

**PROPERTY DISCLOSURE  
(Non-Residential Properties)**

TO BE DELIVERED TO BUYERS PRIOR TO OR DURING PREPARATION OF OFFER

PROPERTY LOCATED AT: **833 US Route 2 East, Wilton, ME 04294**

**SECTION I. UNDERGROUND STORAGE TANKS**

To the best of Seller's knowledge (check one):

- No underground storage facility for the storage of oil or petroleum products exists on the premises.
- An underground oil storage facility exists on the premises which is subject to regulation by the Maine Department of Environmental Protection under 38 M.R.S.A. §561, et seq., State of Maine Registration No. \_\_\_\_\_. The underground facility  has  has not been abandoned in place.

**SECTION II. HAZARDOUS MATERIALS**

Pursuant to the Rules of the Maine Real Estate Commission, Licensee discloses that the Seller is making no representations regarding current or previously existing known hazardous materials on or in the Real Estate described above, except as follows:

**Browns Field Project Completed on 07/27/2015 via DEP**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(attach additional sheets as necessary)

Buyer is encouraged to seek information from professionals regarding any specific hazardous material issue or concern.

**SECTION III. MATERIAL DEFECTS**

Material defects pertaining to the physical condition of the property:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(attach additional sheets as necessary)

Page 1 of 2 Buyer Initials \_\_\_\_\_

Seller Initials

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**SECTION IV. ROAD MAINTENANCE**

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

The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date.

DocuSigned by:  
John Black  
Seller  
Date  
**John Black**

Mar 11, 2024 | 12:18 PM PDT

DocuSigned by:  
Corey Black  
Seller  
Date  
**Corey Black**

Mar 5, 2024 | 2:43 PM PDT

\_\_\_\_\_  
Seller Date

\_\_\_\_\_  
Seller Date

The undersigned hereby acknowledge receipt of this Property Disclosure prior to the preparation of an offer to purchase the Real Estate.

\_\_\_\_\_  
Buyer Date

\_\_\_\_\_  
Buyer Date

\_\_\_\_\_  
Buyer Date

\_\_\_\_\_  
Buyer Date



# LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN **John Black, Corey Black**

(hereinafter "Seller")

AND \_\_\_\_\_ (hereinafter "Buyer")

FOR PROPERTY LOCATED AT **833 US Route 2 East, Wilton, ME 04294**

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.

Buyer	Date	<small>DocuSigned by:</small> <i>John Black</i>	Mar 11, 2024   12:18
Buyer	Date	<small>Signed by:</small> <b>Seller John Black</b>	Date
Buyer	Date	<small>Signed by:</small> <i>Corey Black</i>	Mar 5, 2024   2:43 P
Buyer	Date	<small>Signed by:</small> <b>Seller Corey Black</b>	Date
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Agent	Date	Agent <b>Bradley Scovil</b>	Date

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Bradley Scovil

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833 US Route 2