

### 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 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. STRIKE, 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 (if any): .....  N/A  Yes  No  Unknown  
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: (Strike Section if Not Applicable):  
INSTALLATION: Location: \_\_\_\_\_  
Installed by: \_\_\_\_\_  
Date of Installation: \_\_\_\_\_  
USE: Number of persons currently using system: \_\_\_\_\_  
Does system supply water for more than one household?  Yes  No  Unknown

Comments: N/A

Source of Section I information: Owner and Public Records

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**SECTION II – WASTE WATER DISPOSAL**

TYPE OF SYSTEM:  Public     Private     Quasi-Public \_\_\_\_\_     Unknown

IF PUBLIC OR QUASI-PUBLIC (Strike Section if Not Applicable):

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 (Strike Section if Not Applicable):

Tank:     Septic Tank     Holding Tank     Cesspool     Other: \_\_\_\_\_

Tank Size:  500 Gallon     1000 Gallon     Unknown     Other: \_\_\_\_\_

Tank Type:     Concrete     Metal     Unknown     Other: \_\_\_\_\_

Location: \_\_\_\_\_ OR     Unknown

Date installed: \_\_\_\_\_ Date last pumped: \_\_\_\_\_ Name of pumping company: \_\_\_\_\_

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: \_\_\_\_\_

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

Comments: No problems

Source of Section II information: Owner and Public Records

**SECTION III – HEATING SYSTEM(S)/HEATING SOURCES(S)**

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	HWBB	HWBB		
Age of system(s) or source(s)	1998	2006+-		
Name of company that services system(s) or source(s)				
Date of most recent service call	12/02/2019			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)				
Malfunction per system(s) or source(s) within past 2 years				
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(s) been inspected? .....  Yes  No  Unknown  
     If Yes, date: \_\_\_\_\_  
 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 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: **Seller is not aware of any underground storage tanks**

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: **Seller is not aware of any asbestos**

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: \_\_\_\_\_

**E. METHAMPHETAMINE** - Current or previously existing:  Yes  No  Unknown

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

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

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**F. 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: \_\_\_\_\_

**G. 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, homeowner associations (including condominiums and PUD's) or restrictive covenants? .....  Yes  No  Unknown

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

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

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): \_\_\_\_\_

PROPERTY LOCATED AT: 72 Main St, Orono, Me 04473

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 (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: N/A

Year Principal Structure Built: 1851

What year did Seller acquire property? 1983

Roof: Year Shingles/Other Installed: 2006

Water, moisture or leakage: yes on rubber roof, repaired

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

Foundation/Basement:

Is there a Sump Pump? .....  Yes  No  Unknown

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

Prior water, moisture or leakage? .....  Yes  No  Unknown

Comments: Moisture in basement that seeps in during heavy rains

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

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

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: None known

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

Source of Section V information: \_\_\_\_\_

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**SECTION VI – ADDITIONAL INFORMATION**

Air conditioning added in 1984

Alarm system, with fire and electrical updates in 1984

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.

<u>Day N Smith</u>	<u>8/18/2014</u>	SELLER	DATE	SELLER	DATE
B & G Family Reality Trust, <del>Paulina Smith</del> Trustee	<u>Day N Smith</u>				
SELLER	DATE	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 \_\_\_\_\_

N O T N O T  
A N A N  
QUITCLAIM DEED WITH COVENANT  
O F F I C I A L O F F I C I A L  
C O P Y C O P Y

GARY W. SMITH and BARBARA C. SMITH, both of Bangor, Penobscot County, State  
of Maine, for consideration paid, grant to BARBARA C. SMITH, TRUSTEE OF B & G SMITH  
FAMILY REALTY TRUST UNDER AGREEMENT DATED Dec 5, 2003, with Quitclaim  
Covenant, the land, together with the buildings or improvements thereon, in Orono, Penobscot  
County, State of Maine, described as follows:

A certain lot or parcel of land, with the buildings thereon, situated in the Town of Orono, County of Penobscot and State of Maine, bounded and described as follows: Commencing on the easterly side of Main Street, at a point in the center of the street line of Lot Number Three (3), Range "A", according to the plan of Bangor Lower Stillwater Mill Company, June 27, 1836, and recorded in Penobscot Registry of Deeds in Plan Book I, Page 139 to 145, inclusive, as said street line is indicated on said plan and running thence generally southwesterly following the generally easterly line and course of said Main Street, one hundred twenty-five (125) feet, more or less, to the northwesterly corner of the homestead premises formerly of Lucena Bayard; thence generally southeasterly along the northerly side of Bayard premises and the northerly side of premises now or formerly owned by Bessie B. Stevens, one hundred nine and sixty-five hundredths (109.65) feet, more or less, to the southwesterly corner of the lot of land conveyed to Richard S. Bradford and Helen S. Bradford by Virginia T. Bates by deed dated August 27, 1962, and recorded in said Registry of Deeds in Vol. 1860, Page 250; thence in a generally northeasterly direction along the generally westerly line of said lot conveyed by Virginia T. Bates to said Richard S. Bradford and Helen S. Bradford, to the generally southerly line of land formerly owned by Asa C. Adams, one hundred twenty-five (125) feet; thence in a generally northwesterly direction along the generally southerly line of the former Adams' land one hundred fourteen (114) feet, more or less, to the point of beginning.

Being the same premises described in the deed from Joseph R. Labeau and Lois V. Labeau to Gary W. Smith and Barbara Smith, dated July 1, 1983, and recorded in Volume 3412, Page 343 of the Penobscot County Registry of Deeds.

The Grantee's mailing address is P.O. Box 2231, Bangor, ME 04402-2231.

WITNESS our hands and seals this 5<sup>th</sup> day of December, 2003.



WITNESS:

N O T

N O T

Cynthia A. Harmon  
OFFICIAL  
C O P Y

Gary W. Smith  
OFFICIAL  
C O P Y  
GARY W. SMITH

Cynthia A. Harmon  
OFFICIAL  
C O P Y

Barbara C. Smith  
OFFICIAL  
C O P Y  
BARBARA C. SMITH

STATE OF MAINE  
PENOBSCOT COUNTY

December 5, 2003

Then personally appeared the above-named Gary W. Smith and Barbara C. Smith and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Evanette J. Michaud

Notary Public/~~Attorney-at-Law~~

Typed or printed name of Notary: EVANETTE J. MICHAUD

My commission expires: Jan. 13, 2004

4400:1824:RE31338



No Transfer Tax Paid

PENOBSCOT COUNTY, MAINE

Susan F. Belsey  
Register of Deeds

