

PROPERTY LOCATED AT: **32 RIVER ROAD, LEBANON, ME 04027****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 N/A ☐ Unknown
☐ Drilled ☐ Dug ☐ Other N/A

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. INTAKE & PIPING WAS REPLACED FROM STREET TO HOUSE.**

Source of Section I information: **SELLER**

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PROPERTY LOCATED AT: **32 RIVER ROAD, LEBANON, ME 04027****SECTION II - WASTE WATER DISPOSAL**TYPE OF SYSTEM: ☐ Public ☒ Private ☐ Quasi-Public N/A ☐ Unknown

IF PUBLIC OR QUASI-PUBLIC (Strike Section if Not Applicable):

Have you had the sewer line inspected?..... ☐ Yes ☒ NoIf Yes, what results: N/AHave 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: N/ATank Size: ☐ 500 Gallon ☐ 1000 Gallon ☐ Unknown ☒ Other: FUJI SYSTEM, MULTI-CHAMBERTank Type: ☐ Concrete ☐ Metal ☐ Unknown ☒ Other: FUJI AERATED CE5 SYSTEMLocation: RIGHT SIDE OF DRIVEWAY OR ☐ UnknownDate installed: JUNE 2022 Date last pumped: 10/4/24 Name of pumping company: BH CAMERONHave you experienced any malfunctions? ☐ Yes ☒ NoIf Yes, give the date and describe the problem: N/ADate of last servicing of tank: 05/13/2025 Name of company servicing tank: FUJICLEAN/WQCSLeach Field: ☒ Yes ☐ No ☐ UnknownIf Yes, Location: LEFT OF DRIVEWAYDate of installation of leach field: JUNE 2022 Installed by: EASTMAN'S EXCAVATION, LLCDate of last servicing of leach field: N/A Company servicing leach field: N/AHave you experienced any malfunctions? ☐ Yes ☒ NoIf Yes, give the date and describe the problem and what steps were taken to remedy: NONEDo 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: 4-BEDROOM SEPTIC; SYSTEM CLEANED BY WATER QUALITY COMPLIANCE SERVICES (WISCASSETT)Source of Section II information: SELLER

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PROPERTY LOCATED AT: **32 RIVER ROAD, LEBANON, ME 04027****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	LENNOX FURNACE	GAS FIREPLACE	GAS STOVE- JOTUL	
Age of system(s) or source(s)	2024	2009	2018	
TYPE(S) of Fuel	OIL	PROPANE	PROPANE	
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	435 GALLONS	180 GALLONS	FIGURED IN TOTAL	
Name of company that services system(s) or source(s)	STROGENS SERVICE	ATLANTIC GAS TECHS	ATLANTIC GAS TECHS	
Date of most recent service call	8/2024	N/A	N/A	
Malfunctions per system(s) or source(s) within past 2 years	NONE	NONE	NONE	
Other pertinent information	NONE	NONE	NONE	

Are there fuel supply lines? ☒ Yes ☐ No ☐ UnknownAre any buried? ☐ Yes ☒ No ☐ UnknownAre all sleeved? ☒ Yes ☐ No ☐ UnknownChimney(s): ☒ Yes ☐ NoIf Yes, are they lined: ☒ Yes ☐ No ☐ UnknownIs more than one heat source vented through one flue? ☐ Yes ☒ No ☐ UnknownHad a chimney fire: ☐ Yes ☒ No ☐ UnknownHas chimney(s) been inspected? ☐ Yes ☒ No ☐ UnknownIf Yes, date: N/ADate chimney(s) last cleaned: N/ADirect/Power Vent(s): ☐ Yes ☒ No ☐ UnknownHas vent(s) been inspected? ☐ Yes ☒ No ☐ UnknownIf Yes, date: N/AComments: TOP OF BOTH CHIMNEY'S REBUILT. FRONT CHIMNEY NOT LINED, REAR CHIMNEY LINED. NO CHIMNEY CAPS. NEW OIL TANK 2014Source 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 ☐ UnknownIf Yes, are tanks in current use? ☐ Yes ☒ No ☐ UnknownIf no longer in use, how long have they been out of service? N/AIf tanks are no longer in use, have tanks been abandoned according to DEP? ☐ Yes ☐ No ☒ UnknownAre tanks registered with DEP? ☐ Yes ☐ No ☒ UnknownAge of tank(s): N/A Size of tank(s): N/ALocation: N/A

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PROPERTY LOCATED AT: 32 RIVER ROAD, LEBANON, ME 04027What materials are, or were, stored in the tank(s)? N/AHave you experienced any problems such as leakage: ☐ Yes ☒ No ☐ UnknownComments: SELLER HAS NO KNOWLEDGE OF UNDERGROUND STORAGE TANKS ON THE PROPERTYSource 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 ☒ UnknownIn the ceilings? ☐ Yes ☐ No ☒ UnknownIn the siding? ☐ Yes ☐ No ☒ UnknownIn the roofing shingles? ☐ Yes ☐ No ☒ UnknownIn flooring tiles? ☐ Yes ☐ No ☒ UnknownOther: N/A ☐ Yes ☐ No ☒ UnknownComments: SELLER HAS NO KNOWLEDGE OF ASBESTOS IN THE PROPERTYSource of information: SELLER**C. RADON/AIR** - Current or previously existing:Has the property been tested? ☒ Yes ☐ No ☐ UnknownIf Yes: Date: March 11, 2025 By: NORTH COAST HOME INSPECTIONSResults: 2.6 PCI/LIf applicable, what remedial steps were taken? NONE NEEDEDHas the property been tested since remedial steps? ☐ Yes ☒ No ☐ UnknownAre test results available? ☒ Yes ☐ NoResults/Comments: NONESource of information: SELLER**D. RADON/WATER** - Current or previously existing:Has the property been tested? ☐ Yes ☐ No ☒ UnknownIf Yes: Date: N/A By: N/AResults: N/AIf applicable, what remedial steps were taken? N/AHas the property been tested since remedial steps? ☐ Yes ☐ No ☒ UnknownAre test results available? ☐ Yes ☒ NoResults/Comments: PROPERTY SERVICED BY PUBLIC WATERSource of information: SELLER, PUBLIC RECORD**E. METHAMPHETAMINE** - Current or previously existing: ☐ Yes ☒ No ☐ UnknownComments: SELLER HAS NO KNOWLEDGE OF METHAMPHETAMINESource of information: SELLER

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PROPERTY LOCATED AT: 32 RIVER ROAD, LEBANON, ME 04027**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 ☒ No
If Yes, describe: N/AAre you aware of any cracking, peeling or flaking paint? ☒ Yes ☐ NoComments: SOME AREAS DUE TO NORMAL WEAR AND TEAR; SELLERS DID SOME TOUCH UP PAINTING IN SEVERAL AREASSource of information: SELLER**G. OTHER HAZARDOUS MATERIALS** - Current or previously existing:TOXIC MATERIAL: ☐ Yes ☐ No ☒ UnknownLAND FILL: ☐ Yes ☐ No ☒ UnknownRADIOACTIVE MATERIAL: ☐ Yes ☐ No ☒ UnknownOther: NONESource 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: N/ASource of information: SELLERIs 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? N/ARoad Association Name (if known): N/ASource of information: N/A

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PROPERTY LOCATED AT: **32 RIVER ROAD, LEBANON, ME 04027****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?

N/ARelevant Panel Number: 23031C0504G Year: 07/17/2024 (Attach a copy)Comments: PROPERTY IS NOT IN A FLOOD ZONESource of Section VI information: SELLER, PUBLIC RECORD

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PROPERTY LOCATED AT: 32 RIVER ROAD, LEBANON, ME 04027**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: HOMESTEAD EXEMPTION (\$25,000)Is a Forest Management and Harvest Plan available?..... ☐ Yes ☒ No ☐ Unknown

Are there any actual or alleged violations of a shoreland zoning ordinance

including those that are imposed by the state or municipality? ☐ 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, photovoltaics, wind turbines): Type: PROPANE TANK- IRVING PROPANE & OILYear Principal Structure Built: 1870 & 1920 What year did Seller acquire property? 1988Roof: Year Shingles/Other Installed: 2013- COLD ROOF SYSTEM & RUBBER ROOFWater, moisture or leakage: NONEComments: SHED & GARAGE ROOF REPLACED AS WELL IN 2013

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: MINIMAL WATER/SOME MOISTURE DURING SEVER RAIN. BASEMENT WALLS SEALED.Mold: Has the property ever been tested for mold? ☐ Yes ☒ No ☐ UnknownIf Yes, are test results available? ☐ Yes ☒ NoComments: INSPECTION IDENTIFIED SOME DRIED DISCOLORATION IN GARAGE RAFTERS. CLEANED, BRUSHED AND DISINFECTED.Electrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: N/A ☐ UnknownComments: NEW ELECTRICAL PANEL WITH 200 AMP SERVICE, NEW CMP SERVICE TO STREET; OPEN GROUND OUTLETS ALL REPLACEDHas 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: NONEKNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: NONEComments: NONESource of Section VII information: SELLER

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PROPERTY LOCATED AT: 32 RIVER ROAD, LEBANON, ME 04027**SECTION VIII - ADDITIONAL INFORMATION**

Property has been pre-inspected. New 50-gallon water heater in March 2025. Various updates over the years include new insulation in attic and exterior walls, fiber cement clapboard exterior, outside fencing, paved driveway, landscaping upgrades, new Fuji septic system, Harvey vinyl windows throughout, hardwood floors, newer bathrooms, kitchen and appliances. New granite steps with black cast aluminum railings on front and side entrances. 2-person hot tub in good working order. Driveway resealed in 2024.

Kitchen drain has S-trap, not to today's plumbing standards. No issues.

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: Mark E. Morrow, Trustee 7/11/2025
 SELLER DATE
MARK E. MORROW, TRUSTEE

Signed by: Joanne R. Morrow, Trustee 7/11/2025
 SELLER DATE
JOANNE R. MORROW, TRUSTEE

SELLER DATE
THE MORROW FAMILY ROVOCABLE TRUST

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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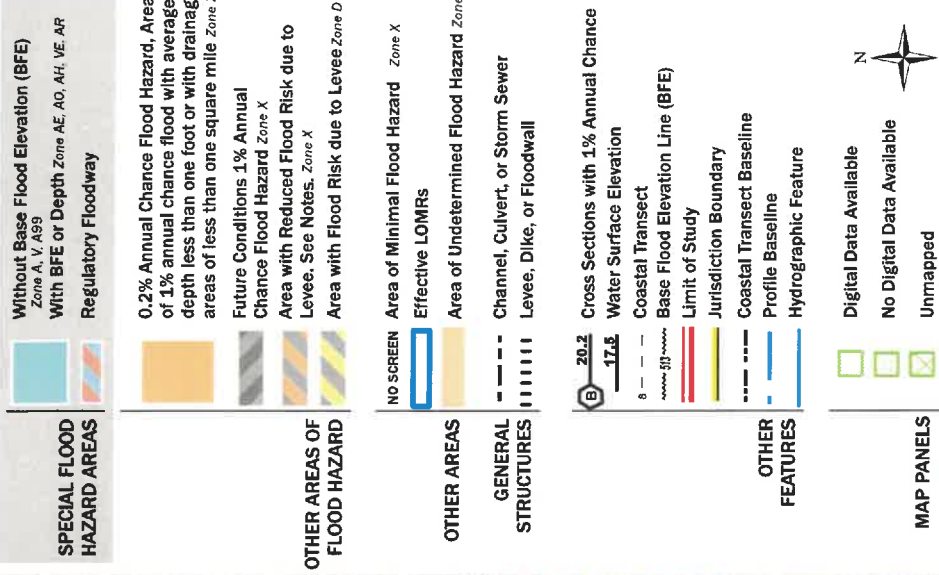
National Flood Hazard Layer FIRMette

70°56'54"W 43°20'26"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/5/2025 at 9:47 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

