

**PROPERTY DISCLOSURE – LAND ONLY
(With Improvements)**

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: 07/18/2023 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? Scheduled retest for 07/18

Has the water been tested for radon?..... Yes No

If Yes: Date: 07/18/2023 By: Norlen's

Results: Not reported yet

If applicable, what remedial steps were taken? Arsenic remediation system proposed

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

Are test results available? Yes No

Results/Comments: Arsenic in seller's test 6/13. Had retest done 7/18. Results pending

IF PRIVATE: (Strike Section if not Applicable):

INSTALLATION: Location: 20' from front door

Installed by: Unavailable

Date of Installation: Unavailable

USE: Number of persons currently using system: 1

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

Comments: N/A

Source of Section I information: Seller

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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 malfunction?..... 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: **Left of front door of mobile home 25' MOL** OR Unknown

Date Installed: **Unavailable** Date last pumped: **06/13/2023** Name of pumping company: **Berry's Septic**

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

If Yes, give the date and describe the problem: **N/A**

Date of last servicing of tank: **06/13/2023** Name of company servicing tank: **Berry's**

Leach Field: Yes No Unknown

If Yes, Location: **East of house**

Date of installation of leach field: **Unavailable** Installed by: **Unavailable**

Date of last servicing of leach field: **N/A** Company servicing leach field: **N/A**

Have you experienced any malfunctions? Yes No

If Yes, give the date and describe the problem and what steps were taken to remedy: **N/a**


Do you have records of the design indicating the # of bedrooms system was designed for? Yes No

If Yes, are they available? Yes No

Is System located in a Shoreland Zone?..... Yes No Unknown

Comments: **N/A**

Source of Section II information: **Seller**

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SECTION III – 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? N/A

If tanks are no longer in use, have tanks been abandoned according to DEP?... Yes No Unknown

Are tanks registered with the DEP?..... Yes No Unknown

Age of tank(s): N/A Size of tank(s): N/A

Location: N/A

What materials are, or were, stored in the tank(s): N/A

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

Comments: Seller has no evidence or knowledge of underground tanks or hazardous materials on property

Source of information: Seller

B. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL:..... Yes No Unknown

LAND FILL:..... Yes No Unknown

RADIOACTIVE MATERIAL:..... Yes No Unknown

METHAMPHETAMINE:..... Yes No Unknown

Comments: Seller has no evidence or knowledge of hazardous materials on property

Source of information: Seller

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

SECTION IV – 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: ROW to public road

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? Lessee

Road Association Name (if known): N/A

Buyer Initials _____

Seller Initials mf

PROPERTY LOCATED AT: 526 Millvale Road, Bucksport, ME 04416

Are there any shoreland zoning, resource protection or other overlay zone

requirements on the property?..... Yes No Unknown

If Yes, explain: Municipal zoning

Source of information: Public records

Is the property the result of a division within the last 5 years (i.e. subdivision)?

Yes No Unknown

If Yes, explain: _____

Source of information: Seller / Public records

Are there any tax exemptions or reductions for this property for any reason including but not limited to:

Tree Growth, Open Space and Farmland, Blind, Working Waterfront?..... Yes No Unknown

If Yes, explain: _____

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

Has all or a portion of the property been surveyed?..... Yes No Unknown

If Yes, is the survey available?..... Yes No Unknown

Has the property ever been soil tested?..... Yes No Unknown

If Yes, are the results available?..... Yes No Unknown

Are mobile/manufactured homes allowed?..... Yes No Unknown

Are modular homes allowed?..... Yes No Unknown

Source of information: Seller

Additional information: N/A

ATTACHMENTS CONTAINING ADDITIONAL INFORMATION:..... Yes No

Seller shall be responsible and liable for any failure to provide known information about property defects to Buyer. As Seller, I/we have provided the above information and represent that all information is correct.

Matt Jutras 7/22/23
SELLER DATE

SELLER DATE

SELLER DATE

SELLER DATE

I/We have read and received a copy of this disclosure and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

BUYER DATE

BUYER DATE

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BUYER DATE