

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: 763 Robinson Road, Blaine, ME 04734

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 Needs new pump 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: Between House and Garage
Installed BY: UNK DATE of Installation: _____
What is the source of your information: OWNER
USE: Number of Persons currently using system? None
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: North of House OR ☐ Unknown Date of Installation: 90's early
Date of Last Servicing: None Name of Company Servicing Tank: _____
Date Last Pumped: UNK Have you experienced any malfunctions? ☐ Yes ☒ No
If yes, give the date and describe the problem: _____

LEACH FIELD: ☒ Yes ☐ No ☐ Unknown

IF YES: Location: Northwest of Tank Apple Tree
Date of installation of leach field: UNK 90's early Installed By: UNK
Date of Last Servicing: UNK 90's early Name of Service Company: Rick Antworth
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: OWNER

COMMENTS: _____

IS SYSTEM LOCATED IN A SHORELAND ZONE?: ☐ Yes ☒ No ☐ Unknown
Is System located in a Coastal Shoreland Zone? ☐ Yes ☒ No ☐ Unknown

8/2008

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Buyer(s) Initials _____

Seller(s) Initials OB

Northern Maine Realty 52 Main Street, Mars Hill ME 04758
Northern Maine Realty

Phone: (207) 425-7777

Fax: _____

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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)	FHA			
Age of system(s)/source(s)	10 + -			
Name of company that services system(s)/source(s)	unk			
Date of most recent service call	unk			
Annual consumption per system/ source (i.e., gallons, kilowatt hours, cord(s))	unk			
Malfunction per system(s)/ source(s) within past 2 years	unk			
Other pertinent information				

Buried Oil Supply Line: ☐ Yes ☒ No ☐ UnknownSleeved: ☐ Yes ☐ NoChimney(s) Lined: ☒ Yes ☐ No ☐ Unknown

Age: early 80's

Last Cleaned: _____

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

Are there now, or have there ever been, any underground storage tanks on your property?

☐ Yes ☒ No ☐ UnknownIF 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? _____

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:

• 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

IF YES: Source of Information: _____

COMMENTS: _____

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 ☐ UnknownAre test results available? ☐ Yes ☐ No

Results & Comments: _____

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 ☐ UnknownAre 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

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: Outside Needs Scraping & Painting

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Seller(s) Initials DB

PROPERTY LOCATED AT 763 Robinson Road, Blaine, ME 04734

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 road/homeowner associations or restrictive covenants? ☐ Yes ☒ No ☐ Unknown

IF YES: Explain: _____

What is your source of information: OWNER

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: None

• Year Built: 1895 Frank Robinson How long has Seller owned it: 3 1/2 yrs.
W F Robinson

• Roof: Year Built - Structure: ORIGINAL Age - Shingles: OLD

Moisture or leakage: Some

Comments: _____

• Foundation/Basement: Sump Pump: ☐ Yes ☒ No ☐ Unknown Comments: _____
Moisture or leakage since you owned the property: ☐ Yes ☒ No ☐ Unknown Comments: _____
Knowledge of prior 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: 100 AMP ☐ Unknown

• Has the property been surveyed? ☒ Yes ☐ No ☐ Unknown If YES, is the survey available? ☐ Yes ☐ No Maps @ Dec 05 Registry of

• 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: Safety and Remodeling Hazards

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.

Daniel Benner
SELLER

August 28, 2009
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



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