

PROPERTY LOCATED AT: FAIRWAY VIEW VILLAGE, 30 SOPHIE'S WAY UNIT 30, WELLS, ME 04090

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 N/A Unknown
 Drilled Dug Other MULTIPLE SHARED WELLS THROUGHOUT DEVELOPMENT

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: 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: (Strike Section if Not Applicable):

INSTALLATION: Location: MULTIPLE SHARED WELLS, SEE RECORDED SUBDIVISION PLANS
Installed by: MARQUIS WELL & PUMP
Date of Installation: TBD

USE: Number of persons currently using system: 0
Does system supply water for more than one household? Yes No Unknown

Comments: MULTIPLE SHARED WELLS- WATER TO BE TESTED PRIOR TO OCCUPANCY

Source of Section I information: SELLER; APPROVED PLANNING BOARD PLANS

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SECTION II – WASTE WATER DISPOSAL

TYPE OF SYSTEM: Public Private Quasi-Public N/A Unknown

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

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

If Yes, what results: N/A

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

What steps were taken to remedy the problem? N/A

IF PRIVATE (Strike Section if Not Applicable):

Tank: Septic Tank Holding Tank Cesspool Other: N/A

Tank Size: 500 Gallon 1000 Gallon Unknown Other: VARIOUS SIZES; SHARED SEPTIC TANKS

Tank Type: Concrete Metal Unknown Other: N/A

Location: SEE APPROVED PLANS FOR EXACT LOCATIONS OF SHARED SEPTIC TANKS OR Unknown

Date installed: TBD 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: NONE

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

Leach Field: Yes No Unknown

If Yes, Location: SHARED LEACH FIELDS THROUGHOUT SUBDIVISION. SEE APPROVED PLANS FOR MORE DETAILS.

Date of installation of leach field: TBD Installed by: NORTHEAST EXCAVATION

Date of last servicing of leach field: N/A Company servicing leach field: N/A

Have you experienced any malfunctions? Yes No

If Yes, give the date and describe the problem and what steps were taken to remedy: N/A

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: SEPTIC TANKS AND LEACH FIELDS ARE SHARED; MAINTAINED BY FVV HOA

Source of Section II information: SELLER; APPROVED PLANS & DESIGNS

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

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S) of System	TBD			
Age of system(s) or source(s)	NEW- 2024			
TYPE(S) of Fuel	PROPANE			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	TBD- NEW			
Name of company that services system(s) or source(s)	EASTERN PROPANE			
Date of most recent service call	N/A			
Malfunctions per system(s) or source(s) within past 2 years	NONE			
Other pertinent information	2-120 GAL TANKS PER UNIT			

- 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: N/A

- Direct/Power Vent(s): Yes No Unknown
- Has vent(s) been inspected? Yes No Unknown

If Yes, date: N/A

Comments: NEW CONSTRUCTION: ABOVE GROUND PROPANE TANKS OWNED BY EASTERN PROPANE. GAS FP IS AN UPGRADE.

Source of Section III information: **SELLER; BUILDER PLANS AND SPECIFICATIONS**

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? N/A
- 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): N/A

Size of tank(s): N/A

Location: N/A

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What materials are, or were, stored in the tank(s)? N/A

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

Comments: NEW CONSTRUCTION- SELLER HAS NO KNOWLEDGE OF UNDERGROUND TANKS

Source of information: SELLER; BUILDER PLANS AND SPECIFICATIONS

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: N/A Yes No Unknown

Comments: NEW CONSTRUCTION

Source of information: SELLER; BUILDER

C. RADON/AIR - Current or previously existing:

Has the property been tested? Yes No Unknown

If 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 Unknown

Are test results available? Yes No

Results/Comments: SELLER HAS NEVER TESTED FOR RADON/AIR

Source of information: SELLER; BUILDER

D. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown

If 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 Unknown

Are test results available? Yes No

Results/Comments: NEW CONSTRUCTION- WATER WILL BE TESTED PRIOR TO OCCUPANCY

Source of information: SELLER; BUILDER

E. METHAMPHETAMINE - Current or previously existing: Yes No Unknown

Comments: SELLER HAS NO KNOWLEDGE OF METHAMPHETAMINES ON THE PROPERTY

Source of information: SELLER; BUILDER

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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: N/A

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

If Yes, describe: N/A

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

Comments: NEW CONSTRUCTION

Source of information: SELLER, BUILDER

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown

LAND FILL: Yes No Unknown

RADIOACTIVE MATERIAL: Yes No Unknown

Other: SELLER HAS NO PERSONAL KNOWLEDGE OF HAZARDOUS MATERIALS

Source of information: SELLER, BUILDER

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: FVV HOA, DEED RESTRICTIONS, ROW'S & EASEMENTS

Source of information: SELLER, PUBLIC RECORD

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? FVV HOME OWNERS ASSOCIATION

Road Association Name (if known): FAIRWAY VIEW VILLAGE HOA

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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: 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: 2-120 GAL PROPANE TANKS OWNED BY EASTERN PROPANE

Year Principal Structure Built: 2024

What year did Seller acquire property? 2004- LAND ONLY

Roof: Year Shingles/Other Installed: 2024- NEW CONSTRUCTION

Water, moisture or leakage: NONE

Comments: NEW CONSTRUCTION

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: NEW CONSTRUCTION- FROST WALLS, APPROX. 6' CRAWL SPACE W/EXTERIOR BULKHEAD ACCESS

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: N/A Unknown

Comments: NONE

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: NEW CONSTRUCTION

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: NEW CONSTRUCTION; SELLER HAS NO PERSONAL KNOWLEDGE OF MATERIAL DEFECTS; 2-YEAR BUILDER HOME WARRANTY PROVIDED

Comments: NEW CONSTRUCTION

Source of Section V information: SELLER, BUILDER

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SECTION VI – ADDITIONAL INFORMATION

This unit in FVV is part of an approved 46-unit multi-family condo development with 42 units restricted to at least 1 person being 55+ and 4 unrestricted units (total of 21 duplex-style condos & 4 single family units). One-time entrance fee paid by Buyer equal to 2x HOA fee, to be added to FVV Capital Fund. Drainage swales and storm management areas throughout the development. Refer to Storm Water management Plan for additional details.

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:

SELLER 1/19/2024
123671539584D1... DATE
YORK BUILDING & DESIGN CENTER INC

DocuSigned by:

SELLER 1/19/2024
123671539584D1... DATE
WALTER O. WOODS, PRESIDENT

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

