

PROPERTY LOCATED AT: 211 Rays Point Road, Milbridge, ME**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: 07/31/2024 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 put in to remedy Iron, Maganese and hardness

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: Right side of driveway, facing house

Installed by: UNK

Date of Installation: UNK

USE: Number of persons currently using system: 2, Seasonally

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

Comments: 180' Deep

Source of Section I information: Sellers, Previous disclosures & Agent observation

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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: _____
☐ 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: Right Side of driveway, facing house OR ☐ Unknown

Date installed: 2017/18 Date last pumped: 07/07/2025 Name of pumping company: Looks Septic

Have you experienced any malfunctions? _____ ☐ Yes ☒ No

If Yes, give the date and describe the problem: No Malfunctions

Date of last servicing of tank: 07/07/2025 Name of company servicing tank: Looks Septic

Leach Field: _____ ☒ Yes ☐ No ☐ Unknown

If Yes, Location: Right Side of driveway, facing house

Date of installation of leach field: 2017/18 Installed by: UNK

Date of last servicing of leach field: 07/07/2025 Company servicing leach field: Looks Septic

Have you experienced any malfunctions? _____ ☐ Yes ☒ No

If Yes, give the date and describe the problem and what steps were taken to remedy: No Malfunctions

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: Pump system in place

Source of Section II information: Seller, Previous disclosure & HHE-200

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PROPERTY LOCATED AT: 211 Rays Point Road, Milbridge, ME**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	Jotul Propane stove	Stiebel Eltron Electric Heater		
Age of system(s) or source(s)	UNK	UNK		
TYPE(S) of Fuel	Propane	Electric		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)		Included with Electric Bill		
Name of company that services system(s) or source(s)	RH Foster	Versant Electric		
Date of most recent service call	UNK	None	08/06/2026	
Malfunctions per system(s) or source(s) within past 2 years	None	None		
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 ☐ UnknownIf Yes, date: N/A

Date chimney(s) last cleaned: _____

Direct and/or Power Vent(s): ☐ Yes ☒ No ☐ UnknownHas vent(s) been inspected? ☐ Yes ☒ No ☐ UnknownIf Yes, date: N/AComments: **Jotul replaced the wood burning stove**Source of Section III information: **Seller, Previous disclosures & Agent observation****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 undergroundstorage 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? ----If 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): ---- Size of tank(s): ----Location: **No known underground storage tanks**

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

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

Comments: No known underground storage tanks

Source of information: Seller, Previous disclosures & Agent observation

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: No know asbestos

Source of information: Seller, Previous disclosures & Agent observation

C. RADON/AIR - Current or previously existing:

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

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

Results: N/A

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 known radon air

Source of information: Seller & Previous disclosures

D. RADON/WATER - Current or previously existing:

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

If Yes: Date: 07/31/2025 By: _____

Results: 3,725 pCi/L

If applicable, what remedial steps were taken? Below levels

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

Are test results available? ☒ Yes ☐ No

Results/Comments: No remedial steps taken

Source of information: Seller & Water test results

E. METHAMPHETAMINE - Current or previously existing:

☐ Yes ☒ No ☐ Unknown

Comments: No known methamphetamine on the property

Source of information: Sellers, Previous disclosures & Agent observation

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PROPERTY LOCATED AT: 211 Rays Point Road, Milbridge, ME**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: No known lead-based paintDo you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards: ☐ Yes ☒ NoIf Yes, describe: No known lead-based paintAre you aware of any cracking, peeling or flaking paint? ☐ Yes ☒ NoComments: Not aware of any flaking or peeling paintSource of information: Seller, Previous disclosures & Agent observation**G. OTHER HAZARDOUS MATERIALS** - Current or previously existing:TOXIC MATERIAL: ☐ Yes ☒ No ☐ UnknownLAND FILL: ☐ Yes ☒ No ☐ UnknownRADIOACTIVE MATERIAL: ☐ Yes ☒ No ☐ UnknownOther: No known hazardous materialsSource of information: Seller, Previous disclosures & Agent 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: N/ASource of information: Seller, Previous disclosures & Agent observationIs 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? Town of MilbridgeRoad Association Name (if known): No road associationSource of information: Sellers, Previous disclosures & agent observation

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PROPERTY LOCATED AT: 211 Rays Point Road, Milbridge, ME**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?

Zone VERelevant Panel Number: 23029C1779E Year: 07/18/2017 (Attach a copy)Comments: Property has had no flood issues since ownership, but does have flood insuranceSource of Section VI information: Sellers & FEMA . GOV

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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: No tax exemptions

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 leased through RH Foster

Year Principal Structure Built: 1977 What year did Seller acquire property? 2024

Roof: Year Shingles/Other Installed: 2016

Water, moisture or leakage: None

Comments: No known water, moisture or leakage on the property

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: Property is on slab

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

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

Comments: No known mold on property

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

Comments: Recently changed out circuit breaker on panel

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: No known defects caused by insects or animal infestation

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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: No known material defects

Source of Section VII information: Seller & Agent Observation

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:
Lisa Bingaman 8/6/2026
SELLER
Lisa Bingaman

SELLER DATE

Signed by:
Troy Bingaman 8/6/2026
SELLER
Troy S. Bingaman

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

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