

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.

73 Bear Head Rd

PROPERTY LOCATED AT: Sedgwick, ME 04676-3641

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

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: Left of garage

Installed BY: Gerry Hill DATE of Installation: _____

USE: Number of Persons currently using system? 1

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

COMMENTS: Excellent water quality and quantity reported by seller

Source of SECTION I information: _____

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 of house Unknown Date of Installation: 1991

Date Last Pumped: January 4, 2018 Name of Company Pumping Tank: Robert Gray

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: _____

LEACH FIELD: _____ Yes No Unknown

IF YES: Location: _____

Date of installation of leach field: 1998 Installed by: Paul Carter

Date of Last Servicing of leach field: N/A 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: Original leach field was replaced in

1998 due to faulty installation. No problems reported since 1998

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? Yes

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

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

COMMENTS: System designed for 4 bedroom home

Source of SECTION II information: _____

Page 1 of 3 - SPD Buyer(s) Initials _____

Seller(s) Initials DSN

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

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	FHA-Oil	Wood Stove	Fireplace	
Age of system(s)/source(s)	1991	N/A	1991	
Name of company that services system(s)/source(s)	Gary's Fuel	N/A	N/A	
Date of most recent service call		01/04/2018	N/A	
Annual consumption per system/source (i.e., gallons, kilowatt hours, cord(s))	100 gals as back up to wood	6-8 cord	N/A	
Malfunction per system(s)/source(s) within past 2 years	None	N/A	None	
Other pertinent information				

Is there an oil supply line? Yes No Unknown Is it buried? Yes No Unknown Is it Sleeved? Yes No Unknown
 Chimney(s): Yes No If yes, lined: Yes No Unknown Last Cleaned: 2012

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: Annual by Direct/Power Vent: Yes No Unknown

COMMENTS: **Two flues in chimney #1. Fireplace and hearth on separate chimney**

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 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? Yes No Unknown

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

COMMENTS: _____

Source of information: _____

B. ASBESTOS - Current or previously existing:

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

Source of information: _____

COMMENTS: _____

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 Unknown

Are 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 Unknown

Are 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: _____

F. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown OTHER: _____
LAND FILL: Yes No Unknown _____
RADIOACTIVE MATERIAL: Yes No Unknown _____
Source of information: _____

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 Unknown

IF YES: Explain: **Deeded ROW to Rt 176**

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: **Tree Growth / Homestead** Forest Management and Harvest Plan available? Yes No Unknown

- Is this house currently covered by a flood insurance policy? Yes No Unknown
- Equipment leased or not owned (e.g., propane tank, hot water heater, satellite dish): Type: **Propane tanks provided by supplier**
- Year Principal Structure Built: **1991** What year did Seller acquire property? **1991**
- Roof: Year Shingles/Other Installed: **2001/2017**
Water, moisture or leakage: **None**
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

Property in tree growth except 1.2 acre house lot

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.


SELLER
Gary Newbegin

1-5-18
DATE


SELLER
Dianne Newbegin

1-5-18
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

