

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: 7 Post Rd, Richmond, ME 04357

SECTION I. WATER SUPPLY

TYPE OF SYSTEM: Public Private Seasonal N/A Unknown
 Drilled Dug Other N/A

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: 1996± 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? Bleached the well when purchased 12 years ago

• IF PRIVATE:
INSTALLATION: Location: Right side of driveway
Installed BY: Unknown DATE of Installation: Unknown
What is the source of your information: Seller
USE: Number of Persons currently using system? 6
Does system supply water for more than one household? Yes No Unknown

COMMENTS: An older unused well exists in the basement.

SECTION II. WASTE WATER DISPOSAL

TYPE OF SYSTEM: Public Private Quasi-Public N/A 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? 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: Right side of driveway OR Unknown Date of Installation: Unknown
Date of Last Servicing: 1½ to 2 years ago Name of Company Servicing Tank: Unknown
Have you experienced any malfunctions? Yes No
If yes, give the date and describe the problem: N/A
N/A

LEACH FIELD: Yes No Unknown

IF YES: Location: Right side of driveway
Date of installation of leach field: Unknown Installed By: Unknown
Date of Last Servicing: Unknown Name of Service Company: Unknown
Have you experienced any malfunctions? Yes No
If yes, give the date and describe the problem & what steps were taken to remedy: N/A
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? N/A

SOURCE OF INFORMATION: Seller

COMMENTS: See Section VI

IS SYSTEM LOCATED IN A SHORELAND ZONE?: Yes No Unknown

July 2006 Page 1 of 3 - SPD Buyer(s) Initials _____ Seller(s) Initials _____

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Phone: (207) 729-7297 Fax: (207) 729-7928

Tim Dunham

Matthew & Nico

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

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	Oil fired FHA	Propane BBHW	Wood stove	N/A
Age of system(s)/source(s)	15± years	2± years		N/A
Name of company that services system(s)/source(s)	Main Street Fuel	Main Street Fuel		N/A
Date of most recent service call		N/A		N/A
Annual consumption per system/ source (i.e., gallons, kilowatt hours, cord(s))	Checking on # of gallons consumed annually.	Checking...		N/A
Malfunction per system(s)/ source(s) within past 2 years	None	None	None	N/A
Other pertinent information	original house	In addition	Located in Kitchen	N/A

Buried Oil Supply Line: Yes No Unknown Sleeved: Yes No
 Chimney(s) Lined: Yes No Unknown Age: Original Last Cleaned: Unknown
 Is more than one heat source vented through one flue? Yes No Unknown
 COMMENTS: None

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

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: Other than existing septic tank no known underground storage tanks exist.

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: N/A Yes No Unknown

IF YES: Source of Information: Seller

COMMENTS: No known asbestos exist on property.

C. RADON/AIR - Current or previously existing:

Has the property been tested? Yes No Unknown

IF YES: Date: 1996± By: Unknown

Results: Satisfactory If applicable, What remedial steps were taken? None necessary ~ Satisfactory

Has the property been tested since remedial steps? Yes No Unknown

Are test results available? Yes No Results & Comments: Satisfactory results

D. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown

IF YES: Date: N/A By: N/A

Results: N/A 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: No known radon water test performed.

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

Unknown but possible due to age

IF YES, describe location and the basis for the determination: Lead paint encapsulated with laytex paint

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

N/A

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

COMMENTS: Some cracking, peeling or flaking of paint may be found in some areas.

PROPERTY LOCATED AT 7 Post Rd, Richmond, ME 04357

F. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown OTHER: N/A
LAND FILL: Yes No Unknown N/A
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 road/homeowner associations or restrictive covenants? Yes No Unknown

IF YES: Explain: N/A

What is your source of information: Seller and deed

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: Homestead Exemption is available to most primary residents after 1st year.

- Leased Equipment (e.g., propane tank, hot water heater, satellite dish): Type: Propane tanks
 - Age: Age of House: 133± & 2±yrs How long has Seller owned it: 12± years
 - Roof: Age - Structure: Original ~ 133± years and 2± years Age - Shingles: 2± years
Moisture or leakage: No moisture or leakage known, observed or experience.
Comments: Main house built in 1875 and addition in 2006.
 - Foundation/Basement: Sump Pump: Yes No Unknown Comments: positive drain system
Moisture or leakage since you owned the property: Yes No Unknown Comments: House has a wet basement
Knowledge of prior 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: N/A Unknown
 - Has the property been surveyed? Yes No Unknown If YES, is the survey available? Yes No
- Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.
- KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: The barn is in need of attention.

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

SECTION VI. ADDITIONAL INFORMATION

Although the house currently functions as a 6-7 bedroom house and houses 7 people without known failures to the septic system; we do not know the capacity of the septic leach field. If this is a concern to you we encourage you conduct a septic inspection.

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
Matthew T. Miesle

DATE

SELLER
Nicole N. Miesle

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

