

PROPERTY LOCATED AT: Bk/Pg 12821/291 Proposed Lot A, Shapleigh, ME

### 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 Property shares a Well with abutting property. 18 Emery Mills road.

**Driven point well**

MALFUNCTIONS: Are you aware of or have you experienced any \_\_\_\_\_  
(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: 2022 ..... ilable? ..  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? New Pump and system to increase pH

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: to the left of building, near top of driveway of 18 Emery Mills Rd.

Installed by: unknown

Date of Installation: 2022

USE: Number of persons currently using system: 2

Does system supply water for more than one household?  Yes  No  Unknown

Comments: Property shares a Well with abutting property. 18 Emery Mills road.  
Pipe leak and repair 2022

Source of Section I information: Owner

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

Page 1 of 7

Seller Initials  \_\_\_\_\_

PROPERTY LOCATED AT: Bk/Pg 12821/291 Proposed Lot A, Shapleigh, ME

**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: \_\_\_\_\_

Tank Size:  500 Gallon  1000 Gallon  Unknown  Other: \_\_\_\_\_

Tank Type:  Concrete  Metal  Unknown  Other: \_\_\_\_\_

Location: behind building OR  Unknown

Date installed: Unknown Date last pumped: 2021 Name of pumping company: Stoney Road Septic

Have you experienced any malfunctions? .....  Yes  No

If Yes, give the date and describe the problem: \_\_\_\_\_

Date of last servicing of tank: 2021 Name of company servicing tank: Stoney Road Septic

Leach Field: .....  Yes  No  Unknown

If Yes, Location: behind building at 20 Mills Road

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

Date of last servicing of leach field: Unknown 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 \_\_\_\_\_

Seller Initials 

PROPERTY LOCATED AT: Bk/Pg 12821/291 Proposed Lot A, Shapleigh, ME

**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	<b>baseboard</b>			
Age of system(s) or source(s)	<b>unknown</b>			
TYPE(S) of Fuel	<b>oil</b>			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	<b>vacant unknown</b>			
Name of company that services system(s) or source(s)				
Date of most recent service call				
Malfunctions per system(s) or source(s) within past 2 years				
Other pertinent information	<b>Property is vacant A tenant had leased prior</b>			

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: \_\_\_\_\_  
     Date chimney(s) last cleaned: unknown \_\_\_\_\_  
 Direct/Power Vent(s): .....  Yes     No     Unknown  
     Has vent(s) been inspected? .....  Yes     No     Unknown  
     If Yes, date: \_\_\_\_\_

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? \_\_\_\_\_

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: \_\_\_\_\_

Buyer Initials \_\_\_\_\_ Page 3 of 7 Seller Initials 

PROPERTY LOCATED AT: **Bk/Pg 12821/291 Proposed Lot A, Shapleigh, ME**

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

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

Comments: **no known under storage tanks**

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: **none** .....  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: \_\_\_\_\_ 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: \_\_\_\_\_

Source of information: \_\_\_\_\_

**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: \_\_\_\_\_

Source of information: **Seller**


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

Yes  No  Unknown

Comments: **no known Methamphetamine**

Source of information: **Seller**

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

Seller Initials 

PROPERTY LOCATED AT: **Bk/Pg 12821/291 Proposed Lot A, Shapleigh, ME**

**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: **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**

Source of information: **Seller**

**Buyers are encouraged to seek information from professionals regarding any specific issue or concern.**

**SECTION V — GENERAL INFORMATION**

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: **driveway of the abutter ( 18 Emery Mills) is an easement.**


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? **none**

Road Association Name (if known): **none**

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

Seller Initials 

PROPERTY LOCATED AT: Bk/Pg 12821/291 Proposed Lot A, Shapleigh, ME

Are there any tax exemptions or reductions for this property for any reason including but not limited to: Tree Growth, Open Space and Farmland, Veteran's, Homestead Exemption, Blind, Working Waterfront?.....  
.....  Yes  No  Unknown

If Yes, explain: \_\_\_\_\_

Is a Forest Management and Harvest Plan available?.....  Yes  No  Unknown

Is house now covered by flood insurance policy (not a determination of flood zone)  Yes  No  Unknown

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

What year did Seller acquire property? Family trust, 2002

Roof: Year Shingles/Other Installed: \_\_\_\_\_

Water, moisture or leakage: none known

Comments: none known

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: \_\_\_\_\_

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: \_\_\_\_\_

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: none known

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 V information: Seller

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

Seller Initials 

PROPERTY LOCATED AT: Bk/Pg 12821/291 Proposed Lot A, Shapleigh, ME

**SECTION VI – ADDITIONAL INFORMATION**


none

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.

 <u>Linda Donovan, Trustee</u>	<u>06/11/2024</u>	_____	_____
SELLER	DATE	SELLER	DATE
<b>The Holdsworth Family Trust</b>			

_____	_____	_____	_____
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

