

PROPERTY LOCATED AT: 192 Pottagamus Rd. Medway

## 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 Seller and any Buyer. Seller authorizes the disclosure of the information in this statement to other real estate licensees and to prospective buyers of this property. The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

**DO NOT LEAVE ANY QUESTIONS BLANK. WRITE N/A OR UNKNOWN IF NEEDED.**

### 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: Parking Lot  
Installed by: NA  
Date of Installation: NA

USE: Number of persons currently using system: 18  
Does system supply water for more than one household? ☒ Yes ☐ No ☐ Unknown

Comments: \_\_\_\_\_

Source of Section I information: \_\_\_\_\_

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**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: Good

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 Gallon ☐ 1000 Gallon ☐ Unknown ☐ Other: \_\_\_\_\_

Tank Type: ☒ Concrete ☐ Metal ☐ Unknown ☒ Other: 2500 Gallon

Location: \_\_\_\_\_ OR ☐ Unknown

Date installed: \_\_\_\_\_ Date last pumped: May 2019 Name of pumping company: Cul's Septic

Have you experienced any malfunctions? ... No ..... ☐ 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: \_\_\_\_\_

Date of installation of leach field: \_\_\_\_\_ Installed by: \_\_\_\_\_

Date of last servicing of leach field: \_\_\_\_\_ Company servicing leach field: \_\_\_\_\_

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

If Yes, give the date and describe the problem and what steps were taken to remedy: \_\_\_\_\_

Do you have records of the design indicating the # of bedrooms the system was designed for? ☐ Yes ☒ No

If Yes, are they available? ..... ☐ Yes ☐ No

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: \_\_\_\_\_

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### SECTION III — HEATING SYSTEM(S)/HEATING SOURCES(S)

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)				
Age of system(s) or source(s)				
Name of company that services system(s) or source(s)	<u>Dead River</u>			
Date of most recent service call	<u>March 20 20</u>			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	<u>2100 Gallons</u>			
Malfunction per system(s) or source(s) within past 2 years	<u>None</u>			
Other pertinent information				

Are there fuel supply lines? ..... ☒ Yes ☐ No ☐ Unknown  
Are any buried? ..... ☐ Yes ☒ No ☐ Unknown  
Are all sleeved? ..... ☒ Yes ☐ No ☐ Unknown  
Chimney(s): ..... ☒ Yes ☐ No  
If Yes, are they lined: ..... ☒ Yes ☐ No ☐ 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: \_\_\_\_\_

Date chimney last cleaned: \_\_\_\_\_

Direct/Power Vent: ..... ☐ Yes ☒ No ☐ Unknown

Comments: \_\_\_\_\_

Source of Section III information: \_\_\_\_\_

### SECTION IV — HAZARDOUS MATERIAL

The licensee is disclosing that the Seller is making representations contained herein.

**A. UNDERGROUND STORAGE TANKS** - Are there now, or have there ever been, any underground storage tanks on the property? ..... ☐ Yes ☒ No ☐ Unknown

If Yes, are tanks in current use? ..... ☐ Yes ☒ No ☐ Unknown

If no longer in use, how long have they been out of service? \_\_\_\_\_

If tanks are no longer in use, have tanks been abandoned according to DEP? ☐ Yes ☒ No ☐ Unknown

Are tanks registered with DEP? ..... ☐ Yes ☒ No ☐ Unknown

Age of tank(s): \_\_\_\_\_ Size of tank(s): \_\_\_\_\_

Location: \_\_\_\_\_

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

Have you experienced any problems such as leakage: ..... ☐ Yes ☒ No ☐ Unknown

Comments: \_\_\_\_\_

Source of information: \_\_\_\_\_

**B. ASBESTOS** — Is there now or has there been asbestos:

As insulation on the heating system pipes or duct work? ..... ☐ Yes ☒ No ☐ Unknown

In the ceilings? ..... ☐ 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

Comments: \_\_\_\_\_

Source of information: \_\_\_\_\_

**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 ☐ Unknown

Are test results available? ..... ☐ Yes ☐ No

Results/Comments: \_\_\_\_\_

Source of information: \_\_\_\_\_

**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 ☐ Unknown

Are test results available? ..... ☐ Yes ☐ No

Results/Comments: \_\_\_\_\_

Source of information: \_\_\_\_\_

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**E. LEAD-BASED PAINT/PAINT HAZARDS** — (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 basis for determination: \_\_\_\_\_

Do you know of any records/reports pertaining to such lead-based paint/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: \_\_\_\_\_

**F. OTHER HAZARDOUS MATERIALS** - Current or previously existing:

TOXIC MATERIAL: ..... ☐ Yes ☒ No ☐ Unknown

LAND FILL: ..... ☐ Yes ☒ No ☐ Unknown

RADIOACTIVE MATERIAL: ..... ☐ Yes ☒ No ☐ Unknown

Other: \_\_\_\_\_

Source of information: \_\_\_\_\_

**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 ways, trails, private road/homeowner associations (including condominiums and PUD's) or restrictive covenants? ..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: \_\_\_\_\_

Source of information: \_\_\_\_\_

Answer only one of the following sets of questions depending on the type of property:

If the subject property consists of at least one, but not more than four, residential dwelling units:

Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass? ..... ☐ Yes ☐ No ☐ Unknown  
If No, who is responsible for maintenance? \_\_\_\_\_

For all other properties:

Are there any abandoned or discontinued town ways, any public easements or any private roads located on the property or abutting the property? ..... ☐ Yes ☒ No ☐ Unknown  
If Yes, describe: \_\_\_\_\_

If Yes, who is responsible for maintenance (including road association, if any): \_\_\_\_\_  
\_\_\_\_\_

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PROPERTY LOCATED AT: 192 Pelegoupolis Rd Hwy

Are there any tax exemptions or reductions 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: \_\_\_\_\_

Is a Forest Management and Harvest Plan available?..... ☐ Yes ☒ No ☐ Unknown

Is house now covered by flood insurance policy (not a determination of flood zone) ☒ Yes ☐ No ☐ Unknown

Equipment leased or not owned (e.g., propane tank, hot water heater, satellite dish): Type: Propane Tank

Year Principal Structure Built: 1972

What year did Seller acquire property? 2013

Roof: Year Shingles/Other Installed: 2019

Water, moisture or leakage: NONE

Comments: \_\_\_\_\_

Foundation/Basement:

Is there a Sump Pump? No ☐ Yes ☒ No ☐ Unknown

Water, moisture or leakage since you owned the property: ☐ Yes ☒ No ☐ Unknown

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 ☒ Unknown

Manufactured Housing – Is the residence a:

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: \_\_\_\_\_

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PROPERTY LOCATED AT: 192 Battagampus Rd, Medway, ME

**SECTION VI — ADDITIONAL INFORMATION**

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: ..... ☐ Yes ☒ No

Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

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.

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.

[Signature] 05/26/2020  
SELLER DATE

SELLER DATE

[Signature] 5/26/2020  
SELLER DATE

SELLER 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

BUYER DATE

BUYER DATE



PROPERTY DISCLOSURE ADDENDUM

(2019)

PROPERTY LOCATED AT: 192 Pattagumpus Rd, Medway, ME

**CHIMNEYS AND VENTS:**

Has chimney(s) been inspected? ..... ☒ Yes ☐ No ☐ Unknown

If Yes, date: 2020

Date chimney(s) last cleaned: \_\_\_\_\_

Direct/Power Vent(s): ..... ☐ Yes ☒ No ☐ Unknown

Has vent(s) been inspected? ..... ☐ Yes ☐ No ☐ Unknown

If Yes, date: \_\_\_\_\_

Comments: \_\_\_\_\_

Source of information: \_\_\_\_\_

**METHAMPHETAMINE:**

METHAMPHETAMINE – Current or previously existing: ..... ☐ Yes ☒ No ☐ Unknown

Comments: \_\_\_\_\_

Source of information: \_\_\_\_\_

**ACCESS:**

Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass? ..... ☒ Yes ☐ No ☐ Unknown

If No, who is responsible for maintenance? \_\_\_\_\_

Road Association Name (if known): \_\_\_\_\_

[Signature] 05-26-2020  
Seller Date Seller Date

[Signature] 5/26/2020  
Seller Date Seller Date

The undersigned hereby acknowledge receipt of the Property Disclosure Addendum.

Buyer Date Buyer Date

Buyer Date Buyer Date



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