

PROPERTY LOCATED AT: 27 High Street, Guilford, ME 04443**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: _____ 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? _____~~

~~IF PRIVATE: (Strike Section if Not Applicable):~~

~~INSTALLATION: Location: _____
 Installed by: _____
 Date of Installation: _____
 USE: _____ Number of persons currently using system: _____
 Does system supply water for more than one household? ☐ Yes ☐ No ☐ Unknown~~

Comments: None

Source of Section I information: Seller PR

Buyer Initials _____

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SECTION II - WASTE WATER DISPOSALTYPE 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: _____ 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 ☐ NoIf Yes, are they available? ☐ Yes ☐ NoIs System located in a Shoreland Zone? ☐ Yes ☐ No ☐ Unknown

Comments: None

Source of Section II information: Seller PR

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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	HWBB	Wood Furnace	Woodstove	
Age of system(s) or source(s)	30 Years +-	30 Years +-	Unknown	
TYPE(S) of Fuel	Oil	Wood	Wood	
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	1400 Gallons+-	Doesn't Use	2 Cord+-	
Name of company that services system(s) or source(s)	McKusick	N/A	Seller	
Date of most recent service call	Early Last Year	N/A	N/A	
Malfunctions per system(s) or source(s) within past 2 years	None	N/A	N/A	
Other pertinent information	None	None	None	

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: 2016

Date chimney(s) last cleaned: 2016*

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

Comments: *Cleaning Bricks are Used. Seller PR Cleans the Furnace Side.

Source of Section III information: Seller PR

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? Unknown
 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): Unknown Size of tank(s): Unknown
 Location: Unknown

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

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

Comments: Tanks were removed in 1992 and are no longer on the property

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: None

Source of information: Seller PR

C. RADON/AIR - Current or previously existing:

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

If Yes: Date: 09/26/2017 By: Alliance Home Inspections Building Inspector (Can't remember their name)

Results: Satisfactory To the best of the Seller PR knowledge, a radon air test was done & it was satisfactory

If applicable, what remedial steps were taken? 20 - 21 p.p.m.

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

Are test results available? ☐ Yes ☐ No

Results/Comments: Seller PR believes a radon air test was done when purchased and it was satisfactory

Source of information: Seller PR

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: Seller PR

E. METHAMPHETAMINE - Current or previously existing:

☐ Yes ☒ No ☐ Unknown

Comments: None

Source of information: Seller PR

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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: Back porch, exterior trim, garages/carriage house

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: None

Source of information: Seller PR

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☒ No ☐ Unknown

LAND FILL: ☐ Yes ☒ No ☐ Unknown

RADIOACTIVE MATERIAL: ☐ Yes ☒ No ☐ Unknown

Other: No

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: _____

Source of information: Seller PR

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): _____

Source of information: Seller PR

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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: 2301170010C Year: 1993 (Attach a copy)

Comments: None

Source of Section VI information: Seller PR

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PROPERTY LOCATED AT: 27 High Street, Guilford, ME 04443**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 ☐ UnknownIs 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: NoneYear Principal Structure Built: 1918 What year did Seller acquire property? 2017Roof: Year Shingles/Other Installed: 2011Water, moisture or leakage: NoComments: None

Foundation/Basement:

Is there a Sump Pump? ☒ Yes ☐ No ☐ UnknownWater, moisture or leakage since you owned the property: ☒ Yes ☐ No ☐ UnknownPrior water, moisture or leakage? ☒ Yes ☐ No ☐ UnknownComments: Some moisture in spring or heavy rain, taken care of by sump pumpMold: Has the property ever been tested for mold? ☐ Yes ☒ No ☐ UnknownIf Yes, are test results available? ☐ Yes ☒ NoComments: NoneElectrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: _____ ☐ UnknownComments: NoneHas all or a portion of the property been surveyed? ☒ Yes ☐ No ☐ UnknownIf Yes, is the survey available? ☐ Yes ☒ No ☐ Unknown

Manufactured Housing - Is the residence a:

Mobile Home ☐ Yes ☒ No ☐ UnknownModular ☐ Yes ☒ No ☐ Unknown

Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure

..... ☐ Yes ☒ No ☐ UnknownComments: None

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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: Carriage House needs a new center support beam, front steps need to be replaced or repaired, no gfi's in kitchen or bathrooms. New gfi's in Kit + Baths

Comments: None Alliance Inspections 09/26/26 Deferred Maintenance

Source of Section VII information: Seller PR

SECTION VIII - ADDITIONAL INFORMATION

Listing & Sale is Subject to the Approval of the Attorney & Probate Court

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: Theodore E. Dombrowski, III 9/3/2026
 SELLER DATE
 Theodore E. Dombrowski, III, PR for Magdalene B. Clark

SELLER DATE

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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Radon Inspection Report

Test Location:

Emily Becks
27 High St.
Gulfport, ME. 04443

Test For:

Alliance Home Insp.
14 Carriage Ln.
Hampden, ME. 04444

Inspected By:

14 Carriage Lane
Hampden, ME 04444
207-745-7453

Test Result: Pass

Overall Average:

2.0 pCi/l

EPA Average:

2.1 pCi/l

Test Device Details:

Serial Number: 259534021
Model Number: 1026XP
Last Calibration: 01/28/2026
Next Calibration: 01/28/2027
Cal-Factors: 2.59
Motion Error: No

Test Site Condition:**Test Summary:**

<u>CRM Location:</u>	<u>Start:</u>	<u>Stop:</u>	<u>Interval:</u>	<u>Duration:</u>
	09/23/2026 06:41 AM	09/25/2026 06:41 AM	1 hr	48 hr
*First 4 hrs of data excluded	<u>Min:</u>	<u>Max:</u>	<u>Average:</u>	<u>Measurement Units:</u>
Radon Concentration:	0.0	3.5	2.1	pCi/l

Comments:

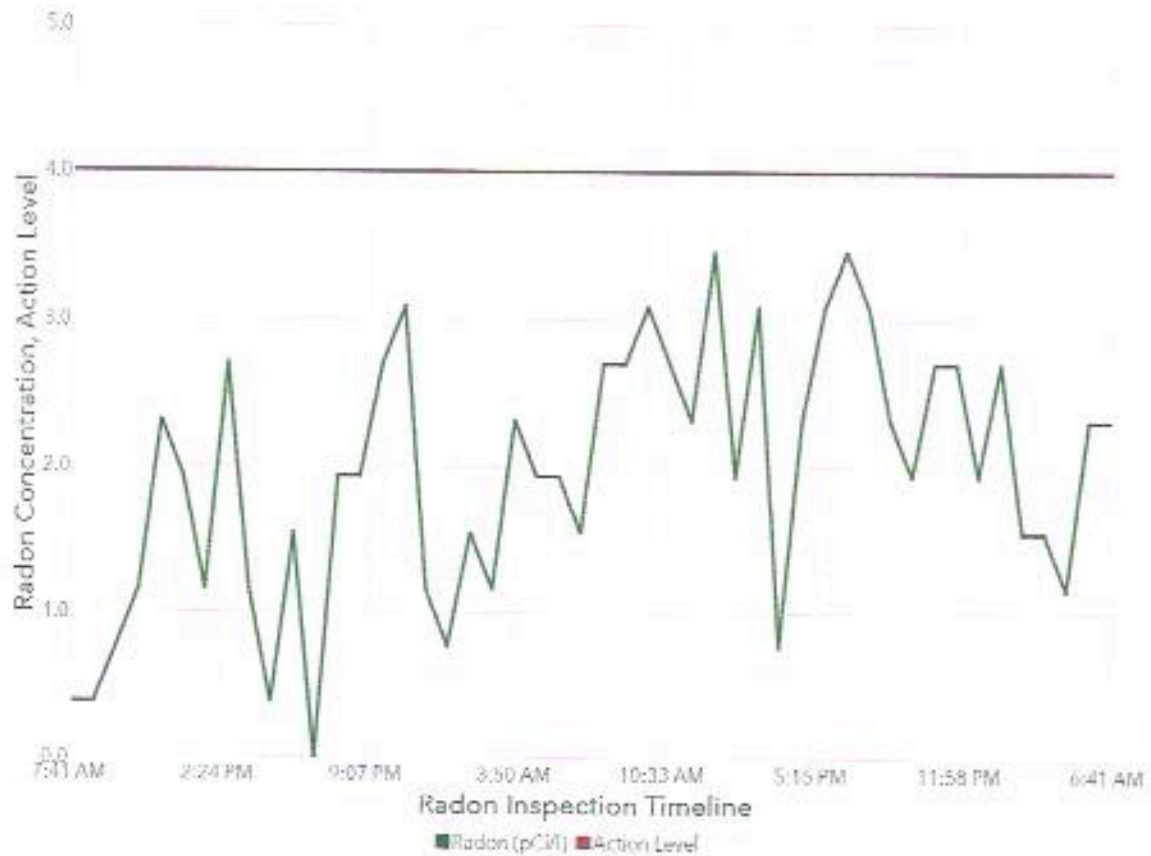
Lic/Cert Signature

Test device manufactured by SunRADON, LLC

Inspection Report Date: 09/26/2026

OneRADON™ Version 2.8.12

Radon Inspection Chart



Test Result: Pass

Test Location: 27 High St. Guilford, ME. 04443

Inspection Report Date: 08/26/2026

Test device manufactured by SunRADON, LLC

Test Table

* Data from first 4 hours excluded from EPA calculations

<u>Date/Time</u>	<u>Radon(pCi/l)</u>	<u>Flags</u>
09/23/26 07:41 AM	0.4	-
09/23/26 08:41 AM	0.4	-
09/23/26 09:41 AM	0.8	-
09/23/26 10:41 AM	1.2	-
09/23/26 11:41 AM	2.3	-
09/23/26 12:41 PM	1.9	-
09/23/26 01:41 PM	1.2	-
09/23/26 02:41 PM	2.7	-
09/23/26 03:41 PM	1.2	-
09/23/26 04:41 PM	0.4	-
09/23/26 05:41 PM	1.5	-
09/23/26 06:41 PM	0.0	-
09/23/26 07:41 PM	1.9	-
09/23/26 08:41 PM	1.9	-
09/23/26 09:41 PM	2.7	-
09/23/26 10:41 PM	3.1	-
09/23/26 11:41 PM	1.2	-
09/24/26 12:41 AM	0.8	-
09/24/26 01:41 AM	1.5	-
09/24/26 02:41 AM	1.2	-
09/24/26 03:41 AM	2.3	-
09/24/26 04:41 AM	1.9	-
09/24/26 05:41 AM	1.9	-
09/24/26 06:41 AM	1.5	-
09/24/26 07:41 AM	2.7	-
09/24/26 08:41 AM	2.7	-
09/24/26 09:41 AM	3.1	-
09/24/26 10:41 AM	2.7	-
09/24/26 11:41 AM	2.3	-
09/24/26 12:41 PM	3.5	-
09/24/26 01:41 PM	1.9	-
09/24/26 02:41 PM	3.1	-
09/24/26 03:41 PM	0.8	-
09/24/26 04:41 PM	2.3	-
09/24/26 05:41 PM	3.1	-
09/24/26 06:41 PM	3.5	-
09/24/26 07:41 PM	3.1	-
09/24/26 08:41 PM	2.3	-
09/24/26 09:41 PM	1.9	-
09/24/26 10:41 PM	2.7	-
09/24/26 11:41 PM	2.7	-
09/25/26 12:41 AM	1.9	-
09/25/26 01:41 AM	2.7	-
09/25/26 02:41 AM	1.5	-

Test Result: Pass

Test Location: 27 High St. Guilford, ME. 04443

Inspection Report Date: 09/26/2026

Test device manufactured by SunRADON, LLC

Test Table

* Data from first 4 hours excluded from EPA calculations

<u>Date/Time</u>	<u>Radon(pCi/l)</u>	<u>Flags</u>
09/25/26 03:41 AM	1.5	-
09/25/26 04:41 AM	1.2	-
09/25/26 05:41 AM	2.3	-
09/25/26 06:41 AM	2.3	-

Test Result: Pass

Test Location: 27 High St. Guilford, ME. 04443

Inspection Report Date: 09/26/2026

Test device manufactured by SunRADON, LLC

LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Theodore E. Dombrowski, III, PR for Magdalene B. Clark (hereinafter "Seller")
AND _____ (hereinafter "Buyer")
FOR PROPERTY LOCATED AT 27 High Street, Guilford, ME 04443

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

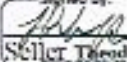
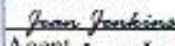
- (c) Buyer has received copies of all information listed above.
(d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.
(e) Buyer has (check one below):
_____ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence 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	Signed by:  Seller Theodore E. Dombrowski, III, PR for Magdalene B. Clark	7/15/2026 Date
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Buyer	Date	Signed by:  Agent Jean Jenkins	7/15/2026 Date
Agent	Date		Date



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To determine if flood insurance is available in the insurance agent or call the National Flood Insurance



APPROXIMATE SCALE



NATIONAL FLOOD INSURANCE PROGRAM

FIRM FLOOD INSURANCE RATE MAP

TOWN OF
GULFORD,
MAINE
PISCATAQUIS COUNTY

PANEL 10 OF 10

SEE MAP INDEX FOR PANELS NOT SHOWN

COMMUNITY-PANEL NUMBER
230117 0010 C

MAP REVISED:
AUGUST 18, 1993



Federal Emergency Management Agency

This is an official FEMA Flood Insurance Rate Map (FIRM) showing a portion of the above-referenced flood map created from the FEMA Flood Insurance Rate Map (FIRM) data. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information on about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at <http://www.fema.gov>.

