

PROPERTY LOCATED AT: 21 LOBSTER COVE ROAD EXT, 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 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 APRIL-OCTOBER 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 (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: _____~~

~~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: YORK PUBLIC WATER LINE IS NEARBY

Source of Section I information: SELLER, PUBLIC RECORD

Buyer Initials _____

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Seller Initials

RLRT EBW R MW

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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: _____

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: **PROPERTY SERVICED BY YORK SEWER DISTRICT**

Source of Section II information: **SELLER**

Buyer Initials _____

Seller Initials ^{DS} RURT ^{DS} EBWT ^{DS} R MW

PROPERTY LOCATED AT: 21 LOBSTER COVE ROAD EXT, 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)	WOODBURNING FP	ELECTIRIC		
Age of system(s) or source(s)	ORIGINAL	N/A		
Name of company that services system(s) or source(s)	N/A	N/A		
Date of most recent service call	N/A	N/A		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	N/A	N/A		
Malfunction per system(s) or source(s) within past 2 years	N/A	N/A		
Other pertinent information	NONE	ELECTRIC SPACE HEATERS AS NEEDED		

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(s) been inspected? Yes No UnknownIf Yes, date: N/ADate chimney(s) last cleaned: UNKNOWNDirect/Power Vent(s): Yes No UnknownHas vent(s) been inspected? Yes No UnknownIf Yes, date: N/AComments: HEAT SYSTEM WAS REMOVED, CURRENT OWNERS HAVE USED ELECTRIC SPACE HEATERS AS NEEDEDSource 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/AIf 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/ASize of tank(s): N/ALocation: N/A

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DS RLRT	DS EBWT	DS RMW
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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: **SELLER HAS NO PERSONAL KNOWLEDGE OF UNDERGROUND STORAGE TANKS**

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 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: **UNKNOWN BUT POSSIBLE DUE TO AGE**

Source of information: **SELLER**

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**

D. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: UNKNOWN By: UNKNOWN

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: **PROPERTY SERVICED SEASONALLY BY YORK WATER DISTRICT - YEAR ROUND WATER IS NEARBY**

Source of information: **SELLER, PUBLIC RECORD**

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

Comments: **SELLER HAS NO PERSONAL KNOWLEDGE OF METHAMPHETAMINE USE ON THE PROPERTY**

Source of information: **SELLER**

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^{DS} RURT ^{DS} EBW ^{DS} R MW

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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: **GARAGE, TRIM AND SOME INTERIOR**

Source of information: **SELLER**

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown

LAND FILL: Yes No Unknown

RADIOACTIVE MATERIAL: Yes No Unknown

Other: **SELLERS HAVE NO PERSONAL KNOWLEDGE OF HAZARDOUS MATERIALS ON THE PROPERTY**

Source 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, homeowner associations (including condominiums and PUD's) or restrictive covenants? Yes No Unknown

If Yes, explain: **PRIVATE ROAD MAINTENANCE AGREEMENT (BK 6403, PG 63)**

Source of information: **SELLER**

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? **ALL OWNERS OF ROAD**

Road Association Name (if known): **NONE KNOWN**

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EBW DS
R MW

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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: **NONE**

Year Principal Structure Built: **1945**

What year did Seller acquire property? **2010 & 2016 (SEE DEEDS)**

Roof: Year Shingles/Other Installed: **2010+/-**

Water, moisture or leakage: **SOME, DURING SEVERE STORMS**

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: **CRAWL SPACE IS DAMP**

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: **NONE**

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: **NONE**

Comments: **SELLER HAS NO KNOWLEDGE OF MATERIAL DEFECTS**

Source of Section V information: **SELLER**

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SECTION VI – ADDITIONAL INFORMATION

BUYER RESPONSIBLE TO INVESTIGATE ALL LOCAL AND STATE ZONING AND GUIDELINES. SUNROOM HAS EXPERIENCED SOME LEAKING AROUND THE BASE OF THE FRONT WALL THEREFORE SELLER HAS REMOVED, REPAIRED & REPLACED FLOORING & EXTERIOR SHEATHING. LIVING ROOM WINDOW AND CEILING ABOVE SHOWS SIGNS OF WATER INFILTRATION. SELLER EXPRESSED THIS HAS HAPPENED WITH HEAVY RAINS.

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:
Elizabeth B. Worth, Trustee 5/10/2022
SELLER _____ DATE
ELIZABETH B. WORTH, TRUSTEE

DocuSigned by:
Robert M. Worth 5/10/2022
SELLER _____ DATE
ROBERT M. WORTH, TRUSTEE

DocuSigned by:
Roger Lee Rice, Trustee 5/10/2022
SELLER _____ DATE
ROGER LEE RICE, TRUSTEE

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