

### 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: PUBLIC WATER TESTED BY TOWN

Source of Section I information: Seller

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

Seller Initials MG

**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: Lawn-left of stove OR  Unknown  
Date installed: unknown Date last pumped: Dec 21 Name of pumping company: Foss Enterprises  
Have you experienced any malfunctions? .....  Yes  No  
If Yes, give the date and describe the problem: NA

Date of last servicing of tank: Dec 21 Name of company servicing tank: Foss Enterprises  
Leach Field: .....  Yes  No  Unknown  
If Yes, Location: off tank  
Date of installation of leach field: unknown Installed by: unknown  
Date of last servicing of leach field: none needed Company servicing leach field: NA  
Have you experienced any malfunctions? .....  Yes  No  
If Yes, give the date and describe the problem and what steps were taken to remedy: NA

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 7 Seller Initials MG \_\_\_\_\_



**SECTION III – HEATING SYSTEM(S)/HEATING SOURCES(S)**

Heating System(s) or Source(s)	STORE SYSTEM 1	APT SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	KFA	MONITOR		
Age of system(s) or source(s)	unknown	2003		
Name of company that services system(s) or source(s)	Dead River	None Needed		
Date of most recent service call	FALL 2021			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	apprx 1000 gallons	K-1 OIL (TENANT EXPENSE)		
Malfunction per system(s) or source(s) within past 2 years	new fan motor	None		
Other pertinent information	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: \_\_\_\_\_

        Date chimney(s) last cleaned: NA

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

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

        If Yes, date: installed by licensed person

Comments: 300 gallon oil tank installed for store 2003

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 \_\_\_\_\_

Seller Initials MG

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

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

Comments: All fuel tanks have been removed

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: \_\_\_\_\_

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: Seller

**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

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

Yes  No  Unknown

Comments: None

Source of information: Seller

Buyer Initials \_\_\_\_\_ Page 4 of 7 Seller Initials MG



**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? None Noticed .....  Yes  No

Comments: \_\_\_\_\_

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: \_\_\_\_\_

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: \_\_\_\_\_

Source of information: Seller

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): \_\_\_\_\_

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

Seller Initials MG

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: propane tank, LIPTON BEVERAGE COOLER + HERSHEY ICE CREAM FREEZER

Year Principal Structure Built: 1950'S

What year did Seller acquire property? 2003

Roof: Year Shingles/Other Installed: Metal - unknown

Water, moisture or leakage: none

Comments: None

Foundation/Basement:

Is there a Sump Pump? .....  Yes  No  Unknown

Water, moisture or leakage since you owned the property: .....  Yes  No  Unknown

Prior water, moisture or leakage? .....  Yes  No  Unknown

Comments: Dirt floor

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: None

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: \_\_\_\_\_

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

Comments: Sign in front (behind it) needs replacing. Door to basement needs replacing

Source of Section V information: Seller



