

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.

48 Jones Point Road

PROPERTY LOCATED AT: South Bristol, ME

SECTION I. WATER SUPPLY

TYPE OF SYSTEM: Public Private Seasonal Unknown
 Drilled Dug Other Total of 3 drilled wells

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: 2012 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? N/A

• IF PRIVATE:

INSTALLATION: Location: Primary well for the house is north of gravel entrance to the property

Installed BY: Walter Gallant DATE of Installation: 1995

USE: Number of Persons currently using system? 2+

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

COMMENTS: Filter system in place for iron, 2nd well per survey for stables under garage, 3rd well south of house not currently used

Source of SECTION I information: Previous owner

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: N/A

Have you experienced any problems such as line or other malfunctions? Yes No

What steps were taken to remedy the problem? N/A

• IF PRIVATE:

TANK: Septic Tank Holding Tank Cesspool Other: N/A

Tank Size: 500 Gal. 1000 Gal. Unknown Other: N/A

Tank Type: Concrete Metal Unknown Other: N/A

Location: SE of grass terrace off sun room OR Unknown Date of Installation: 1995

Date Last Pumped: 2017 Name of Company Pumping Tank: John Gilbert

Have you experienced any malfunctions? Yes No

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

Date of Last Servicing of tank: 2017- baffles replaced Name of Company Servicing Tank: Plumber Excavation

LEACH FIELD: Yes No Unknown

IF YES: Location: NE of barn- see survey

Date of installation of leach field: 2017 Installed by: Plumber Excavation

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: N/A

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? bedroom design

Is System located in a Shoreland Zone? Yes No Unknown

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

COMMENTS: None

Source of SECTION II information: Previous owner

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Buyer(s) Initials _____

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

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	FHW- oil	FHA- propane	FHA- propane	wood stove/fireplaces
Age of system(s)/source(s)	2016	2016	2016	N/A
Name of company that services system(s)/source(s)	Premium H2O (Bath)	Colby & Gale	Colby & Gale	N/A
Date of most recent service call	2018	2018	2018	N/A
Annual consumption per system/ source (i.e., gallons, kilowatt hours, cord(s))	900+/- gallons	883+/- gallons for both heaters & stove		
Malfunction per system(s)/ source(s) within past 2 years	None	None	None	None
Other pertinent information	None	None	None	None

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: 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: 2012 Direct/Power Vent: Yes No Unknown
 COMMENTS: Propane line is buried, oil line is not buried, 2 of the 3 chimneys are lined,
 Source of SECTION III information: Previous owner

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? N/A
 What materials are, or were, stored in the tank(s)? N/A
 Age of tank(s): N/A Size of tank(s): N/A
 Location: N/A
 Have you experienced any problems such as leakage? N/A
 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: None
 Source of information: Previous owner
- 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: None
 Source of information: Previous owner
- C. RADON/AIR - Current or previously existing:
 Has the property been tested? Yes No Unknown
 IF YES: Date: 1995 By: Unknown
 Results: Acceptable/passed If applicable, What remedial steps were taken? N/A
 Has the property been tested since remedial steps? Yes No Unknown
 Are test results available? Yes No Results & Comments: None, no action needed
 Source of information: Previous owner
- D. RADON/WATER - Current or previously existing:
 Has the property been tested? Yes No Unknown
 IF YES: Date: 1995 By: Unknown
 Results: Acceptable/passed If applicable, What remedial steps were taken? N/A
 Has the property been tested since remedial steps? Yes No Unknown
 Are test results available? Yes No Results & Comments: None, no action needed
 Source of information: Previous owner
- 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: N/A
 Do you know of any records or reports pertaining to such lead-based paint or lead-based paint hazards: Yes No
 IF YES, describe: N/A
 Are you aware of any cracking, peeling or flaking paint? Yes No
 COMMENTS: Lead flashing around chimney, previous owner very confident that there is no lead paint on the property
 Source of information: Previous owner

PROPERTY LOCATED AT 48 Jones Point Road, South Bristol, ME

F. OTHER HAZARDOUS MATERIALS - Current or previously existing:

- TOXIC MATERIAL: Yes No Unknown
- LAND FILL: Yes No Unknown
- RADIOACTIVE MATERIAL: Yes No Unknown

OTHER: None known- old trash pile pre-1945 to be removed

Source of information: Previous owner

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: restrictive covenants/easements, private way, view and right of way easement to pier for one abutter

Is access by means of a non-public way? Yes No Unknown If YES, who is responsible for maintenance? N/A

What is your source of information: See deed, survey and limited development conservation easement

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: Non-development easement 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: Propane tank

• Year Principal Structure Built: 1866 What year did Seller acquire property? 2015

• Roof: Year Shingles/Other Installed: 2017

Water, moisture or leakage: Small flashing leak around chimney with driving rain and wind

Comments: None

Foundation/Basement: Sump Pump: Yes No Unknown Comments: None

• Water, moisture or leakage since you owned the property: Yes No Unknown Comments: None

Prior water, moisture or leakage? Yes No Unknown Comments: Corrected with drainage system

• 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: N/A 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: Small flashing leak around chimney, south deck needs a decking surface installed, small cracked window pane

Source of SECTION V information: Previous owner

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

See deed, survey, limited development conservation easement, view and right of way easement to the pier for one abutter, LandVest property addendum and septic design. A waterfront sculpture, the kitchen stove/oven and two wall sconces are to be removed prior to closing and are not conveying with the property.

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
David Howell- Jones Cove LLC

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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