

PROPERTY LOCATED AT: 60 BARRELL LANE UNIT #1, 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 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 (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: ..... 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: (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: PUBLIC WATER SUPPLY

Source of Section I information: SELLER

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PROPERTY LOCATED AT: 60 BARRELL LANE UNIT #1, YORK, ME 03909**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 ☐ NoIf Yes, what results: CRACKED SEWER LINE SEGMENTHave you experienced any problems such as line or other malfunctions? ..... ☒ Yes ☐ NoWhat steps were taken to remedy the problem? REPLACED WITH NEW STRONGER, LARGER FLOW CAPACITY PIPE~~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: PUBLIC SEWER SUPPLYSource of Section II information: SELLER

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PROPERTY LOCATED AT: **60 BARRELL LANE UNIT #1, 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)	ELECTIRC	MONITOR		
Age of system(s) or source(s)	UNKNOWN	NEW- 6/2022		
Name of company that services system(s) or source(s)	N/A	Perfect Plumbing		
Date of most recent service call	N/A	N/A		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	VARIES	NEW		
Malfunction per system(s) or source(s) within past 2 years	NONE	NONE- NEW		
Other pertinent information	BASEBOARD ELECTRIC	PREV. UNIT DID NOT WORK/NOT USED		

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 ☐ 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: \_\_\_\_\_~~~~Date chimney(s) last cleaned: \_\_\_\_\_~~Direct/Power Vent(s): ..... ☒ Yes ☐ No ☐ UnknownHas vent(s) been inspected? ..... ☒ Yes ☐ No ☐ UnknownIf Yes, date: **MAY 2022**Comments: **SERVICED ANNUALLY**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): **N/A**Location: **N/A**

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PROPERTY LOCATED AT: 60 BARRELL LANE UNIT #1, YORK, ME 03909**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/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: N/ASource of information: SELLER**G. 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, homeowner associations (including condominiums and PUD's) or restrictive covenants? ..... ☒ Yes ☐ No ☐ UnknownIf Yes, explain: YORK HARBOR ESTATES CONDO ASSOCIATIONSource of information: SELLER, PUBLIC RECORDIs 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? N/ARoad Association Name (if known): N/A

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PROPERTY LOCATED AT: 60 BARRELL LANE UNIT #1, 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/AIs 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 (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: NONEYear Principal Structure Built: 1880What year did Seller acquire property? 1996Roof: Year Shingles/Other Installed: 2016Water, moisture or leakage: NONE KNOWNComments: NONE

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: NONEMold: Has the property ever been tested for mold? ..... ☐ Yes ☐ No ☒ UnknownIf Yes, are test results available? ..... ☐ Yes ☒ NoComments: SELLER HAS NEVER TESTED FOR MOLDElectrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: \_\_\_\_\_ ☒ UnknownComments: ELECTRIC PANEL IN LARGER BEDROOM BEHIND ARMOIREHas 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 ☐ Unknown

Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure

..... ☐ Yes ☒ No ☐ UnknownComments: NONEKNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: NONEComments: NONESource of Section V information: SELLER

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PROPERTY LOCATED AT: 60 BARRELL LANE UNIT #1, YORK, ME 03909**SECTION VI – ADDITIONAL INFORMATION**

Monitor heater replaced (June 2022). Other improvements over the years include completely renovated kitchen with siltstone counters and new appliances, central air, new flooring, and new interior and exterior doors. Primary bath updated & additional ¾ bath installed. Building roof replaced in 2016. Large exterior patio area specific to Unit 1, one designated upper parking spot, with extra overflow parking below. No pets allowed, 3-month minimum rentals allowed. Complex & units are non-smoking.

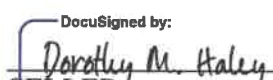
ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: ..... ☐ Yes ☒ No

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:  
  
 6/16/2022  
 SELLER  
 THOMAS J. HALEY

DocuSigned by:  
  
 6/16/2022  
 SELLER  
 DOROTHY M. HALEY

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

