

PROPERTY LOCATED AT: 11 Brookside Road, Mount Desert, ME 04660

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: 08/04/2026 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? Norlens installed sediment filter, H2O radon, uranium/fluoride system

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: Beyond granite boulder near driveway parking area

Installed by: P.L. Jones & Sons

Date of Installation: Sept. 2021

USE: Number of persons currently using system: 0

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

Comments: Uranium/fluoride system is plumbed point of use to kitchen sink cold tap. Fluoride level is currently elevated. Quote from Norlens to fix available. \$1,815.

Source of Section I information: Seller, Norlen's and water quality test results

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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: **Approved by town when inspected during 2014+/- install.**

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: _____ OR ☐ Unknown~~

~~Date installed: _____ Date last pumped: _____ Name of pumping company: _____~~

~~Have you experienced any malfunctions? ☐ Yes ☐ No~~

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

~~Date of last servicing of tank: _____ Name of company servicing tank: _____~~

~~Leach Field: ☐ Yes ☐ No ☐ Unknown~~

~~If Yes, Location: _____~~

~~Date of installation of leach field: _____ Installed by: _____~~

~~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: **Sewer line connects to town line at Oak Hill Road.**

Source of Section II information: **Seller, town records & town CEO**

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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	Lochner FHW radiant	Mitsubishi Heat Pump	Fireplace living room	
Age of system(s) or source(s)	2022 5 zones	2022	2022	
TYPE(S) of Fuel	propane	electric	wood	
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	1,538 gallons delivered for all of 2024	unknown; usage is bundled in electric bill	minimal	
Name of company that services system(s) or source(s)	Coastal Energy	Dave's World	N/A	
Date of most recent service call	10/25 cleaning	8/13/26	N/A	
Malfunctions per system(s) or source(s) within past 2 years	none	connection adjusted refrigerant added	none	
Other pertinent information	usage includes: heat, hot H2O, kitchen range & generator	Located in primary bedroom; heat, AC, fan & de-humid	Built by Harkins Masonry	

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: Possibly 2022

Date chimney(s) last cleaned: unknown

Direct ~~and/or Power Vent(s)~~: ☒ Yes ☐ No ☐ Unknown
 Has vent(s) been inspected? ☐ Yes ☐ No ☒ Unknown

If Yes, date: Possibly 2022

Comments: Heat system direct vents through side of home. Chimney is for fireplace. Assuming inspections took place & chimney lined when home built in 2022, but uncertain.

Source of Section III information: Seller & broker observations

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): 2022 Size of tank(s): 1,000 gallons

Location: Just beyond lawn to the left of the driveway when entering property.

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What materials are, or were, stored in the tank(s)? Propane

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

Comments: _____

Source of information: Seller, broker observations & fuel provider (Coastal Energy)

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: February 17, 2023 By: Northeast Lab

Results: 2.4 & 1.6 pCi/L

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

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

Are test results available? ☒ Yes ☐ No

~~Results/Comments: _____~~

Source of information: Air radon test results

D. RADON/WATER - Current or previously existing:

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

If Yes: Date: August 4, 2026 By: Eurofins/A&L Lab

Results: 493 pCi/L

If applicable, what remedial steps were taken? Norlens installed H2O radon mitigation system March 2023. Test results noted are post system

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

Are test results available? ☒ Yes ☐ No

~~Results/Comments: _____~~

Source of information: Water radon test results

E. METHAMPHETAMINE - Current or previously existing: ☐ Yes ☒ No ☐ Unknown

Comments: _____

Source of information: Seller

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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: 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: No haz mats known to Seller.

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: ROW over Brookside Road for access to subject property & sewer/electrical line easements

Source of information: Deed & plans

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? Neighbors and owner (now passed).

Road Association Name (if known): Informal; Historically, costs for road maintenance have been shared between neighbors.

Source of information: Seller

Info re: personal property: Sound system, TVs, fireplace equipment, DR seat cushions, birch sconces, kitchen appliances & wine fridge all convey. Dining room ceiling light fixture does not convey. Light fixture will not be replaced. Seller will remove and cap wiring prior to closing. Brush piles, excess lumber and fallen trees to remain on site.

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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: **Seller & Flood Maps**

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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: None

Year Principal Structure Built: 2022 What year did Seller acquire property? 1993

Roof: Year Shingles/Other Installed: 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: Single owner

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: 200 AMP service; 22kW automatic generator (per MCM quote) installed by MCM Electric; underground power

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: Garage personnel door has chip on exterior trim.

Comments: _____

Source of Section VII information: Seller, town records & broker observations

SECTION VIII - ADDITIONAL INFORMATION

POA Seller has never lived at property. All info supplied is to Seller's best knowledge. Home designed by Stewart Brecher Architects. Home built by AB & JR Hodgkins. Landscape design by Lark Studio. S&P air exchange system in place. Sound & security system installed by Connectivity Works. Helo sauna in primary suite. Loewen windows. Bosch appliances from Brown's Appliance. Omega maple cabinetry in kitchen. 168 bottle Wine Enthusiast wine fridge. Custom Hunter Douglas window treatments.

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.

SELLER _____ DATE _____
Robyn Jucius, POA for Cynthia E. Livingston

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 _____

