

PROPERTY LOCATED AT: 2292 Edinburg Rd., Argyle TWP, ME 04468**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 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 3 Season ☐ Unknown  
☐ Drilled ☐ Dug ☐ Other N/A

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: N/A 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: (Strike Section if Not Applicable):

INSTALLATION: Location: N/A

Installed by: N/A

Date of Installation: N/A

USE: Number of persons currently using system: N/A

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


Comments: Water pumped from river and filtered, pump is placed in water when the camp is in use

Source of Section I information: Seller

Buyer Initials \_\_\_\_\_

Page 1 of 7

Seller Initials

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PROPERTY LOCATED AT: 2292 Edinburg Rd., Argyle TWP, ME 04468**SECTION II — WASTE WATER DISPOSAL**TYPE OF SYSTEM: ☐ Public ☒ Private ☐ Quasi-Public N/A ☐ Unknown

IF PUBLIC OR QUASI-PUBLIC (Strike Section if Not Applicable):

Have you had the sewer line inspected?..... ☐ Yes ☐ NoIf Yes, what results: N/AHave you experienced any problems such as line or other malfunctions? ..... ☐ Yes ☐ NoWhat steps were taken to remedy the problem? N/A

IF PRIVATE (Strike Section if Not Applicable):

Tank: ☒ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Other: N/ATank Size: ☐ 500 Gallon ☐ 1000 Gallon ☒ Unknown ☐ Other: N/ATank Type: ☐ Concrete ☐ Metal ☒ Unknown ☐ Other: N/ALocation: South of house OR ☐ UnknownDate installed: unknown Date last pumped: unknown Name of pumping company: unknownHave you experienced any malfunctions? ..... ☐ Yes ☒ NoIf Yes, give the date and describe the problem: N/ADate of last servicing of tank: Unknown Name of company servicing tank: UnknownLeach Field: ..... ☐ Yes ☒ No ☐ UnknownIf Yes, Location: N/ADate of installation of leach field: N/A Installed by: N/ADate of last servicing of leach field: N/A Company servicing leach field: N/AHave you experienced any malfunctions? ..... ☐ Yes ☒ NoIf Yes, give the date and describe the problem and what steps were taken to remedy: N/ADo you have records of the design indicating the # of bedrooms the system was designed for? ☐ Yes ☒ NoIf Yes, are they available? ..... ☐ Yes ☒ NoIs System located in a Shoreland Zone? ..... ☒ Yes ☐ No ☐ UnknownComments: N/ASource of Section II information: Seller

Buyer Initials \_\_\_\_\_

Page 2 of 7

Seller Initials EF

PROPERTY LOCATED AT: 2292 Edinburg Rd., Argyle TWP, ME 04468**SECTION III – HEATING SYSTEM(S)/HEATING SOURCES(S)**

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	<b>Propane</b>			
Age of system(s) or source(s)	<b>Unknown</b>			
Name of company that services system(s) or source(s)	<b>N/A</b>			
Date of most recent service call				
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	<b>variable</b>			
Malfunction per system(s) or source(s) within past 2 years	<b>No</b>			
Other pertinent information	<b>N/A</b>			

Are there fuel supply lines? ..... ☒ Yes ☐ No ☐ UnknownAre any buried? ..... ☐ Yes ☒ No ☐ UnknownAre all sleeved? ..... ☐ Yes ☐ No ☒ UnknownChimney(s): ..... ☐ Yes ☒ NoIf Yes, are they lined: ..... ☐ Yes ☒ No ☐ UnknownIs more than one heat source vented through one flue? ..... ☐ Yes ☒ No ☐ UnknownHad a chimney fire: ..... ☐ Yes ☒ No ☐ UnknownHas chimney(s) been inspected? ..... ☐ Yes ☒ No ☐ UnknownIf Yes, date: N/ADate chimney(s) last cleaned: N/ADirect/Power Vent(s): ..... ☐ Yes ☒ No ☐ UnknownHas vent(s) been inspected? ..... ☐ Yes ☒ No ☐ UnknownIf Yes, date: N/AComments: N/ASource 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** - Are there now, or have there ever been, any underground storage tanks on the property? ..... ☐ Yes ☐ No ☒ UnknownIf Yes, are tanks in current use? ..... ☐ Yes ☐ No ☒ UnknownIf no longer in use, how long have they been out of service? N/AIf tanks are no longer in use, have tanks been abandoned according to DEP? ..... ☐ Yes ☐ No ☒ UnknownAre tanks registered with DEP? ..... ☐ Yes ☐ No ☒ UnknownAge of tank(s): N/A Size of tank(s): N/ALocation: N/A

Buyer Initials \_\_\_\_\_

Page 3 of 7

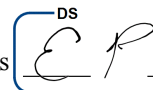
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PROPERTY LOCATED AT: **2292 Edinburg Rd., Argyle TWP, ME 04468**What materials are, or were, stored in the tank(s)? **N/A**Have you experienced any problems such as leakage: ..... ☐ Yes ☒ No ☐ UnknownComments: **N/A**Source of information: **Seller****B. ASBESTOS** — Is there now or has there been asbestos:As insulation on the heating system pipes or duct work? ..... ☐ Yes ☐ No ☒ UnknownIn the ceilings? ..... ☐ Yes ☐ No ☒ UnknownIn the siding? ..... ☐ Yes ☐ No ☒ UnknownIn the roofing shingles? ..... ☐ Yes ☐ No ☒ UnknownIn flooring tiles? ..... ☐ Yes ☐ No ☒ UnknownOther: **N/A** ..... ☐ Yes ☐ No ☒ UnknownComments: **N/A**Source of information: **Seller****C. RADON/AIR** - Current or previously existing:Has the property been tested? ..... ☐ Yes ☐ No ☒ UnknownIf Yes: Date: **N/A** 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 ☒ UnknownAre test results available? ..... ☐ Yes ☒ NoResults/Comments: **N/A**Source of information: **Seller****D. RADON/WATER** - Current or previously existing:Has the property been tested? ..... ☐ Yes ☐ No ☒ UnknownIf Yes: Date: **N/A** 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 ☒ UnknownAre test results available? ..... ☐ Yes ☒ NoResults/Comments: **N/A**Source of information: **Seller****E. METHAMPHETAMINE** - Current or previously existing:☐ Yes ☐ No ☒ UnknownComments: **N/A**Source of information: **Seller**

Buyer Initials \_\_\_\_\_

Page 4 of 7

Seller Initials



PROPERTY LOCATED AT: 2292 Edinburg Rd., Argyle TWP, ME 04468**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: N/ADo you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards: ☐ Yes ☒ NoIf Yes, describe: N/AAre you aware of any cracking, peeling or flaking paint? ..... ☐ Yes ☒ NoComments: N/ASource of information: Seller**G. OTHER HAZARDOUS MATERIALS** - Current or previously existing:TOXIC MATERIAL: ..... ☐ Yes ☐ No ☒ UnknownLAND FILL: ..... ☐ Yes ☐ No ☒ UnknownRADIOACTIVE MATERIAL: ..... ☐ Yes ☐ No ☒ UnknownOther: N/ASource 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 ways, trails, homeowner associations (including condominiums and PUD's) or restrictive covenants? ..... ☐ Yes ☒ No ☐ UnknownIf Yes, explain: N/ASource of information: SellerIs 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 ☐ UnknownIf No, who is responsible for maintenance? N/ARoad Association Name (if known): N/A

Buyer Initials \_\_\_\_\_

Page 5 of 7

Seller Initials ER \_\_\_\_\_

PROPERTY LOCATED AT: 2292 Edinburg Rd., Argyle TWP, ME 04468

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 ☐ UnknownIf Yes, explain: N/AIs a Forest Management and Harvest Plan available?..... ☐ Yes ☒ No ☐ UnknownIs house now covered by flood insurance policy (not a determination of flood zone) ☐ Yes ☒ No ☐ UnknownEquipment 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: \_\_\_\_\_

What year did Seller acquire property? 2018Roof: Year Shingles/Other Installed: UnknownWater, moisture or leakage: NoComments: N/A

Foundation/Basement:

Is there a Sump Pump? ..... ☐ Yes ☒ No ☐ UnknownWater, moisture or leakage since you owned the property: ..... ☐ Yes ☒ No ☐ UnknownPrior water, moisture or leakage? ..... ☐ Yes ☒ No ☐ UnknownComments: N/AMold: Has the property ever been tested for mold? ..... ☐ Yes ☐ No ☒ UnknownIf Yes, are test results available? ..... ☐ Yes ☒ NoElectrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: N/A ☐ UnknownHas all or a portion of the property been surveyed? ..... ☐ Yes ☐ No ☐ UnknownIf Yes, is the survey available? ..... ☐ Yes ☐ No ☐ Unknown

Manufactured Housing – Is the residence a:

Mobile Home ..... ☒ Yes ☐ No ☐ UnknownModular ..... ☐ Yes ☐ No ☐ UnknownKNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: Some minor exterior, cosmetic damageSource of Section V information: Seller

Buyer Initials \_\_\_\_\_

Page 6 of 7

Seller Initials DS EP \_\_\_\_\_

PROPERTY LOCATED AT: 2292 Edinburg Rd., Argyle TWP, ME 04468**SECTION VI — ADDITIONAL INFORMATION**

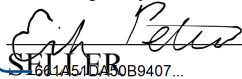
N/A

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

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

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.

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.

DocuSigned by:  
  
 S16614511DA30B9407...

4/7/2020

SELLER  
**Erik Peterson**

DATE

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DATE

SELLER

DATE

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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.

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