

PROPERTY LOCATED AT: 162 Maddocks 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
 If Yes, Date of most recent test: 10/20/2025 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: North of kitchen window

Installed by: John Gilbert Drilling

Date of Installation: 2004

USE: Number of persons currently using system: 0

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

Comments: Water softener installed by prior owner for personal preference / previous disclosure.

Source of Section I information: Seller, prior disclosure and 2025 water test results

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PROPERTY LOCATED AT: 162 Maddocks Avenue , 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: Rear left of home OR ☐ UnknownDate installed: 2004 Date last pumped: unknown Name of pumping company: N/AHave you experienced any malfunctions? ☐ Yes ☒ NoIf Yes, give the date and describe the problem: ***** No malfunction that current owner is aware of.****Septic inspection was done in fall of 2025 and report is available.**Date of last servicing of tank: N/A Name of company servicing tank: _____Leach Field: ☒ Yes ☐ No ☐ UnknownIf Yes, Location: Rear left of homeDate of installation of leach field: 2004 Installed by: KJ Dugas Construction - previous owner.Date of last servicing of leach field: N/A Company servicing leach field: N/AHave you experienced any malfunctions? ☐ Yes ☒ NoIf Yes, give the date and describe the problem and what steps were taken to remedy: ***** No malfunction that current owner is aware of.**Do you have records of the design indicating the # of bedrooms the system was designed for? ☒ Yes ☐ NoIf Yes, are they available? ☒ Yes ☐ NoIs System located in a Shoreland Zone? ☐ Yes ☐ No ☐ UnknownComments: **Four bedroom septic design. Septic design and full septic report from 2025 are available.**Source of Section II information: **Septic design, previous disclosure.**

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PROPERTY LOCATED AT: 162 Maddocks Avenue, 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	Biasi Furnace/Radiant	Two pellet stoves	-----	-----
Age of system(s) or source(s)	2004	2004/2008		
TYPE(S) of Fuel	Propane	Pellets		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	1280 gallons Previous disclosure	Not used -----		
Name of company that services system(s) or source(s)	Dead River	-----		
Date of most recent service call	2025 - Keith French &	Not used		
Malfunctions per system(s) or source(s) within past 2 years	-----	-----		
Other pertinent information	-----	-----		

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 ☐ Unknown

If Yes, date: -----

Date chimney(s) last cleaned: -----

Direct and/or Power Vent(s): ☒ Yes ☐ No ☐ UnknownHas vent(s) been inspected? ☒ Yes ☐ No ☐ UnknownIf Yes, date: 2025 Keith French & SonsComments: **Seller has never lived in the home.**Source of Section III information: **Seller and previous disclosure****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 ☐ 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 ☐ UnknownAre 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 ☐ UnknownComments: **Seller is not aware of any underground storage tanks.**Source of information: **Previous disclosure and seller.****B. ASBESTOS** - Is there now or has there been asbestos:As insulation on the heating system pipes or duct work? ☐ Yes ☒ No ☐ UnknownIn the ceilings? ☐ Yes ☒ No ☐ UnknownIn the siding? ☐ Yes ☒ No ☐ UnknownIn the roofing shingles? ☐ Yes ☒ No ☐ UnknownIn flooring tiles? ☐ Yes ☒ No ☐ UnknownOther: _____ ☐ Yes ☒ No ☐ UnknownComments: **Home was built in 2005.**Source of information: **Previous disclosure.****C. RADON/AIR** - Current or previously existing:Has the property been tested? ☒ Yes ☐ No ☐ UnknownIf Yes: Date: 2009 By: Radon Check Inc.Results: **10 and 11**If applicable, what remedial steps were taken? **Radon mitigation system installed by a previous owner.**Has the property been tested since remedial steps? ☒ Yes ☐ No ☐ UnknownAre test results available? ☐ Yes ☒ NoResults/Comments: **Previous disclosures state after mitigation the results were 0.6 pCi/L**Source of information: **Previous disclosure, seller, personal observation.****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 ☐ UnknownAre test results available? ☐ Yes ☐ NoResults/Comments: **We don't believe the private well has ever had a radon water test.**Source of information: **Seller and previous disclosure.****E. METHAMPHETAMINE** - Current or previously existing:☐ Yes ☒ No ☐ Unknown

Comments: _____

Source of information: **Seller, previous disclosure, personal observation.**

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PROPERTY LOCATED AT: 162 Maddocks Avenue , 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: _____

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 ☒ NoComments: Interior and exterior has new paint as of winter 2025/2026. Home was built in 2005.

Source of information: _____

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:TOXIC MATERIAL: ☐ Yes ☐ No ☒ UnknownLAND FILL: ☐ Yes ☐ No ☒ UnknownRADIOACTIVE MATERIAL: ☐ Yes ☐ No ☒ UnknownOther: Seller has no knowledge of "other hazardous materials."Source of information: Seller, previous disclosure, personal observation.**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: Restrictive covenantsSource of information: See 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: Public road. Public record.

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PROPERTY LOCATED AT: 162 Maddocks 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: 23009C0766D Year: 2016 (Attach a copy)Comments: FEMA Flood map indicates the home is not located in a flood zone.Source of Section VI information: FEMA Flood map

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PROPERTY LOCATED AT: 162 Maddocks 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

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: Dead River - propane

Year Principal Structure Built: 2005 What year did Seller acquire property? 2025Roof: Year Shingles/Other Installed: 2005 Roof appears to be in good shape.Water, moisture or leakage: NoneComments: None

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: Dry basement. Basement has been fully finished.Mold: Has the property ever been tested for mold? ☐ Yes ☒ No ☐ UnknownIf Yes, are test results available? ☐ Yes ☐ NoComments: No signs of mold anywhere.Electrical: ☐ 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 ☐ UnknownComments: Subdivision map available. Home is a modular home.

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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: _____

Comments: **Seller is not aware of any material defects. Seller has never lived in the home.**

Source of Section VII information: _____

SECTION VIII - ADDITIONAL INFORMATION

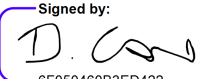
The basement /lower level has been painted and re-done as a fully finished basement. If a new owner installed proper egress you could use one of the basement rooms as a 4th bedroom. The septic system is a four bedroom septic. There is plenty of newly done space in the finished basement for a family room, office, game room, etc. Water test, septic inspection and full building inspection from fall 2025 are all available for any potential buyer.

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.

Signed by:

6F050460B3ED422...

2/15/2026

SELLER

DATE

SELLER

DATE

Island Ferry Property Management LLC

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

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