

PROPERTY LOCATED AT: 9 Tenney Hill Rd, Monson,**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: WATER IS TESTED BY MUNICIPALITY

Source of Section I information: Seller

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PROPERTY LOCATED AT: 9 Tenney Hill Rd, Monson,**SECTION II – WASTE WATER DISPOSAL**TYPE OF SYSTEM: Public Private Quasi-Public _____ UnknownIF 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: _____ OR Unknown

Date installed: _____ Date last pumped: _____ Name of pumping company: _____

Have you experienced any malfunctions? Yes No

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

Date of last servicing of tank: _____ Name of company servicing tank: _____

Leach Field: Yes No Unknown

If Yes, Location: _____

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

Date of last servicing of leach field: _____ Company servicing leach field: _____

Have you experienced any malfunctions? Yes No

If Yes, give the date and describe the problem and what steps were taken to remedy: _____

Do you have records of the design indicating the # of bedrooms the system was designed for? Yes NoIf Yes, are they available? Yes NoIs System located in a Shoreland Zone? Yes No Unknown

Comments: _____

Source of Section II information: Seller

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PROPERTY LOCATED AT: 9 Tenney Hill Rd, Monson,**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	MONITOR	HWBB	WALL HTR- VENTLESS	ELEC -DOWNSTAIRS
Age of system(s) or source(s)	FEB 2020	2013 +/-	20+ YRS	BATHROOMS 300/
TYPE(S) of Fuel	PROPANE	PROPANE	PROPANE	ELECTRIC
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)				
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				

Are there fuel supply lines? Yes No UnknownAre any buried? Yes No UnknownAre all sleeved? Yes No UnknownChimney(s): TWO CHIMNEYS NOT USED FOR ANYTHING Yes NoIf Yes, are they lined: es No UnknownIs more than one heat source vented through one flue? Yes No UnknownHad a chimney fire: Yes No UnknownHas chimney(s) been inspected? Yes No Unknown

If Yes, date: _____

Date chimney(s) last cleaned: _____

Direct/Power Vent(s): Yes No UnknownHas vent(s) been inspected? Yes No Unknown

If Yes, date: _____

Comments: PROPANE USAGE FOR HEAT SOURCES/HOT WATER/KITCHEN APPLIANCESSource 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 UnknownIf 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 UnknownAre tanks registered with DEP? Yes No Unknown

Age of tank(s): _____ Size of tank(s): _____

Location: _____

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PROPERTY LOCATED AT: 9 Tenney Hill Rd, Monson,~~What materials are, or were, stored in the tank(s)?~~Have you experienced any problems such as leakage? Yes No Unknown

Comments: _____

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 UnknownIn the ceilings? Yes No UnknownIn the siding? Yes No UnknownIn the roofing shingles? Yes No UnknownIn flooring tiles? Yes No UnknownOther: Yes No UnknownComments: None KnownSource 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 UnknownAre test results available? Yes No

Results/Comments: _____

Source of information: Seller**D. RADON/WATER** - Current or previously existing:Has the property been tested? TESTED BY TOWN 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 UnknownAre test results available? Yes No

Results/Comments: _____

Source of information: Seller**E. METHAMPHETAMINE** - Current or previously existing: Yes No Unknown

Comments: _____

Source of information: _____

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PROPERTY LOCATED AT: 9 Tenney Hill Rd, Monson,**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 NoComments: Some exterior and interiorSource of information: Seller**G. OTHER HAZARDOUS MATERIALS - Current or previously existing:**TOXIC MATERIAL: Yes No UnknownLAND FILL: Yes No UnknownRADIOACTIVE MATERIAL: Yes No UnknownOther: NoneSource 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 is a town ROWSource 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? NARoad Association Name (if known): NA

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PROPERTY LOCATED AT: 9 Tenney Hill Rd, Monson,

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: NA

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 TANKS, COCA COLA COOLER & SODA EQUIPMENT

Year Principal Structure Built: 1897What year did Seller acquire property? 2021Roof: Year Shingles/Other Installed: 2016Water, moisture or leakage: small leak 2023 - repairedComments: 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: Basement is water level with pond.

Mold: Has the property ever been tested for mold? Yes No Unknown

If Yes, are test results available? Yes No

Comments: None

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 MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: None known

Comments: _____

Source of Section V information: Seller

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SECTION VI – ADDITIONAL INFORMATION

NoneATTACHMENTS 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.

DocuSigned by:

Nicholas E Fusco

5/15/2024

SELLER

DATE

SELLER

DATE

Miller & Fusco, LLC

SELLER

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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.

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