

PROPERTY LOCATED AT: 62 York Road Main House & Cottage, 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: 2024 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? Water treatment system in place

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: Behind bench in flower garden, between house and guest house
Installed by: unknown
Date of Installation: mid 1990's

USE: Number of persons currently using system: 2
Does system supply water for more than one household? Yes No Unknown

Comments: Supplies house & Cottage: Water softner resin repack 12/25, New Control valve installed 12/25 Softner, UV Filter PII treatment Norlens annual service 3/26

Source of Section I information: Owner/ Previous Owner
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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: under granite bird bath, Inspected 10/2024 OR Unknown

Date installed: 1995 Date last pumped: 10/24/2018 Name of pumping company: Bobby Gray

Have you experienced any malfunctions? Yes No

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

Date of last servicing of tank: 10/24/2018 Name of company servicing tank: Bobby Gray

Leach Field: Yes No Unknown

If Yes, Location: Back yard beyond tank

Date of installation of leach field: late 1990's Installed by: Unknown

Date of last servicing of leach field: n/k 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: _____

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: Shared septic between main house and guest house. 3 Bedroom design.

Source of Section II information: Former Owner

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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 | Propane Radiant | Electric Baseboard | Jotul Wood Stove/Propane | 5-Split Heat Pumps |
| Age of system(s) or source(s) | 2025 | 1998/2025 (3) | Unknown | 3 Main 2 Cottage |
| TYPE(S) of Fuel | propane | electric | wood/propane | electric |
| Annual consumption per system or source (i.e., gallons, kilowatt hours, cords) | 600 gallons | unknown | varies | unknown |
| Name of company that services system(s) or source(s) | Darrell Brown P&H | n/a | n/a | Twin City-6/2025 |
| Date of most recent service call | 06/08/2026 | n/a | n/a | 2025 |
| Malfunctions per system(s) or source(s) within past 2 years | New Thermostats | none | n/a | |
| Other pertinent information | Serviced 12/2025 | Upstairs only | Kitchen-Main LivingRoom-Cottage | Main-DR/2Bed Cottage-LR/Bed |

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 *PBF*
 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: 2025

Date chimney(s) last cleaned: 05/2026

Direct and/or Power Vent(s): Yes No Unknown
~~Has vent(s) been inspected? Yes No Unknown~~
~~If Yes, date: _____~~

Comments: Chimney cleaned 5/2026.

Source of Section III information: Owner & Previous Owner

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: _____~~

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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: none

Source of information: Owner/ Previous Owner

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: none

Source of information: Owner/ Previous Owner

C. RADON/AIR - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: Spring 2022 By: A&L Lab

Results: above normal limit

If applicable, what remedial steps were taken? Radon air mitigation system installed by Norlens

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

Are test results available? Yes No

Results/Comments: Results within normal limits

Source of information: Previous owner/ owner

D. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: 10/26/2020 By: Norlens Water System

Results: 1878 pCi/L

If applicable, what remedial steps were taken? None Needed

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

Are test results available? Yes No

Results/Comments: within normal limits

Source of information: Previous Owner/ Owner

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

Comments: none

Source of information: Owner/ Previous Owner

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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: Owner/ Previous Owner

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: Owner/ Previous Owner

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 restrictions, ROW- Versant, Homeowner association.

Source of information: Owner/ Previous Owner

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? Town maintained just past 62 York Road: \$200.00 dues

Road Association Name (if known): York Road Association

Source of information: Owner/ Previous Owner

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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: In 2019 or 2020, water runoff down drive intruded into guest cottage and damaged floors.

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

If Yes, explain: above mentioned event

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?
Zone AE w/Base Flood Elevation for Waterfront, Zone X for structures

Relevant Panel Number: 0942 1552 Year: 07/20/2016 (Attach a copy)

Comments: Map 23009C0942D

Source of Section VI information: FEMA

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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: 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: 1998 What year did Seller acquire property? 2024

Roof: Year Shingles/Other Installed: House 2020 Cottage 2005

Water, moisture or leakage: None known

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: Cottage: Cottage Completely renovated after frozen water pipe in 2023. PBE

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: None

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: Owner

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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: _____

Exterior trim

Comments: none

Source of Section VII information: Owner

SECTION VII - ADDITIONAL INFORMATION

Main House: roof-2020, Water treatment system annual service, Whole House Generator-2023 Serviced by King annually 3/26, Washer/Dryer 2021, New Kitchen 2025, New windows-2025-26, New Kitchen Appliances 5/2025, 2nd Story Bathroom remodel w/ New slip tub, new shower & heated floor 2025.
Guest Cottage Remodel-2026: New Kitchen and appliances, New flooring 1st Floor & Bathroom
New Propane tank w/ relocation 2026, Driveway resurfaced 2026, Improved path/grounds 2026

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.

Pamela B. Fischer 6/11/26
SELLER DATE
Pamela B Fischer

Tracey A Fischer 6/11/26
SELLER DATE
Tracey A Fischer

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

