

PROPERTY LOCATED AT: 316 Bridgton Road, Fryeburg, ME 04037

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: front of house - can see well sticking up
Installed by: unknown
Date of Installation: unknown

USE: Number of persons currently using system: 4
Does system supply water for more than one household? Yes No Unknown

Comments: _____

Source of Section I information: _____

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SECTION II - WASTE WATER DISPOSAL

TYPE OF SYSTEM: Public Private Quasi-Public _____ Unknown

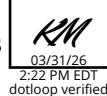
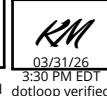
IF PUBLIC OR QUASI-PUBLIC (Strike Section if Not Applicable):
Have you had the sewer line inspected?..... Yes No
If Yes, what results: _____
Have you experienced any problems such as line or other malfunctions? Yes No
What steps were taken to remedy the problem? _____

IF PRIVATE (Strike Section if Not Applicable):
Tank: Septic Tank Holding Tank Cesspool Other: _____
Tank Size: 500 Gallon 1000 Gallon Unknown Other: _____
Tank Type: Concrete Metal Unknown Other: _____
Location: Right side of house OR Unknown
Date installed: Unknown Date last pumped: June 2023 Name of pumping company: DYERS septic
Have you experienced any malfunctions? Yes No
If Yes, give the date and describe the problem: _____

Date of last servicing of tank: Pumped June 23 Name of company servicing tank: DYERS septic
Leach Field: Yes No Unknown
If Yes, Location: BACKYARD to Right looking e woodlines
Date of installation of leach field: Unknown Installed by: Unknown
Date of last servicing of leach field: Unknown Company servicing leach field: Unknown
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: _____

Buyer Initials _____ Page 2 of 8 Seller Initials   _____
03/31/26 2:22 PM EDT dotloop verified 03/31/26 3:30 PM EDT dotloop verified

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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	Hot water	Mini split	Wood stove	Propane heat
Age of system(s) or source(s)	Unknown	Unknown	Unknown	Unknown
TYPE(S) of Fuel	Oil	Air	Wood	Propane
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	1700-1500 gallons	Unknown	Unknown	Unknown
Name of company that services system(s) or source(s)	Andy Palmer	Maine Eco Heat	N/A	N/A
Date of most recent service call	Annual cleaning	June 2025	N/A	N/A
Malfunctions per system(s) or source(s) within past 2 years	NONE	Needed New coil →	N/A	N/A
Other pertinent information		Attached service call invoice	Never used by us	Never used by us

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: Unknown

Direct/Power Vent(s): Yes No Unknown

 Has vent(s) been inspected? Yes No Unknown

 If Yes, date: _____

Comments: _____

Source of Section III information: _____

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? _____

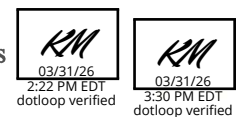
If tanks are no longer in use, have tanks been abandoned according to DEP? Yes No Unknown

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)? _____

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

Comments: _____

Source of information: _____

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: _____

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: _____

Source of information: _____

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 Unknown

Are test results available? Yes No

Results/Comments: _____

Source of information: _____

E. METHAMPHETAMINE - Current or previously existing:

Comments: _____ Yes No Unknown

Source of information: _____

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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 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: _____

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: _____

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: Right of way -> we have always maintained driveway

Source of information: DEED

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

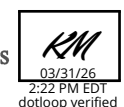
If No, who is responsible for maintenance? _____

Road Association Name (if known): _____

Source of information: _____

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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?

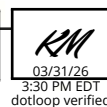
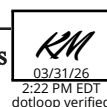
Relevant Panel Number: _____ Year: _____ (Attach a copy)

Comments: _____

Source of Section VI information: _____

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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: _____

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 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 tanks to generator

Year Principal Structure Built: 2001 What year did Seller acquire property? Oct 2021

Roof: Year Shingles/Other Installed: _____

Water, moisture or leakage: A roof vent was identified as source of leak & seal was repaired - minor staining fixed

Comments: leaking addressed at that time, minor staining occurred and was remediated. cleaned & painted. no known issues since.

Foundation/Basement: remediated. cleaned & painted. no known issues since.

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: previous owner reported minor water intrusion, had prof patched/repairs. no known issues since then.

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

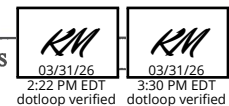
Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure Yes No Unknown

Comments: _____

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: See above disclosure regarding water intrusion and repairs.

Comments: _____

Source of Section VII information: _____
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PROPERTY LOCATED AT: 316 Bridgton Road, Fryeburg, ME 04037

2023 field electric made improvements to meter transfer switch and combo

SECTION VIII - ADDITIONAL INFORMATION

smoke Alarms have been replaced w/ combo smoke/co detector w/in past 2 years. Roof & water- ice dams removed by owners, slight stains removed & painted by owners in 2023 & 2026. A Roof vent seal was repaired in 2021 to address minor water intrusion. NO further water issues have been observed since these repairs. HVAC/Mini Split had coil replaced 6/25, in use & attached. Woodstove and propane heater on property have never been used. Home uses heating oil for primary heat -> attached recent invoice to show oil use by us for year

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: Yes No conv

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.

Keri Montague 3/30/26
SELLER DATE
Keri Montague

Kevin Montague 3/30/26
SELLER DATE
Kevin Montague

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



Field Electric
218 Lovell Rd
Fryeburg, ME 04037
(207) 256-3048
office@fieldelectriconline.com

BILL TO:

[Redacted]
316 Bridgton Rd
Fryeburg, ME 04037

P.O. Number:

Invoice No: 13319
Status: Paid
Invoice Date: 08/30/2023
Due Date: 09/13/2023
Total: \$2,601.13

SHIP TO:

[Redacted]
316 Bridgton Rd
Fryeburg, ME 04037

Service Date	Description	Quantity	Unit Price	Total
	Removed meter and transfer switch. Wired / installed new 200 amp meter / transfer switch combo. Replaced mast, weather head, and 200 amp service cable feeding meter. Grounded service.			
	(1) Journeyman Electrician - hrs	4.0	\$95.00	\$380.00
	(1) Helper Electrician - hrs	4.0	\$65.00	\$260.00
	Bucket truck usage - 1 hour	1.0	\$100.00	\$100.00
	Materials	1.0	\$1,764.10	\$1,764.10

Notes

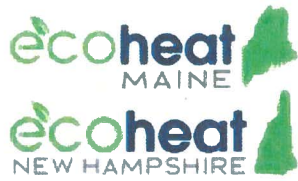
Field Electric Time and Material invoice terms:
The billable time invoiced includes job preparation, required travel to the job location, required travel for specialized parts (as applicable), job site and work van clean-up, job waste disposal, and job associated administrative time. Note, some of these tasks may be accomplished away from the job site. ...

Subtotal:	\$2,504.10
Tax:	\$97.03
Invoice Amount:	\$2,601.13
Previous Payment(s):	\$2,601.13
Amount Due (USD)	\$0.00

Thank you for doing business with us!

[Redacted]

[Redacted]



Ecoheat Maine/New Hampshire

[REDACTED]
 316 Bridgton Rd
 Fryeburg, ME 04037

[REDACTED]
 (860) 880-5444
 [REDACTED]

JOB	#7503
SERVICE DATE	Jun 24, 2025
INVOICE DATE	Jun 24, 2025
PAYMENT TERMS	Upon receipt
DUE DATE	Jun 24, 2025
AMOUNT DUE	\$944.00

CONTACT US

115 Emerson Rd
 Norway, ME 04268

(207) 743-6926
 info@ecoheatmaine.com

INVOICE

Services	qty	unit price	amount
Unit not cooling	1.0	\$0.00	\$0.00
New Coil	1.0	\$350.00	\$350.00
Crew Labor one technician Technician hourly rate	4.0	\$95.00	\$380.00
Service call to troubleshoot system	1.0	\$79.00	\$79.00
R410 Refrigerant Price per pound	3.0	\$45.00	\$135.00

Subtotal	\$944.00
Total Tax	\$0.00
Sales tax (0%)	\$0.00
Job Total	\$944.00
Amount Due	\$944.00

Thank you for your business!

Heat Pumps are a supplemental heating and cooling source. Although whole-home installations should have backup or supplemental heat sources to cover heating needs for extreme cold and for system down times, Efficiency Maine requires rebated heat pumps be utilized as primary heat sources, and for discontinuing fossil fuel heat sources in order to be eligible for rebates:

"Heat pump(s) will be used as primary heating system throughout the heating season
 Primary, fossil fuel, space-heating system, if any, reserved for emergency backup by turning all thermostats off or all the way down, turning off and covering power switch,

[REDACTED]

[REDACTED]

Lake Region Energy
389 Portland St
Fryeburg, Maine 04037
935 2064

STATEMENT

August 02, 2024

****Make a payment online**Sign up for Email**Sign up for Auto Pay****

STATEMENT

██████████
316 Bridgton Road
Fryeburg, ME 04037

Account Number

501974

Amount Enclosed

Amount Due: \$0.00

Please Return Upper Portion of This Statement With Your Payment

Location Information: Use This List of Location #s and Corresponding Addresses As a Reference To Where the Delivery / Work Was Performed

1 - 316 Bridgton Road

2 - 316 Bridgton Road

3 - 316 Bridgton Road

START DATE: 5/1/2024		ACCOUNT NUMBER: 501974		PREVIOUS BALANCE: \$0.00			
DATE	REF NUM	Loc #	Quantity	REFERENCE	SALES	PAYMENTS	BALANCE
6/21/24	170399	3		Service Invoice	\$0.00	\$0.00	\$0.00
7/2/24	775691	3	81.1	LP Gas @ \$5.299 → generator	\$429.75	\$0.00	\$429.75
7/3/24	14686586			Credit Card - Web	\$0.00	\$429.75	\$0.00
7/11/24	776046	1	109.3	#2 Oil @ \$3.299	\$360.58	\$0.00	\$360.58
7/15/24	14690618			Credit Card - Web	\$0.00	\$349.65	\$10.93
7/15/24	14690618			Prompt Pay Discount	\$0.00	\$10.93	\$0.00
Totals As Of 8/2/2024:					\$790.33	\$790.33	\$0.00

Current	Over 30 Days	Over 60 Days	Over 90 Days	Over 120 Days	AMOUNT DUE
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Thank You					\$0.00

Lake Region Energy
389 Portland St
Fryeburg, Maine 04037
935 2064

[Redacted]

[Redacted]

Signature

;

[REDACTED]

[REDACTED]

Lake Region Energy
389 Portland St
Fryeburg, Maine 04037
935 2064

STATEMENT

June 05, 2025

****Make a payment online**Sign up for Email**Sign up for Auto Pay****

STATEMENT

[REDACTED]
316 Bridgton Road
Fryeburg, ME 04037

Account Number

501974

Amount Enclosed

[REDACTED]
060 200 5412 Kart

Amount Due: \$0.00

Please Return Upper Portion of This Statement With Your Payment

Location Information: Use This List of Location #s and Corresponding Addresses As a Reference To Where the Delivery / Work Was Performed

1 - 316 Bridgton Road

2 - 316 Bridgton Road

3 - 316 Bridgton Road

START DATE:		3/1/2025		ACCOUNT NUMBER:		501974		PREVIOUS BALANCE:		\$0.00	
DATE	REF NUM	Loc #	Quantity	REFERENCE				SALES	PAYMENTS	BALANCE	
3/19/25	812499	1	171.1	#2 Oil @ \$3.549				\$607.23	\$0.00	\$607.23	
3/20/25	16135580			MasterCard - Gorham				\$0.00	\$607.23	\$0.00	
5/28/25	822581	1	131.9	#2 Oil @ \$3.049				\$402.16	\$0.00	\$402.16	
5/29/25	16227121			MasterCard - Gorham				\$0.00	\$402.16	\$0.00	
Totals As Of 6/5/2025:							\$1,009.39	\$1,009.39	\$0.00		

Current	Over 30 Days	Over 60 Days	Over 90 Days	Over 120 Days	AMOUNT DUE
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Thank You					\$0.00

Lake Region Energy
389 Portland St
Fryeburg, Maine 04037
935 2064

[Redacted]

[Redacted]

[REDACTED]

[REDACTED]

Lake Region Energy
389 Portland St
Fryeburg, Maine 04037
935 2064

STATEMENT

March 04, 2026

****Make a payment online**Sign up for Email**Sign up for Auto Pay****

STATEMENT

[Redacted]
316 Bridgton Road
Fryeburg, ME 04037

Account Number
501974
Amount Enclosed

[Redacted]

Amount Due: \$0.00

Please Return Upper Portion of This Statement With Your Payment

Location Information: Use This List of Location #s and Corresponding Addresses As a Reference To Where the Delivery / Work Was Performed

- 1 - 316 Bridgton Road
- 2 - 316 Bridgton Road
- 3 - 316 Bridgton Road

START DATE: 1/1/2026		ACCOUNT NUMBER: 501974		PREVIOUS BALANCE: \$0.00			
DATE	REF NUM	Loc #	Quantity	REFERENCE	SALES	PAYMENTS	BALANCE
1/24/26	855535	1	178.8	#2 Oil @ \$3.549	\$634.56	\$0.00	\$634.56
1/27/26	16615355			MasterCard - Gorham	\$0.00	\$616.68	\$17.88
1/27/26	16615355			Prompt Pay Discount	\$0.00	\$17.88	\$0.00
2/26/26	866605	1	173.9	#2 Oil @ \$3.949	\$686.73	\$0.00	\$686.73
2/27/26	16741099			MasterCard - Gorham	\$0.00	\$669.34	\$17.39
2/27/26	16741099			Prompt Pay Discount	\$0.00	\$17.39	\$0.00
Totals As Of 3/4/2026:					\$1,321.29	\$1,321.29	\$0.00

Current	Over 30 Days	Over 60 Days	Over 90 Days	Over 120 Days	AMOUNT DUE
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Thank You					\$0.00

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Fryeburg, Maine 04037
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