

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: 157 Bennett Pond Road, Parkman.

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: SIDEYARD 30' FROM HOUSE
 Installed BY: UNAVAILABLE DATE of Installation: UNAVAILABLE
 What is the source of your information: _____
 USE: Number of Persons currently using system? 2
 Does system supply water for more than one household? _____ ☐ Yes ☒ No ☐ Unknown

COMMENTS: _____

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: _____ OR ☐ Unknown Date of Installation: 2008
 Date of Last Servicing: _____ Name of Company Servicing Tank: _____
 Date Last Pumped: _____ Have you experienced any malfunctions? _____ ☐ Yes ☐ No
 If yes, give the date and describe the problem: _____

LEACH FIELD: _____ ☒ Yes ☐ No ☐ Unknown
 IF YES: Location: _____
 Date of installation of leach field: 2008 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? _____

SOURCE OF INFORMATION: SELLER

COMMENTS: _____

IS SYSTEM LOCATED IN A SHORELAND ZONE? NO ☐ Yes ☒ No ☐ Unknown
 Is System located in a Coastal Shoreland Zone? _____ ☐ Yes ☒ No ☐ Unknown

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Seller(s) Initials DLB LAB

The Christopher Group, LLC P.O. Box 306 Buckport, ME 04416
 George MacLeod

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Fax:

Beaure Living

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PROPERTY LOCATED AT 157 Bennett Pond Road, Parkman.

F. OTHER HAZARDOUS MATERIALS - Current or previously existing:

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

OTHER: _____

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: _____

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: N/A
- Year Built: 2006 What year did Seller purchase property? 2005
- Roof: Year Built - Structure: 2006 Year Shingles Installed: 2006
- 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: _____
- 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: NONE

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.

David Beaupre
 SELLER
Luiza Beaupre
 SELLER
 Luiza Beaupre

9-13-10
DATE08/03/2010
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

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PROPERTY LOCATED AT 157 Bennett Pond Road, Parkman,

SECTION III. HEATING SYSTEM(S) SOURCE(S)

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	Biassi Wood Furnace			
Age of system(s)/source(s)				
Name of company that services system(s)/source(s)				
Date of most recent service call				
Annual consumption per system/source (i.e., gallons, kilowatt hours, cord(s))	8 cord			
Malfunction per system(s)/source(s) within past 2 years				
Other pertinent information				

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

Age: _____

Last Cleaned: _____

Is more than one heat source vented through one flue? ☐ Yes ☒ No ☐ UnknownHad a chimney fire: ☐ Yes ☐ No ☐ UnknownHas chimney been inspected? ☐ Yes ☐ No ☐ Unknown; If Yes, when: _____

COMMENTS: _____

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

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