

SELLER'S 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.

PROPERTY LOCATED AT: Orland,
Manager's house 286 Back Ridge Road

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: Yes No N/A Quantity: Yes No Unknown
 Quality: Yes No Unknown

WATER TEST: If YES to any question, please explain in the comment section below or with attachment.
 Have you had the water tested? Yes No

If YES: Date of most recent test: left 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? well is chlorinated

IF PRIVATE:
INSTALLATION: Location: New bathroom DATE of Installation: unknown
 Installed BY: unknown
 What is the source of your information:
 Number of Persons currently using system?
 Does system supply water for more than one household? Yes No Unknown
supplies CAMPBOND

SECTION II. WASTE WATER DISPOSAL

TYPE OF SYSTEM: Public Private Quasi-Public Unknown

IF PUBLIC OR QUASI-PUBLIC:
 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: between house & pond OR Unknown Date of Installation: 2008
 Date Last Pumped: _____ Name of Company Pumping Tank: NO
 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: Yes No Unknown
LEACH FIELD:

If YES: Location: _____ installed by: owner
 Date of installation of leach field: 2008
 Date of Last Servicing of leach field: _____ Name of Company Servicing leach field: _____
 Have you experienced any malfunctions? Yes No
 If yes, give the date and describe the problem & what steps were taken to remedy: _____

Does Seller have records of the septic system design indicating the number of bedrooms the system was designed for? Yes No Unknown
 If YES, is it available? ya

SOURCE OF INFORMATION: _____
COMMENTS: _____

SYSTEM LOCATED IN A SHORELAND ZONE:

System located in a Coastal Shoreland Zone?

Page 1 of 3 - SPD Buyer(s) Initials _____ Seller(s) Initials Thi me
 Phone: (207)944-8771 Fax: _____ 2013 Balsam Cove

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

Heating System(s)/Source(s) TYPE(S)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
Age of system(s)/source(s)	<i>MONTAN</i>			
Name of company that services system(s)/source(s)	<i>Petrolan & N/A</i>			
Date of most recent service call	<i>NO</i>			
Annual consumption per system/source (i.e., gallons, kilowatt hours, cord(s))				
Malfunction per system(s)/source(s) within past 2 years				
Other pertinent information				

Buried Oil Supply Line: Yes No Unknown Sleeved: Yes No
 Chimney(s) Lined: Yes No Unknown Age: _____
 Has chimney been inspected? Yes No Unknown Had a chimney fire: Yes No Unknown
 Power Vent: Yes No Unknown Last Cleaned: _____

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 Unknown
 IF 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? _____
 If tanks are no longer in use, have tanks been abandoned according to D.E.P.? _____
 Comments: _____

B. ASBESTOS - Current or previously existing:
 • as insulation on the heating system pipes or duct work? _____
 • in the siding? Yes No Unknown • in the roofing shingles? _____
 • in flooring tiles? Yes No Unknown • other: _____
 IF YES: Source of Information: _____

C. RADON/AIR - Current or previously existing:
 Has the property been tested? _____
 IF YES: Date: _____ By: _____
 Results: _____ If applicable, What remedial steps were taken? _____
 Has the property been tested since remedial steps? _____
 Are test results available? Yes No Results & Comments: _____
 RADON/WATER - Current or previously existing:
 Has the property been tested? _____
 IF YES: Date: _____ By: _____
 Results: _____ If applicable, What remedial steps were taken? _____

D. LEAD-BASED PAINT/PAINT HAZARDS - Current or previously existing: (Note: Lead-based paint is most commonly found in homes constructed prior to 1978; See EPA Disclosure brochure/form and Maine Lead Warning for more information)
 Is there now or has there ever been lead-based paint and/or lead-based paint hazards on the property? Yes No Unknown
 IF YES: Date: _____ By: _____
 Results: _____ If applicable, What remedial steps were taken? _____
 Has the property been tested since remedial steps? _____
 Are test results available? Yes No Results & Comments: _____

E. LEAD-BASED PAINT/PAINT HAZARDS - Current or previously existing: (Note: Lead-based paint is most commonly found in homes constructed prior to 1978; See EPA Disclosure brochure/form and Maine Lead Warning for more information)
 Is there now or has there ever been lead-based paint and/or lead-based paint hazards on the property? Yes No 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? _____
 COMMENTS: _____

PROPERTY LOCATED AT Manager's house 286 Back Ridge Road, Orland.

7. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown OTHER: _____
LAND FILL: Yes No Unknown
RADIOACTIVE MATERIAL: Yes No Unknown

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 or restrictive covenants? Yes No Unknown
IF YES: Explain: _____

What is your source of information: _____

Are 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 Unknown
IF YES: Explain: _____

Leased Equipment (e.g., propane tank, hot water heater, satellite dish): Type: Satellite dish

Year Principal Structure Built: UNKNOWN

What year did Seller purchase property? 2007

Roof: Year Built - Structure: UNKNOWN

Year Shingles/Other Installed: UNKNOWN

Water, moisture or leakage: NO

Comments: _____

Foundation/Basement: Sump Pump: Yes No Unknown Comments: _____

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

Knowledge of 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 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: NO

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

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.

Whether 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.

Joe Letts SELLER

DATE

Joe Letts

Michelle Letts SELLER

DATE

Michelle Letts

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



LEAD PAINT ADDENDUM

TO CONTRACT DATED _____ BETWEEN _____
(hereinafter "Seller")
AND _____
(hereinafter "Buyer")

Joe Letts, Michelle Letts
FOR PROPERTY LOCATED AT Manager's house 286 Back Ridge Road, Orland,

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 (check one)

- 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.

Joe Letts Seller Date 1/18/13

Buyer

Michelle Letts Seller Date 1/18/13

Buyer

Michelle Letts

Date

Agent

George MacLeod

Date

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EQUAL HOUSING OPPORTUNITY
2013 Balsam Cove