## 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.

6 Dad's Way PROPERTY LOCATED AT: Sandy River Plt, SECTION I. WATER SUPPLY ■ Seasonal \_\_\_\_ Unknown ☐ Private TYPE OF SYSTEM: ☐ Public Other spring ☑ Drilled ☐ Dug MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water system? ☐ Yes ☒ No ☐ N/A Pump: ☐ Yes 🛛 No 🗆 Unknown **Ouality:** If YES to any question, please explain in the comment section below or with attachment. WATER TEST: What steps were taken to remedy the problem? IF PRIVATE: INSTALLATION: Location: drilled well next to house, spring is to seasonal camp Installed BY: unknown DATE of Installation: unknown Number of Persons currently using system? 3 USE: Does system supply water for more than one household? \_\_\_\_\_\_\_ Yes 🛛 No 🗖 Unknown COMMENTS: deeded access to spring Source of SECTION I information: owner SECTION II. WASTE WATER DISPOSAL ☐ Public ☑ Private ☐ Quasi-Public ☐ Unknown TYPE OF SYSTEM: • IF PUBLIC OR OUASI-PUBLIC: Have you experienced any problems such as line or other malfunctions? What steps were taken to remedy the problem? IF PRIVATE: Other: ☐ Holding Tank ☐ Cesspool TANK: Septic Tank Unknown **☒** 500 Gal. ☐ 1000 Gal. Other: Tank Size: Metal ☐ Unknown Other: ☐ Concrete Tank Type: Location: west of house Date of Installation: unknown OR Unknown Name of Company Pumping Tank: Date Last Pumped: never Have you experienced any malfunctions? Yes No Date of Last Servicing of tank: Name of Company Servicing Tank: LEACH FIELD: Yes 🗖 No 💆 Unknown IF YES: Location: unknown by to tout \_\_\_\_\_ Installed by: \_\_unknown Date of installation of leach field: unknown Date of Last Servicing of leach field: \_\_\_\_\_\_ Name of Company Servicing leach field: \_\_\_\_\_ 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?  $\square$  Yes  $\swarrow$  No 

Source of SECTION II information: owner

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COMMENTS: house as steel tank, camp is unknown

Buyer(s) Initials

Fax: 207 474 2037

Keirstead - Sandy

Phone: (207)864-3900

	SECTION III. HEA	TING SYSTEM(S)/	SOURCES(S)	
Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	hot water boiler	woodstoves	5151211	
Age of system(s)/source(s)	12 years	WOOGO COVED		
Name of company that services	Nicky Clark			
system(s)/source(s)	112013 020-1-			
Date of most recent service call				
Annual consumption per system/	250 gals	6 cords to Sard		
source (i.e., gallons, kilowatt		, , , , , , , , ,		
hours, cord(s))		no		
Malfunction per system(s)/ source(s) within past 2 years	no	110		
Other pertinent information				
Is there an oil supply line? Yes	I No∏Unknown Is it	huriad?   Vac   No   II	nknoven Is it Sleev	ved? Ves No Unknown
Chimney(s): Yes No If yes.				cu: = 1cs = 10 = chanown
Chimney(s): Let Yes Li No II yes	, imed: Marries Land L	M N T I I I I I I I I I I I I I I I I I I	I I od a ahimnay	Fra Vas No I Unknown
Is more than one heat source vented Has chimney been inspected? Y	through one flue? $\square$ Yes	If Ves when:	Direct/Power V	Vent: $\square$ Yes $\square$ No $\square$ Unknown
COMMENTS: 2 metalbestos	es was no was in house	n res, when	Diccirowa v	ent. — 1es — 100 — entriowi
Source of SECTION III information:	owner in nous	e , camp 13 Beas.	JIGI WOOGO COTC	
all all a section of the section of	***************************************			
	SECTION IV.	HAZARDOUS MA	TERIAL	
The licensee is disclosing that the Se	ller is making representation:	s contained herein.		
A. UNDERGROUND STORAGE	TANKS - Current or previous	isly existing:		_
Are there now, or have there eve	er been, any underground sto	rage tanks on your property?		Yes 🛛 No 🔲 Unknown
IF YES: Are tanks in current us	se?	■ Unknown		
IF NO above: How long have t	ank(s) been out of service?			
What materials are, or were, sto	red in the tank(s)?			
Age of tank(s):	Size of tank(s):			
Location:	1 1 1 0			
Have you experienced any prob				у П х. П ц
Are tanks registered with the D	ept. of Environmental Protec	ction?	H	Yes   No   Unknown
If tanks are no longer in use, ha	ive tanks been abandoned acc	cording to D.E.P.?		ies 🔲 No 🗀 Unknown
COMMENTS:				
B. ASBESTOS - Current or previo				
<ul> <li>as insulation on the heating s</li> </ul>	system pipes or duct work?			Yes 🛛 No 🗖 Unknown
• in the siding?				
• in flooring tiles?		• other:		Yes No Unknown
Source of information: owner		• odier.		100 La 100 La Chimown
COMMENTS:				
C. RÁDON/AIR - Current or previ				
Has the property been tested?	lously existing.			Yes 🛛 No 🗖 Unknown
IF YES: Date'	Bv <sup>-</sup>			
IF YES: Date!Results:	If applicable, What r	emedial steps were taken?		
Has the property been tested sin	ice remedial steps?		<b>[</b>	Yes No Unknown
Are test results available?	☐ Yes ☐ No Res	ults & Comments:		
Source of information: owner				
<ul><li>D. RADON/WATER - Current or p Has the property been tested?</li></ul>	previously existing:		-	<b></b>
Has the property been tested?			<b>U</b>	Yes 👪 No 🔲 Unknown
IF YES: Date:  Results:  Has the property been tested sin	By:By:	ramadial stans ware telean?		
Has the property been tested sin	if applicable, what i	emediai steps were takeir:	n	Yes   No   I Unknown
Are test results available?	☐ Yes ☐ No Res	ults & Comments:		200 Line Children
Source of information: owner				
E. LEAD-BASED PAINT/PAINT		viously existing: (Note: Lead	l-based paint is most co	mmonly found in homes
constructed prior to 1978)	<u>-</u>		· . –	
Is there now or has there ever be	een lead-based paint and/or le	ead-based paint hazards on th		Yes 🔼 No 🔲 Unknown
TEMEC densities of the	ha hasia for the Jets	.,		Unknown but possible due to age
IF YES, describe location and the				V 🕅 N-
Do you know of any records or				Yes No
IF YES, describe:				X7
Are you aware of any cracking,				
COMMENTS:				
Source of information: owner			q.	AS
2016 Page 2 of 3 - S	SPD Buyer(s) Initials	Sell	ler(s) Initials <u>(e</u>	

PROPERTY LOCATED AT 6 Dad's Way, Sandy River Plt,						
F. OTHER HAZARDOUS MATERIALS - Current or previously existing:  TOXIC MATERIAL:  LAND FILL:  RADIOACTIVE MATERIAL:  Yes M No Unknown  LIND FILL:  Yes No Unknown  LIND FILL:  Yes No Unknown						
Source of information: OWNET						
Buyers are encouraged to seek information from professionals regarding any specific issue or concern.						
SECTION V. GENERAL INFO						
What is your source of information: owner and deed	ovenants?					
Are there any tax exemption or reduction for this property for any reason including but not Veteran's, Homestead Exemption, Blind, Working Waterfront?  IF YES: Explain: homestead Forest Management and F	Intervent Plan available? ☐ Yes ☐ No ☐ Unknown ☐ Unknown ☐ Unknown					
Is this house currently covered by a flood insurance policy?						
• Equipment leased or not owned (e.g., propane tank, hot water heater, satellite dish): Ty						
Year Principal Structure Built: 1930 +/- William	nat year did Seller acquire property? 1999					
Roof: Year Shingles/Other Installed: 1980 Water, moisture or leakage: none Comments:						
• Foundation/Basement: Sump Pump: ☐ Yes ☒ No ☐ Unknown C	omments:					
Water, moisture or leakage since you owned the property: ☐ Yes ☒ No ☐ Unknown Prior water, moisture or leakage? ☐ Yes ☒ No ☐ Unknown C	omments:					
Mold: Has the property ever been tested for mold? ☐ Yes ☒ No ☐ Unknown						
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 \(\simega\) No					
<ul> <li>Manufactured Housing: Mobile Home - ☐ Yes ☒ No ☐ Unknown Modul</li> <li>KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Proper health/safety:</li></ul>	rty, including those that may have an adverse impact on					
Source of SECTION V information:						
Seller shall be responsible and liable for any failure to provide known information regarding						
ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR A DISCLOSURE:						
SECTION VI. ADDITIONAL INI	FORMATION					
As Sellers, we have provided the above information and represent that all information is concequipment, unless otherwise noted on this form, are in operational condition.						
Neither Seller nor any Broker makes any representations as to the applicability of, or comp federal or any other, including but not limited to fire, life safety, building, electrical or plus	mbing.					
cellen surtus	7-19-17 DATE					
SELLER William Keirstead	DATE					
SELLER	DATE					
I/We have read and received a copy of this disclosure, the arsenic in wood fact sheet, the seek information from qualified professionals if I/we have questions or concerns.	e arsenic in water brochure, and understand that I/we should					
BUYER	DATE					
BUYER	DATE					



## LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN	William	Keirstead	(hereinafter "Seller") (hereinafter "Buyer")
ANDFOR PROPERTY LOCATED AT 6 Dad's	Way, Sandy Ri	ver Plt,	
Said contract is further subject to the following	ı terms:		
Lead Warning Statement  Every purchaser of any interest in residential property may present exposure to lead from poisoning in young children may produce per behavioral problems, and impaired memory. It residential real property is required to provide inspections in the seller's possession and not possible lead-based paint hazards is recommendated.	lead-based paint that remanent neurological of Lead poisoning also pode the buyer with any tify the buyer of any ki	nay place young children at risk lamage, including learning disab ses a particular risk to pregnant information on lead-based paint nown lead-based paint hazards.	of developing lead poisoning. Lead illities, reduced intelligence quotient, women. The seller of any interest in t hazards from risk assessments or
Seller's Disclosure (check one)  (a) Presence of lead-based paint and/or lead	d-based paint hazards	(check one below):	
Known lead-based paint and/or lead-	based paint hazards a	re present in the housing (explair	1).
X Seller has no knowledge of lead-base	ed paint and/or lead-ba	sed paint hazards in the housing	J.
(b) Records and reports available to the Sell	ler (check one below)	:	
Seller has provided the Buyer with hazards in the housing (list documen		and reports pertaining to lead-b	ased paint and/or lead-based paint
X Seller has no reports or records perta  Buyer's Acknowledgment	aining to lead-based pa	uint and/or lead-based paint haza	rds in the housing.
(c) Buyer has received copies of all information (d) Buyer has received the pamphlet Protect (e) Buyer has (check one below):  Received a 10-day opportunity (or make the lead-based paint and/or lead	t Your Family from Lea nutually agreed upon popaint hazards; or	eriod) to conduct a risk assessm	
Agent's Acknowledgment  (f) Agent has informed the Seller of the Secondiance.	eller's obligations unde	r 42 U.S.C. 4852(d) and is awa	re of his/her responsibility to ensure
Certification of Accuracy The following parties have reviewed the info provided is true and accurate.	rmation above and ce	rtify, to the best of their knowle	dge, that the information they have
Seller William Keirstead	Date	Buyer	Date
Seller A	Date 7/7/17	Buyer	Date
Agent Mark Schoenthaler	Dete	Agent	Date
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Allied Realty, P.O. Box 1202 Rangeley, ME 04970 Mark Schoenthaler

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OPPORTUNITY