

PROPERTY LOCATED AT: 56 PATRIOT WAY, UNIT #140, ARUNDEL, ME 04046**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 MAY 1- DEC 31 ☐ 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: PUBLIC WATER- KENNEBUNK, KENNEBUNKPORT & WELLS WATER DISTRICT

Source of Section I information: SELLER, PUBIC RECORD

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Page 1 of 7

Seller Initials

PROPERTY LOCATED AT: **56 PATRIOT WAY, UNIT #140, ARUNDEL, ME 04046****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:\_\_\_\_\_~~~~Have you experienced any problems such as line or other malfunctions?..... ☐ Yes ☐ No~~~~What steps were taken to remedy the problem?\_\_\_\_\_~~

IF PRIVATE (Strike Section if Not Applicable):

Tank: ☒ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Other: MAINTAINED BY THE ASSOCIATIONTank Size: ☐ 500 Gallon ☐ 1000 Gallon ☒ Unknown ☐ Other: N/ATank Type: ☐ Concrete ☐ Metal ☐ Unknown ☒ Other: OXY PRO SYSTEMLocation: SHARED - BY COMMUNITY CENTER OR ☐ UnknownDate installed: ~ 2019 Date last pumped: UNK Name of pumping company: UNKHave you experienced any malfunctions? ..... ☐ Yes ☒ NoIf Yes, give the date and describe the problem: N/ADate of last servicing of tank: UNK Name of company servicing tank: N/ALeach Field: ..... ☐ Yes ☒ No ☐ UnknownIf Yes, Location: SHARED - TO THE RIGHT OF THE COMMUNITY CENTERDate of installation of leach field: UNK Installed by: UNKDate of last servicing of leach field: UNK Company servicing leach field: UNKHave you experienced any malfunctions? ..... ☐ Yes ☒ NoIf Yes, give the date and describe the problem and what steps were taken to remedy: NONEDo 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 ☒ UnknownComments: OXYPRO SYSTEM; VARIOUS PUMP STATIONS AROUND THE DEVELOPMENT; COMMUNITY SEPTIC MAINTAINED BY HOASource of Section II information: SELLER, DEVELOPER

Buyer Initials \_\_\_\_\_

Page 2 of 7

Seller Initials

PROPERTY LOCATED AT: 56 PATRIOT WAY, UNIT #140, ARUNDEL, ME 04046**SECTION III – HEATING SYSTEM(S)/HEATING SOURCES(S)**

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	FHA - HVAC	FP - PROPANE		
Age of system(s) or source(s)	2020	2020		
Name of company that services system(s) or source(s)	NONE	N/A		
Date of most recent service call	N/A	N/A		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	NOT USED JAN-MA	VARIES WITH USE		
Malfunction per system(s) or source(s) within past 2 years	NONE	NONE		
Other pertinent information	PROPANE	RARELY 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: N/AComments: **FIREPLACE HAS A DIRECT VENT TO THE EXTERIOR ONLY**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/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/A Size of tank(s): N/ALocation: N/A

Buyer Initials \_\_\_\_\_

Page 3 of 7

Seller Initials

PROPERTY LOCATED AT: **56 PATRIOT WAY, UNIT #140, ARUNDEL, ME 04046**What materials are, or were, stored in the tank(s)? **N/A**Have you experienced any problems such as leakage: ..... ☐ Yes ☒ No ☐ UnknownComments: **SELLER HAS NO 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 ☐ 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: **UNIT WAS BUILT IN 2020**Source of information: **SELLER, PUBLIC RECORD****C. RADON/AIR** - Current or previously existing:Has the property been tested? ..... ☒ Yes ☐ No ☐ UnknownIf Yes: Date: **MAY 2021** By: **HOMEOWNERS**Results: **ACCEPTABLE/ 0.6 pCi/L**If applicable, what remedial steps were taken? **NONE NEEDED**Has the property been tested since remedial steps? ..... ☐ Yes ☒ No ☐ UnknownAre test results available? ..... ☐ Yes ☒ NoResults/Comments: **RESULTS WERE 0.6 pCi/L SO NOTHING NEEDED TO BE DONE**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: **PUBLIC WATER SUPPLY. SELLER HAS NEVER TESTED FOR RADON/WATER.**Source of information: **SELLER****E. METHAMPHETAMINE** - Current or previously existing:☐ Yes ☒ No ☐ UnknownComments: **SELLER HAS NO KNOWLEDGE OF METHAMPHETAMINES**Source of information: **SELLER**

Buyer Initials \_\_\_\_\_

Page 4 of 7

Seller Initials

PROPERTY LOCATED AT: **56 PATRIOT WAY, UNIT #140, ARUNDEL, ME 04046****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: UNIT BUILT IN 2020Source of information: SELLER, PUBLIC RECORD**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: CAPE ARUNDEL COTTAGE PRESERVE HOASource 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? HOARoad Association Name (if known): CAPE ARUNDEL COTTAGE PRESERVE HOA

Buyer Initials \_\_\_\_\_

Page 5 of 7

Seller Initials



PROPERTY LOCATED AT: **56 PATRIOT WAY, UNIT #140, ARUNDEL, ME 04046**

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 (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: **PROPANE TANK**Year Principal Structure Built: **2020**What year did Seller acquire property? **02/17/2021**Roof: Year Shingles/Other Installed: **2020**Water, moisture or leakage: **NONE**Comments: **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: **SLAB FOUNDATION**Mold: Has the property ever been tested for mold? ..... ☐ Yes ☒ No ☐ UnknownIf Yes, are test results available? ..... ☐ Yes ☒ NoComments: **SELLER HAS NEVER TESTED FOR MOLD**Electrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: **N/A** ☐ UnknownComments: **NONE**Has 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: **NONE**KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: **SELLER HAS NO KNOWLEDGE OF MATERIAL DEFECTS**Comments: **NONE**Source of Section V information: **SELLER**

Buyer Initials \_\_\_\_\_

Page 6 of 7

Seller Initials

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## SECTION VI – ADDITIONAL INFORMATION

**OWNER RESPONSIBLE TO WINTERIZE UNIT ON OR BEFORE DECEMBER 31 OF EACH YEAR AND OPEN UP ON OR AFTER MAY 1. SHORT TERM RENTALS AND OWNER PETS ALLOWED.**

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:  
  
 9/20/2022  
 SELLER  
 DENNIS P. ALLAIRE

SELLER DATE

DocuSigned by:  
  
 9/20/2022  
 SELLER  
 DENISE A. ALLAIRE

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

