

PROPERTY LOCATED AT: 57 Ellsworth Rd., Blue Hill, ME 04614

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: 6/2026 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? POC Reverse Osmosis scheduled 7/15/2026

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: Back yard / Dug well in basement

Installed by: Taplin / Unknown

Date of Installation: 2012 / Unknown

USE: Number of persons currently using system: 4

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

Comments: There are 2 wells. Dug well is used for gardens. New well pump on drilled well 11/2025

Home Inspection completed 6/12/2026 and available for review

Source of Section I information: Seller, Previous Disclosure, Inspector Initial BEH Initial UNR
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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: n/a

Have you experienced any problems such as line or other malfunctions? Yes No

What steps were taken to remedy the problem? n/a

~~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: None

Source of Section II information: Seller, Previous Disclosure, Inspector

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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	FHA	Electric	Wood stove	Heat Pump (4)
Age of system(s) or source(s)	Unknown	2015	2022	3 years
TYPE(S) of Fuel	Oil	Electric	Wood	Electric
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	used minimally only to take chill off in winter	n/a	6-7 cords	n/a
Name of company that services system(s) or source(s)		n/a		Dave's World
Date of most recent service call	Fall, 2025	n/a	n/a	06/16/2026
Malfunctions per system(s) or source(s) within past 2 years	None	n/a	n/a	n/a
Other pertinent information	Annual Service Minimally used	Extra heat for upstairs rarely used	Sellers use this as their primary heat source	Black wire properly sealed Holes added to outside box

- 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: n/a
- Date chimney(s) last cleaned: Annually
- Direct and/or Power Vent(s): Yes No Unknown
- Has vent(s) been inspected? Yes No Unknown
- If Yes, date: n/a

Comments: **Home Inspection completed 6/12/2026 and available for review**

Source of Section III information: **Seller, Previous Disclosure, Inspector**

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? n/a
- 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): n/a Size of tank(s): n/a
- Location: n/a

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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: 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: Yes No Unknown

Comments: Home Inspection completed 6/12/2026 and available for review

Source of information: Seller, Previous Disclosure, Inspector

C. RADON/AIR - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: 6/12/2026 By: Green Bridge Home Services

Results: 9.3 pCi/L

If applicable, what remedial steps were taken? Seller obtained quote for Radon Air Mitigation

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

Are test results available? Yes No

Results/Comments: Radon Air tested 6/12/2026 and available for review - Quote for install available for buyer

Source of information: Seller, Previous Disclosure, Inspector

D. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: 6/12/2026 By: Green Bridge Home Services

Results: 2970 pCi/L

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: Radon Water tested 6/12/2026 and available for review

Source of information: Seller, Previous Disclosure, Inspector

E. METHAMPHETAMINE - Current or previously existing:

Yes No Unknown

Comments: None

Source of information: Seller, Previous Disclosure, Inspector

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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: n/a

Do you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards: Yes No

If Yes, describe: n/a

Are you aware of any cracking, peeling or flaking paint? Yes No

Comments: Home Inspection completed 6/12/2026 and available for review - Interior sections repainted since inspection

Source of information: Seller, Previous Disclosure, Inspector

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown

LAND FILL: Yes No Unknown

RADIOACTIVE MATERIAL: Yes No Unknown

Other: n/a

Source of information: Seller, Previous Disclosure, Inspector

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: n/a

Source of information: Seller

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? n/a

Road Association Name (if known): n/a

Source of information: Seller

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Seller Initials Initial KEH Initial WR

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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: n/a

Have any flood events affected a structure on the property? Yes No Unknown

If Yes, explain: n/a

Has any flood-related damage to a structure occurred on the property? Yes No Unknown

If Yes, explain: n/a

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: n/a

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: n/a

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?
n/a

Relevant Panel Number: 23009C0937D Year: 7/20/2016 (Attach a copy)

Comments: Per FIRMette, property is not located in a flood zone

Source of Section VI information: Seller, FIRMette

Buyer Initials _____

Seller Initials

Initial
LET

Initial
WR

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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: Vietnam Veteran, Homestead Exemption

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: 1848 What year did Seller acquire property? 2021

Roof: Year Shingles/Other Installed: 2011

Water, moisture or leakage: None

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: French drain and sump pump helps during heavy rain/snow melting - works great

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: Dave's World has been to property since inspection and corrected issue with heat pump line and water.

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

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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: None

Source of Section VII information: Seller, Inspector

SECTION VIII - ADDITIONAL INFORMATION

Home Inspection, Water Quality and Radon Air test completed 6/12/2026 and available for review. Upstairs bathroom hot water/pressure issue has been resolved, interior sections have been repainted and Dave's World fixed the issue with water coming into the electric panel since home inspection. Sellers have a quote for a new sump pump/cover (required for radon air mitigation install - nothing wrong with the system in place currently) and installation cost for radon mitigation system for 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: Kathlyn E. Hitch 6/23/2026
SELLER DATE
Kathlyn E Hitch

Signed by: Lee W. Roe 6/23/2026
SELLER DATE
Lee W. Roe

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





Nason's Home Solutions
153 Wing Rd, Levant ME 04456
207-991-2190

• nasonshomesolutions.com •

Customer Information

57 Ellsworth Rd Blue Hill 57 Ellsworth Rd Blue Hill ME 04614	Realtor - Jennifer Guay: 207-505-1850 agentguay@gmail.com	Date: 06/18/2026 Rep: Nicholas Nason
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Waterproofing solutions

	Basement sump pump	1 Ea	Description Install sump pump and discharge line from basement to outside.
	Sump pump discharge	10 Lin Ft	Description Install sump pump discharge away from home. Install drainage pipe with ice guard and lawn outlet.
Waterproofing total			\$1,650

N-N-

Nicholas Nason
06/18/2026
Date

x

57 Ellsworth Rd Blue Hill
06/18/2026
Date

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Customer Information

57 Ellsworth Rd Blue Hill
57 Ellsworth Rd
Blue Hill ME 04614

Realtor - Jennifer Guay: 207-505-1850
agentguay@gmail.com

Date: 06/18/2026
Rep: Nicholas Nason

Homeowner's Association	NO
Sub Total	\$1,650.00
Efficiency Maine rebate	\$0.00
Total Contract Amount	\$1,650.00
Deposit	\$0.00
Deposit Form of Payment	Cash
Balance Due	\$1,650.00
Balance Form of Payment	Cash

Financing Details

Amount Financed	\$0.00
Estimated Monthly Payment	\$0.00
FINANCING IS SUBJECT TO CREDIT APPROVAL	

x

57 Ellsworth Rd Blue Hill

06/18/2026

Date

N-N-

Nicholas Nason

06/18/2026

Date

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TERMS & CONDITIONS

1. Method of Payment by Maine Law no more than 1/3 of total price for a deposit.

A deposit of 1/3 to be paid upon execution of this agreement with progress payments to be made for work completed and supplies used, progress payment shall be made upon submission of invoice by contractor to homeowner.

Payment Schedule:

Final payment is due upon Substantial completion. Substantial completion means that the home, room, or project is ready for use or occupancy.

All late progress payments will be charged a 1.5 % interest after 10 days.

Delays in progress payments can result in work stoppage

Change orders are to be paid completely upon completion of the change order and some large change orders may require a deposit or progress payment.

2. Warranties:

The contractor warrants that the work will be free from faulty materials; constructed according to the standards of the building code applicable for this location; constructed in a skillful manner and fit for habitation or appropriate use. The warranty rights and remedies set forth in the Maine Uniform Commercial Code apply to this contract. Warranty will be in effect upon complete payment. Date is determined by substantial completion date.

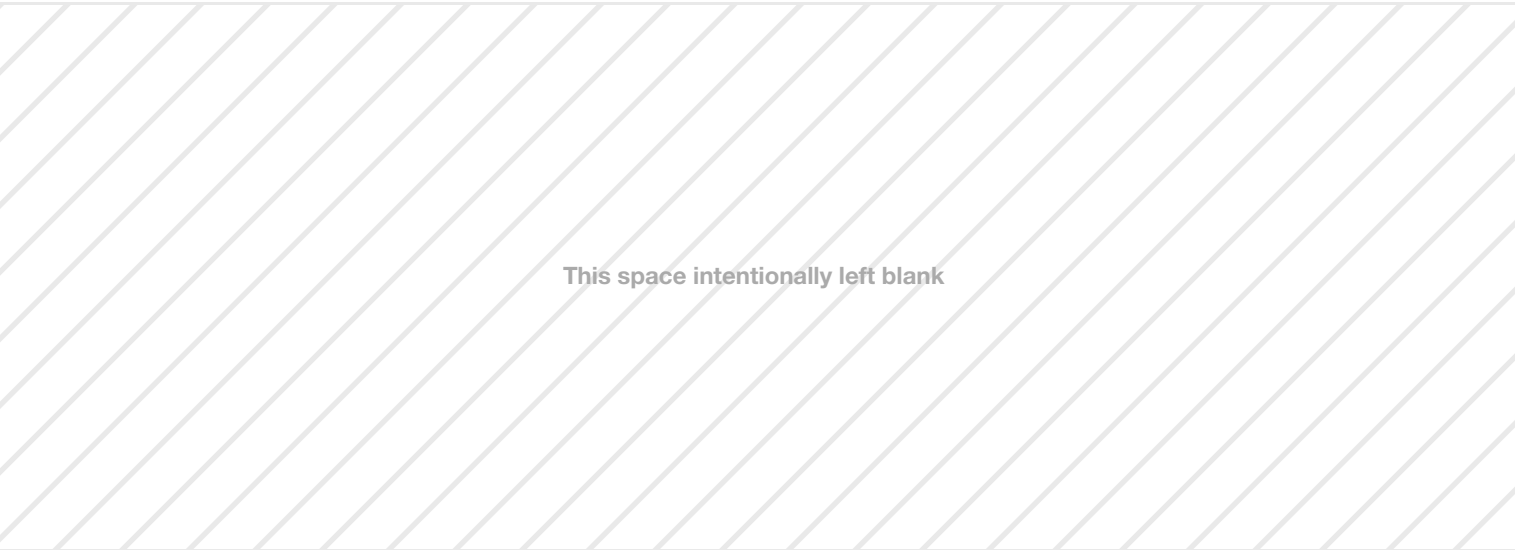
3. Resolution of Disputes

If a dispute arises concerning the provisions of this contract or the performance by the parties, then the parties agree to settle this dispute by jointly paying for one of the following:

- (1) binding arbitration as regulated by the Maine Uniform Arbitration Act, with the parties agreeing to accept as final the arbitrator's decision;
- (2) nonbinding arbitration, with the parties free to not accept the arbitrator's decision and to seek satisfaction through other means, including a lawsuit; or
- (3) mediation, with the parties agreeing to enter into good faith negotiations through a neutral mediator in order to attempt to resolve their differences.

Initial:

x _____

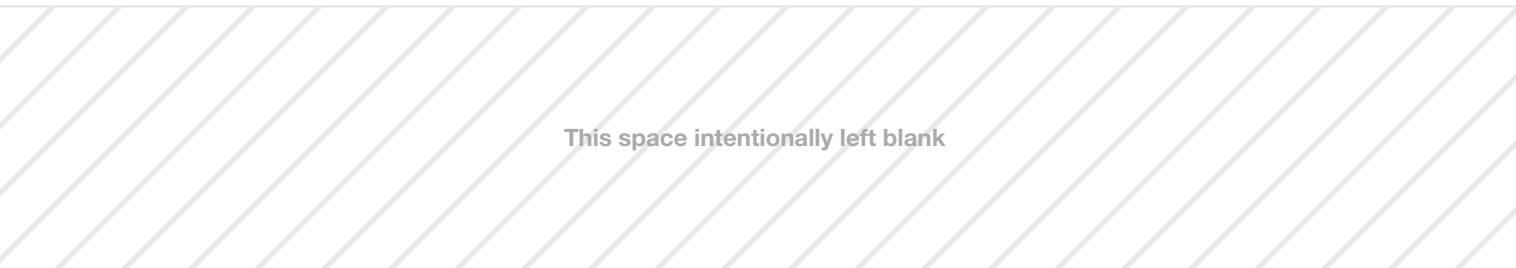


4. Change orders/Additional Investment Request

Any alteration or deviation from the above contractual specifications that results in a revision of the contract price will be executed only upon the parties entering into a written change order. All change orders can result in changes of scheduled completion.

5. General Provisions

- (a) Cancellation. Cancellation of Contract, once accepted, is subject to a 10% penalty charge.
- (b) Delays. The Homeowner/Lessee shall not hold the Contractor responsible for any delay that should occur due to material shortages, labor disputes, fire, weather, payment and/or other delays beyond the Contractor's control. Delays by homeowner in selecting products can result in changes to scheduled completion and can also result in temporary work stoppage.
- (c) Hidden Damages. The Homeowner/Lessee shall not hold the Contractor responsible for additional cost related to Hidden Damages.
- (d) Hazardous Materials. The Homeowner/Lessee shall not hold the Contractor responsible for removal and/or disposal of any Hazardous materials, i.e., lead based paints, asbestos of any sort, or any other material defined by federal, state or local law or ordinance. In the event said materials are encountered, the Homeowner/Lessee shall be responsible for any and all cost associated with said materials.
- (e) Electrical/water/heat. Homeowner/Lessee shall be responsible for any and all utility bills incurred during the construction process.
- (f) Project Accessibility. Homeowner/Lessee shall be responsible for maintaining access to the job site, i.e., snow removal, road/drives (not already included as part of the contract), and any improvement necessary to an existing structure (unless already included as part of the contract).
- (g) Certificate of Occupancy/Move In. Payments shall be made in full prior to issuance of a Certificate of Occupancy or Moving In. Homeowner/Lessee may move in prior to completion of Punch list only if the final installment has been paid.
- (h) Appliance Installation. Any Appliance Installation, i.e., delivery, handling, power cords and accessories, shall be the sole responsibility of the Homeowner/Lessee unless otherwise stated.
- (i) Special Equipment. Special Equipment. i.e, sound systems, hot tubs, specialty kitchen equipment, specialty bath equipment, specialty electronic equipment, specialty ventilation equipment, shall be addressed as a separate line item. Otherwise, it is understood by the parties as "Not Covered" in this agreement.
- (j) Signage. Contractor may post/erect a Nason's Home Solutions sign near the street/road and shall maintain said sign for the duration of construction. Such a sign assists carpenters, trades people, and delivery people to identify the correct job site.
- (k) Residential Insulation. In the event that work contemplated by this contract includes the installation of insulation in an existing residence, the Contractor has made the disclosures, as required by Title 10, M.R.S.A. c. 219, appended to this contract as exhibit A and signed by the parties.
- (l) Energy Standards. Title 10, M.R.S.A. § 1411 establishes minimum energy efficient building standards for new residential construction. This construction meets or exceeds those standards.



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ESTIMATE

Radon Mitigation Services of Maine, LLC
 66 King Pine Dr
 Holden, Maine 04429
 United States

207-478-8885

BILL TO
C/O Jen Guay
 57 Ellsworth Rd
 Blue Hill, Maine 04614
 United States

207-505-1850
 agentguay@gmail.com

Estimate Number: 799
Estimate Date: June 17, 2026
Valid Until: August 16, 2026
Grand Total (USD): \$2,275.00

Services	Quantity	Price	Amount
<p>Radon System Installation Parts and labor for a sub-slab air radon mitigation system Includes one floor/slab penetration.</p> <p>Pipe from basement through the rim joist to the exterior, mount fan on the outside of the building and install exhaust pipe up the wall and over the roof line so gasses do not re-introduce into the building (location to be determined).</p> <p>Test and seal floor and day-light drains with check valves (as needed)</p> <p>Test and seal floor cracks with cement caulking (as needed) **(area where the cellar wall and the cellar floor/slab meet must be clear of personal items for Inspection and possible caulking) (if accessible)**</p> <p>5 year manufacturers fan warranty 3 year workmanship warranty Guarantee to reduce radon level to 2 pCi/L or below*</p> <p>Warranties and guaranties are transferable *exclusions may apply</p>	1	\$1,975.00	\$1,975.00
<p>Additional Floor penetrations If compacted soils are encountered under the slab a second penetration and piping may be needed for effective treatment</p>	1	\$300.00	\$300.00

ESTIMATE



Radon Mitigation Services of Maine, LLC

66 King Pine Dr

Holden, Maine 04429

United States

207-478-8885

Grand Total (USD): **\$2,275.00**

Notes / Terms

Payment is due when work is complete via check or cash