

PROPERTY LOCATED AT: 7 Perennial Drive, North Yarmouth, ME 04097

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: 06/26/2020 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? Mitigation systems installed for iron, uranium, and radon

IF PRIVATE: (Strike Section if Not Applicable):
INSTALLATION: Location: Front yard to left of driveway when driving in
Installed by: Affordable Well Drilling
Date of Installation: 2007
USE: Number of persons currently using system: 2
Does system supply water for more than one household? Yes No Unknown
Comments: Well drilled on all subdivision lots when subdivision development first began

Source of Section I information: Seller

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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: _____~~

~~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: Side of home closest to Long Hill Road OR Unknown

Date installed: 2019 Date last pumped: N/A Name of pumping company: N/A

Have you experienced any malfunctions? Yes No

If Yes, give the date and describe the problem: N/A

Date of last servicing of tank: N/A Name of company servicing tank: N/A

Leach Field: Yes No Unknown

If Yes, Location: Side of home closest to Long Hill Road

Date of installation of leach field: 2019 Installed by: Morrell's Septic

Date of last servicing of leach field: N/A Company servicing leach field: N/A

Have you experienced any malfunctions? Yes No

If Yes, give the date and describe the problem and what steps were taken to remedy: N/A

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: 4 Bedroom Septic

Source of Section II information: Seller

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

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	FHW - Propane	Propane Fireplace		
Age of system(s) or source(s)	2019	2019		
Name of company that services system(s) or source(s)	N/A	N/A		
Date of most recent service call	N/A	N/A		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	Unknown	Unknown		
Malfunction per system(s) or source(s) within past 2 years	N/A	N/A		
Other pertinent information	N/A	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(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: **New Construction**

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): **2019** Size of tank(s): **1,000 gallons**

Location: **Backyard**

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

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

Comments: New Construction, tank leased from Downeast Energy

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: New Construction

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: 2020 By: A-Z Water Systems & Affordable Water

Results: High (unable to locate actual results)

If applicable, what remedial steps were taken? Mitigation system installed

Has the property been tested since remedial steps? Yes No Unknown

Are test results available? Yes No

Results/Comments: N/A

Source of information: Seller

E. METHAMPHETAMINE - Current or previously existing: Yes No Unknown

Comments: New Construction

Source of information: Seller

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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: New Construction

Source of information: Seller

G. 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, homeowner associations (including condominiums and PUD's) or restrictive covenants? Yes No Unknown

If Yes, explain: See Declaration of Protective Covenants and Common Easements for Perennial Crossing

Source of information: Public Records

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? Neighbor currently maintains.

Road Association Name (if known): N/A

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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, satellite dish

Year Principal Structure Built: 2020

What year did Seller acquire property? 2005

Roof: Year Shingles/Other Installed: 2019

Water, moisture or leakage: None

Comments: New Construction

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: Dry basement

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 attached list of features.

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.

Frank G. DeWolfe, Jr. 09-16-2020
SELLER DATE
Frank G. Dewolfe

Serina DeWolfe 09-16-2020
SELLER DATE
Serina M. DeWolfe

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

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KEY FEATURES

- Black Pella windows
- Quartz countertops throughout
- Subway tile backsplash with stove in-lay
- Frankie Pot filler faucet, Porcelain Kitchen Farmers Sink
- Separate wine refrigerator
- Custom marble tiled shower with Kohler waterfall showerhead, Kohler multiple body jets, Kohler 2 Way Diverter, 1 -12 GPM Kohler shower Valve and 2 his/her Kohler shower valves (3 Valves total & 1 Diverter)
- Soaker tub, 1 Kohler free standing Tub Faucet & hand-held wand
- Propane fireplace with multiple lighting options, flame heights, fan settings, and touch screen remote
- Central vacuum system (2 floors) 4 dock stations, 2 on 2nd Floor, 1 on 1st Floor, 1 in garage.
- 6-Zone heating, Isolation Circulators w/ shut offs
- Modine heater and thermostat for 2 bay garage
- Oversized garage door openers with battery back up
- 60 Gallon Heat pump water heater
- Buried 1,000 gallon propane tank leased with Downeast Energy
- All 2nd floor bathrooms have ¾" hot and cold Uponor main pex line feeds
- Expansion tank, Amtrol Well X_trol WX302 86 Gallon Pressure Tank
- Well pump, Gould's 10GS10412C 3 Wire 1 HP
- All smoke detectors are combo smoke/CO units
- 2nd floor electrical sub panel
- Excessive outlets in every room
- .044 thick siding siding – the thickest available on the market
- Masonite Craftsman solid core interior doors
- No exterior wood - all vinyl, including AZTEK decking, porch skirt boards, corner boards, freeze boards, exterior window trim, along with aluminum porch railings
- Oversized master walk-in closet
- Additional walk-in closet off en suite bathroom
- Radon water mitigation system
- Private neighborhood that is close to Portland
- Land across the street is designated as open space, so no building can be done, only 4 house lots on internal road
- Solid Hard wood Maple 1st and 2nd floors, Cinnamon downstairs Clear Upstairs