

## 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.**

PROPERTY LOCATED AT: 51 Clinic Road, Gouldsboro, ME 04607

### 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: Northeast of house

Installed BY: Unknown DATE of Installation: \_\_\_\_\_

What is the source of your information: \_\_\_\_\_

USE: Number of Persons currently using system? 4-18 depending on number of guests

Does system supply water for more than one household? \_\_\_\_\_  Yes  No  Unknown

COMMENTS: UV light filtration is excellent. New pump 2009.

### SECTION II. WASTE WATER DISPOSAL

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

• IF PUBLIC OR QUASI-PUBLIC:

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 Gal.  1000 Gal.  Unknown  Other: \_\_\_\_\_

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

Location: Approx 30' frm back ell OR  Unknown Date of Installation: \_\_\_\_\_

Date of Last Servicing: Sept 2007 pumped Name of Company Servicing Tank: Andy Stone Septic

Date Last Pumped: September 2007 Have you experienced any malfunctions? \_\_\_\_\_  Yes  No

If yes, give the date and describe the problem: \_\_\_\_\_

LEACH FIELD: \_\_\_\_\_  Yes  No  Unknown

IF YES: Location: Back of house

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

Date of Last Servicing: Never needed Name of Service Company: \_\_\_\_\_

Have you experienced any malfunctions? \_\_\_\_\_  Yes  No

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? \_\_\_\_\_  Yes  No

IF YES, is it available? \_\_\_\_\_

SOURCE OF INFORMATION: \_\_\_\_\_

COMMENTS: \_\_\_\_\_

IS SYSTEM LOCATED IN A SHORELAND ZONE?: \_\_\_\_\_  Yes  No  Unknown

Is System located in a Coastal Shoreland Zone? \_\_\_\_\_  Yes  No  Unknown

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F. OTHER HAZARDOUS MATERIALS - Current or previously existing:

- TOXIC MATERIAL:  Yes  No  Unknown OTHER: \_\_\_\_\_
- LAND FILL:  Yes  No  Unknown \_\_\_\_\_
- RADIOACTIVE MATERIAL:  Yes  No  Unknown \_\_\_\_\_

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 way, private road/homeowner associations or restrictive covenants?  Yes  No  Unknown

IF YES: Explain: Right of way to Jones Pond reserved in deed by D.McGee. McGee now deceased.

What is your source of information: Deed

Are there any tax exemption or reduction 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: \_\_\_\_\_

• Leased Equipment (e.g., propane tank, hot water heater, satellite dish): Type: Propane tank - at no cost

• Year Built: 1898 What year did Seller purchase property? \_\_\_\_\_

• Roof: Year Built - Structure: Repairs as needed Year Shingles Installed: new 2007 Sept.

Moisture or leakage: \_\_\_\_\_

Comments: Had entire roof replaced 2007.

• Foundation/Basement: Sump Pump:  Yes  No  Unknown Comments: French drain

Moisture or leakage since you owned the property:  Yes  No  Unknown Comments: Some moisture under extreme

Knowledge of prior moisture or leakage:  Yes  No  Unknown Comments: spring thaw.

• 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 the property been surveyed?  Yes  No  Unknown If YES, is the survey available?  Yes  No

• Manufactured Housing: Mobile Home -  Yes  No Modular:  Yes  No

• KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: \_\_\_\_\_

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

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

**SECTION VI. ADDITIONAL INFORMATION**

Original windows; some storms. WHOLE HOUSE REWIRED 200 AMP. Fiberglass INSULATION in back wall of house; all rest has blown cellulose insulation in walls & attic. All vinyl siding except 3rd floor dormer. Wood stove hook-ups. Carriage house (garage & shop) insulated & heated.

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.

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.

\_\_\_\_\_  
SELLER

\_\_\_\_\_  
**Signed copy available in office**  
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