

PROPERTY LOCATED AT: **6 WEIL LANE (TO BE BUILT), YORK, ME 03909****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 other 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. WRITE N/A OR UNKNOWN IF NEEDED.**SECTION I – WATER SUPPLY**

TYPE OF SYSTEM: ☐ Public ☒ Private ☐ Seasonal N/A ☐ 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: ☐ Yes ☒ No ☐ N/A
 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:

INSTALLATION: Location: **TO BE DETERMINED- NEW CONSTRUCTION**Installed by: **TBD**Date of Installation: **TBD**USE: Number of persons currently using system: **0**Does system supply water for more than one household? ☐ Yes ☒ No ☐ UnknownComments: **SELLER WILL HAVE WATER TESTED PRIOR TO OCCUPANCY PERMIT**Source of Section I information: **SELLER**Seller Initials WBN

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PROPERTY LOCATED AT: 6 WEIL LANE (TO BE BUILT), YORK, ME 03909**SECTION II — WASTE WATER DISPOSAL**TYPE OF SYSTEM: ☐ Public ☒ Private ☐ Quasi-Public N/A ☐ Unknown

IF PUBLIC OR QUASI-PUBLIC:

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:

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: TO BE DETERMINED OR ☐ UnknownDate installed: TBD Date last pumped: N/A Name of pumping company: N/AHave you experienced any malfunctions? ☐ Yes ☒ NoIf Yes, give the date and describe the problem: N/ADate of last servicing of tank: N/A Name of company servicing tank: N/ALeach Field: ☒ Yes ☐ No ☐ UnknownIf Yes, Location: TO BE DETERMINEDDate of installation of leach field: TBD Installed by: TBDDate 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 ☐ UnknownIs System located in a Coastal Shoreland Zone?..... ☐ Yes ☒ No ☐ UnknownComments: SEPTIC DESIGN TO BE DONESource of Section II information: SELLERSeller Initials DS
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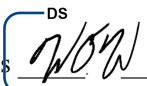
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PROPERTY LOCATED AT: **6 WEIL LANE (TO BE BUILT), YORK, ME 03909****SECTION III – HEATING SYSTEM(S)/HEATING SOURCES(S)**

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	FORCED AIR			
Age of system(s) or source(s)	NEW CONSTRUCTION			
Name of company that services system(s) or source(s)	EASTERN PROPANE			
Date of most recent service call	N/A			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	NEW-TBB			
Malfunction per system(s) or source(s) within past 2 years	NONE			
Other pertinent information	TO BE BUILT			

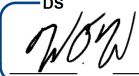
Are there fuel supply lines? ☐ Yes ☒ No ☐ UnknownAre any buried? ☐ Yes ☒ No ☐ UnknownAre all sleeved? ☐ Yes ☒ No ☐ UnknownChimney(s): ☐ Yes ☒ NoIf Yes, are they lined: ☐ Yes ☒ No ☐ UnknownIs more than one heat source vented through one flue? ☐ Yes ☒ No ☐ UnknownHad a chimney fire: ☐ Yes ☒ No ☐ UnknownHas chimney been inspected? ☐ Yes ☒ No ☐ UnknownIf Yes, when: **N/A**Date chimney last cleaned: **N/A**Direct/Power Vent: ☒ Yes ☐ No ☐ UnknownComments: **NEW CONSTRUCTION TO BE BUILT**Source 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/A**If 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): **TO BE INSTALLED-1000 GALLON BURIED PROPANE TANK**Location: **TO BE DETERMINED**Seller Initials 

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PROPERTY LOCATED AT: **6 WEIL LANE (TO BE BUILT), YORK, ME 03909**What materials are, or were, stored in the tank(s)? **TO BE BUILT- WILL STORE PROPANE**Have you experienced any problems such as leakage: ☐ Yes ☒ No ☐ UnknownComments: **NEW CONSTRUCTION TO BE BUILT**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: **NEW CONSTRUCTION TO BE BUILT**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: **TO BE BUILT- PASSIVE RADON PIPE WILL BE INSTALLED**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: **NONE**Source of information: **SELLER**Seller Initials 

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PROPERTY LOCATED AT: **6 WEIL LANE (TO BE BUILT), YORK, ME 03909****E. 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: NEW CONSTRUCTION TO BE BUILT (2019)Source of information: SELLER**F. OTHER HAZARDOUS MATERIALS** - Current or previously existing:TOXIC MATERIAL: ☐ Yes ☐ No ☒ UnknownLAND FILL: ☐ Yes ☐ No ☒ UnknownRADIOACTIVE MATERIAL: ☐ Yes ☐ No ☒ UnknownOther: SELLER HAS NO KNOWLEDGE OF HAZARDOUS MATERIALSSource 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, private road/homeowner associations (including condominiums and PUD's) or restrictive covenants? ☒ Yes ☐ No ☐ UnknownIf Yes, explain: PRIVATE ROAD AGREEMENT, RESTRICTIVE COVENANTSSource of information: SELLERAnswer only one of the following sets of questions depending on the type of property:

If the subject property consists of at least one, but not more than four, residential dwelling units:

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 ☐ UnknownIf No, who is responsible for maintenance? PRIVATE ROAD AGREEMENT- HOA TO BE DETERMINED~~For all other properties:~~~~Are there any abandoned or discontinued town ways, any public easements or any private roads located on the property or abutting the property? ☐ Yes ☐ No ☐ Unknown~~~~If Yes, describe: N/A~~~~If Yes, who is responsible for maintenance (including road association, if any): N/A~~Seller Initials DS
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PROPERTY LOCATED AT: **6 WEIL LANE (TO BE BUILT), YORK, ME 03909**

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/A**Is 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 (e.g., propane tank, hot water heater, satellite dish): Type: **TBD - PROPANE TANK**Year Principal Structure Built: **TO BE BUILT**What year did Seller acquire property? **TO BE DETERMINED**Roof: Year Shingles/Other Installed: **TO BE BUILT**Water, moisture or leakage: **NONE- NEW CONSTRUCTION TO BE BUILT**Comments: **NEW CONSTRUCTION TO BE BUILT**

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: **NEW CONSTRUCTION TO BE BUILT**Mold: 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: **NONE**Source of Section V information: **SELLER**

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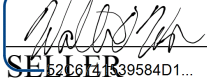
PROPERTY LOCATED AT: 6 WEIL LANE (TO BE BUILT), YORK, ME 03909**SECTION VI – ADDITIONAL INFORMATION****NEW CONSTRUCTION, TO BE BUILT. SEE BUILDERS SPECS FOR FINISH DETAILS AND ALLOWANCE PACKAGES.**ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: ☐ 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:



3/12/2019

SELLER DATE
GRAYSTONE BUILDERS OF MAINE, INCSELLER DATE
AND/OR ASSIGNS

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

BUYER DATE

BUYER DATE

BUYER DATE

