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PROPERTY LOCATED AT: 323 Ridge Road, Monmouth, Maine 04259

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: 08/19/2025 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 radon mitigation system and chlorine shock.

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: Right side of driveway.
Installed by: Bowie Brothers Well Drilling
Date of Installation: 1997

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

Comments: New pump in 2014.

Source of Section I information: Current owners and past disclosure.

Real Broker, LLC, 63 Federal Street, Suite 3 Portland, ME 04101 Phone: 2078080526 Fax:
Ashleigh Rolfson
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PROPERTY LOCATED AT: 323 Ridge Road, Monmouth, Maine 04259

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 yard of house. OR ☐ Unknown

Date installed: Unknown Date last pumped: 4/2023 Name of pumping company: Dan Sealey's Septic

Have you experienced any malfunctions? ☐ Yes ☑ No

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

Date of last servicing of tank: 4/2023 Name of company servicing tank: Dan Sealey's Septic

Leach Field: ☑ Yes ☐ No ☐ Unknown

If Yes, Location: Backyard of house.

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

Date of last servicing of leach field: Unknown 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:~~ N/A

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: Septic has been pre-inspected and was satisfactory. Report available upon request.

Source of Section II information: Current owners and past disclosure.

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PROPERTY LOCATED AT: 323 Ridge Road, Monmouth, Maine 04259

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	Baseboard Hot Water	Pellet Stove	Wood Stove	Heat Pumps
Age of system(s) or source(s)	~ 2011	~2010	~ 2012	11/2023
TYPE(S) of Fuel	Heating Oil	Wood Pellets	Wood	Electricity
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	~ 300	~ 0-1000 lbs	~ 0-1 cord	Unknown
Name of company that services system(s) or source(s)	Dave's Heating Service	Rocky's Stove Shop	Rocky's Stove Shop	Heat Pumps of Maine
Date of most recent service call	12/2023	11/2023	11/2023	11/2023
Malfunctions per system(s) or source(s) within past 2 years	0	0	0	0
Other pertinent information	System 2000 Domestic HW source	New ignitor 2015	Cracked top plate	Supported by grid-tied solar

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: 11/2023

Date chimney(s) last cleaned: 11/2023

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

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

~~If Yes, date:~~

Comments: Pellet stove chimney is clay lined. Wood stove chimney is metal lined. Both stoves used only on occasion

Source of Section III information: Current owners and past 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 ☑ 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: Sellers have no knowledge of underground storage tanks

Source of information: Current owners and past 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: Sellers have no knowledge of asbestos on the property

Source of information: Current owners and past disclosure.

C. RADON/AIR - Current or previously existing:

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

If Yes: Date: 11/09/2020 By: Current home owners / State of Maine Lab

Results: 6.8 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: Current owners

D. RADON/WATER - Current or previously existing:

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

If Yes: Date: 11/09/2020 By: Current home owners / State of Maine Lab

Results: 17900 pCi/L

If applicable, what remedial steps were taken? Installed a Bubble Up radon mitigation system.

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

Are test results available? ☑ Yes ☐ No

Results/Comments: <100 pCi/L

Source of information: Current home owners

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

Comments: Sellers have no knowledge of methamphetamine on the property.

Source of information: Current owners and past disclosure.

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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: 1900's farmhouse + wear and tear.

Source of information: Current owners and past disclosure.

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL:	☐ Yes	☑ No	☑ Unknown
LAND FILL:	☐ Yes	☑ No	☑ Unknown
RADIOACTIVE MATERIAL:	☐ Yes	☑ No	☑ Unknown

Other: Sellers have no knowledge of other hazardous materials on the property

Source of information: Current owners and past 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:~~ _____

Source of information: Current owners and past 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?~~ _____

~~Road Association Name (if known):~~ _____

Source of information: Current owners and past disclosure.

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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: _____ Year: _____ (Attach a copy)

Comments: _____

Source of Section VI information: Current owners.

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PROPERTY LOCATED AT: 323 Ridge Road, Monmouth, Maine 04259

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: Homestead Exemption & Renewable Energy Exemption

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: ~ 1900's What year did Seller acquire property? 2020

Roof: Year Shingles/Other Installed: 2018

Water, moisture or leakage: 2nd floor dormer leak in 2024. Flashing issue identified and fixed.

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: Water in basement when first purchased. Remedied it with installing sump pump and exterior drainage. Now only occasional dampness in corner by paint.

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: Note: 2 grid tied solar systems with net metering.

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: Seasonal ant and mouse signs. Pets control company under contract.

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PROPERTY LOCATED AT: 323 Ridge Road, Monmouth, Maine 04259

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

3 of the oldest windows have single panes due to glass breaks prior to our ownership

Comments:

Source of Section VII information: Current owners and past disclosure.

SECTION VIII - ADDITIONAL INFORMATION

Please review all documents. Tons of info has been shared.

Septic has been pre-inspected and report is available upon request. Results were satisfactory.

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.

John Rolfson dotloop verified 07/27/26 6:21 PM EDT H7KN-KZQZ-MHNS-IQUJ
SELLER DATE

Ashleigh Rolfson dotloop verified 07/27/26 5:59 PM EDT 4KJO-YCQN-DPA3-6KGT
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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LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN John Rolfson & Ashleigh Rolfson (hereinafter "Seller")

AND _____ (hereinafter "Buyer")

FOR PROPERTY LOCATED AT 323 Ridge Road, Monmouth ME 04259

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.

		John Rolfson dotloop verified 07/27/26 6:21 PM EDT N3VD-AHED-QBH6-MOW7	
Buyer	Date	Seller	Date
		Ashleigh Rolfson dotloop verified 07/25/26 7:52 PM EDT 6ZE2-0Y21-4QES-JF4V	
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
		Ashleigh Rolfson dotloop verified 07/25/26 7:52 PM EDT TSFP-DEN1-JS3X-BIFL	
Agent	Date	Agent	Date

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EQUAL HOUSING OPPORTUNITY

323 Ridge Road, Monmouth ME

Updates & Improvements Since Ownership (12/2020)

2020

- Kitchen/Dining Floors Refinished
- *Septic Pumped & serviced filter (prior to closing in December)*

2021

- Installed Radon Water Mitigation System (bubble up)
- Installed Sump Pump in Basement
- Painted Living Room *(paint color)
- Painted MBR *(paint color)
- Painted Dining Room *(paint color)
- New Carpet
    - Living Room
    - New Carpet MBR
    - New Carpet 2nd Floor Bedroom
- LED Light upgrades to all interior
- Changed out all kitchen cabinet hardware
- Installed exterior/insulated door into "gear room"
- Electricity to "hay shed", moved shed location
- Upgraded to bigger culvert on trail to back acreage
- Moved 32x36 3-4 stall horse barn with heat, electricity and hot/cold water onto property
    - Installed underground utilities with extra conduit for future solar, etc
    - Installed driveway to barn site & built in additional parking spots off main driveway
    - Dug trenchline along right property line to aid with incoming water from neighboring uphill properties (this resulted in less basement sump pump usage)
- *Chimney cleaning: Rocky's Stove Shop*

2022

- Remodeled 2nd floor bath
    - All new electrical
    - All new flooring (subfloor and finish floor)
    - Everything freshly painted
    - New Vanity/Sink/Mirror/Light fixtures
    - Removed HW baseboard & installed electric heater/towel warmer combo
    - Moved thermostat from bathroom to spare bedroom
- Partially cleared secondary "woodsy paddock", fenced and built perimeter trail around it.
- Installed permanent posts for barn paddock
- Built 20x20 hay box pad
- French Drain across paddock

323 Ridge Road, Monmouth ME

2023

- *Septic Pumped/Filter Cleaned (Dan Sealey's Septic) - April 2023*
- *Both Chimneys Cleaned (Rocky's Stove Shop) - November 2023*
- *Discovered woodstove in living room cracked.*
- *Furnace cleaned/serviced ($390) - Dave's Heating Service- December 2023*
- Stone Fire Pit Area Built - May 2023
- Left Overhang Off Barn Built - Summer 2023
    - Overhang Built
    - Gravel pad, retaining wall, road alongside built
    - Drainage along retaining wall, both sides, added
    - Barn driveway expanded towards house
- Heat Pumps Installed (Heat Pumps of Maine) - November 2023
- Solar Panel System Expanded (barn) to accommodate heat pumps and barn energy use increase

2024

- Re-plumbed incorrect plumbing in second floor bath (previously had no pitch & upside down bucket trap. Corrected to actual P trap with pitch to drain) - March 2024
- Cleaned Radon Water Mitigation Tank - March 2024
- Discovered dormer flashing water leak during week of rain on top of 8" snow (green room) ○ Evaluated & Caulked around dormers, no leak since.
- Logged back pasture - May 2024 -
- Built dry lot paddock: removed 25 tri-axles of loam / replaced with 23 tri-axles of stonedust - May 2024
- Installed new Maytag dishwasher
- Spray Foam drafty areas on kitchen wall

2025

- Installed new Frigidair induction oven - January 2025
- Rebuilt back deck with composite
    - Removed all rotted wood, added bracing to frame, corrected overhang post supports, replaced all vertical support posts, taped everything, re-decked with composite decking and railings - August 2025
- Shocked Well / re-tested water - August 2025 - *Outcome: clean/no coliform
    - 1997, Drilled by Bowie • 304' Deep • 150' Casing • 1.5 gpm
- *Advanced Pest Services - Annual contract - $1126*

2026

- Re-built master shower floor, supporting beams, and sill. Remodeled master bath - March 2026
    - Removed old walk in tile shower, sink/cabinet, and shelving. Removed baseboard heater running through shower (yes, really).
    - Removed all rotted floor joists, rotted support beam, rotted wall studs
    - Replaced plumbing line length of basement. Replaced copper plumbing line from upstairs bath to basement with pex. Cleaned up and simplified all copper plumbing under master bath setup.
- Scraped and painted some sides of house
- Re-stained barn
- Replaced carpet at back door / installed laminate

dotloop signature verification: dtlp.us/IWok-M8hB-xrqY

Radon: Know the Numbers When You Buy or Sell a House

Radon Tipsheet #3

April 2019



Living in a home with high radon levels is a major risk for lung cancer.

Radon is the 2nd leading cause of lung cancer. It occurs naturally in Maine soil and water, and can move up into a house from the ground. The house then traps the radon in the air inside. Radon gas can also dissolve into well water, which is then released into the air when you use the water. Simple air and well water tests can show whether home radon levels meet state and national safety guidelines.

When you buy or sell a house, test air and well water for radon.

Any house can have a radon problem. It doesn't matter if it's old or new, or where it's located.

- If you are **buying** a house, you have the right to ask for radon air and well water tests as part of a purchase agreement.
- If you are **selling** a house, it's wise to expect these requests. When a house is being sold, if a radon test is done, Maine law requires testing to be done by a registered radon tester. This helps assure that the test is done right.

To find and work with a registered radon tester:

- **www.MaineRadiationControl.org**
  1-800-232-0842
- Use Tipsheet #5 *Working with a Registered Radon Tester.*

If radon was tested before the house was put up for sale, the buyer should ask for test results and the seller must disclose those results. Use the Tipsheet, Working with a Registered Radon Tester, to understand test procedures. If results are more than 2 years old, new tests should be done.

If you are building a new house, see Tipsheet #4 *When You Build a New Home.*

Radon test results can help you plan next steps.

Air Test Results. If your air test number is:

- **4 or higher** – You need a treatment system.
- **Between 2 and 4** – maybe treat
  Call us to discuss: 1-800-232-0842.
- **Below 2** and you tested in cold weather with the heat on—retest in 3 to 5 years. If you tested in warmer weather when heat is off, test again in cold weather when heat is on.

Water Test Results. If your well water number is:

- **10,000 or higher** – You need a treatment system.
- **Between 4,000 and 10,000** – maybe treat
  Call us to discuss: 1-800-232-0842.
- **4,000 or lower** – Retest in 3 to 5 years.

If both air and well water tests are done, the results must be considered together to decide on the best and most cost effective fix. For advice about what to do, call state experts tollfree in Maine: 1-800-232-0842.

Radon problems can be fixed.

Current methods make it possible to get air levels in most houses to around 2 or below, and well water levels to 4000 or below. If air levels are between 2 and 4, it may cost extra to get down to 2 or below.

Be sure the sale/purchase contract states costs and conditions for fixing any problem.

Protect your family. Learn. Test. Treat if needed.

- Check this website: **www.MaineRadiationControl.org**
- For advice: **1-800-232-0842 • radon.dhhs@maine.gov • TTY: 800-606-0215**

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dotloop signature verification: dtlp.us/IWok-M8hB-xrqY

Have you tested your well water for arsenic?



Your water looks, smells and tastes fine. So why do you need to test it?

It is hard to believe that water that looks, smells and tastes fine may not be safe to drink. But the truth is that 1 in 10 wells in Maine has water that is high in arsenic. There are wells high in arsenic in all parts of Maine.

Protect your family. Test your well for arsenic every 3 to 5 years.

How to Test Your Well Water

1. Call a lab.

- Call a certified lab and ask for an arsenic test kit for your well water. You can find a lab at this website: wellwater.maine.gov. Or call the Maine Lab Certification Officer at 207-287-1929.
- If you have never tested your well water for bacteria, nitrites and nitrates, or other chemicals like radon, uranium and flouride, ask your lab for a test kit for all of these.

2. Do the test.

- Your test kit will arrive in the mail. It will have empty bottles, directions and forms to fill out.
- Follow the directions and mail the bottles back to the lab with the forms.
- Watch a video on how to do a water test: youtube.com/user/MainePublicHealth

3. Get your results.

- Your test results will come to you in the mail.
- If you have too much arsenic in your water, or if you are not sure you understand your test results, call 866-292-3474 (toll-free in Maine) or 207-287-4311 to speak to an expert.

Why Arsenic is Bad

People who drink water with too much arsenic for many years are more likely to get cancer. Arsenic can cause skin, bladder and lung cancers.

It may cause low birthweight and affect brain development in babies if pregnant women drink water with too much arsenic in it. Arsenic can also affect brain development in young children. Other problems from drinking water with very high arsenic levels include: stomach pain, nausea, diarrhea, numbness or tingling in the hands and feet and changes in skin.

Your chance of having any of these health problems depends on:

- how much arsenic is in your water;
- how much water you drink;
- how long you have been drinking the water.

Solving Arsenic Problems

There are actions you can take to protect your family if your water has too much arsenic. First, you can switch to bottled water for drinking and making drinks. This will allow you time to decide if you want to install a water treatment system.

Call us at 866-292-3474 (toll-free in Maine) or 207-287-4311 if you have high arsenic. We can help you decide how to solve the problem.

Protect your family. Test your well.

- For more information: wellwater.maine.gov
- Call for advice: **866-292-3474 • TTY: Call Maine Relay 711**

Maine Center for Disease Control and Prevention
An Office of the Department of Health and Human Services
Paul R. LePage, Governor
Mary C. Mayhew, Commissioner
April 2015

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dotloop signature verification: dtlp.us/IWok-M8hB-xrqY

Fact Sheet: Arsenic Treated Wood

Department of Health and Human Services
11 State House Station
Augusta, ME 04333

Maine CDC
Environmental and Occupational Health Program
Toll Free in Maine: 866-292-3474
Fax: 207-287-3981
TTY: 207-287-8066
Email: ehu@maine.gov

IF YOU WORK WITH CCA WOOD

- **NEVER** burn CCA wood.
- Wear gloves when handling CCA wood
- Wear a dust mask when sanding or cutting CCA wood
- Don't work with CCA wood in an enclosed area (like a garage)

Apply a coating to seal the wood every 1-2 years

TO LEARN MORE

Eric Frohmberg
Environmental and Occupational Health Program
Maine CDC
Toll-free in Maine 866-292-3474
TTY: 207-287-8066
www.maine.gov/dhhs/eohp

Does Your New Home Have Arsenic (CCA) Treated Wood?

About half of all Maine homes have a deck, or playground or some other structure that is made of wood treated with arsenic. This wood is called "CCA pressure-treated wood" or just "pressure-treated" wood. The wood was treated with arsenic to protect against rot and insects.

Too much arsenic can cause cancer. So it is good to prevent arsenic getting into your body when you can. When you touch wood treated with arsenic, you can get arsenic on your hands. The arsenic on your hands can get into your mouth if you are not careful about washing before eating. Young children are most at risk because they are more likely to put their hands in their mouths. The good news is that there are simple things you can do to protect yourself and your family from arsenic treated wood. This fact sheet will tell you how.



Children touching unsealed treated wood, and then putting their hands in their mouths is the biggest concern.

First: Does your house have arsenic treated (CCA) wood?

When arsenic treated wood is new, it tends to have a greenish tint. When CCA wood is older, it is harder to tell. Ask your realtor if the seller knows whether CCA wood was used. You can also test the wood to find out if it contains arsenic. Call us to find out how.

Second: If so, reduce contact with the arsenic.

You can lower the amount of arsenic on the surface of the wood by applying a coating on the wood every 1-2 years. Oil-based sealants, varnishes, or polyurethane work best for sealing arsenic in the wood. Be sure to wash your children's hands when they finish playing on or near CCA wood.

Third: If you have any questions, call us toll-free in Maine: 866-292-3474

Common Questions

What is CCA wood?

CCA wood is made by dipping the wood in a mixture of chemicals. These chemicals include chromium, copper, and arsenic. This protects the wood against insects and rot. This wood is known as CCA wood or "pressure treated" wood. Most pressure treated wood in the U.S. is CCA wood. After December 31, 2003, no more CCA wood will be made for use around homes. CCA wood may still be sold for home use until April 1, 2004 in the state of Maine.

What is Arsenic?

Arsenic is found in soil and rocks. Most people get a little arsenic every day from the food they eat. Also, some people have arsenic in their private wells, which is why it is important that anyone with a well have it tested for arsenic. People who are exposed to too much arsenic over many years are more likely to get cancer.

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Account	Name & Address		Land	Building	Exemption	Assessment	Tax
	ROLFSON JOHN		110,600	410,200	25,000	495,800	5,652.12
	ROLFSON ASHLEIGH	Acres	18.50		09 HOMESTEAD		
	323 RIDGE ROAD	Soft:	0.00	0			2,826.06 (1)
		Mixed:	0.00	0			2,826.06 (2)
	MONMOUTH ME 04259	Hard:	0.00	0			
	323 RIDGE ROAD						
	007-019						
	B13822P0154						

323 RIDGE ROAD

Location	323 RIDGE ROAD	**Mblu**	7/ 19/ / /
Acct#		**Owner**	ROLFSON JOHN
Assessment	$520,800	**Appraisal**	$520,800
PID	252	**Building Count**	1

Current Value

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$410,200	$110,600	$520,800
Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$410,200	$110,600	$520,800

Owner of Record

Owner	ROLFSON JOHN	**Sale Price**	$275,000
Co-Owner	ROLFSON ASHLEIGH	**Certificate**	
Address	323 RIDGE ROAD MONMOUTH, ME 04259	**Book & Page**	13822/0154
		Sale Date	12/14/2020
		Instrument	00

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
ROLFSON JOHN	$275,000		13822/0154	00	12/14/2020
WING RYAN D	$222,500		11751/0133	00	07/25/2014
RICHARDSON MICHELLE L	$215,000		10397/0030	00	04/22/2010
FARRAR ROBERT N	$269,900		9146/0004	00	11/02/2006
PULKINEN DEBRA A	$0		8400/0093	1F	04/15/2005

Building Information

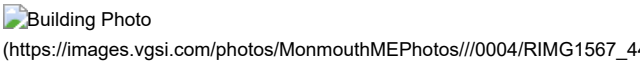
Building 1 : Section 1

Year Built: 1900

Living Area:	2,060
Replacement Cost:	$470,118
Building Percent Good:	75
Replacement Cost Less Depreciation:	$352,600

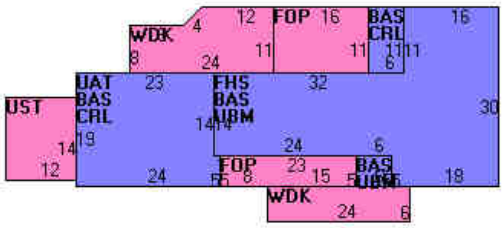
Building Attributes	
Field	**Description**
Style:	Conventional
Model	Residential
Grade:	Average +10
Stories:	1 1/2 Stories
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	Plastered
Interior Flr 1	Hardwood
Interior Flr 2	Carpet
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	Heat Pump
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	7
Bath Style:	Average
Kitchen Style:	Average

Building Photo



(https://images.vgsi.com/photos/MonmouthMEPhotos///0004/RIMG1567_4

Building Layout



(https://images.vgsi.com/photos/MonmouthMEPhotos//Sketches/252_252.j

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	1,476	1,476
TQS	Three Quarter Story	480	360
FHS	Half Story, Finished	448	224
CRL	Crawl Space	508	0
EAU	Attic, Expansion, Unfinished	442	0
FOP	Porch, Open	291	0
UBM	Basement, Unfinished	968	0
UST	Utility, Storage, Unfinished	288	0
WDK	Deck, Wood	377	0
		5,278	2,060

Extra Features

Extra Features				Legend
Code	**Description**	**Size**	**Value**	**Bldg #**
FPL2	1.5 STORY CHIM	1.00 UNITS	$5,600	1
SOL1	SOLAR PANEL	34.00 UNITS	$0	1

Land

Land Use

Use Code	1010
Description	SFR MDL-01

Land Line Valuation

Size (Acres)	18.5
Frontage	0

Zone		**Depth**	0
Neighborhood	50	**Assessed Value**	$110,600
Alt Land Appr	No	**Appraised Value**	$110,600
Category			

Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Bldg #**
BRN3	1 STORY W/LOFT			1152.00 S.F.	$43,200	1
IMP	IMPLEMENT SHED			400.00 S.F.	$2,100	1
LNT	LEAN-TO			360.00 S.F.	$2,900	1
LNT	LEAN-TO			432.00 S.F.	$2,900	1
LNT	LEAN-TO			200.00 S.F.	$900	1

Valuation History

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2021	$159,200	$60,500	$219,700
2018	$159,200	$60,500	$219,700
2016	$177,900	$53,500	$231,400

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2021	$159,200	$60,500	$219,700
2018	$159,200	$60,500	$219,700
2016	$177,900	$53,500	$231,400

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M 12
CEMETERY
ROAD
RIDGE
1
51.29 AC
1-1
2.7AC
2
1.37 AC.
3
27.2 AC
3-1
2.0 AC.
4
16.5 AC
19
18.5 AC.
19-1
5.413 AC.
20
5.33 AC.
21
5.26 AC.
22
5.03 AC.
23
5.29 AC.
24
5.10 AC.
25
5.3 AC.
26
5.43 AC.
27
5.63 AC.
28
5.20 AC.
29
6.54 AC.
30
2.9 AC.

BK13822 PGS 154 - 156 12/14/2020 12:29:05 PM
INSTR#: 2020032135 ATTEST: BEVERLY BUSTIN-HATHEWAY
RECEIVED KENNEBEC SS REGISTER OF DEEDS
eRecorded Document

MAINE REAL ESTATE TRANSFER TAX PAID

DLN 1002040124791

(SPACE ABOVE RESERVED FOR RECORDING INFORMATION)

WARRANTY DEED

JOINT TENANCY
Maine Statutory Short Form

KNOW ALL PERSONS BY THESE PRESENTS that We, **Ryan D. Wing and Kathleen Wing**, of Monroe, County of Waldo and State of Maine, for consideration paid grant to **John Rolfson and Ashleigh Rolfson**, both having a mailing address of 159 Manning Lake Road, Gilmanton, NH 03237, with **WARRANTY COVENANTS, as JOINT TENANTS**, a certain lot or parcel of land in Monmouth, County of Kennebec and State of Maine, bounded and described as follows:

A certain lot or parcel of land with buildings thereon, situated in the Town of Monmouth, County of Kennebec and State of Maine, bounded and described as follows:

Beginning at the junction of stonewalls on the easterly sideline of the Ridge Road, so-called, at the southwesterly corner of the premises herein being conveyed; thence south 61 degrees east, more or less, along a stonewall and the extension thereof, and along land now or formerly of Chick Orchards (deed Book 1380, Page 164), 1650 feet, more or less, to land now or formerly of the Town of Monmouth; thence north 29° east, more or less, along the westerly line of land of the said town, and in part, along land now or formerly of Arthur Hanson, 660 feet, more or less, to a point at the mouth of small brook, said point is further described as being 445.5 feet, more or less, south southwest, from the northeasterly corner of land of Chick Orchards (being parcel No. 2 in deed Book 1291, Page 6);

Thence in a generally northwesterly direction, along land of the said Chick, and following the centerline of a ravine, 680 feet, more or less, to a point near the head of said ravine;

Thence north 7 degrees east, more or less, along land of said Chick and along a stonewall, 55 feet to the intersection with a second stonewall; thence in a generally northwesterly direction, along land of the said Chick and following sections of stonewalls and a wire fence, 922 feet, more or less, to a point at or near the westerly end of a stonewall; thence in a generally northerly direction, along land of the said Chick, 20 feet, more or less, to a point at or near the easterly end of a stonewall;
Thence north 61 degrees west, more or less, along land of the said Chick

Thence north 61 degrees west, more or less, along land of the said Chick and following the last mentioned stonewall, 422 feet, more or less, to the intersection with a stonewall marking the assumed easterly right of way line of the said Ridge Road; thence south 5 degrees east, more or less, along the assumed easterly right of way line of the said Ridge Road, following, in part, a stonewall, 652 feet, more or less, to the point of beginning.

The courses cited above are in reference to the magnetic meridian as observed in January 1985.

Excepting and reserving from the foregoing the portion thereof described as follows:

Beginning at an iron pin on the assumed easterly limit of Ridge Road, said pin being located at the northwesterly corner of and of Richard Hartley and Linda Hartley, which land is described in a deed recorded in Book 3131, Page 275 at the Kennebec County Registry of Deeds;

Thence the line runs at a magnetic bearing North 05 degrees, 54 minutes, 03 seconds West along Ridge Road, 297.12 feet to an iron pin;

Thence following a stonewall North 90 degrees, 00 minutes, 00 seconds East along other land of Ralph Davis and Nancy C. Davis 80.50 feet to an iron pin; thence South 78 degrees, 54 minutes, 55 seconds East along other land of said Davis, 112.32 feet to an iron pin;

Thence following an intermittent stonewall South 68 degrees, 23 minutes, 41 seconds East along other land of said Davis, 359.48 feet to an iron pin; thence South 65 degrees, 08 minutes, 22 seconds East along other land of said Davis, 170.51 feet to an iron pin; thence following a stonewall South 09 degrees, 33 minutes, 52 seconds West along other land of said Davis, 357.00 feet to an unmarked angle point;

Thence continuing along said stonewall South 22 degrees, 01 minutes, 45 seconds West along other land of said Davis, 29.95 feet to an iron pin; thence following a stonewall North 61 degrees, 50 minutes, 09 seconds West along the land of Richard Hartley and Linda Hartley, 656.44 feet to the point of beginning.

Being the same premises conveyed to Ryan D. Wing and Kathleen Wing, by virtue of a deed from Michelle L. Richardson and Jerry J. Robinson dated July 16, 2014 and recorded in the Kennebec County Registry of Deeds in Book 11751, Page 133.

WITNESS our hand/my hand this 11th day of December, 2020.

Witness to All

Ryan D. Wing

Kathleen Wing

STATE OF MAINE
COUNTY OF SAGADAHOC

December 11th, 2020

Personally appeared the above-named Ryan D. Wing and Kathleen Wing, and acknowledged the foregoing instrument to be their free act and deed.

Before me,

HILLARY L. BICKFORD
MY COMMISSION EXPIRES MAY 6, 2026
NOTARY PUBLIC
MAINE

Notary Public or Attorney at Law

After recording return to:
John Rolfson
Ashleigh Rolfson
159 Manning Lake Road
Gilmanton, NH 03237

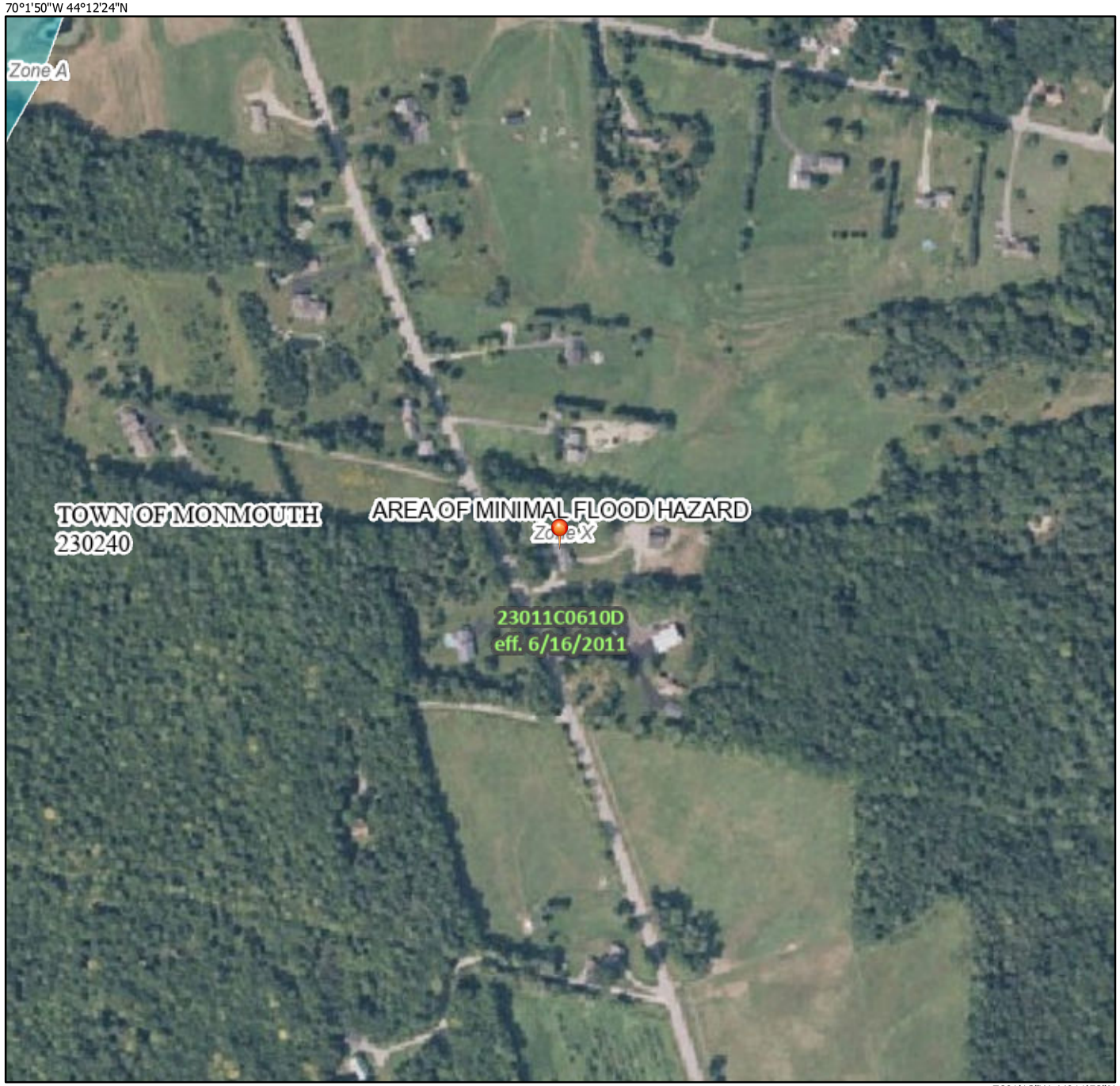
Z/202285-M/DEED/TM

KCRD

National Flood Hazard Layer FIRMette

FEMA

70°1'50"W 44°12'24"N



70°1'13"W 44°11'58"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/24/2026 at 6:30 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

A & L LABORATORY
A DIVISION OF GRANITE STATE ANALYTICAL SERVICES, LLC.
155 Center Street, Building C, Auburn, Maine 04210
Phone (207) 784-5354 website www.allaboratory.com

Laboratory Report

Ashleigh Rolfson
323 Ridge Road
Monmouth, ME 04259

Date Printed:	**08/20/2025**
Work Order #:	**2508-03877**
Client Job #:	
Date Received:	**08/19/2025**
Sample collected in:	**Maine**

Attached please find results for the analysis of the samples received on the date referenced above.

Unless otherwise noted in the attached report, the analyses performed met the requirements of the analyzing laboratory's Quality Assurance Plan, Standard Operating Procedures and State Accreditation. This certificate shall not be reproduced, except in full, without the written approval of the analyzing laboratory. The results presented in this report relate to the samples listed on the following pages in the condition in which they were received. Accreditation for each analyte is identified by the * symbol following the analyte name. Location of our analyzing laboratory is identified by the code in the Analyst Column.

A & L Laboratory:
Identified by ME in Analyst Column
155 Center Street, Auburn, Maine 04210
www.allaboratory.com

Granite State Analytical Services LLC:
Identified by NH in Analyst Column
22 Manchester Road, Derry, NH 03038
www.granitestateanalytical.com

Nashoba Analytical:
Identified by MA in the Analyst Column
31A Willow Road, Ayer, MA 01432
www.nashobaanalytical.com

ANALYSIS RELATED NOTES:

- RL: "Reporting limit" means the lowest level of an analyte that can be accurately recovered from the matrix of interest.
- DF: "Dilution factor" means the ratio of the volume of the sample to the volume of the final (dilute) solution.
- MDL: "Minimum Detection Limit" means the minimum result which can be reliably discriminated from a blank with a predetermined confidence level.
- ND: Non-detect. Results reported as Non-Detect (ND) have been evaluated down to the concentration listed in the MDL column.
- A & L Laboratory / Granite State Analytical Services LLC / Nashoba Analytical. accreditation lists can be found on our websites listed above.
- Subcontracted samples will be identified by the Accreditation number of the subcontract laboratory in the analyst field for each analyte and the appropriate laboratory will be listed here. None
- Data Qualifiers (DQ) Flags provide additional information in regards to the receipt, analysis or quality control of a sample. These are indicated under the DQ Flags Column on your report and listed here if necessary: Data Qualifier (DQ) Flags: None

SAMPLE STATE SPECIFIC NOTES:

- The State of Maine requires the reporting of radon test results in accordance with the Act (22 MSRA sec. 771 et seq.). The following for all tests completed by A & L will be reported to the state on a monthly basis: address of the structure tested, radon result, and whether or not there is a mitigation system in place. A + symbol indicates State of Maine Radon Registration.
- The Maximum Exposure Guideline(MEG) for water radon in Maine is 4,000pCi/L

Additional Narrative or Comments: None

We appreciate the opportunity to provide you with laboratory services. If you have any questions regarding the enclosed report, please contact the laboratory and we will be happy to assist you.

Rebecca L. Labranche
Laboratory Director

A & L LABORATORY
A DIVISION OF GRANITE STATE ANALYTICAL SERVICES, LLC.

155 Center Street, Building C, Auburn, Maine 04210
Phone (207) 784-5354 website www.allaboratory.com

CERTIFICATE OF ANALYSIS FOR DRINKING WATER

DATE PRINTED: 08/20/2025
CLIENT NAME: Ashleigh Rolfson
CLIENT ADDRESS: 323 Ridge Road
Monmouth, ME 04259
SAMPLE ID #: 2508-03877-001
SAMPLED BY: John Rolfson
SAMPLE ADDRESS: Rolfson
323 Ridge Road
Monmouth ME 04259
MORE LOC INFO: Drilled Well Bath

Legend	
Passes	✓
Fails EPA Primary	⊗
Fails EPA Secondary	▽
Fails State Guideline	✕
Attention	⚠

DATE AND TIME COLLECTED: 08/19/2025 08:20AM
DATE AND TIME RECEIVED: 08/19/2025 09:40AM
ANALYSIS PACKAGE: A & L Bac P/A-ME
RECEIPT TEMPERATURE: 13° CELSIUS
CLIENT JOB #:

Test Description	Result	Test Units	Pass /Fail	DQ Flag	RL	Limit	Method	Analyst	Date - Time Analyzed
Radon+	<100	pCi/L	✓		100	4000 pCi/L	SM 7500-RN B	TT-ME	08/19/2025 07:23PM
Coliform Bacteria*	Absent	P-A/100mL	✓		Absent	No Limit	SM 9223 B	JR-ME	08/20/2025 07:40AM
E. coli Bacteria*	Absent	P-A/100mL	✓		Absent	Absent	SM 9223 B	JR-ME	08/20/2025 07:40AM
Total Coliform / E.coli Bacteria Preparation (Colilert®-18) 20th ED							SM 9223 B	JR-ME	08/19/2025 11:20AM

Rebecca L. Labranche
Laboratory Director