

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 the Seller and any Buyer. The Seller authorizes the Listing Broker in this transaction to disclose the information in this statement to other real estate licensees and to prospective buyers of this property. The Seller agrees to notify the Listing Broker promptly of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

NOTE: DO NOT LEAVE ANY QUESTIONS BLANK. WRITE N/A (NOT APPLICABLE) OR UNKNOWN IF NEEDED.

385 Johnson Flat Road

PROPERTY LOCATED AT: **Pittsfield, ME 04967**

SECTION I. WATER SUPPLY

TYPE OF SYSTEM: ☐ Public ☒ Private ☐ Seasonal ☐ Unknown
☐ Drilled ☐ Dug ☐ Other

MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water system?

Pump: ☐ Yes ☒ No ☐ N/A 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: 3/2016 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? iron filter N/A

• IF PRIVATE:

INSTALLATION: Location: 100' northwest of house
Installed BY: Pine State Drilling DATE of Installation: 2002
USE: Number of Persons currently using system? 4
Does system supply water for more than one household? ☐ Yes ☒ No ☐ Unknown

COMMENTS: high iron - installed whole house iron filter (levels not considered dangerous)
Source of SECTION I information: Seller

SECTION II. WASTE WATER DISPOSAL

TYPE OF SYSTEM: ☐ Public ☒ Private ☐ Quasi-Public ☐ Unknown

• IF PUBLIC OR QUASI-PUBLIC:

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?

• IF PRIVATE:

TANK: ☒ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Other:
Tank Size: ☐ 500 Gal. ☐ 1000 Gal. ☐ Unknown ☒ Other: 2000 gallon
Tank Type: ☒ Concrete ☐ Metal ☐ Unknown ☐ Other:
Location: front yard by driveway OR ☐ Unknown Date of Installation: 2003
Date Last Pumped: 04/2018 Name of Company Pumping Tank: Longmeers
Have you experienced any malfunctions? N/A ☐ Yes ☒ No
If yes, give the date and describe the problem:

Date of Last Servicing of tank: N/A Name of Company Servicing Tank: N/A
LEACH FIELD: ☒ Yes ☐ No ☐ Unknown

IF YES: Location: front yard
Date of installation of leach field: 2003 Installed by: contractor
Date of Last Servicing of leach field: N/A Name of Company Servicing leach field: N/A
Have you experienced any malfunctions? ☐ Yes ☒ No
If yes, give the date and describe the problem & what steps were taken to remedy:

Does Seller have records of the septic system design indicating the number of bedrooms the system was designed for? ☒ Yes ☐ No
IF YES, is it available? yes

Is System located in a Shoreland Zone? ☐ Yes ☒ No ☐ Unknown
Is System located in a Coastal Shoreland Zone? ☐ Yes ☒ No ☐ Unknown

COMMENTS:

Source of SECTION II information: Seller

2018 Page 1 of 3 - SPD Seller(s) Initials JWO MAD Buyer(s) Initials _____
American Forest Management, Inc., 40 Champion Lane Milford ME 04461 Phone: 207-817-9079 Fax: 207-827-0054 Day, Marc A. &
John Colaninno Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

SECTION III. HEATING SYSTEM(S)/SOURCES(S)

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	Oil Fired hot water	outside wood boiler	woodstove	
Age of system(s)/source(s)	15 yrs	10 yrs	15 yrs	
Name of company that services system(s)/source(s)	Days Oil Burner	Days Oil Burner	Days Oil Burner	
Date of most recent service call	cleaned 01/2018	NA	N/A	
Annual consumption per system/source (i.e., gallons, kilowatt hours, cord(s))	850 gallons/yr	10 cord wood/yr	4 cord/yr	
Malfunction per system(s)/source(s) within past 2 years	N/A	N/A	N/A	
Other pertinent information				

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, lined: ☒ Yes ☐ No ☐ Unknown Last Cleaned: 03/2018

Is more than one heat source vented through one flue? ☐ Yes ☒ No ☐ Unknown

Had a chimney fire: ☐ Yes ☒ No ☐ Unknown

Has chimney been inspected? ☒ Yes ☐ No ☐ Unknown; If Yes, when: 10/2017

Direct/Power Vent: ☒ Yes ☐ No ☐ Unknown

COMMENTS: either use the oil fired hot water boiler OR the outside wood boiler not both

Source of SECTION III information: calculate oil + dc wood consumption (not both) seller

SECTION IV. HAZARDOUS MATERIAL

The licensee is disclosing that the Seller is making representations contained herein.

A. UNDERGROUND STORAGE TANKS - Current or previously existing:

Are there now, or have there ever been, any underground storage tanks on your property?

☐ Yes ☒ No ☐ Unknown

IF YES: Are tanks in current use? ☐ Yes ☐ No ☐ Unknown

IF NO above: How long have tank(s) been out of service?

What materials are, or were, stored in the tank(s)?

Age of tank(s): Side of tank(s):

Location:

Have you experienced any problems such as leakage?

Are tanks registered with the Dept. of Environmental Protection?

☐ Yes ☐ No ☐ Unknown

If tanks are no longer in use, have tanks been abandoned according to D.E.P.?

☐ Yes ☐ No ☐ Unknown

COMMENTS:

Source of information: Seller

B. ASBESTOS - Current or previously existing:

• as insulation on the heating system pipes or duct work?

☐ Yes ☒ No ☐ Unknown

Ceilings?

☐ Yes ☒ No ☐ Unknown

• in the siding? ☐ Yes ☒ No ☐ Unknown

• in the roofing shingles?

☐ Yes ☒ No ☐ Unknown

• in flooring tiles? ☐ Yes ☒ No ☐ Unknown

• other:

☐ Yes ☒ No ☐ Unknown

COMMENTS:

Source of information: Seller

C. RADON/AIR - Current or previously existing:

Has the property been tested?

☐ Yes ☐ No ☒ Unknown

IF YES: Date: By:

Results: If applicable, What remedial steps were taken?

Has the property been tested since remedial steps?

☐ Yes ☐ No ☐ Unknown

Are test results available? ☐ Yes ☐ No Results & Comments:

Source of information: Seller

D. RADON/WATER - Current or previously existing:

Has the property been tested?

☐ Yes ☐ No ☒ Unknown

IF YES: Date: By:

Results: If applicable, What remedial steps were taken?

Has the property been tested since remedial steps?

☐ Yes ☐ No ☐ Unknown

Are test results available? ☐ Yes ☐ No Results & Comments:

Source of information: Seller

E. LEAD-BASED PAINT/PAINT HAZARDS - Current or previously existing: (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 the basis for the determination:

Do you know of any records or reports pertaining to such lead-based paint or lead-based paint hazards?

☐ Yes ☒ No

IF YES, describe:

Are you aware of any cracking, peeling or flaking paint?

☐ Yes ☒ No

COMMENTS:

Source of information: Seller

PROPERTY LOCATED AT 385 Johnson Flat Road, Pittsfield, ME 04967

F. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☒ No ☐ Unknown

OTHER: _____

LAND FILL: ☐ Yes ☒ No ☐ Unknown

RADIOACTIVE MATERIAL: ☐ Yes ☒ No ☐ Unknown

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 way, private road/homeowner associations (including condominiums and PUD's) or restrictive covenants? ☐ Yes ☒ No ☐ Unknown

IF YES: Explain: _____

Is access by means of a non-public way? ☐ Yes ☐ No ☐ Unknown If YES, who is responsible for maintenance? _____

What is your source of information: _____

Are there any tax exemption or reduction 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: Tree Growth Forest Management and Harvest Plan available? ☒ Yes ☐ No ☐ Unknown

• Is this house currently covered by a flood insurance policy? (not a determination of flood zone) ☐ Yes ☒ No ☐ Unknown

• Equipment, leased or not owned (e.g., propane tank, hot water heater, satellite dish): Type: N/A

• Year Principal Structure Built: 2003 What year did Seller acquire property? 2003

• Roof: Year Shingles/Other Installed: 2003

Water, moisture or leakage: no

Comments: _____

Foundation/Basement: Sump Pump: ☐ Yes ☒ No ☐ Unknown Comments: _____

• Water, moisture or leakage since you owned the property: ☐ Yes ☒ No ☐ Unknown Comments: _____

Prior water, moisture or leakage? ☐ Yes ☒ No ☐ Unknown Comments: _____

• Mold: Has the property ever been tested for mold? ☐ Yes ☒ No ☐ Unknown If YES, are test results available? ☐ Yes ☐ No

• Electrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: ☐ Unknown

• Has all or a portion of the property been surveyed? ☒ Yes ☐ No ☐ Unknown If YES, is the survey available? ☒ Yes ☐ No

• Manufactured Housing: Mobile Home - ☐ Yes ☒ No ☐ Unknown Modular - ☐ Yes ☐ No ☒ Unknown

• KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: Roof shingles should be re-shingled within the next 2 years on house

Source of SECTION V information: _____

Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

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

SECTION VI. ADDITIONAL INFORMATION

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.

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.

SELLER
Marc A. Day

DATE
4-13-18

SELLER
Jenniffer W. Day

DATE
4-13-18

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



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