PROPERTY LOCATED AT: **9 Ladd Rd, Rome, ME 04963**

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: **04/30/2025** 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? **n/a**

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: **Beside small Doghouse in front yard**
Installed by: **Philbrick Well Drilling**
Date of Installation: **1997**

USE: Number of persons currently using system: **2**
Does system supply water for more than one household? ☐ Yes ☒ No ☐ Unknown

Comments: _____

Source of Section I information: **Seller**

McAllister Real Estate, 143 Water St Hallowell ME 04347 Phone: 2074501180 Fax:
Diane Pratt-Rossman

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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: _____
☐ 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: **Back of house near bathroom window** OR ☐ Unknown
Date installed: **1997** Date last pumped: **05/01/2025** Name of pumping company: **Bean's Septic SVC**
Have you experienced any malfunctions? ..... ☐ Yes ☒ No
If Yes, give the date and describe the problem:

Date of last servicing of tank: **05/01/2025** Name of company servicing tank: **Bean's septic svc**
Leach Field: ..... ☒ Yes ☐ No ☐ Unknown
If Yes, Location: **outside patio door - back of house**
Date of installation of leach field: **1997** Installed by: **Quirion Construction**
Date of last servicing of leach field: **n/a** Company servicing leach field: **none**
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: **designed for a 3 bedroom - but records not available**
Source of Section II information: **Seller**

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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**	**propane fireplace`**	
Age of system(s) or source(s)	**1997**	**2023**	**1997**	
TYPE(S) of Fuel	**Oil**	**electric**	**propane**	
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	**430 gallons on avg**	**unknown**	**unknown-not in use**	
Name of company that services system(s) or source(s)	**Downeast Energy**	**Valley Home Services**	**Rocky's Stove Shop**	
Date of most recent service call		**2023**		
Malfunctions per system(s) or source(s) within past 2 years	**none**	**none**	**none**	
Other pertinent information			**located in basement**	

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: _____

Comments: _____

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): _____ ~~Size of tank(s):~~ _____

Location: _____

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What materials are, or were, stored in the tank(s)? ~~[redacted]~~

Have you experienced any problems such as leakage: ..... ~~☐ Yes ☐ No ☐ Unknown~~

Comments: _____

Source of information: **Seller**

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: **Seller**

C. RADON/AIR - Current or previously existing:

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

If Yes: Date: ~~[redacted]~~ By: ~~[redacted]~~

Results: ~~[redacted]~~

If applicable, what remedial steps were taken? ~~[redacted]~~

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: ~~[redacted]~~ By: ~~[redacted]~~

Results: ~~[redacted]~~

If applicable, what remedial steps were taken? ~~[redacted]~~

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

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

Results/Comments: ~~[redacted]~~

Source of information: ~~[redacted]~~

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

Comments: ~~[redacted]~~

Source of information: ~~[redacted]~~

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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 [X] 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 [X] No

If Yes, describe: _____

Are you aware of any cracking, peeling or flaking paint? ..... [ ] Yes [X] No

Comments: _____

Source of information: **Seller**

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL:	[ ] Yes	[X] No	[ ] Unknown
LAND FILL:	[ ] Yes	[X] No	[ ] Unknown
RADIOACTIVE MATERIAL:	[ ] Yes	[X] No	[ ] Unknown

Other: _____

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 [X] No [ ] Unknown

If Yes, explain: _____

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? ..... [X] Yes [ ] No [ ] Unknown

If No, who is responsible for maintenance? **Town of Rome**

Road Association Name (if known): **none**

Source of information: **Seller**

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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?

not in a flood zone

Relevant Panel Number: _____ Year: _____ (Attach a copy)

Comments: _____

Source of Section VI information: **Seller**

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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: **Homestead Exemption**

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 and Gregory's rubbish bin**

Year Principal Structure Built: **1997** What year did Seller acquire property? **1997**

Roof: Year Shingles/Other Installed: **1997**

Water, moisture or leakage: **No**

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: **Extensive drainage installed under and around house when house was settled on land***

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

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

Comments: ***See attached page regarding condensation in basement**

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: _____

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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 that Seller is aware of**

Comments:

Source of Section VII information: **Seller**

SECTION VIII - ADDITIONAL INFORMATION

***See attached page for condensation in basement and steps taken to alleviate the issue.**

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: Julie Pelletier 6/25/2026

SELLER 090D4B181226488... DATE SELLER DATE

Julie Pelletier

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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Additional Comments: Section VII – Foundation/Basement:

During a recent showing, water was found pooling near the Water Pressure Tank enclosure.

Seller called Plumber to come and check for leaks.

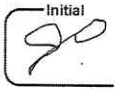
6/23/26 – Plumber came to check the Water Pressure tank, pipes and valves. He told Seller there we NO Leaks. He added Spray Foam insulation around incoming water pipe from well.

6/23-26/26 – Seller removed some of the paneling around and near the Water Pressure tank to check for possible cracks in the foundation. None were found. Also, NO MOLD was found.

In addition to the above, Gutter extenders were purchased and installed on four sides of house to divert any rain water from roof away from house.

Also, **Water proof** foam pipe insulation to be installed around pipe from Water Pressure Tank through to Furnace are. This is to solve condensation in that area.

As of 6/25/26, this area was dry.

Initial 

Julie Pelletier Date: 6/25/2026

Doc # 2009010809
Book 10054 Page 0034

TRANSFER TAX PAID

Received Kennebec SS.
04/24/2009 1:28PM
Pages 2 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS

This Document Prepared By:
New England Title
841 Main Street
Tewksbury, MA 01876

(2)

Recording Requested by &
When Recorded Return To:
US Recordings, Inc.
2925 Country Drive
St. Paul, MN 55117

7.514146-01 Quitclaim Deed R #3125182

State of Maine Record 1st

County of Kennebec, SS.

JULIE A. PELLETIER, an unmarried woman and PATRICIA J. PRATT, an unmarried woman of 9 Ladd Rd, Rome, Kennebec County, ME 04963,

for consideration paid, grant to JULIE A. PELLETIER, an unmarried woman, of Rome, Kennebec County, Maine,

with quitclaim covenant the land together with the buildings and improvements thereon in Rome, Kennebec County, Maine, bounded and described as follows:

Land situated in the County of Kennebec in the State of ME

A certain lot or parcel of land situated in Rome, County of Kennebec and State of Maine, bounded and described as follows, viz:

Being Lot No. 1 as shown on Final Plan entitled "Caffyn Village" dated April 1, 1991 and recorded in the Kennebec County Registry of Deeds in Plan File No. D-91065 which Plan is incorporated herein by reference and to which reference may be had for a more particular description of the lot being conveyed herein.

Commonly known as: 9 Ladd Rd, Rome, ME 04963

Witness our hand and seal this 26 day of February, 2009.

Grantors:

JULIE A. PELLETIER

PATRICIA J. PRATT

State of Maine

County of Kennebec, SS.

Then personally appeared the above named JULIE A. PELLETIER and PATRICIA J. PRATT, proved to me through satisfactory evidence of identification, which were driver's licenses, to be the persons whose names are signed on the preceding or attached document and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Justice of the Peace (or Notary Public)

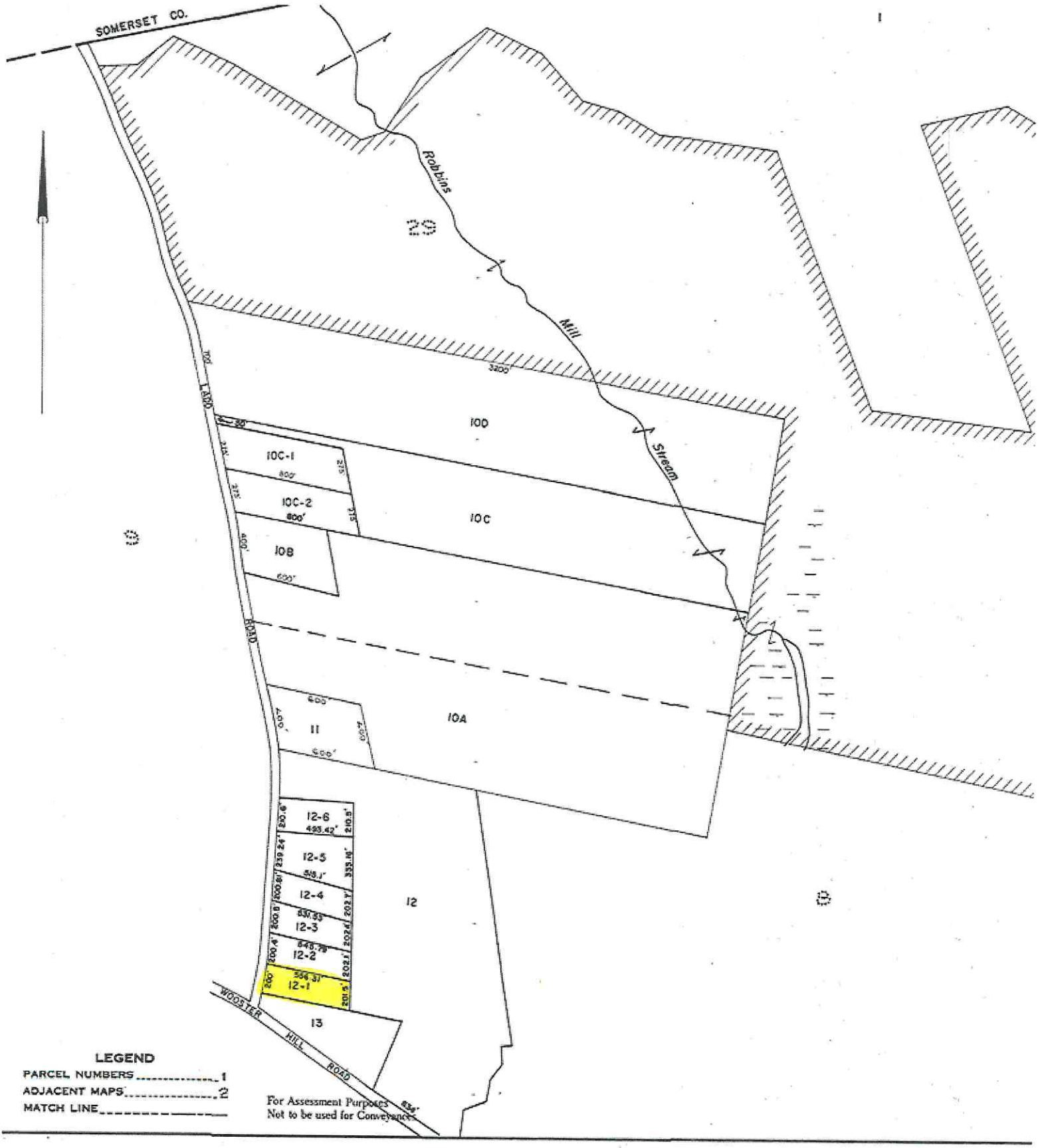
Kenneth L. Bell, Jr

KENNETH L. BELL, JR.
Notary Public, Maine
My Commission Expires February 11, 2016

SEAL

U00523652

1371 3/10/2009 75514146/1


SOMERSET CO.
Robbins
Mill
Stream
LAND
ROAD
100
10C-1
10C-2
10C
10B
10A
11
12
13
12-6
12-5
12-4
12-3
12-2
12-1
WOOSTER
HILL
ROAD
LEGEND
PARCEL NUMBERS 1
ADJACENT MAPS 2
MATCH LINE .....
For Assessment Purposes
Not to be used for Conveyance