

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 Spring

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: 06/01/2026 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? High Arsenic, not treated.

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: Off left rear corner of house; unknown exact location.

Installed by: Unknown

Date of Installation: Unknown

USE: Number of persons currently using system: 0

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

Comments: Buried spring head, jet pump, particulate filter. Has never run dry even during drought.

Source of Section I information: Seller

Buyer Initials _____

Seller Initials RE NEJ

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: Stone-lined tank

Location: 50 feet to right of house, under concrete cover OR Unknown

Date installed: Unknown Date last pumped: 2017 Name of pumping company: Robert Gray

Have you experienced any malfunctions? Yes No

If Yes, give the date and describe the problem: N/A

Date of last servicing of tank: N/A Name of company servicing tank: N/A

Leach Field: Yes No Unknown

If Yes, Location: Unknown; unlikely to exist

Date of installation of leach field: N/A Installed by: N/A

Date of last servicing of leach field: N/A Company servicing leach field: N/A

Have you experienced any malfunctions? Yes No

If Yes, give the date and describe the problem and what steps were taken to remedy: N/A

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: Septic system has never malfunctioned, but does not meet current code.

Source of Section II information: Seller

Buyer Initials _____

Seller Initials WGF RF

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	Oil Furnace	Woodstove		
Age of system(s) or source(s)	30 Years	Unknown		
TYPE(S) of Fuel	Heating Oil			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	500-600 gallons			
Name of company that services system(s) or source(s)	Robert Gray / RH Foster			
Date of most recent service call	06/08/2026			
Malfunctions per system(s) or source(s) within past 2 years	N/A			
Other pertinent information		Used as backup		

- 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: 2017
- Direct and/or Power Vent(s): Yes No Unknown
- Has vent(s) been inspected? Yes No Unknown
- If Yes, date: N/A

Comments: **Furnace serviced June 2026**

Source of Section III information: **Sellers**

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: **No known underground storage tanks**

Buyer Initials _____

Seller Initials RT. WE. J

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: Sellers

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: Siding is Masonite, not asbestos

Source of information: Sellers

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: N/A

Source of information: Sellers

D. RADON/WATER - 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: N/A

Source of information: Sellers

E. METHAMPHETAMINE - Current or previously existing:

Yes No Unknown

Comments: N/A

Source of information: Sellers

Buyer Initials _____

Seller Initials RF WZ

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: Peeling, cracking, flaking paint on exterior

Source of information: Sellers, Broker Observation

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown

LAND FILL: Yes No Unknown

RADIOACTIVE MATERIAL: Yes No Unknown

Other: Land Fill: Old farm dump site on property. Owners have cleaned up over the years, but some debris remains

Source of information: Sellers

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: Sellers

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: Broker Observation

Buyer Initials _____

Seller Initials RF WET

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?

Not in flood zone

Relevant Panel Number: 23009C0910D Year: 2016 (Attach a copy)

Comments: N/A

Source of Section VI information: Sellers, FEMA maps

Buyer Initials _____

Page 6 of 8

Seller Initials _____

RX WEF

PROPERTY LOCATED AT: 655 Hinkley Ridge Road, Blue Hill, ME 04614

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: N/A

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 Tanks

Year Principal Structure Built: Unknown What year did Seller acquire property? 1985

Roof: Year Shingles/Other Installed: 2018

Water, moisture or leakage: None

Comments: N/A

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: Gravity drain installed to replace sump pump

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

If Yes, are test results available? Yes No

Comments: N/A

Electrical: Fuses Circuit Breaker Other: _____ Unknown

Comments: N/A

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: Sellers keep mice traps in the basement as a preventative measure

Buyer Initials _____

Seller Initials RT W27

PROPERTY LOCATED AT: 655 Hinkley Ridge Road, Blue Hill, ME 04614

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

Comments: N/A

Source of Section VII information: Sellers

SECTION VIII - ADDITIONAL INFORMATION

N/A

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.

<u>Rosemary Foreman</u>	<u>6-11-26</u>	<u>W.E. Foreman</u>	<u>6-11-26</u>
SELLER	DATE	SELLER	DATE
Rosemary H. Foreman		William E. Foreman	

SELLER	DATE	SELLER	DATE
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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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BUYER	DATE	BUYER	DATE
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Legend	
Passes	
Fails EPA Primary	
Fails EPA Secondary	
Fails State Guideline	
Attention	

CERTIFICATE OF ANALYSIS FOR DRINKING WATER

CLIENT SAMPLE ID: 655 Hincley Ridge Road, Blue Hill, ME
 04614
SAMPLE ID #: 295-8430-1
CLIENT JOB #:
OTHER SAMPLE INFO: Kitchen
SAMPLED BY: William Foreman
COLLECTION DATE/TIME: 06/01/26 09:04

Test Description (SM 4500 H+ B)	Results	Units	Pass/ Fail	DQ Flag	RL	DF	Limit	Analyst /Lab	Date & Time Prepared	Date & Time Analyzed
pH	7.89	SU	✓	HF	0.01	1	6.5-8.5	JR - AUB		06/02/26 15:41

Test Description (SM 2340B)	Results	Units	Pass/ Fail	DQ Flag	RL	DF	Limit	Analyst /Lab	Date & Time Prepared	Date & Time Analyzed
Hardness as calcium carbonate	53.9	mg/L			0.25	1	No Limit	JR - DER		06/05/26 09:45

MEDIA TYPE: Colilert-18

Test Description (SM 9223B)	Results	Units	Pass/ Fail	DQ Flag	RL	DF	Limit	Analyst /Lab	Date & Time Prepared	Date & Time Analyzed
Coliform, Total	Absent	/100mL	✓		1	1	Present	JR - AUB	06/02/26 14:20	06/03/26 09:00
Escherichia coli	Absent	/100mL	✓		1	1	Present	JR - AUB	06/02/26 14:20	06/03/26 09:00

Test Description (EPA 200.8)	Results	Units	Pass/ Fail	DQ Flag	RL	DF	Limit	Analyst /Lab	Date & Time Prepared	Date & Time Analyzed
Arsenic	0.033	mg/L	✗		0.0010	1	0.01	NG - DER	06/03/26 08:55	06/03/26 19:15
Calcium*	15.9	mg/L			0.10	1	No Limit	NG - DER	06/03/26 08:55	06/03/26 19:15
Copper	0.0041	mg/L	✓		0.0010	1	1	NG - DER	06/03/26 08:55	06/03/26 19:15
Iron*	<0.10	mg/L	✓		0.10	1	0.3	NG - DER	06/03/26 08:55	06/03/26 19:15
Magnesium*	3.45	mg/L			0.10	1	No Limit	NG - DER	06/03/26 08:55	06/03/26 19:15
Manganese	0.037	mg/L	✓		0.0010	1	0.05	NG - DER	06/03/26 08:55	06/03/26 19:15
Sodium*	6.24	mg/L			0.10	1	No Limit	NG - DER	06/03/26 08:55	06/03/26 19:15

Test Description (EPA 300.0)	Results	Units	Pass/ Fail	DQ Flag	RL	DF	Limit	Analyst /Lab	Date & Time Prepared	Date & Time Analyzed
Chloride	3.30	mg/L	✓		2.00	1	250	JR - AUB		06/03/26 00:38
Fluoride	0.54	mg/L	✓		0.20	1	4	JR - AUB		06/03/26 00:38
Nitrate as N	<0.20	mg/L	✓		0.20	1	10	JR - AUB		06/03/26 00:38
Nitrite as N	<0.20	mg/L	✓		0.20	1	1	JR - AUB		06/03/26 00:38

LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Rosemary H. Foreman, William E. Foreman (hereinafter "Seller")
AND _____ (hereinafter "Buyer")
FOR PROPERTY LOCATED AT 655 Hinkley Ridge Road, Blue Hill , ME 04614

Said contract is further subject to the following terms:

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (**check one below**):

Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Seller (**check one below**):

Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's Acknowledgment

(c) Buyer has received copies of all information listed above.

(d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.

(e) Buyer has (**check one below**):

Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment


(f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

_____ Buyer	_____ Date
_____ Buyer	_____ Date
_____ Buyer	_____ Date
_____ Buyer	_____ Date
_____ Agent	_____ Date

<u>Rosemary Foreman</u> Seller Rosemary H. Foreman	<u>6-3-26</u> Date
<u>W E Foreman</u> Seller William E. Foreman	<u>6-3-26</u> Date
<u>[Signature]</u> Agent Stefan Blanchard	<u>6-3-26</u> Date

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