

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.

52 Kendall Farm Trail

PROPERTY LOCATED AT: Rangeley,

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: right back corner of lot

Installed BY: Hansen Well Drilling DATE of Installation: 2004

USE: Number of Persons currently using system? 2

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

COMMENTS:

Source of SECTION I information: owner

SECTION II. WASTE WATER DISPOSAL

TYPE OF SYSTEM: ☐ Public ☐ Private ☐ Quasi-Public ☐ Unknown

• IF PUBLIC OR QUASI-PUBLIC:

Have you had the sewer line inspected? ☐ Yes ☐ No If yes, what results:

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: front of home OR ☐ Unknown Date of Installation: 2004

Date Last Pumped: Name of Company Pumping Tank: Bracketts

Have you experienced any malfunctions? ☐ Yes ☒ No

If yes, give the date and describe the problem:

Date of Last Servicing of tank: Name of Company Servicing Tank:

LEACH FIELD: ☒ Yes ☐ No ☐ Unknown

IF YES: Location: front of home

Date of installation of leach field: 2004 Installed by: D.C. Morton

Date of Last Servicing of leach field: Name of Company Servicing leach field:

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

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

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

COMMENTS:

Source of SECTION II information: owner

2016

Page 1 of 3 - SPD

Buyer(s) Initials

Seller(s) Initials

Allied Realty, P.O. Box 1202 Rangeley, ME 04970
Mark Schoenthaler

Phone: (207)864-3900

Fax: 207 474 2037

Morris - 52 Kendall

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

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

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	radiant hot water	woodstove		
Age of system(s)/source(s)	2004			
Name of company that services system(s)/source(s)	Dead River			
Date of most recent service call	08/24/2010 <i>Post 12/2016</i>			
Annual consumption per system/ source (i.e., gallons, kilowatt hours, cord(s))	256 gal 6/14-6/15 143 gal 6/13-6/14 226 gal 6/12-6/13	<i>8 cords yearly.</i>		
Malfunction per system(s)/ source(s) within past 2 years	none			
Other pertinent information				

Is there an oil supply line? ☒ Yes ☐ No ☐ Unknown Is it buried? ☐ Yes ☒ No ☐ Unknown Is it sleeved? ☒ Yes ☐ No ☐ UnknownChimney(s): ☒ Yes ☐ No If yes, lined: ☒ Yes ☐ No ☐ Unknown 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: yearly byDirect/Power Vent: ☐ Yes ☒ No ☐ Unknown

COMMENTS: _____

Source of SECTION III information: owner**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 ☐ Unknown

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: _____

Source of information: owner**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 ☐ UnknownSource of information: owner

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: _____Source of information: owner**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: _____Source of information: owner**E. LEAD-BASED PAINT/PAINT HAZARDS - Current or previously existing: (Note: Lead-based paint is most commonly found in homes constructed prior to 1978)**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: _____

Source of information: owner

PROPERTY LOCATED AT 52 Kendall Farm Trail, Rangeley,

F. OTHER HAZARDOUS MATERIALS - Current or previously existing:

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

Source of information: owner

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 (including condominiums and PUD's) or restrictive covenants? ☒ Yes ☐ No ☐ Unknown

IF YES: Explain: road owner association and restrictive covenants

What is your source of information: deed and owner

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 Forest Management and Harvest Plan available? ☐ Yes ☐ No ☐ Unknown

- Is this house currently covered by a flood insurance policy? ☐ Yes ☒ No ☐ Unknown
- Equipment leased or not owned (e.g., propane tank, hot water heater, satellite dish): Type: _____
- Year Principal Structure Built: 2004 What year did Seller acquire property? 2001
- Roof: Year Shingles/Other Installed: 2004
Water, moisture or leakage: none
Comments: _____
- Foundation/Basement: Sump Pump: ☐ Yes ☒ No ☐ Unknown Comments: _____
Water, moisture or leakage since you owned the property: ☐ Yes ☒ No ☐ Unknown Comments: _____
Prior water, 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 all or a portion of the property been surveyed? ☐ Yes ☒ No ☐ Unknown If YES, is the survey available? ☒ Yes ☐ No
- Manufactured Housing: Mobile Home - ☐ Yes ☒ No ☐ Unknown Modular - ☐ Yes ☒ No ☐ Unknown
- KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: _____

Source of SECTION V information: owner

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.

Stanley P Morris
SELLER

Stanley P Morris

Darene P Morris
SELLER

Darene P Morris

2/11/17
DATE

2/11/17
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 © 2017.

All Rights Reserved. Revised 2016.

Page 3 of 3 - SPD

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

Morris - 52 Kendall

