

PROPERTY LOCATED AT: 4 HEMMING WAY, 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: 03/31/2025 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? NONE

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: FROM GARAGE END OF HOUSE, RIGHT SIDE OF PROPERTY

Installed by: UNKNOWN

Date of Installation: 1989

USE: Number of persons currently using system: 0

Does system supply water for more than one household? ☐ Yes ☒ No ☐ Unknown

Comments: NEW WELL PUMP IN 2015 & PRESSURE TANK IN 2021; PH (SECONDARY TEST) WAS SLIGHTLY ELEVATED AT 8.73 (SUGGESTED LIMIT IS 8.5)

Source of Section I information: SELLER, PUBLIC RECORD, PREVIOUS DISCLOSURE

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

Page 1 of 8

Seller Initials JRT

PROPERTY LOCATED AT: 4 HEMMING WAY, 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 ☒ 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 PUBLIC SEWER DEPARTMENT**

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

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

Page 2 of 8

Seller Initials JDR

PROPERTY LOCATED AT: **4 HEMMING WAY, YORK, ME 03909****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	<b>FHW- BASEBOARD</b>			
Age of system(s) or source(s)	<b>2007 +/-</b>			
TYPE(S) of Fuel	<b>OIL</b>			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	<b>2023: 783 GAL 2024: 1,011 GAL</b>			
Name of company that services system(s) or source(s)	<b>YORK OIL</b>			
Date of most recent service call	<b>3/28/25*</b>			
Malfunctions per system(s) or source(s) within past 2 years	<b>NONE KNOWN</b>			
Other pertinent information	<b>*ANNUAL CLEANING</b>			

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: **2016(PREV. OWNER)**Direct/Power Vent(s): ..... ☒ Yes ☐ No ☐ UnknownHas vent(s) been inspected? ..... ☐ Yes ☐ No ☒ UnknownIf Yes, date: N/AComments: **WOODSTOVE HOOKUP IN KITCHEN, CONDITION UNKNOWN AS SELLER NEVER USED IT**Source of Section III information: **SELLER, PREVIOUS DISCLOSURE****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: **NONE KNOWN**

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

Page 3 of 8

Seller Initials MDT

PROPERTY LOCATED AT: 4 HEMMING WAY, YORK, ME 03909What materials are, or were, stored in the tank(s)? N/AHave you experienced any problems such as leakage: ..... ☐ Yes ☐ No ☒ UnknownComments: SELLER HAS NO KNOWLEDGE OF UNDERGROUND STORAGE TANKSSource 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: HOUSE BUILT IN 1989, SELLER HAS NO KNOWLEDGE OF ASBESTOSSource of information: SELLER**C. RADON/AIR** - Current or previously existing:Has the property been tested? ..... ☒ Yes ☐ No ☐ UnknownIf Yes: Date: 04/02/2025 By: NORTHCOAST HOME INSPECTIONSResults: ACCEPTABLE LEVEL- 0.8 PCI/LIf applicable, what remedial steps were taken? NONE NEEDEDHas the property been tested since remedial steps? ..... ☐ Yes ☒ No ☐ UnknownAre test results available? ..... ☒ Yes ☐ NoResults/Comments: NONESource of information: SELLER, PRE-LISTING INSPECTION**D. RADON/WATER** - Current or previously existing:Has the property been tested? ..... ☒ Yes ☐ No ☐ UnknownIf Yes: Date: 03/31/2025 By: NELSON ANALYTICALResults: 1400 PCI/LIf applicable, what remedial steps were taken? N/AHas the property been tested since remedial steps? ..... ☐ Yes ☒ No ☐ UnknownAre test results available? ..... ☒ Yes ☐ NoResults/Comments: UNDER MAINE LIMIT OF 4,000 PCI/LSource of information: SELLER, PRE-LISTING INSPECTION**E. METHAMPHETAMINE** - Current or previously existing:☐ Yes ☒ No ☐ UnknownComments: SELLER HAS NO PERSONAL KNOWLEDGE OF METHAMPETAMINE ON THE PROPERTYSource of information: SELLER

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

Page 4 of 8

Seller Initials

Initial  
MDT

PROPERTY LOCATED AT: 4 HEMMING WAY, 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/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: SOME MINOR FLAKING AROUND EXTERIOR DECK AND STAIR POSTS

Source of information: SELLER, PRE-LISTING INSPECTION

**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

**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: ROW OVER PRIVATE ROAD; SEWER EASEMENT MANHOLE

Source of information: SELLER, PUBLIC RECORD, DEED, PREVIOUS DISCLOSURE

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? UNKNOWN, SELLER HAS NEVER LIVED IN THE HOME

Road Association Name (if known): UNKNOWN

Source of information: SELLER, PUBLIC RECORD

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

Page 5 of 8

Seller Initials

Initial  
JDR



PROPERTY LOCATED AT: 4 HEMMING WAY, YORK, ME 03909**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 ☐ UnknownIf Yes, explain: N/AHave any flood events affected a structure on the property? ..... ☐ Yes ☒ No ☐ UnknownIf Yes, explain: N/AHas any flood-related damage to a structure occurred on the property? ..... ☐ Yes ☒ No ☐ UnknownIf Yes, explain: N/AHas there been any flood insurance claims filed for a structure on the property? ..... ☐ Yes ☒ No ☐ UnknownIf Yes, indicate the dates of each claim: N/AHas 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 ☐ UnknownIf Yes, indicate the date of each payment: N/AIs 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 ☐ UnknownIf yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map?  
N/ARelevant Panel Number: 23031C0669G Year: 2024 (Attach a copy)Comments: FEMA MAPS SHOW PROPERTY IS NOT IN A FLOOD ZONESource of Section VI information: SELLER, PUBLIC RECORD

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

Page 6 of 8

Seller Initials

Initial  
JDRT

PROPERTY LOCATED AT: 4 HEMMING WAY, YORK, ME 03909

### 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: **HOMESTEAD EXEMPTION**

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: **NONE KNOWN**

Year Principal Structure Built: **1989** What year did Seller acquire property? **2019**

Roof: Year Shingles/Other Installed: **2008**

Water, moisture or leakage: **NONE KNOWN**

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: **SUMP PUMP RUNS AFTER HEAVY RAINS AND/OR SEVERE STORMS**

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: **ELECTRIC PANEL CIRCUIT BREAKERS HAVE BEEN RECENTLY LABELED**

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 PREVENTATIVE PEST CONTROL MAINTENANCE CONTRACT IN PLACE WITH JP PESTS**

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: **NONE KNOWN; PROPERTY HAS BEEN PRE-INSPECTED**

Comments: **SELLER HAS NO PERSONAL KNOWLEDGE OF ANY OTHER DEFECTS**

Source of Section VII information: **SELLER, PREVIOUS DISCLOSURE, PUBLIC RECORD**

Buyer Initials \_\_\_\_\_ Page 7 of 8 Seller Initials **MR**

PROPERTY LOCATED AT: 4 HEMMING WAY, YORK, ME 03909

**SECTION VIII - ADDITIONAL INFORMATION**

**Seller is a Trustee & has never lived in the house. New interior paint in several areas & 1st floor ceiling. New smoke detector/CO2 combos installed & carpets cleaned. Newer garage doors. Skylights are not in working condition & have compromised seals. Bathroom ceiling fans are wired but unplugged & do not vent to the outside. Laundry plug may not be linked to a GFCI. Front walkway is cracked/bumpy & decks have some areas needing paint. Basement window has a small hole in glass.**

House has central vac but condition is unknown.

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.

Signed by: John D. Rust, Trustee 4/23/2025  
SELLER 8123EFA769924AE... DATE  
**RUST FAMILY TRUST**

Signed by: John D. Rust, Trustee 4/23/2025  
SELLER 8123EFA769924AE... DATE  
**JOHN D. RUST, TRUSTEE**

\_\_\_\_\_  
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



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# National Flood Hazard Layer FIRMette

70°38'43"W 43°8'42"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, AE, AH, VE, AR
- With BFE or Depth Zone AE, AD, 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)
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

**OTHER FEATURES**

- Cross Sections with 1% Annual Chance Water Surface Elevation
- 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 **2/11/2025 at 6:50 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.

