

PROPERTY LOCATED AT: 400 East Side Road, Sorrento, ME 04677

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: 8/3/26 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? None. Radon water results were 6,131 pCi/L

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: West side of house

Installed by: P.L. Jones & Son Well Drilling

Date of Installation: June 14, 1988

USE: Number of persons currently using system: 4 (until 7/1/26)

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

Comments: Garage apartment and home share well. Home & apartment were rented until 7/1/26.

Source of Section I information: Seller Well pressure tank in home is fairly new - date unknown.

Buyer Initials _____ Page 1 of 8 Seller Initials _____

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? _____~~

Property has two septic systems. One for home and one for apartment.

~~IF PRIVATE (Strike Section II 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: Apt. 750gal per HHE-200 or 1,000 gal. per builder

Tank Type: ☒ Concrete ☐ Metal ☐ Unknown ☐ Other: Both tanks are concrete.

Location: Home: Southeast side of home. Apartment: Behind garage. OR ☐ Unknown

Date installed: 1988 & 1991 Date last pumped: Home 2023 Name of pumping company: Haslam Septic

Have you experienced any malfunctions? ☐ Yes ☒ No

~~If Yes, give the date and describe the problem:~~ Home septic installed June 1988. Apartment septic installed November 1991.

Date of last servicing of tank: Home 2023 Name of company servicing tank: Haslam Septic - pumped

Leach Field: ☒ Yes ☐ No ☐ Unknown

If Yes, Location: Home: Southeast side of home. Apartment: Behind garage.

Date of installation of leach field: 1988 & 1991 Installed by: Home: Paul Martin-1988. Apt. Rudy Bagley-1991

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:~~ Apartment septic tank pumping date is unknown.

Do you have records of the design indicating the # of bedrooms the system was designed for? ☒ Yes ☐ No Apartment

If Yes, are they available? Only HHE-200 for apartment is on file. HHE-200 for home not found ☒ Yes ☐ No

Is System located in a Shoreland Zone? ☐ Yes ☒ No ☐ Unknown

Comments: Per HHE-200, Apartment has its own 1991 two bedroom septic system w/750 gallon concrete tank & leach field. Previous owner/builder believes tank is 1,000 gal.

Source of Section II information: Seller, Prior Owner & HHE-200 for apartment septic.

Apartment septic tank lid has been uncovered (July 2026) to allow for pumping and/or inspection, if needed. Seller reports that there have been no issues or malfunctions of the system.

Buyer Initials _____

Page 2 of 8

Seller Initials _____

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	Hot water baseboard	wood stove	Hot air furnace	Antique wood stove
Age of system(s) or source(s)	2012+/-	November 2022	2004+/-	unknown
TYPE(S) of Fuel	Oil	hardwood	oil	wood
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	500 gallons +/-	1-1.5 cords of wood	250 gallons +/-	N/A-recent tenant stopped using stove in '21
Name of company that services system(s) or source(s)	Dead River	Clean Sweep	Dead River	Hancock Chimney
Date of most recent service call	December 2025	October 2025	December 2025	2019 new liner
Malfunctions per system(s) or source(s) within past 2 years	None	None	None	N/A
Other pertinent information	yearly servicing covered under annual service plan	lined 2019 cleaned yearly	yearly servicing covered under annual service plan	Cleaned/inspected 2021 stove was used before '21

Are there fuel supply lines? Oil supply line in Home was replaced Jan.2022 by Dead River. ☒ Yes ☐ No ☐ Unknown

Are any buried? ☐ Yes ☒ No ☐ Unknown

Are all sleeved? ☐ Home YES; ☐ Apartment NO

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: Home:2025 - annually Apartment chimney last cleaned & inspected in 2021. Elderly tenant stopped using stove in 2021.

Date chimney(s) last cleaned: Home: 2025 -annually

Direct and/or Power Vent(s): ☐ Yes ☒ No ☐ Unknown

~~Has vent(s) been inspected? ☐ Yes ☐ No ☐ Unknown~~

~~If Yes, date: _____~~

Comments: Chimney liners installed 2019 for home & apartment by Hancock Chimney Service.

Source of Section III information: Seller & former tenants (for fuel consumption)

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): _____ Size of tank(s): _____~~

~~Location: _____~~

Buyer Initials _____

Page 3 of 8

Seller Initials _____

PROPERTY LOCATED AT: 400 East Side Road, Sorrento, ME 04677

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

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

~~Comments: _____~~

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: _____~~

Source of information: **Seller and previous owner (builder)**

C. RADON/AIR - Current or previously existing:

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

If Yes: Date: 8/3/26 By: **Eurofins Auburn**

Results: **6.4 pCi/L**

If applicable, what remedial steps were taken? **None**

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

Are test results available? ☒ Yes ☐ No

~~Results/Comments: _____~~

Source of information: **Seller & Test results**

D. RADON/WATER - Current or previously existing:

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

If Yes: Date: 8/3/26 By: **Eurofins Auburn**

Results: **6131 pCi/L**

If applicable, what remedial steps were taken? **None**

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

Are test results available? ☒ Yes ☐ No

~~Results/Comments: _____~~

Source of information: **Seller & Test results**

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

~~Comments: _____~~

Source of information: **Seller**

Buyer Initials _____

Page 4 of 8

Seller Initials _____

PROPERTY LOCATED AT: 400 East Side Road, Sorrento, ME 04677

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: **Minor, if any at all.**

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: _____~~

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: Deed mentions 36' x 45' family burying ground on SW corner of property. It has not been located, and it is unknown if it was ever in

Source of information: **Seller & Deed - No restrictions on property.**

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? _____~~

Road Association Name (if known): **East Side Road (a/k/a Rt. 185) is a public road.**

Source of information: **Seller & Town**

Buyer Initials _____

Page 5 of 8

Seller Initials _____

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 & FEMA National Flood Hazard Layer FIRMette**

Buyer Initials _____

Page 6 of 8

Seller Initials _____

PROPERTY LOCATED AT: 400 East Side Road, Sorrento, ME 04677

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: Home: 1988 What year did Seller acquire property? 2004

Roof: Year Shingles/Other Installed: 2011-2012 - Both home & garage. GAF Timberline Lifetime Shingles

Water, moisture or leakage: none

Comments: Garage & apartment built in 1991.

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: Cold water pipes and well pressure tanks will form condensation with summer rain & humidity if windows are left open.

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: Both home & apartment have their own CB panels and elec. meters.

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: _____

Buyer Initials _____

Page 7 of 8

Seller Initials _____

PROPERTY LOCATED AT: 400 East Side Road, Sorrento, ME 04677

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: See Attachment

Comments: _____

Source of Section VII information: Seller

SECTION VIII - ADDITIONAL INFORMATION

Skylights in living room were replaced May, 2025. One skylight in Sun Room was replaced 2012+/- and the other in July 2026 (has a remote shade).

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	SELLER	DATE
Mary E. Della Torre			

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
-------	------	-------	------

Attachment

KNOWN MATERIAL DEFECTS

- A window in sunroom has lost its seal.
- Minor water seepage and efflorescence at lower west wall of garage - occurs during heavy rain & in spring thaw - wet area does not contact wood.
- Broken light switch at lower level stairs in home is believed to go to flood lights in front of home - unknown if lights work.
- Garage flood lights do not work.
- First floor bathroom floor in home had condensation around toilet and drips from shower use. Both areas had underlayment and flooring replaced.
- Old hot tub in basement stays.
- Several crank windows can be fussy to close.
- Utility sink in laundry room is not plumbed to drain.
- Central vacuum has not been used by seller and conveys "as is".
- Under apartment deck a portion of garage siding was delaminating - flashing was installed.
- There are a few hairline cracked tiles in lower level foyer floor.
- There is a crack in two overhead garage door windows.
- Middle light on vanity strip in first floor bathroom does not work.

Note on heating in Garage: The garage has remained well above freezing when the apartment furnace is in use during cold snaps, even when the outside temps have gone down to zero degrees F. However, if heating primarily with wood, then owner/tenant should monitor the garage temp or use a supplemental heat source and extra weatherization to ensure that pipes do not freeze.