

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 No well

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: No well

Source of Section I information: Owner

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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: _____ ~~OR~~ Unknown
Date installed: _____ Date last pumped: _____ Name of pumping company: _____
Have you experienced any malfunctions? Yes No
If Yes, give the date and describe the problem: _____

~~Date of last servicing of tank: _____ Name of company servicing tank: _____~~
Leach Field: Yes No Unknown
If Yes, Location: _____
Date of installation of leach field: _____ Installed by: _____
Date of last servicing of leach field: _____ Company servicing leach field: _____
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: **No Septic**
Source of Section II information: **Owner**

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)	Unknown			
Name of company that services system(s) or source(s)	N/A			
Date of most recent service call	N/A			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	Just seasonal use			
Malfunction per system(s) or source(s) within past 2 years	N/A			
Other pertinent information	N/A			

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: N/A

Date chimney(s) last cleaned: Unknown

Direct/Power Vent(s): Yes No Unknown

Has vent(s) been inspected? Yes No Unknown

If Yes, date: N/A

Comments: None

Source of Section III information: Owner

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: None

Source of information: Owner

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: None known Yes No Unknown

Comments: None known

Source of information: Owner

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: None

Source of information: Owner

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: No well

Source of information: Owner

E. METHAMPHETAMINE - Current or previously existing:

Yes No Unknown

Comments: None

Source of information: Owner

Buyer Initials _____

Seller Initials _____

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: **No paint**

Source of information: **Owner**

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown

LAND FILL: Yes No Unknown

RADIOACTIVE MATERIAL: Yes No Unknown

Other: **None known**

Source of information: **Owner**

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: **N/A**

Source of information: **Deed and Town of Bradford**

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? _____

Road Association Name (if known): _____

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: N/A

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: None

Year Principal Structure Built: 1980

What year did Seller acquire property? 1970

Roof: Year Shingles/Other Installed: 1980

Water, moisture or leakage: None

Comments: None

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: No basement

Mold: Has the property ever been tested for mold? Yes No Unknown

If Yes, are test results available? Yes No

Comments: None

Electrical: Fuses Circuit Breaker Other: Solar panel Unknown

Comments: Solar panel charges two batteries for 3 lights and CD player

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 defects or hazardous materials caused by insect or animal infestation inside or on the residential structure
..... Yes No Unknown

Comments: None

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: Very basic camp.

Comments: None

Source of Section V information: Owner

SECTION VI – ADDITIONAL INFORMATION

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.

SELLER DATE
David Jon Krohn

SELLER DATE

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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