

PROPERTY LOCATED AT: 112 PENNEY Lane BRADLEY, ME.

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: UNKNOWN
Installed by: UNKNOWN
Date of Installation: UNKNOWN

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

Comments: WRIT PLACEMENT UNKNOWN - PER TESTS WATER REGULARLY

Source of Section I information: SE 11/81

Buyer Initials _____ Page 1 of 7 Seller Initials JBD

PROPERTY LOCATED AT: _____

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? N/A

IF PRIVATE (Strike Section if Not Applicable):

Tank: Septic Tank Holding Tank Cesspool Other: Unknown

Tank Size: 500 Gallon 1000 Gallon Unknown Other: _____

Tank Type: Concrete Metal Unknown Other: _____

Location: Front on Mosier Lane OR Unknown

Date installed: Unknown Date last pumped: 3 yrs?? Name of pumping company: Unknown

Have you experienced any malfunctions? Yes No

If Yes, give the date and describe the problem: N/A

Date of last servicing of tank: N/A Name of company servicing tank: N/A

Leach Field: Yes No Unknown

If Yes, Location: Unknown

Date of installation of leach field: Unknown Installed by: Unknown

Date of last servicing of leach field: Unknown Company servicing leach field: Unknown

Have you experienced any malfunctions? Yes No

If Yes, give the date and describe the problem and what steps were taken to remedy: N/A

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: SEPTIC INSTALLED + MAINTAINED BY PAUL OWENS

Source of Section II information: SELLER

Buyer Initials _____ Page 2 of 7 Seller Initials JO

PROPERTY LOCATED AT: _____

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

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	FHA			
Age of system(s) or source(s)	2004 +/-			
Name of company that services system(s) or source(s)	DRAW RIVER			
Date of most recent service call	2021			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	400 gals +/-			
Malfunction per system(s) or source(s) within past 2 years	None			
Other pertinent information	None			

- 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: _____

Buyer Initials _____

Seller Initials JSB

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 Other Unknown

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

WATER TEST: Have you had the water tested? Yes No

If Yes, Date of most recent test: Yes No
 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: Unknown
 Installed by: Unknown
 Date of Installation: Unknown

USE: Number of persons currently using system: 2
 Does system supply water for more than one household? Yes No Unknown

Comments: Water placement Unknown - try tests with water respectively
 Source of Section I information: SE 118

Buyer Initials _____ Page 1 of 7 Seller Initials gls

PROPERTY LOCATED AT: 112 PENNEY LANE BRIDGE, ME.

PROPERTY DISCLOSURE

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? *N/A*

IF PRIVATE (Strike Section if Not Applicable):

Tank: Septic Tank Holding Tank Cesspool Other: *Unknown*

Tank Size: 500 Gallon 1000 Gallon Unknown Other: *Unknown*

Tank Type: Concrete Metal Unknown Other: *Unknown*

Location: *Front or Rear Porch* OR Unknown

Date installed: *Unknown* Date last pumped: *3 yrs??* Name of pumping company: *Unknown*

Have you experienced any malfunctions? Yes No

If Yes, give the date and describe the problem: *N/A*

Date of last servicing of tank: *N/A* Name of company servicing tank: *N/A*

Leach Field: Yes No Unknown

If Yes, Location: *Unknown*

Date of installation of leach field: *Unknown* Installed by: *Unknown*

Date of last servicing of leach field: *Unknown* Company servicing leach field: *Unknown*

Have you experienced any malfunctions? Yes No

If Yes, give the date and describe the problem and what steps were taken to remedy: *N/A*

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: *Septic installed & maintained by Park Homes*

Source of Section II information: *See title*

SECTION III - HEATING SYSTEM(S)/HEATING SOURCE(S)

Heating System(s) or Source(s)	TYPE(S)	Age of system(s) or source(s)	Name of company that services system(s) or source(s)	Date of most recent service call	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
SYSTEM 1	FHA	2004 +/-	DRIVE RIVER	2021	400 gals +/-	None	None
SYSTEM 2							
SYSTEM 3							
SYSTEM 4							

Are there fuel supply lines? Yes No Unknown

Are any buried? Yes No Unknown

Are all sleeved? Yes No Unknown

Chimney(s): Yes No Unknown

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: _____

Buyer Initials _____

Seller Initials *MSB* _____

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

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

Comments: *None*

Source of information: *Seller*

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: *None*

Source of information: *Seller*

C. RADON/AIR - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: *N/A*

By: *N/A*

Results: *N/A*

If applicable, what remedial steps were taken?

Has the property been tested since remedial steps? Yes No Unknown

Are test results available? Yes No Unknown

Results/Comments: *None*

Source of information: *Seller*

D. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: *N/A*

By: *N/A*

Results: *N/A*

If applicable, what remedial steps were taken?

Has the property been tested since remedial steps? Yes No Unknown

Are test results available? Yes No Unknown

Results/Comments: *Part Responsible for Recurring Water Tests*

Source of information:

E. METHAMPHETAMINE - Current or previously existing:

Yes No Unknown

Comments: *None*

Source of information: *Seller*

Buyer Initials

Page 4 of 7

Seller Initials *fb*

PROPERTY LOCATED AT:

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: None
Do you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards: None
Yes No
If Yes, describe: None
Are you aware of any cracking, peeling or flaking paint? None
Yes No
Comments: None
Source of information: See list

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL:
Yes No Unknown
LAND FILL:
Yes No Unknown
RADIOACTIVE MATERIAL:
Yes No Unknown
Other: None
Source of information: See list

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? Moore Home Park
Road Association Name (if known): Park

Buyer Initials _____

Seller Initials JES

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: Homeless Veterans Water Exemption

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: Propane Tank for generator

Year Principal Structure Built: 2000

What year did Seller acquire property? 2001

Roof: Year Shingles/Other Installed: Major Roof - 2014 +/-

Water, moisture or leakage: None known

Comments: None

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: None

Mold: Has the property ever been tested for mold?..... Yes No Unknown

If Yes, are test results available?..... Yes No Unknown

Electrical: Fuses Circuit Breaker Other: None

Comments: None

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 at:

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 - STAIRS may need repair!

Comments: None

Source of Section V information: Seller

JSB

PROPERTY LOCATED AT:

SECTION VI – ADDITIONAL INFORMATION

Blank

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.

John G. Baker
SELLER
DATE *12/24/2022*

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

