

PROPERTY LOCATED AT: Sys, Lakeville, ME 04487

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 _____ Unknown
 Drilled Dug Other Stream

~~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: _____ 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: (Strike Section if Not Applicable):~~

~~INSTALLATION: Location: _____~~

~~Installed by: _____~~



~~Date of Installation: _____~~

~~USE: Number of persons currently using system: _____~~

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

Comments: Stream does not bring water into the structure. Inoperable well on site.

Source of Section I information: Sellers

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SECTION II – WASTE WATER DISPOSAL

TYPE OF SYSTEM: Public Private Quasi-Public _____ Unknown

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

~~Have you had the sewer line inspected? Yes No~~

~~If Yes, what results: _____~~

~~Have you experienced any problems such as line or other malfunctions? Yes No~~

~~What steps were taken to remedy the problem? _____~~

IF PRIVATE (Strike Section if Not Applicable):

Tank: Septic Tank Holding Tank Cesspool Other: _____

Tank Size: 500 Gallon 1000 Gallon Unknown Other: _____

Tank Type: Concrete Metal Unknown Other: _____

Location: **Back of house** _____ OR Unknown

Date installed: **1994** Date last pumped: **N/A** Name of pumping company: **N/A**

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

~~If Yes, give the date and describe the problem: _____~~

Date of last servicing of tank: **N/A** Name of company servicing tank: **N/A**

Leach Field: Yes No Unknown

If Yes, Location: **Beyond turnaround**

Date of installation of leach field: **1994** Installed by: **Previous owner**

Date of last servicing of leach field: **UK** Company servicing leach field: **UK**

Have you experienced any malfunctions? Yes No

~~If Yes, give the date and describe the problem and what steps were taken to remedy: _____~~

Do you have records of the design indicating the # of bedrooms the system was designed for? Yes No

If Yes, are they available? Yes No

Is System located in a Shoreland Zone? Yes No Unknown

Comments: _____

Source of Section II information: **Sellers, Agent was unable to find plan at the State.**

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SECTION III – HEATING SYSTEM(S)/HEATING SOURCES(S)

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	Wood Stove			
Age of system(s) or source(s)	Installed in 1994			
Name of company that services system(s) or source(s)				
Date of most recent service call				
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	UK due to lack of use			
Malfunction per system(s) or source(s) within past 2 years	None			
Other pertinent information				

- Are there fuel supply lines? Yes No Unknown
- Are any buried? Yes No Unknown
- Are all sleeved? Yes No Unknown
- Chimney(s): Yes No
 - If Yes, are they lined: Yes No Unknown
 - Is more than one heat source vented through one flue? Yes No Unknown
 - Had a chimney fire: Yes No Unknown
 - Has chimney(s) been inspected? Yes No Unknown
 - ~~If Yes, date:~~ _____
 - ~~Date chimney(s) last cleaned:~~ _____
- Direct/Power Vent(s): Yes No Unknown
- Has vent(s) been inspected? Yes No Unknown
- ~~If Yes, date:~~ _____

Comments: _____

Source of Section III information: Sellers

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 Unknown
- If Yes, are tanks in current use? Yes No Unknown
- ~~If no longer in use, how long have they been out of service?~~ _____
- If tanks are no longer in use, have tanks been abandoned according to DEP? Yes No Unknown
- Are tanks registered with DEP? Yes No Unknown
- ~~Age of tank(s):~~ _____ ~~Size of tank(s):~~ _____

~~Location:~~ _____

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~~What materials are, or were, stored in the tank(s)?~~ _____

~~Have you experienced any problems such as leakage:~~ _____ Yes No Unknown

~~Comments:~~ _____

Source of information: Sellers

B. ASBESTOS — Is there now or has there been asbestos:

As insulation on the heating system pipes or duct work? Yes No Unknown

In the ceilings? 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

~~Comments:~~ _____

Source of information: Sellers

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 Unknown

Are test results available? Yes No

~~Results/Comments:~~ _____

Source of information: Sellers

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 Unknown

Are test results available? Yes No

~~Results/Comments:~~ _____

Source of information: Sellers

E. METHAMPHETAMINE - Current or previously existing:

Yes No Unknown

~~Comments:~~ _____

Source of information: Sellers

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Sarah and

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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: _____

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

If Yes, describe: _____

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

Comments: _____

Source of information: Sellers

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown

LAND FILL: Yes No Unknown

RADIOACTIVE MATERIAL: Yes No Unknown

Other: _____

Source of information: Sellers

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 Unknown

If Yes, explain: Required to be part of the Sysladobsis Lot Owners Association

Source of information: Sellers

Is 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 Unknown

If No, who is responsible for maintenance? Sysladobsis Lot Owners Association

Road Association Name (if known): Sysladobsis Lot Owners Association

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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 Unknown

If Yes, explain: Tree Growth

Is a Forest Management and Harvest Plan available?..... Yes No Unknown

Is house now covered by flood insurance policy (not a determination of flood zone) Yes No Unknown

~~Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines):~~ Type: _____

Year Principal Structure Built: 1994

What year did Seller acquire property? 2002

Roof: Year Shingles/Other Installed: Asphalt Shingles

Water, moisture or leakage: No

Comments: _____

Foundation/Basement:

Is there a Sump Pump? Yes No Unknown

Water, moisture or leakage since you owned the property: Yes No Unknown

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: None Unknown

Has all or a portion of the property been surveyed? Yes No Unknown

If Yes, is the survey available? Yes No Unknown

Manufactured Housing – Is the residence a:

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: Some mold on the wall in the kitchen by the sliding glass doors.

Source of Section V information: Sellers

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SECTION VI – ADDITIONAL INFORMATION

Source of water for the bathroom is transporting from the stream, or by other means of transportation of water.

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:

2A0A1479E66E418...
12/30/2020
DATE
Sarah Thrall, Spencer Thrall

DocuSigned by:

33062DF46D714B3...
12/30/2020
DATE
Spencer Thrall

SELLER 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

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