

# 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.**

455 Black Duck Cove Road

PROPERTY LOCATED AT: Beals, ME 04611

## 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? N/A

• IF PRIVATE:

INSTALLATION: Location: 125' down driveway from house

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

USE: Number of Persons currently using system? 1

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

COMMENTS: N/A

Source of SECTION I information: Seller

## SECTION II. WASTE WATER DISPOSAL

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

• IF PUBLIC OR QUASI-PUBLIC:

Have you had the sewer line inspected?  Yes  No If yes, what results: N/A

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:

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

Tank Size:  500 Gal.  1000 Gal.  Unknown  Other: \_\_\_\_\_

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

Location: Northerly side of house OR  Unknown Date of Installation: \_\_\_\_\_

Date Last Pumped: \_\_\_\_\_ Name of Company Pumping Tank: Mallar

Have you experienced any malfunctions? .....  Yes  No

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

Date of Last Servicing of tank: \_\_\_\_\_ Name of Company Servicing Tank: Mallar

LEACH FIELD: .....  Yes  No  Unknown

IF YES: Location: Northerly side of house

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

Date of Last Servicing of leach field: \_\_\_\_\_ Name of Company Servicing leach field: \_\_\_\_\_

Have you experienced any malfunctions? .....  Yes  No

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

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? \_\_\_\_\_

Is System located in a Shoreland Zone? .....  Yes  No  Unknown

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

COMMENTS: N/A

Source of SECTION II information: Seller

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Tim Merritt

Paul Iossa

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

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	<b>Forced Hot Air</b>	<b>Wood Stove</b>		
Age of system(s)/source(s)	<b>New 2013</b>	<b>Installed 1995</b>		
Name of company that services system(s)/source(s)	<b>Carver Oil</b>			
Date of most recent service call				
Annual consumption per system/ source (i.e., gallons, kilowatt hours, cord(s))	<b>1000 lbs/year of propane</b>	<b>2 Cords/year</b>		
Malfunction per system(s)/ source(s) within past 2 years	<b>None</b>			
Other pertinent information	<b>N/A</b>			

Is there an oil supply line?  Yes  No  Unknown Is it buried?  Yes  No  Unknown Is it Sleeved?  Yes  No  Unknown

Chimney(s):  Yes  No If yes, lined:  Yes  No  Unknown Last Cleaned: \_\_\_\_\_

Is more than one heat source vented through one flue?  Yes  No  Unknown Had a chimney fire:  Yes  No  Unknown

Has chimney been inspected?  Yes  No  Unknown; If Yes, when: \_\_\_\_\_ Direct/Power Vent:  Yes  No  Unknown

COMMENTS: **N/A**

Source of SECTION III information: **seller**

**SECTION IV. HAZARDOUS MATERIAL**

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

A. UNDERGROUND STORAGE TANKS - Current or previously existing:

Are there now, or have there ever been, any underground storage tanks on your property?  Yes  No  Unknown

IF YES: Are tanks in current use?  Yes  No  Unknown

IF NO above: How long have tank(s) been out of service? **N/A**

What materials are, or were, stored in the tank(s)? **N/A**

Age of tank(s): **N/A** Size of tank(s): **N/A**

Location: **N/A**

Have you experienced any problems such as leakage? **N/A**

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: **N/A**

Source of information: **seller**

B. ASBESTOS - Current or previously existing:

• as insulation on the heating system pipes or duct work?  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

Source of information: **seller**

COMMENTS: **N/A**

C. RADON/AIR - Current or previously existing:

Has the property been tested?  Yes  No  Unknown

IF YES: Date: \_\_\_\_\_ By: **N/A**

Results: **N/A** If applicable, What remedial steps were taken? **N/A**

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

Are test results available?  Yes  No Results & Comments: **N/A**

Source of information: **seller**

D. RADON/WATER - Current or previously existing:

Has the property been tested?  Yes  No  Unknown

IF YES: Date: \_\_\_\_\_ By: **N/A**

Results: **N/A** If applicable, What remedial steps were taken? **N/A**

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

Are test results available?  Yes  No Results & Comments: **N/A**

Source of information: **seller**

E. LEAD-BASED PAINT/PAINT HAZARDS - Current or previously existing: (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 the basis for the determination: **N/A**

Do you know of any records or reports pertaining to such lead-based paint or lead-based paint hazards:  Yes  No

IF YES, describe: **N/A**

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

COMMENTS: **N/A**

Source of information: **seller**

PROPERTY LOCATED AT 455 Black Duck Cove Road, Beals, ME 04611

F. OTHER HAZARDOUS MATERIALS - Current or previously existing:

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

Source of information: Seller

**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 (including condominiums and PUD's) or restrictive covenants?  Yes  No  Unknown

IF YES: Explain: Private Road, Right-of-way

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: Veteran's, Homestead Forest Management and Harvest Plan available?  Yes  No  Unknown

• Is this house currently covered by a flood insurance policy?  Yes  No  Unknown

• Equipment leased or not owned (e.g., propane tank, hot water heater, satellite dish): Type: Satellite Dish

• Year Principal Structure Built: 1995 What year did Seller acquire property? 1990

• Roof: Year Shingles/Other Installed: 1995

Water, moisture or leakage: None

Comments: N/A

• Foundation/Basement: Sump Pump:  Yes  No  Unknown Comments: N/A

Water, moisture or leakage since you owned the property:  Yes  No  Unknown Comments: N/A

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

• Electrical:  Fuses  Circuit Breaker  Other: \_\_\_\_\_  Unknown

• Has all or a portion of the property been surveyed?  Yes  No  Unknown If YES, is the survey available?  Yes  No

• Manufactured Housing: 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

Source of SECTION V information: Seller

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  
James T. Merritt

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

