

PROPERTY LOCATED AT: 195 Ficketts Point Rd., Milbridge ME 04658

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 yard

Installed by: Unknown - existing at time of purchase 2017

Date of Installation: _____

USE: Number of persons currently using system: Multiple

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

Comments: Space has been used as commercial studio - no issues w/water

Source of Section I information: Current owner

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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: Leachfield

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: Backyard w/n fencing area OR Unknown

Date installed: 2021 Date last pumped: 2022* Name of pumping company: _____

Have you experienced any malfunctions? *See note below Yes No

If Yes, give the date and describe the problem: *in 2022, when pump was being installed in basement, a backup occurred in full bath and it was recommended to have septic tank pump after construction; did so and no issues after

Date of last servicing of tank: 2022 Name of company servicing tank: Preston's Septic

Leach Field: Yes No Unknown

If Yes, Location: Backyard w/n fencing

Date of installation of leach field: 2021 Installed by: Weaver Construction

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 No

If Yes, are they available? Yes No

Is System located in a Shoreland Zone? Yes No Unknown

Comments: My understanding is that septic & leachfield are designed for 4-5 baths and 4-5 bedrooms

Source of Section II information: Second-hand information - ex-husband handled installation of both

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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	Forced Hot Air	Forced Hot Air		
Age of system(s) or source(s)	New 2021	New 2021		
TYPE(S) of Fuel	Propane	Propane		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	Varies w/weather	Varies w/weather		
Name of company that services system(s) or source(s)	RH Foster for fuel // Chris Bell for Annual Service & Maintenance			
Date of most recent service call	Oct, 2025 - Annual Service for both systems & Generator			
Malfunctions per system(s) or source(s) within past 2 years	None	None		
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? ^{NA} Yes No Unknown
 - Had a chimney fire: Yes No Unknown
 - Has chimney(s) been inspected? ^{NA} Yes No Unknown
 - If Yes, date: _____
 - Date chimney(s) last cleaned: _____
- 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: Owner

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)? NA

Have you experienced any problems such as leakage: NA [] 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 [x] No [] Unknown

In the ceilings? [] Yes [x] No [] Unknown

In the siding? [] Yes [x] No [] Unknown

In the roofing shingles? [] Yes [x] No [] Unknown

In flooring tiles? [] Yes [x] No [] Unknown

Other: [] Yes [x] No [] Unknown

Comments:

Source of information:

C. RADON/AIR - Current or previously existing:

Has the property been tested? [x] Yes [] No [] Unknown

If Yes: Date: Unknown By:

Results: Radon system was installed in basement room at time of purchase - moved to small garage in 2023

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 [x] 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: [] Yes [x] No [] Unknown

Comments:

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: Recreational easement on the lower left corner of property for water access for benefit of owners

Source of information: Owner's personal information and noted on property 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

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: _____

Year Principal Structure Built: 1996 & 2021 What year did Seller acquire property? Cottage in 2017

Roof: Year Shingles/Other Installed: Addition in 2021; Cottage in 2022

Water, moisture or leakage: None

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: Water is occasionally pushed under garage doors in addition when winds come off the water during a hard rain; exterior door in small garage under cottage occasional minor leakage from deck above (contractor fixing)

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: New circuit breaker for addition in 2021; two distinct circuit breakers]

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: _____

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KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: None

Comments: _____

Source of Section VII information: _____

SECTION VIII - ADDITIONAL INFORMATION

New kitchen, primary bath and flooring on first floor of cottage completed in 2018; addition was started in late 2020 and completed in 2022. Addition info: poured concrete construction; cedar plank siding; 25-year asphalt shingles; high-impact windows and doors; hardwood flooring (walnut); barn board interior finishes, engineered tie-rod system, all weather decking and aluminum rails w/stainless steel cables (\$70k deck!), kitchen-aid appliances; 70" fans; bi-fold barn doors between studio and office; glass french doors between addition and cottage; new septic and leach field 2021; new furnaces both cottage & addition 2021; all new doors & windows, new front entry & porch, new roof in cottage in 2022; fenced-in front and rear gardens 2022/2023; granite beds & granite rock wall 2022/2023; loft closed in w/interior windows 2024; heat pump in studio 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:
Francie Shepherd Francie Shepherd 7/2026
SELLER _____ DATE _____ SELLER _____ DATE _____
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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 _____

