

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: 27 Sawyer Square, Jonesport

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 New pump 2005

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: 2007 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: West side of house 10' west 6' from road

Installed BY: PL JONES DATE of Installation: 1978

What is the source of your information:

USE: Number of Persons currently using system? 2+ guests

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

COMMENTS: Well depth 175' 2 gal/hr

SECTION II. WASTE WATER DISPOSAL

TYPE OF SYSTEM: ☐ Public ☒ Private ☐ Quasi-Public ☐ 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?

• IF PRIVATE:

TANK: ☐ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Other:

Tank Size: ☐ 500 Gal. ☒ 1000 Gal. ☐ Unknown ☐ Other:

Tank Type: ☒ Concrete ☐ Metal ☐ Unknown ☐ Other:

Location: UNDER PORCH OR ☐ Unknown Date of Installation:

Date of Last Servicing: 03/10 Name of Company Servicing Tank: LOOK BROS.

Date Last Pumped: 03/10 Have you experienced any malfunctions? ☐ Yes ☒ No

If yes, give the date and describe the problem:

LEACH FIELD: ☒ Yes ☐ No ☐ Unknown

IF YES: Location: EAST LAWN

Date of installation of leach field: 2009 Installed by:

Date of Last Servicing: Name of Service Company:

Have you experienced any malfunctions? ☐ Yes ☒ No

If yes, give the date and describe the problem & what steps were taken to remedy:

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? yes

SOURCE OF INFORMATION: seller

COMMENTS:

IS SYSTEM LOCATED IN A SHORELAND ZONE? ☒ Yes ☐ No ☐ Unknown

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

2010 Page 1 of 3 - SPD Buyer(s) Initials GH Seller(s) Initials M4

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

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	<u>OIL/HW/BG</u>			
Age of system(s)/source(s)	<u>1997</u>			
Name of company that services system(s)/source(s)	<u>DEAD RIVER</u>			
Date of most recent service call	<u>10/2009</u>			
Annual consumption per system/ source (i.e., gallons, kilowatt hours, cord(s))				
Malfunction per system(s)/ source(s) within past 2 years	<u>N/A</u>			
Other pertinent information				

Buried Oil Supply Line: ☐ Yes ☒ No ☐ UnknownSleeved: ☐ Yes ☐ NoChimney(s) Lined: ☒ Yes ☐ No ☐ Unknown

Age: _____

Last Cleaned: UNAVAILABLEIs more than one heat source vented through one flue? ☐ Yes ☒ No ☐ Unknown Had a chimney fire: ☐ Yes ☒ No ☐ UnknownHas chimney been inspected? ☒ Yes ☐ No ☐ Unknown; If Yes, when: WHEN FURNACE INSTALLEDCOMMENTS: 2004 NEW CAP ON CHIMNEY**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 ☐ UnknownIF YES: Are tanks in current use? ☐ Yes ☐ No

IF NO above: How long have tank(s) been out of service? _____

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

Age of tank(s): _____ Size of tank(s): _____

Location: _____

Have you experienced any problems such as leakage? _____

Are tanks registered with the Dept. of Environmental Protection? ☐ Yes ☐ No ☐ UnknownIf tanks are no longer in use, have tanks been abandoned according to D.E.P.? ☐ Yes ☐ No ☐ Unknown

Comments: _____

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 flooring tiles? ☐ Yes ☐ No ☒ Unknown• in the roofing shingles? ☐ Yes ☐ No ☒ Unknown• other: _____ ☐ Yes ☐ No ☒ Unknown

IF YES: Source of Information: _____

COMMENTS: _____

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 ☐ UnknownAre test results available? ☐ Yes ☐ No Results & Comments: _____**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 ☐ UnknownAre test results available? ☐ Yes ☐ No Results & Comments: _____**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: _____

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

IF YES, describe: _____

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

COMMENTS: _____

PROPERTY LOCATED AT 27 Sanyan Square, Tunaport

F. OTHER HAZARDOUS MATERIALS - Current or previously existing:
TOXIC MATERIAL: ☐ Yes ☐ No ☒ Unknown OTHER: _____
LAND FILL: ☐ Yes ☐ No ☒ Unknown
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: VIEW EASEMENT RESTRICTING NEW STRUCTURES ON EAST SIDE

What is your source of information: _____

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: _____

• Leased Equipment (e.g., propane tank, hot water heater, satellite dish): Type: NO

• Year Built: 1887 What year did Seller purchase property? 1995

• Roof: Year Built - Structure: 1887 Year Shingles Installed: 1995/1997

Moisture or leakage: NO

Comments: _____

• Foundation/Basement: Sump Pump: ☐ Yes ☒ No ☐ Unknown Comments: _____

Moisture or leakage since you owned the property: ☒ Yes ☐ No ☐ Unknown Comments: HEAVY RAIN - DAMPNESS

Knowledge of prior moisture or leakage: ☐ Yes ☒ No ☐ Unknown Comments: _____

• 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 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: NO

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

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.

Gene Hart SELLER 7/1/10 DATE

Marian Hart SELLER 7/1/10 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



Maine Association of REALTORS®/Copyright © 2010.

All Rights Reserved.

Page 3 of 3 - SPD

Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

