

PROPERTY LOCATED AT: **30 Lincoln Street #211, Westbrook, MA 04092****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: _____ 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: **Public Water supplied by Portland Water District. Paid for by Condo Association.**

Source of Section I information: **Seller & Public Record**

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PROPERTY LOCATED AT: 30 Lincoln Street #211, Westbrook, MA 04092**SECTION II - WASTE WATER DISPOSAL**TYPE OF SYSTEM: ☒ Public ☐ Private ☒ Quasi-Public Pump Station ☐ 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: _____ OR ☐ Unknown~~~~Date installed: _____ Date last pumped: _____ 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: _____~~~~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: Public Sewer. Paid for by Condo HOA Fee.Source of Section II information: Seller & Public Record

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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			
Age of system(s) or source(s)	2007			
TYPE(S) of Fuel	Propane			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	Approx. \$1100			
Name of company that services system(s) or source(s)	Pine State			
Date of most recent service call	January 2026			
Malfunctions per system(s) or source(s) within past 2 years	none			
Other pertinent information	none			

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: _____~~

~~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: N/A

Comments: **None**

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? _____~~

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): Unknown Size of tank(s): Unknown

Location: **Propane tanks are leased by the association and are underground**

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PROPERTY LOCATED AT: 30 Lincoln Street #211, Westbrook, MA 04092What materials are, or were, stored in the tank(s)? PropaneHave you experienced any problems such as leakage: ☐ Yes ☐ No ☒ UnknownComments: Association leased propane tanksSource of information: Seller & Visual Inspection**B. ASBESTOS** - Is there now or has there been asbestos:As insulation on the heating system pipes or duct work? ☐ Yes ☐ No ☒ UnknownIn the ceilings? ☐ Yes ☐ No ☒ UnknownIn the siding? ☐ Yes ☐ No ☒ UnknownIn the roofing shingles? ☐ Yes ☐ No ☒ UnknownIn flooring tiles? ☐ Yes ☐ No ☒ UnknownOther: ☐ Yes ☐ No ☒ UnknownComments: Seller is unaware of asbestos in the unit.Source of information: Seller**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: Seller has not tested the property for radonSource of information: Seller**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 ☐ UnknownAre test results available? ☐ Yes ☒ NoResults/Comments: Public Water. Seller has not tested water & is unaware of any prior testing.Source of information: Seller**E. METHAMPHETAMINE** - Current or previously existing:☐ Yes ☐ No ☒ UnknownComments: Seller is unaware of any current or previously existing methamphetamine.Source of information: Seller

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PROPERTY LOCATED AT: 30 Lincoln Street #211, Westbrook, MA 04092**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/ADo you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards: ☐ Yes ☒ NoIf Yes, describe: N/AAre you aware of any cracking, peeling or flaking paint? ☒ Yes ☐ NoComments: Minimal flaking at ceiling.Source of information: Seller**G. OTHER HAZARDOUS MATERIALS** - Current or previously existing:TOXIC MATERIAL: ☐ Yes ☐ No ☒ UnknownLAND FILL: ☐ Yes ☐ No ☒ UnknownRADIOACTIVE MATERIAL: ☐ Yes ☐ No ☒ UnknownOther: unknownSource 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 ☐ UnknownIf Yes, explain: The Riverfront Lots Condominium Association Declaration, Bylaws, Rules & Regs.Source of information: Seller, Deed, Registry of DeedsIs 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 ☐ UnknownIf No, who is responsible for maintenance?Road Association Name (if known): Parking area is maintained by condominium associationSource of information: Seller

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PROPERTY LOCATED AT: 30 Lincoln Street #211, Westbrook, MA 04092**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 ☒ UnknownIf Yes, explain: **Seller is unaware of any flood events that have affected any of the structures on the property.**Has any flood-related damage to a structure occurred on the property? ☐ Yes ☐ No ☒ UnknownIf Yes, explain: **Seller is unaware of any.**Has there been any flood insurance claims filed for a structure on the property? ☐ Yes ☐ No ☒ UnknownIf Yes, indicate the dates of each claim: **Seller is unaware of any. None for the unit.**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 ☒ UnknownIf Yes, indicate the date of each payment: **Seller is unaware of any. None for the unit.**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

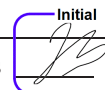
If yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map?

AE and XRelevant Panel Number: **23005C0686F** Year: **2024** (Attach a copy)Comments: **Main building (unit 211) in zone X. A portion of the property is in zone AE.**Source of Section VI information: **Seller & FEMA flood map**

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PROPERTY LOCATED AT: 30 Lincoln Street #211, Westbrook, MA 04092**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: **Seller is unaware of any actual or alleged violations of a Shoreland Zoning Ordinance**

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**

Year Principal Structure Built: **1910/2007** What year did Seller acquire property? **2024**

Roof: Year Shingles/Other Installed: **Unknown**

Water, moisture or leakage: **Unknown**

Comments: **Roof is a common element. Seller unaware of any issues.**

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: **Seller unaware of any issue in basement.**

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

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

Comments: **Seller has not tested for mold.**

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

Comments: **None**

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

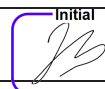
..... ☐ Yes ☐ No ☒ Unknown

Comments: **None**

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PROPERTY LOCATED AT: 30 Lincoln Street #211, Westbrook, MA 04092

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: None Known

Comments: None

Source of Section VII information: Seller

SECTION VIII - ADDITIONAL INFORMATION

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.

DocuSigned by:

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9/20/2026

SELLER _____ DATE _____

James K. Baldi

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 _____