

PROPERTY LOCATED AT: 163 Jay Carter Rd, Blue Hill

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? Testing in progress ☒ Yes ☐ No
If Yes, Date of most recent test: 2020 Are test results available? .. ☒ Yes ☐ No
To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notation? + 2026 ☒ Yes ☐ No
If Yes, are test results available? ☒ Yes ☐ No
What steps were taken to remedy the problem? Arsenic filtration system installed

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: In front of garage

Installed by: unknown

Date of Installation: unknown

USE: Number of persons currently using system: 2-3

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

Comments: well pump replaced in 2021 Arsenic whole house filtration system - media replaced summer of 2026

Source of Section I information: Seller

Buyer Initials _____

Page 1 of 8

Seller Initials AB

PROPERTY LOCATED AT: _____

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: Between house and garage OR ☐ Unknown

Date installed: unknown Date last pumped: 2024 Name of pumping company: Berry's Septic

Have you experienced any malfunctions? ☐ Yes ☒ No

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

Date of last servicing of tank: 2007 Name of company servicing tank: Acadia building svcs ^{previous owner}

Leach Field: ☒ Yes ☐ No ☐ Unknown

If Yes, Location: Back yard

Date of installation of leach field: 2007 Installed by: Acadia Building svcs

Date of last servicing of leach field: n/a Company servicing leach field: n/a

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: Seller

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Page 2 of 8

Seller Initials AS _____

PROPERTY LOCATED AT: _____

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	oil hydronic	Heat pump	wood stove	
Age of system(s) or source(s)	unknown	2-3 years		
TYPE(S) of Fuel	oil		3-3 1/2 cords	
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	1/1/24 - 1/31/25 808 gallons		3-3 1/2 cords with oil heat and heat pump	
Name of company that services system(s) or source(s)	Dead River	N/A		
Date of most recent service call	NA	N/A		
Malfunctions per system(s) or source(s) within past 2 years	NA	N/A		
Other pertinent information	/	/	/	

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: NA

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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Page 3 of 8

Seller Initials AR

PROPERTY LOCATED AT: _____

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: 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: _____ 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: _____

Buyer Initials _____

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PROPERTY LOCATED AT: _____

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: Seller

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: 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 ☐ Unknown

If Yes, explain: _____

Source of information: _____

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: _____

Buyer Initials _____

Page 5 of 8

Seller Initials RJ

PROPERTY LOCATED AT: _____

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: Seller

Buyer Initials _____ Page 6 of 8 Seller Initials AT

PROPERTY LOCATED AT: _____

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 - Dead River Co.

Year Principal Structure Built: 1986 What year did Seller acquire property? 2020

Roof: Year Shingles/Other Installed: 2025

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: _____

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: _____

Buyer Initials _____

Page 7 of 8

Seller Initials (K)

PROPERTY LOCATED AT: 163 Jay Carter Rd, Blue Hill
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: _____

SECTION VIII - ADDITIONAL INFORMATION

Will replace dining room window prior to selling
In extreme cold weather there have been waterline freeze ups. It is recommended to
leave heat tape plugged in (back utility room) and if 10° or under, leave water dripping
overnight. Downstairs toilet and tub froze once during a prolonged arctic spell -
there has never been pipe damage related to freezing. Underside of the house on the living room
side had 3 inches of spray foam insulation in 2022

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.

Amelin Soz 7/27/26
SELLER DATE SELLER DATE

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



A & L LABORATORY

A DIVISION OF GRANITE STATE ANALYTICAL SERVICES, LLC

155 Center Street, Building C Auburn, Maine 04210

Phone: 207-784-5354 | website: www.allaboratory.com

CERTIFICATE OF ANALYSIS FOR DRINKING WATER

DATE PRINTED: 08/17/2020
CLIENT NAME: Amelia Farman-Stiles

CLIENT ADDRESS: 46 Mill Street
Blue Hill, ME 04614

SAMPLE ID#: 2008-01841-001

SAMPLED BY: Amelia Farman-Stiles

SAMPLE ADDRESS: Farman-Stiles
163 Jay Carter Road
Blue Hill ME 04614

MORE LOC INFO: Bath

DATE AND TIME COLLECTED: 08/12/2020 10:00AM

DATE AND TIME RECEIVED: 08/13/2020 7:30AM

ANALYSIS PACKAGE: A & L Arsenic-ME

RECEIPT TEMPERATURE: 22° CELSIUS

CLIENT JOB #

Legend

Passes ✓
Fails EPA Primary ⊗
Fails EPA Secondary ▽
Fails State Guideline ✕
Attention !

Test Description	Results	Test Units	Pass /Fail	DQ Flag	RL	Limit	Method	Analyst	Date-Time Analyzed
Arsenic*	0.0011	mg/L	✓		0.001	0.010 mg/L	EPA 200.8	JLR-NH	08/14/20 1:07PM

With filtration system

The results presented in this report relate to the samples listed above in the condition in which they were received.

RL: "Reporting limit" means the lowest level of an analyte that can be accurately recovered from the matrix of interest.

The thermal preservation requirement of 4°C for nitrate & nitrite has been waived by the Maine CDC for all samples submitted to the Drinking Water Program.

Data Qualifier (DQ) Flags: None

* ME Certified Analysis

Rebecca L. Labranche
Laboratory Director

This analysis meets State of Maine requirements except as noted.

State Certifications: | A & L Laboratory: ME ME00021 | Granite State Analytical Services LLC: NH NH00003 |

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A & L LABORATORY

A DIVISION OF GRANITE STATE ANALYTICAL SERVICES, LLC

155 Center Street, Building C Auburn, Maine 04210

Phone: 207-784-5354 | website: www.allaboratory.com

CERTIFICATE OF ANALYSIS FOR DRINKING WATER

DATE PRINTED: 06/09/2020
CLIENT NAME: Alliance Home Inspectors

CLIENT ADDRESS: 14 Carriage Ln
Hampden, ME 04444

SAMPLE ID#: 2006-00815-001

SAMPLED BY: Ronnie

SAMPLE ADDRESS: Stiles
163 Jay Carter Road
Blue Hill ME 04614

MORE LOC INFO: Kitchen

Legend

Passes
Fails EPA Primary
Fails EPA Secondary
Fails State Guideline
Attention



DATE AND TIME COLLECTED: 06/04/2020 11:00AM

DATE AND TIME RECEIVED: 06/05/2020 10:30AM

ANALYSIS PACKAGE: A & L-IC-Comp-ME

RECEIPT TEMPERATURE: 22° CELSIUS

CLIENT JOB #

Test Description	Results	Test Units	Pass /Fail	DQ Flag	RL	Limit	Method	Analyst	Date-Time Analyzed
Arsenic*	0.124	mg/L	⊗		0.001	0.010 mg/L	EPA 200.8	JLR-NH	06/08/20 2:07PM
Calcium	3.19	mg/L			0.1	No Limit	EPA 200.8	JLR-NH	06/08/20 2:07PM
Copper*	0.0020	mg/L	✓		0.001	1.3 mg/L	EPA 200.8	JLR-NH	06/08/20 2:07PM
Hardness (calc.)	11.2	mg CaCO3/L			0.25	No Limit	EPA 200.8	JLR-NH	06/08/20 2:07PM
Iron	0.19	mg/L	✓		0.1	0.3 mg/L	EPA 200.8	JLR-NH	06/08/20 2:07PM
Lead*	<0.001	mg/L	✓		0.001	0.015 mg/L	EPA 200.8	JLR-NH	06/08/20 2:07PM
Magnesium	0.78	mg/L			0.1	No Limit	EPA 200.8	JLR-NH	06/08/20 2:07PM
Manganese*	0.0483	mg/L	✓		0.001	0.05 mg/L	EPA 200.8	JLR-NH	06/08/20 2:07PM
Sodium	46.8	mg/L			0.1	No limit	EPA 200.8	JLR-NH	06/08/20 2:07PM
Uranium*	<1	ug/L	✓		1	30 ug/L	EPA 200.8	JLR-NH	06/08/20 2:07PM
Uranium	<0.67	pCi/L	✓		0.67	20 pCi/L	EPA 200.8 Calc.	JLR-NH	06/08/20 2:07PM
Chloride*	12	mg/L	✓		2	250 mg/L	EPA 300.0	JR-ME	06/05/20 8:47PM
Fluoride*	1.85	mg/L	✓		0.2	4.0 mg/L	EPA 300.0	JR-ME	06/05/20 8:47PM
Nitrate as N*	<0.2	mg/L	✓		0.2	10 mg/L	EPA 300.0	JR-ME	06/05/20 8:47PM
Nitrite as N*	<0.2	mg/L	✓		0.2	1 mg/L	EPA 300.0	JR-ME	06/05/20 8:47PM
pH*	7.64	SU	✓	H	--	6.5 - 8.5 SU	SM 4500-H+ B	JR-ME	06/05/20 2:12PM
Coliform Bacteria*	Absent	P-A/100mL	✓		Absent	No Limit	SM 9223 B	TT-ME	06/06/20 7:05AM
E. coli Bacteria*	Absent	P-A/100mL	✓		Absent	Absent	SM 9223 B	TT-ME	06/06/20 7:05AM

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The thermal preservation requirement of 4°C for nitrate & nitrite has been waived by the Maine CDC for all samples submitted to the Drinking Water Program.

Data Qualifier (DQ) Flags: H = Hold time non-compliant.

* ME Certified Analysis

Rebecca L. Labranche
Laboratory Director

This analysis meets State of Maine requirements except as noted.

State Certifications: I A & L Laboratory: ME ME00021 | Granite State Analytical Services LLC: NH NH00003 I

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