

SELLER'S 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.

PROPERTY LOCATED AT: 1132 South Main Sts Woodstock 04219

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?

2 Pumps
in well

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: 11/24/2016 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? Removed sediment

• IF PRIVATE:

INSTALLATION: Location: out on lawn by lilac bush 110' from house

Installed BY: Goodwin DATE of Installation: 1979

USE: Number of Persons currently using system? motel / Restaurant - SPN shared by neighbors

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

COMMENTS: Domestic hot water provided by oil fired boiler.

Source of SECTION I information: Wall A/C units used for cooling

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: by seller - certified inspector

Have you experienced any problems such as line or other malfunctions? NONE ☐ Yes ☐ No

What steps were taken to remedy the problem? X

• IF PRIVATE:

TANK: ☐ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Other: BOX 43 = 2 new replacement systems 6/15/14

Tank Size: ☐ 500 Gal. ☒ 1000 Gal. X4 ☐ Unknown

Tank Type: ☐ Concrete ☐ Metal ☐ Unknown

Location: All in rear of motel OR ☐ Unknown Date of Installation: 1 in 68 / 1 in 74 / 1 in 78

Date Last Pumped: 2000 gal tank in 2000/2001 Name of Company Pumping Tank: 1 in 70

Have you experienced any malfunctions? ☐ Yes ☒ No

If yes, give the date and describe the problem:

has 2000 gal tank for Restaurant & 2000 gal grease trap

Date of Last Servicing of tank: Seller Name of Company Servicing Tank: Seller

LEACH FIELD: Same as above ☐ Yes ☒ No ☐ Unknown

IF YES: Location: Same as above

Date of installation of leach field: done by previous owners

Date of Last Servicing of leach field: Seller Name of Company Servicing leach field: Seller

Have you experienced any malfunctions? Replaced 2 of oldest leach fields and increased size ☒ Yes ☐ No

If yes, give the date and describe the problem & what steps were taken to remedy:

that Bucher did the 2000 gal tank & grease trap

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? SAVAGE Construction Replaced 2 fields 8/2006

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

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

COMMENTS: Smoke & heat detectors throughout

Source of SECTION II information: Seller

2016 Page 1 of 3 - SPD Buyer(s) Initials

Berkshire Hathaway HomeServices Northeast Real Estate, 473 Center St Auburn, ME 04210

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.ziplogix.com

Seller(s) Initials

Phone: (207) 784-0159

Fax: (207) 777-3715

2016 listing packet

PROPERTY LOCATED AT 1132 South Main St Woodstock 04219.

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

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	<u>1st FH Water</u>	<u>FH W</u>	<u>Chassis Heat</u>	
Age of system(s)/source(s)	<u>1st</u>	<u>1st</u>	<u>Still available</u>	
Name of company that services system(s)/source(s)	<u>Kevin C. Ryan</u>	<u>2003</u>	<u>not used</u>	
Date of most recent service call	<u>longer Sept 15</u>	<u>longer Sept 15</u>		
Annual consumption per system/source (i.e., gallons, kilowatt hours, cord(s))		<u>POOL HOUSE</u>	<u>new 3 yrs ago (2010)</u>	
Malfunction per system(s)/source(s) within past 2 years	<u>Re-framing</u>			
Other pertinent information	<u>1-8 + 10-22</u>	<u>(Room for expansion)</u>		

Is there an oil supply line? ☐ Yes ☐ No ☐ Unknown Is it buried? ☐ Yes ☐ No ☐ Unknown Is it sleeved? ☐ Yes ☐ No ☐ Unknown

Chimney(s): ☐ Yes ☐ No If yes, lined: ☐ Yes ☐ No ☐ Unknown Last Cleaned: _____

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: _____

Direct/Power Vent: ☐ Yes ☐ No ☐ Unknown

COMMENTS: fuel storage 275 gal & 500 gal oil tanks (indoor)
Source of SECTION III information: 2002 mps electrical service/hummer 2004 2005

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)? N/A

Age of tank(s): _____ Size 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: _____

B. ASBESTOS - Current or previously existing:

• as insulation on the heating system pipes or duct work? ☐ Yes ☐ No ☒ Unknown

• in the siding? ☐ Yes ☐ No ☒ Unknown

• in flooring tiles? ☐ Yes ☐ No ☒ Unknown

• in the roofing shingles? ☐ Yes ☐ No ☒ Unknown

• other: _____ ☐ Yes ☐ No ☒ Unknown

Source of information: _____

COMMENTS: _____

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: _____

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: _____

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: _____

PROPERTY LOCATED AT 1132 So Main St Woodstock 04219

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: _____
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: Easement for water to clutter / Easement for septic
What is your source of information: Seller / Septic to left of building
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: _____ Forest Management and Harvest Plan available? ☐ Yes ☒ No ☐ Unknown
• Is this house currently covered by a flood insurance policy? ☐ Yes ☒ No ☐ Unknown
• Equipment leased or not owned (e.g., propane tank, hot water heater, satellite dish): Type: propane tank by Duke Power
• Year Principal Structure Built: 1968 / 1974 / 77/78 What year did Seller acquire property? Aug. 2002
• Roof: Year Shingles/Other Installed: 30 yrs Arch Shingles Roof 80 / Deck 84 / 2007-2008
Water, moisture or leakage: 2008
Comments: all done sometime
• 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: C below ☐ 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: See electrical portion in attachments - numerous electrical panels installed at times of improvements - All breakers

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

No zoning ordinance in Woodstock

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.
Matthew A. Buck SELLER 5/19/14 DATE
Frances E. Buck SELLER 5/19/14 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

1132 South Main Str Woodstock

04219.

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) _____ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

(c) _____ Purchaser has received copies of all information listed above.

(d) _____ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

(i) _____ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) _____ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

(f) ☒ Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Seller	<u>[Signature]</u>	Date	<u>5/19/14</u>	Seller	<u>Frances E Buck</u>	Date	<u>5/19/16</u>
Purchaser	<u>[Signature]</u>	Date		Purchaser		Date	
Agent	<u>[Signature]</u>	Date		Agent		Date	