

PROPERTY LOCATED AT: 345 GARY MOORE ROAD, 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
 If Yes, Date of most recent test: 2023+/- 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? WATER SOFTENER SYSTEM INSTALLED

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: LEFT OF HOUSE

Installed by: UNKNOWN

Date of Installation: 1970 +/-

USE: Number of persons currently using system: 4

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

Comments: WELL PUMP INSTALLED 2020; WELL SUPPLIES WATER TO HOUSE & APARTMENTS; NEW WATER TANK 2026

Source of Section I information: SELLER

Buyer Initials _____

Page 1 of 8

Seller Initials

^{DS}
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PROPERTY LOCATED AT: 345 GARY MOORE ROAD, ELLSWORTH, ME 04605

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 SIDE OF HOUSE** OR ☐ Unknown

Date installed: **2014 +/-** Date last pumped: **2019 +/-** Name of pumping company: **HASLAM**

Have you experienced any malfunctions? ☐ Yes ☐ No

If Yes, give the date and describe the problem: **ENTIRE PIPE SYSTEM FLUSHED BY ANDERSON**

PRESSURE WASHING APRIL 2020

Date of last servicing of tank: **2020 +/-** Name of company servicing tank: **J.R. ANDERSON**

Leach Field: ☒ Yes ☐ No ☐ Unknown

If Yes, Location: **BACK SIDE OF HOUSE**

Date of installation of leach field: **2014 +/-** Installed by: **MIKE SALISBURY**

Date of last servicing of leach field: **2020 +/-** Company servicing leach field: **J.R. ANDERSON**

Have you experienced any malfunctions? ☒ Yes ☐ No

If Yes, give the date and describe the problem and what steps were taken to remedy: **ENTIRE PIPE**

SYSTEM FLUSHED BY ANDERSON PRESSURE WASHIGN APRIL 2020

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: **SEPERATE SEPTIC SYSTEM FOR APARTMENTS; PUMPED 2021 BY HASLAM**

Source of Section II information: **SELLER**

Buyer Initials _____

Page 2 of 8

Seller Initials

^{DS}
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PROPERTY LOCATED AT: 345 GARY MOORE ROAD, ELLSWORTH, ME 04605**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	RANNAI DIRECT VENT	EMPIRE DIRECT VENT	(2) HEAT PUMPS
Age of system(s) or source(s)	2018 +/-	2019 +/-	UNKNOWN	2023 +/-
TYPE(S) of Fuel	#2 OIL	PROPANE	PROPANE	ELECTRIC
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	400 +/- GAL	350 +/- GAL *****	*****	UNKNOWN
Name of company that services system(s) or source(s)	DEAD RIVER	RH FOSTER	N/A	DENNIS WALLS
Date of most recent service call	FEB. 2026	2023 +/-	N/A	N/A
Malfunctions per system(s) or source(s) within past 2 years	NONE	NONE	NONE	NONE
Other pertinent information	Main house	1st floor apartment	2nd floor apartment	(1) - 1st floor apartment (1) - 2nd floor apartment

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: UNKNOWNDirect and/or Power Vent(s): ☒ Yes ☐ No ☐ UnknownHas vent(s) been inspected? ☐ Yes ☐ No ☒ UnknownIf Yes, date: N/AComments: RINNAI HEATER IN 1ST FLOOR APARTMENTS IS DIRECT VENTEDSource 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

Buyer Initials _____

Page 3 of 8

Seller Initials ABC

PROPERTY LOCATED AT: 345 GARY MOORE ROAD, ELLSWORTH, ME 04605

What materials are, or were, stored in the tank(s)? N/A

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

Comments: NONE

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: N/A ☐ Yes ☐ No ☐ Unknown

Comments: NONE

Source of information: SELLER

C. RADON/AIR - Current or previously existing:

Has the property been tested? ☐ Yes ☐ No ☐ Unknown

If Yes: Date: 2010 +/- By: STATE OF MAINE LAB

Results: SATISFACTORY

If applicable, what remedial steps were taken? N/A

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

Are test results available? ☐ Yes ☐ No

Results/Comments: NO ACTION NEEDED

Source of information: SELLER

D. RADON/WATER - Current or previously existing:

Has the property been tested? ☐ Yes ☒ No ☐ Unknown

If Yes: Date: N/A By: N/A

Results: NONE

If applicable, what remedial steps were taken? N/A

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

Are test results available? ☐ Yes ☐ No

Results/Comments: NONE

Source of information: SELLER

E. METHAMPHETAMINE - Current or previously existing:

☐ Yes ☐ No ☒ Unknown

Comments: NONE

Source of information: SELLER

Buyer Initials _____

Page 4 of 8

Seller Initials ^{DS}
ABC

PROPERTY LOCATED AT: 345 GARY MOORE ROAD, ELLSWORTH, ME 04605**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 ☒ NoIf Yes, describe: N/AAre you aware of any cracking, peeling or flaking paint? ☒ Yes ☐ NoComments: HOUSE COMPLETELY RENOVATED IN 2010+/-; LOWER APARTMENT NEW 2014 +/-Source of information: SELLER (UPPER LEVEL APARTMENT RENOVATED 2011+/-)**G. OTHER HAZARDOUS MATERIALS** - Current or previously existing:TOXIC MATERIAL: ☐ Yes ☒ No ☐ UnknownLAND FILL: ☐ Yes ☒ No ☐ UnknownRADIOACTIVE MATERIAL: ☐ Yes ☒ No ☐ UnknownOther: N/ASource 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: POWERLINE EASEMENTSource of information: SELLER & DEEDIs 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: SELLER

Buyer Initials _____

Page 5 of 8

Seller Initials

DS
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PROPERTY LOCATED AT: 345 GARY MOORE ROAD, 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 ☐ 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: N/A Year: N/A (Attach a copy)Comments: FEMA Flood Map 23009C0593D eff. 7/20/2016Source of Section VI information: SELLER

Buyer Initials _____

Page 6 of 8

Seller Initials

^{DS}
HBC

PROPERTY LOCATED AT: 345 GARY MOORE ROAD, 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: N/A

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: N/A

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

Year Principal Structure Built: 1971 +/- What year did Seller acquire property? 2024

Roof: Year Shingles/Other Installed: 2015 METAL ROOF ON HOUSE; 2010 APARTMENT

Water, moisture or leakage: NO

Comments: NONE

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: SEPTIC FILTER MALFUNCTIONED; SEPTIC BACKED UP & LEAKED ONCE

Mold: Has the property ever been tested for mold? ☐ Yes ☒ No ☐ Unknown

If Yes, are test results available? ☐ Yes ☐ No

Comments: NONE

Electrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: _____ ☐ Unknown

Comments: NEW 2015 & 2010; 2022 HOUSE 30/50 TRAILER, HOT TUB & WALK-IN FREEZER HOOK-UP INSTALLED

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: NONE

Buyer Initials _____

Page 7 of 8

Seller Initials

DS
ABC

PROPERTY LOCATED AT: 345 GARY MOORE ROAD, ELLSWORTH, ME 04605

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: SELLER

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.

DocuSigned by:
Hailee B. Carter 7/28/2026
SELLER _____ DATE _____ SELLER _____ DATE _____
Hailee B. Carter

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 _____