

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: 3 Collins Circle, Topsham, ME 04086

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: N/A 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: N/A

Installed BY: N/A

DATE of Installation: N/A

What is the source of your information: N/A

USE: Number of Persons currently using system? N/A

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

COMMENTS: Seller receives and pays for public water, approximately \$58 each quarter year.

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: behind bathrooms OR Unknown Date of Installation: 1985±

Date of Last Servicing: None needed Name of Company Servicing Tank: Ed Skillin, Inc

Date Last Pumped: June 6, 2007 Have you experienced any malfunctions? Yes No

If yes, give the date and describe the problem: No known malfunctions

N/A

LEACH FIELD: Yes No Unknown

IF YES: Location: beyond septic tank in back yard

Date of installation of leach field: 1985± Installed by: Unknown

Date of Last Servicing: None known Name of Service Company: 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

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: Seller believes leachfield is designed for 3 bedrooms (household of 6 people).

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

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

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

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	Oil Fired BBHW	Wood Stove	Propane cook stove	N/A
Age of system(s)/source(s)	14± years	Unknown	12+ years	N/A
Name of company that services system(s)/source(s)	Kevin Chute Heating	None	None	N/A
Date of most recent service call	02/24/2009	Unknown	Unknown	
Annual consumption per system/source (i.e., gallons, kilowatt hours, cord(s))	January - December 2009 seller used 589.7± gallons	One± cord of wood annually.	46.3 gallons of propane consumed annually	N/A
Malfunction per system(s)/source(s) within past 2 years	None known	None known	None known	N/A
Other pertinent information	3 zones	Uses chimney	None	N/A

Buried Oil Supply Line: Yes No Unknown Sleved: Yes No
 Chimney(s) Lined: Yes No Unknown Age: 25± years Last Cleaned: 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: Unknown
 COMMENTS: Peerless Cast Iron boiler & Beckett Oil Burner with direct vent exhaust.

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 previously disclosed 1,000 gallon septic tank in Section II, there is no knowledge of underground storage tanks on or around property.

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: Seller has no knowledge of any asbestos on or around property.

C. RADON/AIR - 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 tests conducted.

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: Public water, no known tests conducted.

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: 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
N/A
 Are you aware of any cracking, peeling or flaking paint? Yes No
 COMMENTS: Some cracking, peeling or flaking of paint might be found in some areas.

F. OTHER HAZARDOUS MATERIALS - Current or previously existing:

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

OTHER: No knowledge of hazardous materials exist on or around property.

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: Countryside Estates has protective covenants

What is your source of information: Volume: 679, Pages: 100-101 + V:686,P:281 + V:693,P:130-131

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: None shown on 2010 tax bill, see attached.

• Leased Equipment (e.g., propane tank, hot water heater, satellite dish): Type: Propane Tank and Satellite Dish

• Year Built: 1985 and garage is a little newer What year did Seller purchase property? 2004

• Roof: Year Built - Structure: Original Year Shingles Installed: 1997 + 1991

Moisture or leakage: None known or observed. Once leaked around chimney, was repaired.

Comments: House shingles installed 1997± and Garage shingles installed 1991±

• Foundation/Basement: Sump Pump: Yes No Unknown Comments: No pump installed nor needed

Moisture or leakage since you owned the property: Yes No Unknown Comments: None known or observed

Knowledge of prior moisture or leakage: Yes No Unknown Comments: None disclosed to seller

• 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: 200 AMP panel Unknown

• Has the property been surveyed? Yes No Unknown If YES, is the survey available? Yes No

• Manufactured Housing: Mobile Home - Yes No Modular: Yes No

• KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: None known, observed or experienced.

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

1) Seller replaced the roof structure of the back porch in February 2008.

2) House originally had electric baseboard heat; baseboards and corresponding thermostats have been removed, however wires remain in walls but are not live.

3) A&T Oil are the provider of heating oil for boiler.

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
Thomas W. Groves

February 22, 2010
DATE

SELLER
Melody A. Groves

February 22, 2010
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

