

PROPERTY LOCATED AT: 357 Turnpike Road, Medway, ME 04460**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:

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? N/A

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: On the left of the front yard by the screen house.

Installed by: unknown

Date of Installation: 1974

USE: Number of persons currently using system: 1

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

Comments: None

Source of Section I information: Owner and visual inspection

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PROPERTY LOCATED AT: 357 Turnpike Road, Medway, ME 04460**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 left side of house. OR ☐ UnknownDate installed: 1974 Date last pumped: 2021 Name of pumping company: Cal'sHave you experienced any malfunctions? ☐ Yes ☒ No

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

Date of last servicing of tank: 2021 Name of company servicing tank: Cal'sLeach Field: ☒ Yes ☐ No ☐ UnknownIf Yes, Location: Back left side of house.Date of installation of leach field: 1974 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 ☒ NoIf Yes, are they available? ☐ Yes ☒ NoIs System located in a Shoreland Zone? ☐ Yes ☒ No ☐ UnknownComments: NoneSource of Section II information: Owner and visual inspection

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PROPERTY LOCATED AT: **357 Turnpike Road, Medway, ME 04460****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	Propane heater		
Age of system(s) or source(s)				
TYPE(S) of Fuel	Oil	Propane		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)				
Name of company that services system(s) or source(s)	Dead River	Dead River		
Date of most recent service call	2/26/2026	9/2026		
Malfunctions per system(s) or source(s) within past 2 years	None	None		
Other pertinent information	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 ☐ Unknown

If Yes, date: _____

Date chimney(s) last cleaned: _____

Direct and/or Power Vent(s): ☐ Yes ☒ No ☐ UnknownHas vent(s) been inspected? ☐ Yes ☐ No ☐ Unknown

If Yes, date: _____

Comments: **There has been a new igniter installed on the propane heater 9/2026**Source of Section III information: **Owner and visual inspection****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 ☐ 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 ☐ UnknownAre 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)? _____

Have you experienced any problems such as leakage: ☐ Yes ☒ No ☐ UnknownComments: **None**Source of information: **Owner****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: **None**Source of information: **Owner****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 ☐ UnknownAre test results available? ☐ Yes ☒ NoResults/Comments: **None**Source of information: **Owner****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: **None**Source of information: **Owner****E. METHAMPHETAMINE** - Current or previously existing:☐ Yes ☒ No ☐ UnknownComments: **None**Source of information: **Owner**

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PROPERTY LOCATED AT: 357 Turnpike Road, Medway, ME 04460**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 ☒ NoComments: NoneSource of information: Owner**G. OTHER HAZARDOUS MATERIALS** - Current or previously existing:TOXIC MATERIAL: ☐ Yes ☒ No ☐ UnknownLAND FILL: ☐ Yes ☒ No ☐ UnknownRADIOACTIVE MATERIAL: ☐ Yes ☒ No ☐ UnknownOther: NoneSource of information: Owner**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: right of way between property and neighbor to the right to a property in the back.Source of information: OwnerIs 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): NoneSource of information: Public information

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PROPERTY LOCATED AT: **357 Turnpike Road, Medway, ME 04460****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: **2301750015B** Year: _____ (Attach a copy)Comments: **Area Not Included eff 9/30/1987**Source of Section VI information: **FEMA.gov**

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PROPERTY LOCATED AT: 357 Turnpike Road, Medway, ME 04460**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 ☐ UnknownIs 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: Propane tankFrom Whom: Dead River Co.Year Principal Structure Built: 1974 What year did Seller acquire property? 2020

Roof: Year Shingles/Other Installed: _____

Water, moisture or leakage: NoneComments: The owners have grew up in the house and their parents transfered the house to them on 3/12/2020

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: A French Drain was installed in 2020 to take care of any water.Mold: Has the property ever been tested for mold? ☐ Yes ☒ No ☐ UnknownIf Yes, are test results available? ☐ Yes ☒ NoComments: NoneElectrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: _____ ☐ UnknownComments: NoneHas 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: None

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PROPERTY LOCATED AT: 357 Turnpike Road, Medway, ME 04460KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: There are no known material defects.Comments: NoneSource of Section VII information: Owner**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.

Michael W. Pelkey 09/14/2026
 SELLER DATE
Michae W. Pelkey Michael W. Pelkey

Ronald N. Pelkey Jr. 09/15/2026
 SELLER DATE
Ronald N. Pelkey Jr.

 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

