

SELLER'S PROPERTY DISCLOSURES

Under Maine Law, certain information must be made available to buyers prior to or during preparation of an offer. This statement has been put together by the seller to serve this purpose.

PROPERTY ADDRESS: _____

WATER SUPPLY

TYPE OF SYSTEM: (circle) Public Private Drilled Dug Seasonal Other Unknown

MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the water system?

Pump:	Yes	No	N/A	Quantity:	Yes	No	Unkown
Quality:	Yes	No	Unkown				

WATER TEST: Have you had the water tested? (circle Yes or No)

	YES		NO
Date of Most Recent Test:	_____		
Are Test Results Available?:	Yes	No	
Any Results Unsatisfactory?:	Yes	No	
Steps Taken To Remedy?:	_____		

IF PRIVATE:

Location: _____ **Installed By:** _____

Date Installed: _____

What is the source of your information?: _____

How many people currently use the system?: _____

How many households does this supply water for?: _____

Comments: (Please explain any YES answers from above)

WASTE WATER DISPOSAL

TYPE OF SYSTEM: (circle) Public Private Quasi-Pub Unknown

If Private (circle)

Tank:	Septic	Holding	Cesspool	Tank Location:	_____
Size:	500Gal	1000Gal	Unknown	Date Installed:	_____
Type:	Concrete	Metal	Unknown	Date Last Pumped:	_____

Leach Field?	YES	NO	Unknown	Leach Field Location:	_____
Date of Installation:	_____			Installed By:	_____
Last Serviced:	_____			Service Company:	_____

Does the seller have record of septic designs indicating the # of bedrooms the system is designed for? YES NO

Is the system located in a shoreland zone? YES NO

Is the system located in a coastal shoreland zone? YES NO

Who or What is the source of this information? _____

Have you experienced any malfunctions in the Waste Disposal System? YES NO

If yes, please give detail: _____

PG1of3

Buyer's Initials: _____

Seller's Initials: _____

PROPERTY ADDRESS: _____

HAZARDOUS MATERIALS

UNDERGROUND STORAGE TANKS:

Are you aware of Underground Storage Tanks currently or previously used on your property? YES NO

If Yes:

Location of Storage Tanks? _____ Age? _____ Size? _____

Material Stored in Tanks? _____

Experienced Leakage? YES NO

Are Tanks Registered with the D.E.P.? YES NO

Comments: _____

ASBESTOS:

Are you aware of Asbestos currently or previously being present in this property? YES NO Unknown

If Yes - Please give detail as to location, condition, and if it has been removed or remedied: _____

RADON AIR:

Are you aware of Radon Air currently or previously being present in this property? YES NO Unknown

If Yes - Please give detail as to location, condition, and if it has been removed or remedied: _____

RADON WATER:

Are you aware of Radon Water currently or previously being present in this property? YES NO Unknown

If Yes - Please give detail as to location, condition, and if it has been removed or remedied: _____

LEAD BASED PAINT:

Are you aware of Lead Paint currently or previously being present in this property? YES NO Unknown

If Yes - Please give detail as to location, condition, and if it has been removed or remedied: _____

HEATING SYSTEM

	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
System Type				
System Age				
Service Company				
Date Last Serviced				
Annual Consumption				
Malfunctions (2 yrs)				
Other				

Buried Oil Supply Line? YES NO Unknown Sleevd? YES NO Unknown

Chimney Lined? YES NO Unknown Chimney Fire? YES NO

Chimney Inspected? YES NO Unknown Chimney Last Cleaned? _____

Multi HeatSource Flues? YES NO Unknown Chimney Age? _____

PROPERTY ADDRESS: _____

GENERAL INFORMATION

Is the property subject to or have the benefit of any encroachments, easements, right-of-ways, leases, rights of first refusal, life estates, private way, private road/homeowner associations or restrictive covenants?

YES NO Unknown

If Yes, Explain: _____

Source of Info?: _____

Are there any Tax Exemptions for Tree Growth, Open Space & Farmland, Veteran's, Homestead, Blind, Working Waterfront?

YES NO Unknown

If Yes, Explain: _____

Leased Equipment? (i.e. propane tank, hot water heater, satellite dish, etc)?: _____

Year Principle Structure Built: _____

Year Seller Purchased Property: _____

ROOF: Year Built - Structure: _____

Shingles/Roofing Installed: _____

Any Moisture or Leakage in Roof?: _____

FOUNDATION/BASEMENT:

Sump Pump? YES NO Unknown

Comments: _____

Moisture or Leakage? YES NO Unknown

Comments: _____

Prior Issues? YES NO Unknown

Comments: _____

MOLD: Has the property been tested for Mold?

YES NO Unknown

If Yes, are tests available?

YES NO

ELECTRICAL (circle):

Fuses Breakers Other

Unknown

SURVEY: Has the property been surveyed?:

YES NO Unknown

If Yes, is survey available?

YES NO

MANUFACTURED HOME:

Mobile Home: YES NO Manufactured Home: YES NO

DEFECTS: Please explain any other known material defects to the physical condition of or value of the property:

SELLER IS RESPONSIBLE AND LIABLE FOR ANY FAILURE TO PROVIDE KNOWN INFORMATION REGARDING KNOWN MATERIAL DEFECTS TO THE BUYER.

Are there any attachments included with the disclosures:

YES NO

ADDITIONAL INFORMATION

By signing below the seller represents that all information provided is correct. To the best of the sellers knowledge, all systems and equipment (unless otherwise noted) is operational. The seller makes no representation 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.

SELLER

DATE

SELLER

DATE

Buyer has received copies of the disclosures and understands that they should seek professional assistance if they have any questions or concerns:

BUYER

DATE