

PROPERTY LOCATED AT: 32 Alton Avenue, Ellsworth, ME 04605

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 ☐ Unknown
 If Yes, Date of most recent test: ----- Are test results available? .. ☐ Yes ☒ No ☐ Unknown
 To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notation? ☐ Yes ☒ No ☐ Unknown
 If Yes, are test results available? ☐ Yes ☒ No ☐ Unknown
 What steps were taken to remedy the problem? -----

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: Behind house. Right of the garage.
 Installed by: unknown
 Date of Installation: August 21, 2002

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: Agent investigation.

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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: S outh-East Corner of the house. OR ☐ Unknown
 Date installed: 08/21/2002 Date last pumped: 2018 Name of pumping company: unknown
 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: Just beyond septic tank.
 Date of installation of leach field: 08/21/2002 Installed by: unknown
 Date of last servicing of leach field: unk Company servicing leach field: unk
 Have you experienced any malfunctions? ☐ Yes ☒ No
 If Yes, give the date and describe the problem and what steps were taken to remedy Noremedy needed.

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: Agent Investigation

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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 WaterBB			
Age of system(s) or source(s)				
TYPE(S) of Fuel	Oil			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	UNK			
Name of company that services system(s) or source(s)				
Date of most recent service call				
Malfunctions per system(s) or source(s) within past 2 years	2024			
Other pertinent information	Serviced every year.			
	BrandNew Water Heater (2024)			

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: _____

unk

Direct/Power Vent(s):

☐ Yes

☐ No

☒ Unknown

Has vent(s) been inspected?.....

☐ Yes

☐ No

☒ Unknown

If Yes, date: -----

Comments: -----

Source of Section III information: Agent Investigation

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)? No Known Tankson Property

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

Comments: ----

Source of information: Agent

B.ASBESTOS - Isthere now or hastherebeen 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: Agent Investigation

C.RADON/AIR - Current or previously existing:

Has the property beentested?..... ☐ Yes ☒ No ☐ Unknown

IfYes:Date: ---- By: -----

Results: -----

Ifapplicable,whatremedialstepsweretaken? -----

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

Are test results available? ☐ Yes ☒ No

Results/Comments: PropertyHasNot BeenTested.

Source of information: Agent Investigation

D. RADON/WATER - Current or previously existing:

Has the property beentested?..... ☐ Yes ☒ No ☐ Unknown

IfYes:Date: ----- By: -----

Results: ----

Ifapplicable,whatremedialstepsweretaken? -----

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

Are test results available? ☐ Yes ☒ No

Results/Comments: Property HasNotBeenTested.

Source of information: Agent Investigation.

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

Comments: -----

Source of information: Agent Investigation

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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: ----- ☐ Yes ☒ No

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? ☐ ☐

Comments: -----

Source of information: Agent Investigation

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☒ No ☐ Unknown

LANDFILL: ☐ Yes ☒ No ☐ Unknown

RADIOACTIVE MATERIAL: ☐ Yes ☒ No ☐ Unknown

Other: -----

Source of information: Agent Investigation

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: -----

Source of information: Agent Investigation

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? Town Road

Road Association Name (if known): -----

Source of information: Agent Investigation

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PROPERTY LOCATED AT: 32 Alton Avenue , Ellsworth, ME 04605**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: 23009C0956D Year: 7/20/2016 (Attach a copy)

Comments: -----

Source of Section VI information: Agent Investigation

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PROPERTY LOCATED AT: 32 Alton Avenue, Ellsworth, ME 04605**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: -- --

Year Principal Structure Built: 2002 What year did Seller acquire property? 2018Roof: Year Shingles/Other Installed: UnknownWater, moisture or leakage: None Seen

Comments: -----

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: ☒ NoMold: Has the property ever been tested for mold? ☐ Yes ☐ No ☐If Yes, are test results available?..... ☐ Yes ☐Comments: Property Not Tested for MoldElectrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: _____ ☐ Unknown

Comments: -- ----

Has 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 ☐ Unknown

Comments: _____

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: -----

Source of Section VII information: Agent Investigation

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SECTION VIII - ADDITIONAL INFORMATION

New Water Heater 2024

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:
Stephen Sumner
4A12851595C6442...

10/1/25
DATE

SELLER
Stephen Sumner

DATE

SELLER

DATE

SELLER

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

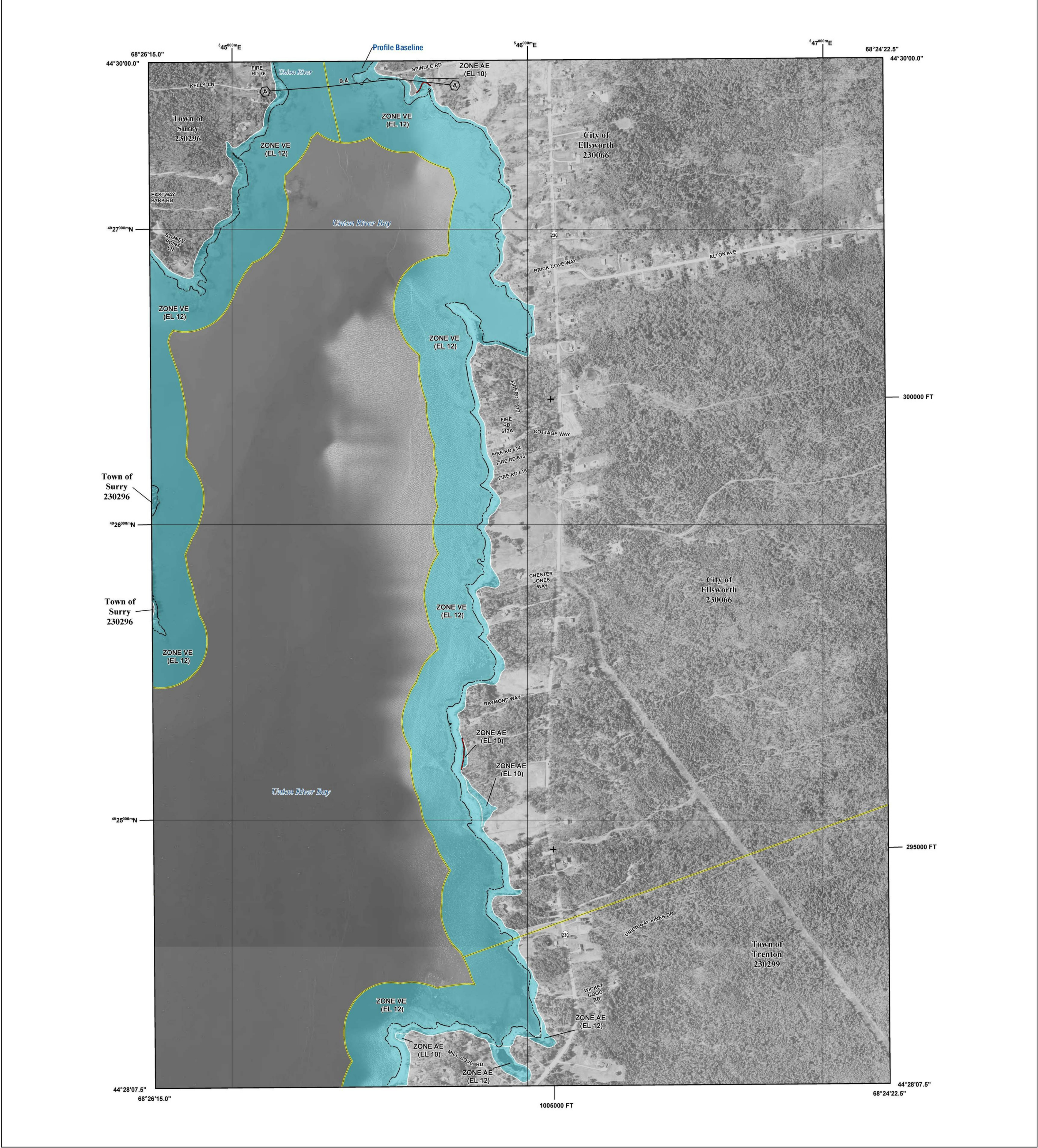
DATE

BUYER

DATE

BUYER

DATE



FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT
THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT [HTTP://MSC.FEMA.GOV](http://MSC.FEMA.GOV)

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2 % Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee See Notes. <i>Zone X</i>
OTHER AREAS		NO SCREEN Areas of Minimal Flood Hazard <i>Zone X</i>
		Area of Undetermined Flood Hazard <i>Zone D</i>
GENERAL STRUCTURES		Channel, Culvert or Storm Sewer
		Accredited or Provisionally Accredited Levee, Dike, or Floodwall
		Non-accredited Levee, Dike or Floodwall
		Cross Sections with 1% Annual Chance Water Surface Elevations (BFE)
OTHER FEATURES		Coastal Transect
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Base Flood Elevation Line (BFE)
	Limit of Study	
	Jurisdiction Boundary	

NOTES TO USERS

For information and questions about this map, available products associated with this FIRM including historic versions of this FIRM, how to order products or the National Flood Insurance Program in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-336-6627) or visit the FEMA Map Service Center website at <http://msc.fema.gov>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website. Users may determine the current map date for each FIRM panel by visiting the FEMA Map Service Center website or by calling the FEMA Map Information eXchange.

Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM Index. These may be ordered directly from the Map Service Center at the number listed above.

For community and countywide map dates refer to the Flood Insurance Study report for this jurisdiction.

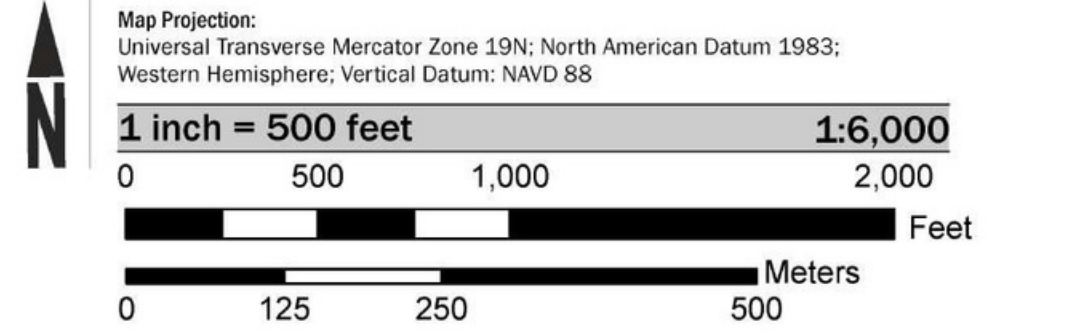
To determine if flood insurance is available in this community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-438-6620.

BASE MAP INFORMATION: Base map information shown on the FIRM was derived from digital orthophotography by Maine Office of GIS (MEGIS). Orthorectification was produced at a scale of 1:600 and dated August 2012 (MEGIS, 2012). Orthorectification was also acquired between 2003-2005 at a resolution of 1 and 2-ft cell size (MEGIS, 2003-2005).

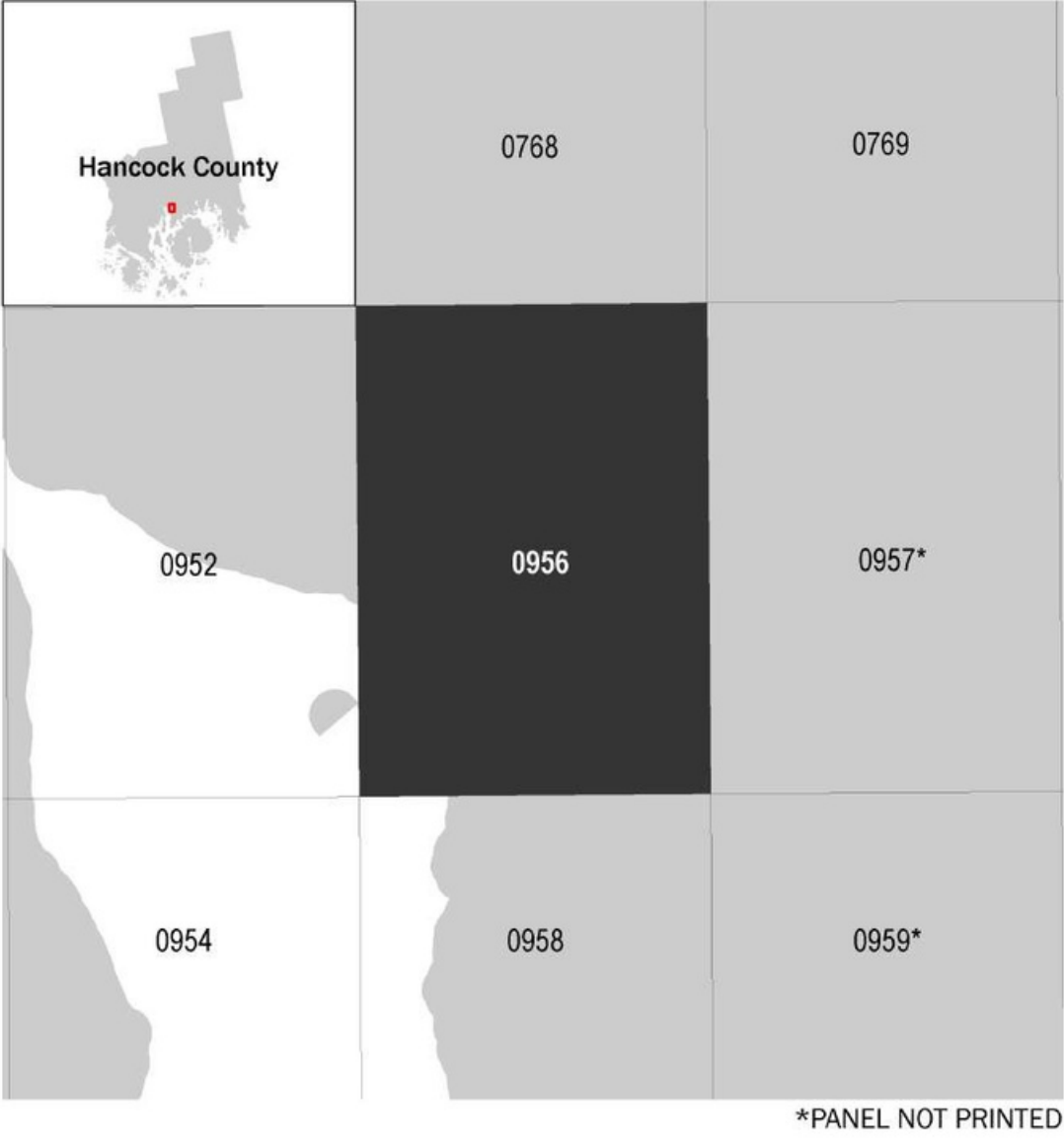
The AE Zone category has been divided by a Limit of Moderate Wave Action (LIMWA). The LIMWA represents the approximate landward limit of the 1.5-foot breaking wave. The effects of wave hazards between the VE Zone and the LIMWA (or between the shoreline and the LIMWA for areas where VE Zones are not identified) will be similar to, but less severe than those in the VE Zone.

Limit of Moderate Wave Action (LIMWA)

SCALE



PANEL LOCATOR



National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP

HANCOCK COUNTY, ME
All Jurisdictions

PANEL **0956** of **1552**

Panel Contains:

COMMUNITY	NUMBER	PANEL SUFFIX
ELLSWORTH, CITY OF	230066	0956 D
SURRY, TOWN OF	230296	0956 D
TRENTON, TOWN OF	230299	0956 D

VERSION NUMBER
2.3.2.1

MAP NUMBER
23009C0956D

EFFECTIVE DATE
July 20, 2016