

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 buyer 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: 10/10/07 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: City Water

Source of Section I information: Representative

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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: City Sewer
Source of Section II information: Representative

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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)	HW Radiators			
Age of system(s) or source(s)	15-16 +-			
Name of company that services system(s) or source(s)	CCB Portland			
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	N/A			
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: **Representative**

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: Representative

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: The university is aware there was asbestos when they purchased Yes No Unknown

Comments: The university is gathering the paperwork in regards to where and the abatement/removal

Source of information: Representative

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: Representative

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: Representative

E. METHAMPHETAMINE - Current or previously existing:

Yes No Unknown

Comments: _____

Source of information: Representative

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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: The university is gathering the paperwork in regards to where and the abatement/removal

Are you aware of any cracking, peeling or flaking paint? Yes No

Comments: The university is aware there was lead paint when they purchase

Source of information: Representative

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: Representative

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: Driveway

Source of information: Deed

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): _____

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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: Literary/Science 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: None

Year Principal Structure Built: 1900

What year did Seller acquire property? 2008

Roof: Year Shingles/Other Installed: 2020

Water, moisture or leakage: None Known

Comments: N/A

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: _____

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

If Yes, are test results available? Yes No

Comments: _____

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 defects or hazardous materials caused by insect or animal infestation inside or on the residential structure
..... Yes No Unknown

Comments: _____

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: None Know

Comments: _____

Source of Section V information: Representative

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Seller Initials FW

