

PROPERTY LOCATED AT: 32 Melbourne St, Portland, ME 04101

## 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 NA ☐ Unknown  
☐ Drilled ☐ Dug ☐ Other NA

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: NA 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? NA

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

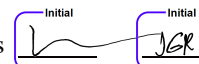
Comments: None

Source of Section I information: Seller

Buyer Initials \_\_\_\_\_

Page 1 of 8

Seller Initials

Initial Initial  


PROPERTY LOCATED AT: 32 Melbourne St, Portland , ME 04101

## SECTION II - WASTE WATER DISPOSAL

TYPE OF SYSTEM: ☒ Public ☐ Private ☐ Quasi-Public NA ☐ Unknown

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

Have you had the sewer line inspected?..... ☐ Yes ☒ No

If Yes, what results: NA

Have you experienced any problems such as line or other malfunctions? ..... ☐ Yes ☒ No

What steps were taken to remedy the problem? NA

IF PRIVATE (Strike Section if Not Applicable):

Tank: ☒ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Other: \_\_\_\_\_

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

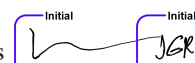
Comments: None

Source of Section II information: Seller

Buyer Initials \_\_\_\_\_

Page 2 of 8

Seller Initials



PROPERTY LOCATED AT: 32 Melbourne St, Portland , ME 04101

| 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                                                              | Oil /FHW                  | Gas Stove                      | *****    |          |
| Age of system(s) or source(s)                                                  | 20 +                      | 2015                           | *****    |          |
| TYPE(S) of Fuel                                                                | Oil                       | Natural Gas                    | *****    |          |
| Annual consumption per system or source (i.e., gallons, kilowatt hours, cords) | \$2,100.00 +              | 500.00 yr (includes gas range) | *****    |          |
| Name of company that services system(s) or source(s)                           | Muller Heating & Plumbing | Richard P Waltz Plumbing       | *****    |          |
| Date of most recent service call                                               | 4/2024 Cleaning           | 2022                           | *****    |          |
| Malfunctions per system(s) or source(s) within past 2 years                    | None                      | None                           | *****    |          |
| Other pertinent information                                                    | 3+ Years Expansion Tank   | 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: 2017

Date chimney(s) last cleaned: 2017 Clean & Lined

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

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

    If Yes, date: NA

Comments: **None**

Source of Section III information: **Seller**

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? NA

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): NA                      Size of tank(s): NA

Location: NA

Buyer Initials \_\_\_\_\_

Page 3 of 8

Seller Initials Initial Initial

PROPERTY LOCATED AT: 32 Melbourne St, Portland , ME 04101

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

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

Comments: None

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: NA ..... ☐ Yes ☐ No ☒ Unknown

Comments: None

Source of information: Seller

**C. RADON/AIR** - Current or previously existing:

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

If Yes: Date: 2001 By: Envirocheck

Results: 10pCi/L

If applicable, what remedial steps were taken? Mitigated

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

Are test results available? ..... ☐ Yes ☒ No

Results/Comments: Less than .4 pCi/L on 10/2005

Source of information: Previous Seller Disclosure

**D. RADON/WATER** - Current or previously existing:

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

If Yes: Date: NA By: NA

Results: NA

If applicable, what remedial steps were taken? NA

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

Are test results available? ..... ☐ Yes ☒ No

Results/Comments: None

Source of information: Seller

**E. METHAMPHETAMINE** - Current or previously existing:

☐ Yes ☒ No ☐ Unknown

Comments: None

Source of information: Seller

Buyer Initials \_\_\_\_\_

Page 4 of 8

Seller Initials Initial Initial

PROPERTY LOCATED AT: 32 Melbourne St, Portland , ME 04101

**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: NA

Do you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards: ☐ Yes ☒ No

If Yes, describe: NA

Are you aware of any cracking, peeling or flaking paint? ..... ☒ Yes ☐ No

Comments: None

Source of information: Seller

**G. OTHER HAZARDOUS MATERIALS** - Current or previously existing:

TOXIC MATERIAL: ..... ☐ Yes ☐ No ☒ Unknown

LAND FILL: ..... ☐ Yes ☐ No ☒ Unknown

RADIOACTIVE MATERIAL: ..... ☐ Yes ☐ No ☒ Unknown

Other: None known

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: Building appears to encroach on neighbor to the east. Fence over line on west.

Source of information: Prior Property Disclosure/Survey

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? NA

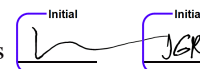
Road Association Name (if known): NA

Source of information: Seller

Buyer Initials \_\_\_\_\_

Page 5 of 8

Seller Initials

 Initial

PROPERTY LOCATED AT: 32 Melbourne St, Portland , ME 04101**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

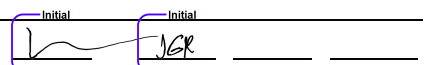
If yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map?

NARelevant Panel Number: 23005C0711F Year: 2024 (Attach a copy)Comments: NoneSource of Section VI information: FEMA

Buyer Initials \_\_\_\_\_

Page 6 of 8

Seller Initials



PROPERTY LOCATED AT: **32 Melbourne St, Portland , ME 04101****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 ☐ UnknownIf Yes, explain: **NA**Is a Forest Management and Harvest Plan available?..... ☐ Yes ☒ No ☐ Unknown

Are there any actual or alleged violations of a shoreland zoning ordinance

including those that are imposed by the state or municipality? ..... ☐ Yes ☒ No ☐ UnknownIf Yes, explain: **NA**Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: **NA**Year Principal Structure Built: **1900** What year did Seller acquire property? **2008**Roof: Year Shingles/Other Installed: **5/2007**Water, moisture or leakage: **The staining on the mudroom ceiling is suspected to have resulted from the below comment.**Comments: **Tree limb hit the southeast corner of the roof damaging several shingles that needed repair.**

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: **None**Mold: Has the property ever been tested for mold? ..... ☐ Yes ☒ No ☐ UnknownIf Yes, are test results available? ..... ☐ Yes ☒ NoComments: **None**Electrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: **NA** ☐ UnknownComments: **None**Has 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**KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: **None Known**Comments: **None**Source of Section VII information: **Seller**

Buyer Initials \_\_\_\_\_

Page 7 of 8

Seller Initials

Initial Initial  
JGR JGR

PROPERTY LOCATED AT: 32 Melbourne St, Portland , ME 04101

## SECTION VIII - ADDITIONAL INFORMATION

**September 2025:**

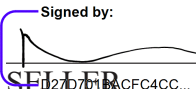
**The back stairs leading to the backyard have been fully rebuilt. The front porch has been refreshed, including the repair of a support post and sections of railing, followed by a complete repainting. Additionally, the driveway steps were repaired and refinished as needed.**

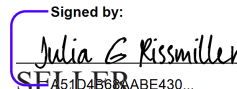
ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: ..... ☐ Yes ☒ No

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: \_\_\_\_\_  
  
SELLER 1127D7D1BACFC4CC... 11/4/2025  
**Donald E Gilbert III** DATE

Signed by: \_\_\_\_\_  
  
SELLER 1451D4B6DAABE430... 11/3/2025  
**Julia G Rissmiller** 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

