

# 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: 33 Horseshoe Way, West Gardiner, ME 04345

## 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: Far side of lot (towards main road). See the survey for exact.

Installed BY: Rolfe's Well Drilling 582-4324 DATE of Installation: January 7, 1992

What is the source of your information: Seller and well cap

USE: Number of Persons currently using system? 4

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

COMMENTS: Well is 235'± deep with 20'± of casing and has 14± gallons per minute.

## 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: Under garden between OR  Unknown Date of Installation: Unknown (guess 1974±)

Date of Last Servicing: house and road Name of Company Servicing Tank: Daniels Septic-Pittston

Date Last Pumped: 2009± 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: Across road

Date of installation of leach field: Unknown Installed by: Unknown (guess 1974±)

Date of Last Servicing: 2004± Name of Service Company: Kyle Peckham

Have you experienced any malfunctions? .....  Yes  No

If yes, give the date and describe the problem & what steps were taken to remedy: New distriibution box, pump station pump and related equipment installed in 2004±

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? No

SOURCE OF INFORMATION: Seller cannot locate HHE200 but has handled 4 bedroom use.

COMMENTS: Shoreland zone is everything less than 250' from water.

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

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

2010

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Buyer(s) Initials \_\_\_\_\_

Seller(s) Initials \_\_\_\_\_

**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	Wood Stove	Gas-Direct Vent	Unvented gas
Age of system(s)/source(s)	10± years	15± years	3± years	3± years
Name of company that services system(s)/source(s)	Dead River	Rocky's Stove Shop	Amerigas	Amerigas
Date of most recent service call	2009±	2009±	2009±	2009±
Annual consumption per system/ source (i.e., gallons, kilowatt hours, cord(s))	300± gallons	3-4± cords	150± gallons	<--Shared consumption
Malfunction per system(s)/ source(s) within past 2 years	None	None	None	None
Other pertinent information	Miller furnace	Metalasbestos flue	Above Garage	In Garage

Buried Oil Supply Line:  Yes  No  Unknown Sleved:  Yes  No  
 Chimney(s) Lined:  Yes  No  Unknown Age: Unknown 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: N/A  
 COMMENTS: Electric domestic hot water heater. Wood stove has metalasbestos flue.

**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: Seller has no knowledge of any underground storage tanks other than the septic tank and pump station disclosed in Section II

**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: N/A  
 COMMENTS: Seller has no knowledge of asbestos on 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 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: 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 may be found in some areas.

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 way, private road/homeowner associations or restrictive covenants?  Yes  No  Unknown

IF YES: Explain: Tom Rossano handles road maintenance, nothing formal established \$200±/year

What is your source of information: Seller

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: Seller is unaware of any tax exemptions/reductions on property.

• Leased Equipment (e.g., propane tank, hot water heater, satellite dish): Type: None disclosed by seller

• Year Built: 1970 \* see below What year did Seller purchase property? 1988±

• Roof: Year Built - Structure: 1980's± and 2000's± Year Shingles Installed: 1988-1998±

Moisture or leakage: None noted

Comments: N/A

• Foundation/Basement: Sump Pump:  Yes  No  Unknown Comments: No pump exists

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 known

• 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

• 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 noted

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**

\* Mobile section 1970's± and comprises 1/4± of the footprint of current building as it stands today. Additions of the lakeside portion were done 1970's-1980's± and doubled the square footage. Seller added the garage, breezeway, bathroom, loft apartment & etc in the 2000's.

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 Silver

DATE

SELLER  
Helen M. Libby

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

