

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: 749 Newbury Neck Road, Surry, ME 04684

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: Coming down driveway to right of house
Installed BY: Unknown DATE of Installation: Unknown probably 1978
What is the source of your information: Sellers
USE: Number of Persons currently using system? 0
Does system supply water for more than one household? Yes No Unknown

COMMENTS: _____

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: E. Side of House OR Unknown Date of Installation: _____
Date of Last Servicing: Unknown Name of Company Servicing Tank: _____
Date Last Pumped: Unknown Have you experienced any malfunctions? Yes No
If yes, give the date and describe the problem: _____

LEACH FIELD: Yes No Unknown

IF YES: Location: E. Side of House
Date of installation of leach field: Unknown Installed by: Jay Saunders
Date of Last Servicing: Unknown 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? Yes
SOURCE OF INFORMATION: Sellers/Surry Town Office

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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PROPERTY LOCATED AT 748 Newbury Neck Road, Surry, ME 04684

SECTION III. HEATING SYSTEM(S) SOURCE(S)

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	Hot Water Baseboard	Wood Furnace		
Age of system(s)/source(s)	1979/2000	1979		
Name of company that services system(s)/source(s)	Webber	Not Used Since 2002		
Date of most recent service call	Winter 2008			
Annual consumption per system/source (i.e., gallons, kilowatt hours, cord(s))	1793 Gallons			
Malfunction per system(s)/source(s) within past 2 years				
Other pertinent information				

Buried Oil Supply Line: Yes No Unknown
 Chimney(s) Lined: Yes No Unknown Age: 1979 Last Cleaned: unknown
 Has chimney been inspected? Yes No Unknown Had a chimney fire: Yes No Unknown
 Is more than one heat source vented through one flue? Yes No Unknown
 Has chimney been inspected? Yes No Unknown; If Yes, when: _____
 COMMENTS: _____

SECTION IV. HAZARDOUS MATERIAL

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

A. UNDERGROUND STORAGE TANKS - Current or previously existing: Yes No Unknown
 Are there now, or have there ever been, any underground storage tanks on your property?
 IF YES: Are tanks in current use? Yes No
 IF NO above: How long have tank(s) been out of service? _____
 What materials are, or were, stored in the tank(s)? _____
 Age of tank(s): _____ Size of tank(s): _____
 Location: _____
 Have you experienced any problems such as leakage? Yes No Unknown
 Are tanks registered with the Dept. of Environmental Protection? Yes No Unknown
 If tanks are no longer in use, have tanks been abandoned according to D.E.P.? Yes No Unknown
 Comments: _____

B. ASBESTOS - Current or previously existing: Yes No Unknown
 • as insulation on the heating system pipes or duct work? Yes No Unknown
 • in the siding? Yes No Unknown
 • in flooring tiles? Yes No Unknown
 • in the roofing shingles? Yes No Unknown
 • other: _____
 IF YES: Source of information: _____
 COMMENTS: _____

C. RADON/AIR - Current or previously existing: Yes No Unknown
 Has the property been tested? _____
 IF YES: Date: March 1986 By: State of Maine Dept of Human Services
 Results: 1.63-2.5 pci/L If applicable, What remedial steps were taken? _____
 Has the property been tested since remedial steps? _____
 Are test results available? Yes No Results & Comments: _____

D. RADON/WATER - Current or previously existing: Yes No Unknown
 Has the property been tested? _____
 IF YES: Date: October 1986 By: State of Maine Dept of Human Services
 Results: 2450-2890 pci/L If applicable, What remedial steps were taken? _____
 Has the property been tested since remedial steps? _____
 Are test results available? Yes No Results & Comments: _____

E. LEAD-BASED PAINT/PAINT HAZARDS - Current or previously existing: (Note: Lead-based paint is most commonly found in homes constructed prior to 1978; See EPA Disclosure brochure/form and Maine Lead Warning for more information)
 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 Yes No
 IF YES, describe location and the basis for the determination: _____
 Do you know of any records or reports pertaining to such lead-based paint or lead-based paint hazards: Yes No
 IF YES, describe: _____
 Are you aware of any cracking, peeling or flaking paint? Yes No

COMMENTS: In Process of Fixing (wood floor)
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 Paula Friedman

F. OTHER HAZARDOUS MATERIALS - Current or previously existing:

- TOXIC MATERIAL: Yes No Unknown
- LAND FILL: Yes No Unknown
- RADIOACTIVE MATERIAL: Yes No Unknown

OTHER: _____

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: _____

What is your source of information: Sellers

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: Tree Growth until April 2010. Open Space begins April 2010

- Leased Equipment (e.g., propane tank, hot water heater, satellite dish): Type: No
- Year Built: 1979 What year did Seller purchase property? _____
- Roof: Year Built - Structure: Asphalt Shingles/Rubber Roof Year Shingles Installed: 2008 Rubber
- Moisture or leakage: 2008 RO
- Comments: Roof Repaired
- Foundation/Basement: Sump Pump: Yes No Unknown Comments: _____
- Moisture or leakage since you owned the property: Yes No Unknown Comments: Repairs Made
- Knowledge of prior moisture or leakage: Yes No Unknown Comments: Repairs Made
- 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

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

Signature On File

DATE

SELLER

Signature on File

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



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Paula Friedmar