

03/19/2009 12:35 4136440239  
FROM Fitts Insurance Agency, Inc.

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(TUE) MAR 17 2009 9:48/ST. 9:48/No. 7518265902 P 2

2000-02-0100:00

>> Fitts Insurance Agy

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### SELLER'S PROPERTY DISCLOSURE

Under Maine Law, certain information must be made available to buyers prior to or during preparation of a 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: 32 West Birch Lane, Beaver Cove, Me 04441

#### 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

WATER TEST: If YES to any question, please explain in the comment section below or with attachment.  
 Have you had the water tested?  Yes  No  
 IF YES: Date of most recent test: unknown 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: Front of house  
 Installed BY: n/a DATE of installation: 1992  
 What is the source of your information: owner  
 USE: Number of Persons currently using system? 5  
 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: East side of house OR  Unknown Date of Installation: 1992  
 Date of Last Servicing: unknown Name of Company Servicing Tank: unknown  
 Date Last Pumped: unknown Have you experienced any malfunctions?  Yes  No  
 If yes, give the date and describe the problem: \_\_\_\_\_

LEACH FIELD:  Yes  No  Unknown  
 IF YES: Location: southeast of home  
 Date of installation of leach field: 1992 Installed By: unknown  
 Date of Last Servicing: unknown Name of Service Company: \_\_\_\_\_  
 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? YES

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 Page 1 of 3 - SPD Buyer(s) Initials Seller(s) Initial: YWE YCF  
The Polaris Realty Group P.O. Box 542, Greenville ME 04441 Phone: (207) 695-1700 Fax: (207) 695-1000  
Fred Candler Produced with ZipForm by ziplogix 18070 Fitch Mile Road, Frazier, Maryland 49028 (301) 831-0800

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FROM Fitts Insurance Agency, Inc.

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2000-02-0100:07

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PROPERTY LOCATED AT 22 West Birch Lane, Beaver Cove, Me 04941

SECTION III - HEATING SYSTEMS SOURCE

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	Oil			
Age of system(s)/source(s)	Unknown			
Name of company that services system(s)/source(s)	A. E. Robinson			
Date of most recent service call	02/27/2008			
Annual consumption per system/source (i.e., gallons, kilowatt hours, etc.)	263.3			
Malfunction per system(s)/source(s) within past 2 years	n/a			
Other pertinent information				

Buried Oil Supply Line:  Yes  No  Unknown      Slope:  Yes  No  
 Chimney(s) Lined:  Yes  No  Unknown      Age: 17      Last Cleaned: n/a  
 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: \_\_\_\_\_  
 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  Unknown  
 IF 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  Unknown  
 Are 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  Unknown  
 Are 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: \_\_\_\_\_

8/2008 Page 2 of 3 - SPD Buyer(s) Initials \_\_\_\_\_ Seller(s) Initial: **MP KCF**

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FROM Fitts Insurance Agency, Inc.

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(TUE)MAR 17 2006 9:48/ST. 9:48/No. 7518265732 P 3

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>> Fitts Insurance Agy

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PROPERTY LOCATED AT 32 West Birch Lane, Beaver Cove, No. 04411

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 A - 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: Beaver Cove Association Covenants

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: \_\_\_\_\_

Leased Equipment (e.g., propane tank, hot water heater, satellite dish): Type:  none

Year Built:  1992

How long has Seller owned it:  5/25

Roof: Year Built - Structure:  1992

Age - Shingles:  1992

Moisture or leakage:  none

Comments: \_\_\_\_\_

Foundation/Basement: Sump Pump:

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: \_\_\_\_\_  Unknown

Has the property been surveyed?  Yes  No  Unknown IF YES, is the survey available?  Yes  No

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: \_\_\_\_\_

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 A - 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.

[Signature]   
SELLER

3-17-09   
DATE

X  [Signature]   
SELLER

X  3/19/09   
DATE


I/We have read and received a copy of this disclosure, the arsenic in wood floor 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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