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PROPERTY LOCATED AT: **18 Ellen Circle, Yarmouth, ME 04096**

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: [X] Public [ ] Private [ ] Seasonal **N/A** [ ] Unknown
[ ] Drilled [ ] Dug [ ] Other **N/A**

MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water system?

Pump (if any):	[X] N/A	[ ] Yes	[ ] No	[ ] Unknown
Quantity:		[ ] Yes	[X] No	[ ] Unknown
Quality:		[ ] Yes	[X] 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 [X] No
If Yes, Date of most recent test: **N/A** Are test results available? .. [ ] Yes [ ] No
To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notation? ..... [ ] Yes [X] No
~~If Yes, are test results available? ..... [ ] Yes [ ] No~~
What steps were taken to remedy the problem? **N/A**

IF PRIVATE: (Strike Section if Not Applicable):

~~INSTALLATION: Location:~~ _____
~~Installed by:~~ _____
~~Date of Installation:~~ _____

USE: Number of persons currently using system: **4**
Does system supply water for more than one household? [ ] Yes [X] No [ ] Unknown

Comments: **Yarmouth Water District will have public water testing results.**

Source of Section I information: **Sellers, Public Records**

Keller Williams Realty, 50 Sewall Street, 2nd Floor Portland ME 04102 Phone: (207)650-0020 Fax:
Kelly Austin

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SECTION II - WASTE WATER DISPOSAL

TYPE OF SYSTEM: [X] Public [ ] Private [ ] Quasi-Public _____ [ ] Unknown

IF PUBLIC OR QUASI-PUBLIC (Strike Section if Not Applicable):

Have you had the sewer line inspected?..... [ ] Yes [X] No

If Yes, what results: **N/A**

Have you experienced any problems such as line or other malfunctions? ..... [ ] Yes [X] 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: **Sellers, Pubic Records**

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PROPERTY LOCATED AT: **18 Ellen Circle, Yarmouth, ME 04096**

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	**Heat Pump**	**Electric baseboard**	**N/A**	**N/A**
Age of system(s) or source(s)	**2018**	**Unknown**	**N/A**	**N/A**
TYPE(S) of Fuel	**Electric**	**Electric**	**N/A**	**N/A**
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	**Part of annual electric bill**	**Part of annual electric bill**	**N/A**	**N/A**
Name of company that services system(s) or source(s)	**Unknown**	**N/A**	**N/A**	**N/A**
Date of most recent service call	**2025**	**N/A**	**N/A**	**N/A**
Malfunctions per system(s) or source(s) within past 2 years	**None**	**None**	**N/A**	**N/A**
Other pertinent information	**First and second floor**	**None**	**N/A**	**N/A**

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: _____

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

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

If Yes, date: **N/A**

Comments: **CMP bill in documents for reference. Monitor heater and K1 tank were removed in 2018.**

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?~~ _____

~~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: **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: _____	☐ Yes	☒ No	☐ Unknown

Comments: **No knowledge of 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: **None**

Source of information: **Sellers**

D. RADON/WATER - Current or previously existing:

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

~~If Yes: Date: _____ By~~: _____

~~Results~~: _____

~~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: **None**

Source of information: **Sellers**

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

Comments: **None**

Source of information: **Sellers**

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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: **House and trim vinyl.**

Source of information: **Sellers and visual inspection**

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: **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: **Drainage and utility easement -see deed**

Source of information: **Deed**

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: **Sellers, Public Records**

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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: **23005CO541F** Year: **2024** (Attach a copy)

Comments: **None**

Source of Section VI information: **FEMA FIRMette**

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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: **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: **None**

Year Principal Structure Built: **1978** What year did Seller acquire property? **2018**

Roof: Year Shingles/Other Installed: **Unknown**

Water, moisture or leakage: **Small leak in garage was repaired by Horch Roofing**

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: **None**

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

If Yes, are test results available? ..... ☐ Yes ☒ No

Comments: **Mold in attic on inspection 2018. Professional remediated and bath fan vent corrected**

Electrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: _____ ☐ Unknown

Comments: **200 amp**

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: **Modern Pest service in place for mice. A mouse was found in garage once.**

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PROPERTY LOCATED AT: **18 Ellen Circle, Yarmouth, ME 04096**

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: **Sellers**

SECTION VIII - ADDITIONAL INFORMATION

Heat pumps, hardwood flooring and full interior painting all done in 2018.

Laundry room cabinets and custom folding table 2019

New washer, dryer 2020. New refrigerator 2025

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: ..... [X] Yes [X] 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: Lindsay McAllister 8/12/2026 | 5:46 PM PDT
EFBC962FF35044E...

SELLER DATE

Lindsay S McAllister

Signed by: 8/12/2026 | 6:23 PM PDT
DE64E3E70CAB434...

SELLER DATE

Kyle S McAllister

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

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Central Maine Power

An Avangrid company

Manage your account online: **cmpco.com**
Customer Service: **800.750.4000**
Outage reporting line: **800.696.1000**

Account Number	Service Location	Amount Due	Date Due
3001-0634-910	LINDSAY S MCALLISTER 18 ELLEN CIR	$267.14	08/24/2026
Invoice Number 701003084341	YARMOUTH ME 04096		

Your Account Summary

Prior Balance	**$267.05**
Payments received through 07/28/2026 - Thank you	-$267.05
Balance Forward	**$0.00**
CMP Delivery	**+$142.21**
Non-CMP Supplier Standard Offer	**+$124.93**
Please pay by 08/24/2026	**$267.14**

Your Messages

The average residential **CMP Delivery** amount includes about $12 per month in non-CMP costs to support Maine public policy initiatives including net energy billing subsidies, low income assistance and energy efficiency. Learn more about CMP rates and public policy costs at **cmpco.com/PublicPolicyCosts**.

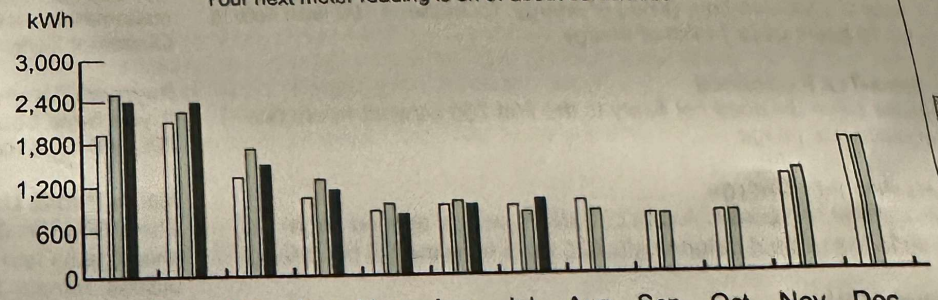
A price change went into effect July 1, 2026. Visit cmpco.com/Pricing for more information.

If you're struggling to manage your electricity bill, our variety of assistance programs are designed to help you stay connected and regain control. You may be eligible for the Arrearage Management Program or Electricity Lifeline Program. View our complete list of programs and services designed to help at cmpco.com/HelpWithBill or call us at 800.750.4000.

re you behind on your electricity bill? We offer exible payment arrangements to help you catch p. Go to cmpco.com/MyAccount to see if you're ligible to set up your payment arrangement nline.

Your Monthly Usage Summary(kWh)

Your next meter reading is on or about 08/26/2026



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2026	75	82	53	34	26	33	29	0	0	0	0	0
2025	81	75	61	42	29	33	27	25	25	25	46	57
2024	66	64	45	35	29	28	31	30	25	25	43	58

Your Average Daily Usage (kWh)

Please return this stub with your payment. Please allow 7 to 10 business days for processing. Do not send cash or coins, and do not return with staples or paper clips. Thank you.

Central Maine Power
PO Box 847810
Boston, MA 02284-7810

AV 01 004861 62902H 20 A**5DGT
LINDSAY S MCALLISTER
18 ELLEN CIR
YARMOUTH ME 04096-7707

Account Number
3001-0634-910
Date Due
08/24/2026
Amount Due
$267.14
Amount Paid

Please do not write below this line

10082426003001063491000026714