

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 Seller and any Buyer. Seller authorizes the disclosure of the information in this statement to other 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. 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: 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: Southwest, front of yard
Installed by: unk
Date of Installation: unk
USE: Number of persons currently using system: 2-12/used seasonally
Does system supply water for more than one household? Yes No Unknown

Comments: H2O filter for iron/trace Mg/nitrates/ Property is year round.

Source of Section I information: Seller

Seller Initials _____ Page 1 of 7 Buyer Initials _____

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 Gallon 1000 Gallon Unknown Other: _____
Tank Type: Concrete Metal Unknown Other: _____
Location: East of house OR Unknown
Date installed: 2003 Date last pumped: 2015 Name of pumping company: Webber
Have you experienced any malfunctions? Yes No
If Yes, give the date and describe the problem: _____

Date of last servicing of tank: 2003 Name of company servicing tank: Webber
Leach Field: Yes No Unknown
If Yes, Location: East of house
Date of installation of leach field: Dec. 2003 Installed by: Webber
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: _____

Do you have records of the design indicating the # of bedrooms the system was designed for? Yes No
If Yes, are they available? Yes No
Is System located in a Shoreland Zone? Yes No Unknown
Is System located in a Coastal Shoreland Zone? Yes No Unknown

Comments: 6 BR septic design
Source of Section II information: Seller

Seller Initials _____ Page 2 of 7 Buyer Initials _____

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

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	Hydro-Air (oil)	Radiant in lower	n/a	n/a
Age of system(s) or source(s)	2004	2004	n/a	n/a
Name of company that services system(s) or source(s)	Dead River		n/a	n/a
Date of most recent service call	spring 2018		n/a	
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	Used seasonally			
Malfunction per system(s) or source(s) within past 2 years	None			
Other pertinent information	2 oil tanks			

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, are they lined: Yes No Unknown
 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: _____
 Date chimney last cleaned: unk
 Direct/Power Vent: Yes No Unknown
 Comments: **new chimney is lined, it is unknown if other chimneys lined**
 Source of Section III information: **Seller**

SECTION IV – 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? _____~~
~~If tanks are no longer in use, have tanks been abandoned according to DEP? Yes No Unknown~~
 Are tanks registered with DEP? Yes No Unknown
 Age of tank(s): **2006** Size of tank(s): **2-330 gallons**
 Location: **Northwest off garage**

Seller Initials _____

Buyer Initials _____

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

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

Comments: **none**

Source of information: **Seller**

B. ASBESTOS — Is there now or has there been asbestos:

As insulation on the heating system pipes or duct work? Yes No Unknown

In the ceilings? Yes No Unknown

In the siding? Yes No Unknown

In the roofing shingles? Yes No Unknown

In flooring tiles? Yes No Unknown

Other: **n/a** Yes No Unknown

Comments: **none**

Source of information: **Seller**

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: **none**

Source of information: **Seller**

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: **none**

Source of information: **Seller**

E. LEAD-BASED PAINT/PAINT HAZARDS — (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 basis for determination: _____~~

Do you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards: Yes No

~~If Yes, describe: _____~~

Are you aware of any cracking, peeling or flaking paint? Yes No

Comments: **none**

Source of information: **Seller**

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**

Source of information: **Seller**

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 ways, trails, private road/homeowner associations (including condominiums and PUD's) or restrictive covenants? Yes No Unknown

If Yes, explain: **right of way over driveway**

Source of information: **Seller, Deed**

Answer only one of the following sets of questions depending on the type of property:

If the subject property consists of at least one, but not more than four, residential dwelling units:

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? **shared informally between the houses**

~~For all other properties:~~

~~Are there any abandoned or discontinued town ways, any public easements or any private roads located on the property or abutting the property? Yes No Unknown~~

~~If Yes, describe: _____~~

~~If Yes, who is responsible for maintenance (including road association, if any): _____~~

Are there any tax exemptions or reductions 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:~~ _____

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

Is house now covered by 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**

Year Principal Structure Built: 1910/2004

What year did Seller acquire property? 1996

Roof: Year Shingles/Other Installed: 1996/2004

Water, moisture or leakage: **none**

Comments: **seller acquired property from family/one family owned**

Foundation/Basement:

Is there a Sump Pump? Yes No Unknown

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

Prior water, moisture or leakage? Yes No Unknown

Comments: **none**

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 Unknown

Manufactured Housing – Is the residence a:

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: _____

Source of Section V information: **Seller**

SECTION VI – ADDITIONAL INFORMATION

Gnome Landscaping maintains gardens and did the hardscape.

Property is year round and heated 50-52 degrees. The 2 baths in the 2nd floor are drained in the winter when not in use to prevent freeze up.

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

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

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.

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.

SELLER _____ DATE _____
Bailey Island LLC

SELLER _____ DATE _____

SELLER _____ 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 _____

BUYER _____ DATE _____

BUYER _____ DATE _____

