

PROPERTY LOCATED AT: 3 Fire Lane 432 Andover, ME 04216

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 ☐ Unknown
☐ Drilled ☒ Dug ☐ Other _____

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: _____ 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? Installed filtration system Dec 2020

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: Back yard

Installed by: Unknown

Date of Installation: estimate 2003 - 2004 (time of home construction)

USE: Number of persons currently using system: 1

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

Comments: _____

Source of Section I information: Current owner

Buyer Initials _____ Page 1 of 7 Seller Initials DO

PROPERTY LOCATED AT: 3 Fire Lane 432 Andover, ME 04216

SECTION II — WASTE WATER DISPOSAL

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

IF PUBLIC OR QUASI-PUBLIC (Strike Section if Not Applicable):

Have you had the sewer line inspected? ☐ Yes ☐ No

If Yes, what results: NA

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: _____

Tank Size: ☐ 500 Gallon ☒ 1000 Gallon ☐ Unknown ☐ Other: _____

Tank Type: ☐ Concrete ☐ Metal ☐ Unknown ☐ Other: _____

Location: Front of house, risers installed 2020 OR ☐ Unknown

Date installed: ~2003 Date last pumped: JUN Aug 2020 Name of pumping company: Doyon (Western Maine septic)

Have you experienced any malfunctions? ☐ Yes ☒ No

If Yes, give the date and describe the problem: _____

Date of last servicing of tank: 6/09/2020 Name of company servicing tank: Western Maine Septic Inspections

Leach Field: ☒ Yes ☐ No ☐ Unknown

If Yes, Location: Front lawn

Date of installation of leach field: ~2003 Installed by: Unknown

Date of last servicing of leach field: Unknown 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: _____

Source of Section II information: Current owner

Buyer Initials _____

Page 2 of 7

Seller Initials DU

PROPERTY LOCATED AT: 3 Fire Lane 432 Andover ME 04216

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 Propane	Pellet stove (basement)	Pellet stove (upstairs)	
Age of system(s) or source(s)	2019	2020	2021	
Name of company that services system(s) or source(s)	Community Energy	N/A	N/A	
Date of most recent service call	6/21/2021	N/A	N/A	
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	400 gallons/year	(60 bags) 3 metric tons	1 metric ton	
Malfunction per system(s) or source(s) within past 2 years	None	2021 Replaced blower	None	
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, 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 ☐ Unknown
 Has vent(s) been inspected? ☐ Yes ☒ No ☐ Unknown
 If Yes, date: _____
 Comments: 2 pellet stoves
 Source of Section III information: Current owner

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? _____
 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): _____ Size of tank(s): _____
 Location: _____

Buyer Initials _____

Page 3 of 7

Seller Initials DO

PROPERTY LOCATED AT: 3 Fire Lane 432 Andover ME 04216

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

Have you experienced any problems such as leakage: ☐ Yes ☐ No ☐ Unknown

Comments: _____

Source of information: _____

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: ☐ Yes ☐ No ☐ Unknown

Comments: _____

Source of information: _____

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. METHAMPHETAMINE - Current or previously existing:

Comments: ☐ Yes ☒ No ☐ Unknown

Source of information: _____

Buyer Initials _____

Page 4 of 7

Seller Initials OW _____

PROPERTY LOCATED AT: 3 Fire Lane 432 Andover, ME 04216

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: _____

Do you know of any records/reports pertaining to such lead-based paint/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: _____

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☒ No ☐ Unknown

LAND FILL: ☐ Yes ☒ No ☐ Unknown

RADIOACTIVE MATERIAL: ☐ Yes ☒ No ☐ Unknown

Other: _____

Source of information: Current owner

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 ☐ Unknown

If Yes, explain: _____

Source of information: _____

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? _____

Road Association Name (if known): _____

Buyer Initials _____

Page 5 of 7

Seller Initials EW _____

PROPERTY LOCATED AT: 3 Fire Lane 432 Andover ME 04216

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: _____

Is a Forest Management and Harvest Plan available?..... ☐ Yes ☐ No ☐ Unknown

Is house now covered by flood insurance policy (not a determination of flood zone) ☐ Yes ☒ No ☐ Unknown

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish,
water filtration system, photovoltaics, wind turbines): Type: Propane tanks (Community Energy owned)

Year Principal Structure Built: 2003

What year did Seller acquire property? 2020

Roof: Year Shingles/Other Installed: 2003

Water, moisture or leakage: No

Comments: _____

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: Bulkhead was leaking during rain, does not leak when covered

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

If Yes, are test results available? ☐ Yes ☐ No

Comments: _____

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

Comments: _____

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: _____

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may
have an adverse impact on health/safety: None

Comments: _____

Source of Section V information: Current owner

Buyer Initials _____

Page 6 of 7

Seller Initials DO

PROPERTY LOCATED AT: 3 Fire Lane 432 Andover, ME 04216

SECTION VI — ADDITIONAL INFORMATION

Upon initial testing of well water, Filtration system added
to address iron, manganese, & coliform bacteria. Retest
showed issues adequately addressed through filtration.
Testing attached.

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: H2O test results ☒ 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.

SELLER _____ DATE _____ SELLER _____ DATE _____

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 _____