

PROPERTY LOCATED AT: **88 E Kidder St, Portland, ME 04103**

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 other 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. 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: ☐ 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: _____ 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? _____~~

~~IF PRIVATE:~~

~~INSTALLATION: Location: _____
 Installed by: _____
 Date of Installation: _____
 USE: _____
 Number of persons currently using system: _____
 Does system supply water for more than one household? ☐ Yes ☐ No ☐ Unknown~~

Comments: **N/A**

Source of Section I information: **Seller/Public Record**

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PROPERTY LOCATED AT: 88 E Kidder St, Portland, ME 04103**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 ☒ NoIf Yes, what results: N/AHave you experienced any problems such as line or other malfunctions? ☐ Yes ☒ NoWhat steps were taken to remedy the problem? N/A**IF PRIVATE:**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~~~~Is System located in a Coastal Shoreland Zone?..... ☐ Yes ☐ No ☐ Unknown~~Comments: N/ASource of Section II information: **Seller/Public Record**Seller Initials SL _____

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PROPERTY LOCATED AT: 88 E Kidder St, Portland, ME 04103**SECTION III – HEATING SYSTEM(S)/HEATING SOURCES(S)**

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	Forced Hot Air, Oil			
Age of system(s) or source(s)	1997 +/-			
Name of company that services system(s) or source(s)	207 Plumbing & Heating			
Date of most recent service call	Nov 2018			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	Less than a tank			
Malfunction per system(s) or source(s) within past 2 years	None			
Other pertinent information	N/A			

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 been inspected? ☐ Yes ☐ No ☒ Unknown

If Yes, when: N/ADate chimney last cleaned: UnknownDirect/Power Vent: ☐ Yes ☒ No ☐ UnknownComments: Some chimney repointing done in '98 or '99. May have been inspected and cleaned then.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? _____

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: _____

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

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

Comments: **N/A**

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: ☐ Yes ☐ No ☒ Unknown

Comments: **N/A**

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: **Public Water**

Source of information: **Seller**

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E. 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: N/A

Are you aware of any cracking, peeling or flaking paint? ☐ Yes ☒ No

Comments: N/A

Source of information: Seller

F. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☐ No ☒ Unknown

LAND FILL: ☐ Yes ☐ No ☒ Unknown

RADIOACTIVE MATERIAL: ☐ Yes ☐ No ☒ Unknown

Other: N/A

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

If Yes, explain: _____

Source of information: Seller/Public Record

Answer only one of the following sets of questions depending on the type of property:

If the subject property consists of at least one, but not more than four, residential dwelling units:

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? _____

~~For all other properties:~~

~~Are there any abandoned or discontinued town ways, any public easements or any private roads located on the property or abutting the property? ☐ Yes ☐ No ☐ Unknown~~

~~If Yes, describe: _____~~

~~If Yes, who is responsible for maintenance (including road association, if any): _____~~

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PROPERTY LOCATED AT: **88 E Kidder St, Portland, ME 04103**

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 (e.g., propane tank, hot water heater, satellite dish): Type: **N/A**

Year Principal Structure Built: **1956**

What year did Seller acquire property? **1998**

Roof: Year Shingles/Other Installed: **2015 +/-**

Water, moisture or leakage: **None**

Comments: **N/A**

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: **Water seeped through top layer of cinderblocks on bulkhead. Professionally repaired.**

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 ☐ Unknown~~

Manufactured Housing – Is the residence a:

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: **N/A**

Source of Section V information: **Seller**

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SECTION VI — ADDITIONAL INFORMATION

See Improvements Sheet

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.

<u>Shana Lee</u>	<u>07-16-2019</u>		
SELLER	DATE	SELLER	DATE
Shana Lee			

_____ SELLER	_____ DATE	_____ SELLER	_____ DATE
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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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_____ BUYER	_____ DATE	_____ BUYER	_____ DATE
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88 East Kidder Improvements

2019

- Light fixtures in kitchen and bedroom upgraded
- Walls and ceilings painted throughout
- Bulkhead top cinderblock row professionally replaced and leveled
- Floors in kitchen upgraded
- Relocated ceiling fan to master bedroom
- Kitchen cabinets repainted
- Rear steps stained

2017

- Replaced rear steps with pressure treated wood

2015

- Roof re-shingled with architectural shingles

2009

- Bathroom floor tiled

2002

- Siding upgraded
- Seamless gutters added