

PROPERTY LOCATED AT: 7 Dean Road, 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.

*Well pump & pressure tank replaced August 2016.

WATER TEST: Have you had the water tested? Yes No
If Yes, Date of most recent test: 01/22/2025 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? TREATED WELL

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: FACING HOUSE, TO THE LEFT AT END OF DRIVEWAY
Installed by: KOPKA DEVELOPMENT
Date of Installation: 1986

USE: Number of persons currently using system: 3
Does system supply water for more than one household? Yes No Unknown

Comments: New well pump and pressure tank installed in August 2016 by Dunbar Water Company. Property is a year round home but only used seasonally.

Source of Section I information: SELLER

Buyer Initials _____ Page 1 of 8 Seller Initials JR MPR

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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: _____~~

~~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: N/A

Tank Size: 500 Gallon 1000 Gallon Unknown Other: N/A

Tank Type: Concrete Metal Unknown Other: N/A

Location: OFF THE RIGHT FRONT CORNER OF THE HOUSE OR Unknown

Date installed: 1986 Date last pumped: 01/31/2025 Name of pumping company: MORGRIDGE (ELIOT)

Have you experienced any malfunctions? Yes No

If Yes, give the date and describe the problem: N/A

Date of last servicing of tank: 01/31/2025 Name of company servicing tank: MORGRIDGE & SONS

Leach Field: Yes No Unknown

If Yes, Location: RIGHT SIDE OF PROPERTY

Date of installation of leach field: 1986 Installed by: KOPKA DEVELOPMENT

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: REPLACED OUTLET PORT COVER AND OUTLET BAFFLE BY PROFESSIONAL. PROPERTY ONLY USED 10-12 WEEKS P/YR.

Source of Section II information: SELLER; PUBLIC RECORD

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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	HVAC - PROPANE	ELECTRIC FLR HEATER		
Age of system(s) or source(s)	2020	UNKNOWN		
TYPE(S) of Fuel	PROPANE	ELECTRIC		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	2024: 371.30 gallons 2023: 406.10 gallons	VARIES WITH USE		
Name of company that services system(s) or source(s)	YORK OIL & PROPANE	N/A		
Date of most recent service call	TBD FEB 2025	N/A		
Malfunctions per system(s) or source(s) within past 2 years	NONE	NONE		
Other pertinent information	CENTRAL A/C	LOCATED IN SUNROOM		

- 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: 3-SEASON SUNROOM IS HEATED BY A CERAMIC ELECTRIC FLOOR HEATER WITH A NEW DEDICATED 20 AMP OUTLET.

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 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: SELLER HAS NO PERSONAL KNOWLEDGE OF UNDERGROUND STORAGE TANKS ON THE PROPERTY

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: SELLER HAS NO PERSONAL KNOWLEDGE OF ASBESTOS ON THE PROPERTY; ORIGINAL STRUCTURE BUILT IN 1986

Source of information: SELLER; PUBLIC RECORD

C. RADON/AIR - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: January 23, 2025 By: NORTHCOAST HOME INSPECTIONS

Results: 10.0 pCi/l

If applicable, what remedial steps were taken? MITIGATION SYSTEM TO BE INSTALLED

Has the property been tested since remedial steps? Yes No Unknown

Are test results available? Yes No

Results/Comments: FULL MITIGATION SYSTEM SCHEDULED TO BE INSTALLED ON 2/6/25. WILL BE RETESTED POST INSTALLATION & UPDATED.

Source of information: SELLER; RADON REMOVAL SYSTEMS, WESTBROOK, ME

D. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: January 23, 2025 By: NELSON ANALYTICAL

Results: 3200 pCi/l (WITHIN EPA RECOMMENDED LIMITS) - NO RADON/WATER MITIGATION NEEDED

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: NONE

Source of information: SELLER; NELSON ANALYTICAL LAB RESULTS

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

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

Source of information: SELLER

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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: ORIGINAL STRUCTURE BUILT IN 1986; COMPLETELY RENOVATED IN 2020

Source of information: SELLER; PUBLIC RECORDS

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 WASTE ON THE PROPERTY

Source of information: SELLER

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

SECTION V - ACCESS TO THE PROPERTY

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: N/A

Source of information: DEED BOOK 16777, PGS 884-885 AND SURVEY (GLEN ACRES)

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? N/A

Road Association Name (if known): N/A

Source of information: SELLER; PUBLIC RECORD

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SECTION VI – FLOOD HAZARD

For the purposes of this section, Maine law defines "flood" as follows:

- (1) A general and temporary condition of partial or complete inundation of normally dry areas from:(a) The overflow of inland or tidal waters; or (b) The unusual and rapid accumulation or runoff of surface waters from any source; or
- (2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event that results in flooding as described in subparagraph (1), division (a).

For purposes of this section, Maine law defines "area of special flood hazard" as land in a floodplain having 1% or greater chance of flooding in any given year, as identified in the effective federal flood insurance study and corresponding flood insurance rate maps.

During the time the seller has owned the property:

Have any flood events affected the property? Yes No Unknown

If Yes, explain: N/A

Have any flood events affected a structure on the property? Yes No Unknown

If Yes, explain: N/A

Has any flood-related damage to a structure occurred on the property? Yes No Unknown

If Yes, explain: N/A

Has there been any flood insurance claims filed for a structure on the property? Yes No Unknown

If Yes, indicate the dates of each claim: N/A

Has there been any past disaster-related aid provided related to the property or a structure on the property from federal, state or local sources for purposes of flood recovery? Yes No Unknown

If Yes, indicate the date of each payment: N/A

Is the property currently located wholly or partially within an area of special flood hazard mapped on the effective flood insurance rate map issued by the Federal Emergency Management Agency on or after March 4, 2002? Yes No Unknown

If yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map?
N/A

Relevant Panel Number: N/A Year: N/A (Attach a copy)

Comments: FEMA MAPS SHOW THE PROPERTY IS NOT IN A FLOOD ZONE

Source of Section VI information: SELLER; PUBLIC RECORD

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SECTION VII - GENERAL INFORMATION

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

Are there any actual or alleged violations of a shoreland zoning ordinance including those that are imposed by the state or municipality? Yes No Unknown

If Yes, explain: N/A

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: 120-GALLON PROPANE TANK OWNED BY YORK OIL & PROPANE

Year Principal Structure Built: 1986; RENOVATED IN 2020 What year did Seller acquire property? 2014

Roof: Year Shingles/Other Installed: 2020

Water, moisture or leakage: NONE

Comments: DETAILED LIST OF UPDATES AVAILABLE UPON REQUEST

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: MINOR SETTLING CRACKS REPAIRED (JAN 2025)

Mold: Has the property ever been tested for mold? Yes No Unknown

If Yes, are test results available? Yes No

Comments: SELLER HAS NO PERSONAL KNOWLEDGE OF MOLD IN THE PROPERTY

Electrical: Fuses Circuit Breaker Other: _____ Unknown

Comments: NEW 200 AMP ELECTRIC PANEL, BREAKERS, SMOKE/CARBON DETECTORS (JAN 2025)

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: PEST INSPECTION WAS DONE & MOUSE ACTIVITY IDENTIFIED. SELLER HAS 1-YR SERVICE CONTRACT PREPAID W/JP PEST THRU JAN

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 PERSONAL KNOWLEDGE OF ANY OTHER KNOWN MATERIAL DFEFACTS IN THE PROPERTY

Source of Section VII information: SELLER; PUBLIC RECORD

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SECTION VIII - ADDITIONAL INFORMATION

Extensive interior and exterior improvements completed in 2020. Additional 3/4 bathroom was also added. New kitchen, new windows, new HVAC system, new roof and shingles, new siding, soffits and trim; new doors and new front entrance porch with maintenance-free decking and decorative pergola. Recent updates include new 200 AMP electric panel, new combo smoke/carbon monoxide detectors, some new wiring and outlets, radon mitigation (JAN 2025). Updates list available upon request.

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: Jack Reynolds 1/29/2025
SELLER DATE SELLER DATE
John J. Reynolds

DocuSigned by: Maureen P. Reynolds 1/29/2025
SELLER DATE SELLER DATE
Maureen P. Reynolds

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

National Flood Hazard Layer FIRMette

70°37'47"W 43°10'33"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile (Zone X)
- Future Conditions 1% Annual Chance Flood Hazard (Zone X)
- Area with Reduced Flood Risk due to Levee. See Notes. (Zone X)
- Area with Flood Risk due to Levee (Zone D)

OTHER AREAS

- NO SCREEN
- Area of Minimal Flood Hazard (Zone X)
- Effective LOMRS
- Area of Undetermined Flood Hazard (Zone X)

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

Cross Sections with 1% Annual Chance Water Surface Elevation

- 20.2
- 17.5
- 8

OTHER FEATURES

- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **1/27/2025 at 7:23 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



0 250 500 1,000 1,500 2,000 Feet 1:6,000 70°37'10"W 43°10'7"N