

PROPERTY LOCATED AT: 160 Boggy Brook Way , Ellsworth, ME 04605

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: 2022 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. Noted: Manganese Fails EPA Secondary from 2022.

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: Left of driveway - well house

Installed by: McLeod

Date of Installation: 06/262001 /2026

USE: Number of persons currently using system: 3

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

Comments: Water filtration system in place from 2 owners ago. 2022 water test results are available. Inquire.

Source of Section I information: Sellers, personal observation, previous disclosures. 2022 water test results available.

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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: Back ofhouse NW corner OR Unknown

Date installed: Unknown Date last pumped: 2022 Name of pumping company: Berrys Septic

Have you experienced any malfunctions? Yes No

If Yes, give the date and describe the problem: But, 2022 septic inspection said pipe should be replaced.

Previous owners had done. Current Seller has copy of paid bill.

Date of last servicing of tank: 2014 Name of company servicing tank: Unknown

Leach Field: Yes No Unknown

If Yes, Location: NW corner in rear as you go into the woods

Date of installation of leach field: 1978 Installed by: Unknown

Date of last servicing of leach field: Unknown Company servicing leach field: Unknown

Have you experienced any malfunctions? Yes No

If Yes, give the date and describe the problem and what steps were taken to remedy: But, 2022 septic

Continued... See Addendum Date and Problem 1

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: 2022 septic inspection says it's a 2 bedroom septic system.

Source of Section II information: Seller, previous Property Disclosures, 2022 septic inspection report.

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SECTION III - HEATING SYSTEM(S)/HEATING SOURCE(S)

Table with 5 columns: Heating System(s) or Source(s), SYSTEM 1, SYSTEM 2, SYSTEM 3, SYSTEM 4. Rows include TYPE(S) of System, Age of system(s) or source(s), TYPE(S) of Fuel, Annual consumption per system or source, Name of company that services system(s) or source(s), Date of most recent service call, Malfunctions per system(s) or source(s) within past 2 years, and Other pertinent information.

- Are there fuel supply lines? [X] Yes [] No [] Unknown
Are any buried? [] Yes [X] No [] Unknown
Are all sleeved? [X] Yes [] No [] Unknown
Chimney(s): [X] Yes [] No
If Yes, are they lined: [X] Yes [] No [] Unknown
Is more than one heat source vented through one flue? [] Yes [X] No [] Unknown
Had a chimney fire: [] Yes [X] No [] Unknown
Has chimney(s) been inspected? [X] Yes [] No [] Unknown

If Yes, date: 2011

Date chimney(s) last cleaned: 2020

Direct and/or Power Vent(s): [X] Yes [] No [] Unknown

Has vent(s) been inspected? [] Yes [] No [X] Unknown

If Yes, date: _____

Comments: _____

Source of Section III information: Seller and previous property disclosure.

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 [X] 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: _____

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

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

Comments: **Seller is not aware of any "Underground storage tanks."**

Source of information: **Previous Disclosure**

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 was built in 1978. Seller is not aware of any asbestos. Possible due to the age of the home.**

Source of information: **Research - possible asbestos in homes built in 1978.**

C. RADON/AIR - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: 2022 By: **A & L Lab (Michael Chaisson - building inspector)**

Results: **1.2**

If applicable, what remedial steps were taken? _____

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

Are test results available? Yes No

Results/Comments: **No remedial steps needed. 2022 radon air test results are available.**

Source of information: **A & L Laboratory Lab Report from 2022**

D. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: 2022 By: **A & L Laboratory (Michael Chaisson)**

Results: **247 pCi/L**

If applicable, what remedial steps were taken? _____

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

Are test results available? Yes No

Results/Comments: **247 pCi/L. Test results from A & L Lab from 2022 are available.**

Source of information: **A & L Laboratory Lab Report from 2022.**

E. METHAMPHETAMINE - Current or previously existing:

Yes No Unknown

Comments: _____

Source of information: **Personal observation.**

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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: Some here and there. Home was built in 1978.

Source of information: Previous disclosures.

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown

LAND FILL: Yes No Unknown

RADIOACTIVE MATERIAL: Yes No Unknown

Other: Seller is not aware of any "other hazardous materials."

Source of information: Previous disclosure.

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 - see old survey. On South Boundary Line (never used).

Source of information: Old survey and previous disclosure.

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? Randy Mosley - neighbor plows and maintains the road.

Road Association Name (if known): None - very informal. No fee has been charged to seller.

Source of information: Seller

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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: 23009C0754D Year: 2016 (Attach a copy)

Comments: FEMA Flood Map not in a flood zone.

Source of Section VI information: FEMA Flood Map

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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: Propane - Coastal Energy

Year Principal Structure Built: 1978 What year did Seller acquire property? 2022

Roof: Year Shingles/Other Installed: 2008 (metal roof)

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: A little water leaked in by the back door. A piece of flooring is damaged.

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

If Yes, are test results available? Yes No

Comments: Sellers have not observed any mold.

Electrical: Fuses Circuit Breaker Other: _____ Unknown

Comments: Versant bill is about \$300 per month but seller uses a lot of electricity.

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: Found old map but does not appear to be a survey. Occasional mouse has been caught.

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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: Be aware: Lower part of the railing going to the second floor is loose.

Comments: _____

Source of Section VII information: Personal observation.

SECTION VIII - ADDITIONAL INFORMATION

2018 new wood stove, 2017 laminate flooring in mud room, 2019 enlarged the primary bedroom and partly enclosed the laundry room. Extra living room flooring will stay. All inspection reports from 2022 are available - inquire. Seller has never had to pay for plowing or maintaining of Boggy Brook (private) Way. Out building in rough shape. High speed internet available at this location. Two burners don't work on the propane cook stove.

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: Francois P. Martin 6/27/2026
SELLER _____ DATE _____ SELLER _____ DATE _____
Francois P. Martin

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 _____

