

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 the Seller and any Buyer. The Seller authorizes the Listing Broker in this transaction to disclose the information in this statement to other real estate licensees and to prospective buyers of this property. The Seller agrees to notify the Listing Broker promptly of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

NOTE: DO NOT LEAVE ANY QUESTIONS BLANK. WRITE N/A (NOT APPLICABLE) OR UNKNOWN IF NEEDED.

232 Morningside Lane

PROPERTY LOCATED AT: Orland, ME 04472

SECTION I. WATER SUPPLY

TYPE OF SYSTEM: ☐ Public ☐ Private ☒ Seasonal Lake drawn ☐ Unknown
☐ Drilled ☐ Dug ☒ Other _____

MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water system?

Pump: ☐ Yes ☒ No ☐ N/A

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:

INSTALLATION: Location: N/A

Installed BY: N/A

DATE of Installation: June 13, 2018

USE: Number of Persons currently using system? _____

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

COMMENTS: Water drawn from lake by pump under the house. Drinking water carried in.

Source of SECTION I information: Observation

SECTION II. WASTE WATER DISPOSAL

TYPE OF SYSTEM: ☐ Public ☒ Private ☐ Quasi-Public _____ ☐ Unknown

• IF PUBLIC OR QUASI-PUBLIC:

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:

TANK: ☒ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Other: _____

Tank Size: ☐ 500 Gal. ☒ 1000 Gal. ☐ Unknown ☐ Other: _____

Tank Type: ☒ Concrete ☐ Metal ☐ Unknown ☐ Other: _____

Location: FRONT YARD OR ☐ Unknown Date of Installation: _____

Date Last Pumped: 2016 Name of Company Pumping Tank: Boudreau & Son

Have you experienced any malfunctions? _____ ☐ Yes ☒ No

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

Date of Last Servicing of tank: N/A Name of Company Servicing Tank: N/A

LEACH FIELD: _____ ☒ Yes ☐ No ☐ Unknown

IF YES: Location: South of house

Date of installation of leach field: 1999 Installed by: GEORGE BASS

Date of Last Servicing of leach field: June 13, 2018 Name of Company Servicing leach field: N/A

Have you experienced any malfunctions? _____ ☒ Yes ☒ No

If yes, give the date and describe the problem & what steps were taken to remedy: BROKEN PIPE REPAIRED 2018

Does Seller have records of the septic system design-indicating the number of bedrooms the system was designed for? ☐ Yes ☒ No

IF YES, is it available? _____

Is System located in a Shoreland Zone? _____ ☒ Yes ☐ No ☐ Unknown

Is System located in a Coastal Shoreland Zone? _____ ☐ Yes ☒ No ☐ Unknown

COMMENTS:

Source of SECTION II information: _____

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Buyer(s) Initials _____

Maine Real Estate Brokerage, P.O. Box 306 Bucksport ME 04416

George MacLeod

Phone: (207)944-8771

Fax: _____

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PROPERTY LOCATED AT 232 Morningside Lane, Orland, ME 04472

SECTION III. HEATING SYSTEM(S)/SOURCE(S)

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	Ashley wood stove	Propane stove		
Age of system(s)/source(s)	UNKNOWN			
Name of company that services system(s)/source(s)	N/A	N/A		
Date of most recent service call	06/13/2018	06/13/2018		
Annual consumption per system/ source (i.e., gallons, kilowatt hours, cord(s))	N/A	N/A		
Malfunction per system(s)/ source(s) within past 2 years	No	N/A		
Other pertinent information				

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, lined: ☐ Yes ☐ No ☒ Unknown Last Cleaned: 1991
 Is more than one heat source vented through one flue? ☐ Yes ☒ No ☐ Unknown Had a chimney fire: ☐ Yes ☒ No ☐ Unknown
 Has chimney been inspected? ☐ Yes ☐ No ☒ Unknown; If Yes, when: Direct/Power Vent: ☐ Yes ☐ No ☐ Unknown
 COMMENTS: Woodstove has metalbestos chimney. Propane stove direct vent through exterior wall. Seasonal use only
 Source of SECTION III information:

SECTION IV. HAZARDOUS MATERIAL

The licensee is disclosing that the Seller is making representations contained herein.

A. UNDERGROUND STORAGE TANKS - Current or previously existing:

Are there now, or have there ever been, any underground storage tanks on your property?

☐ Yes ☐ No ☒ UnknownIF YES: Are tanks in current use? ☐ Yes ☒ No ☐ Unknown

IF NO above: How long have tank(s) been out of service?

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

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

Location:

Have you experienced any problems such as leakage?

Are tanks registered with the Dept. of Environmental Protection?

☐ Yes ☐ No ☐ Unknown
☐ Yes ☐ No ☐ Unknown

If tanks are no longer in use, have tanks been abandoned according to D.E.P.?

COMMENTS:

Source of information:

B. ASBESTOS - Current or previously existing:

• as insulation on the heating system pipes or duct work?

☐ Yes ☒ No ☐ Unknown

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:

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:

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 ☐ UnknownAre test results available? ☐ Yes ☐ No Results & Comments:

Source of information:

E. LEAD-BASED PAINT/PAINT HAZARDS - Current or previously existing: (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 the basis for the determination:

Do you know of any records or reports pertaining to such lead-based paint or lead-based paint hazards?

☐ Yes ☐ No

IF YES, describe:

Are you aware of any cracking, peeling or flaking paint?

☒ Yes ☐ No

COMMENTS:

Source of information: Observation

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Seller(s) Initials

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F. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☐ No ☒ UnknownLAND FILL: ☐ Yes ☐ No ☒ UnknownRADIOACTIVE MATERIAL: ☐ Yes ☐ No ☒ Unknown

Source of information: _____

OTHER: _____

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 way, private road/homeowner associations (including condominiums and PUD's) or restrictive covenants? ☒ Yes ☐ No ☐ UnknownIF YES: Explain: Benefits from common ROW per deedIs access by means of a non-public way? ☒ Yes ☐ No ☐ Unknown If YES, who is responsible for maintenance? Camp owners shareWhat is your source of information: SellerAre there any tax exemption or reduction 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 ☐ UnknownIF YES: Explain: _____ Forest Management and Harvest Plan available? ☐ Yes ☒ No ☐ Unknown• Is this house currently covered by a flood insurance policy? (not a determination of flood zone) ☐ Yes ☒ No ☐ Unknown• Equipment leased or not owned (e.g., propane tank, hot water heater, satellite dish): Type: N/A• Year Principal Structure Built: 1958 What year did Seller acquire property? 1970• Roof: Year Shingles/Other Installed: 2009Water, moisture or leakage: Leak in flashing repaired 2014

Comments: _____

Foundation/Basement: Sump Pump: ☐ Yes ☒ No ☐ Unknown Comments: _____• Water, moisture or leakage since you owned the property: ☐ Yes ☐ No ☐ Unknown Comments: _____• 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• Electrical: ☐ Fuses ☐ Circuit Breaker ☐ Other: ☐ Unknown• Has all or a portion of the property been surveyed? ☐ Yes ☐ No ☒ Unknown If YES, is the survey available? ☐ Yes ☒ No• Manufactured Housing: Mobile Home - ☐ Yes ☒ No ☐ Unknown Modular - ☐ Yes ☒ No ☐ Unknown• KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: None

Source of SECTION V information: _____

Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: ☐ Yes ☒ No

SECTION VI. ADDITIONAL INFORMATION

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.

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.

Alice Bridgewater
SELLER6/14/18
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



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