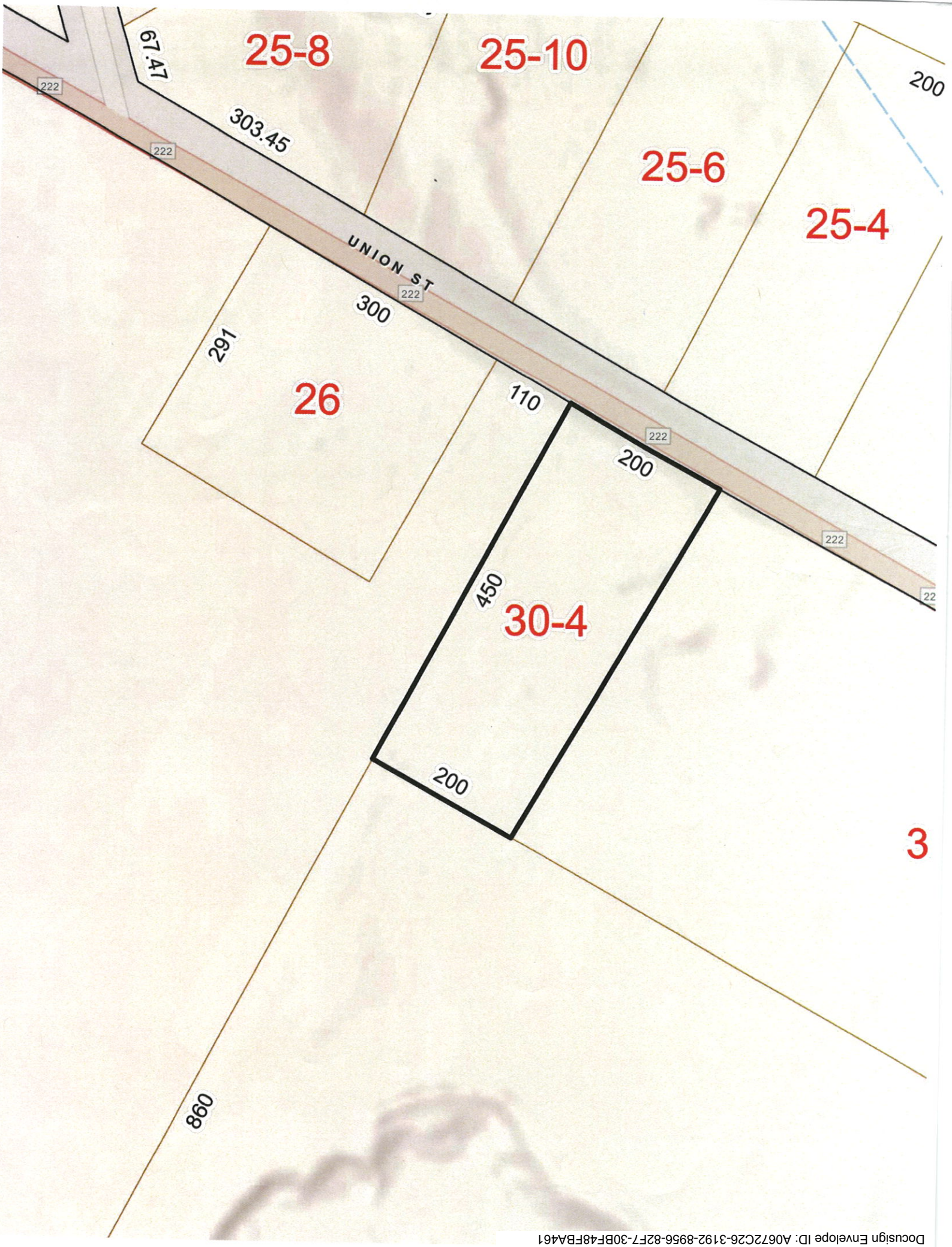
Taxes

Taxes: $2,714.40

Contact Town for status of Taxes

Docusign Envelope ID: A0672C26-3192-8956-82F7-30BF48FBA461





Docusign Envelope ID: A0672C26-3192-8956-82F7-30BF48FBA461