

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.

92 Avalon Rd

PROPERTY LOCATED AT: Portland, ME 04103-1143

SECTION I. WATER SUPPLY

TYPE OF SYSTEM: Public Private Seasonal N/A Unknown
 Drilled Dug Other N/A

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: N/A 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? N/A

• IF PRIVATE:

INSTALLATION: Location: N/A
Installed BY: N/A DATE of Installation: N/A
USE: Number of Persons currently using system? N/A
Does system supply water for more than one household? Yes No Unknown

COMMENTS: N/A

Source of SECTION I information: Seller/Previous Disclosure

SECTION II. WASTE WATER DISPOSAL

TYPE OF SYSTEM: Public Private Quasi-Public N/A 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? Roots cleared from sewer line ~2012 and ~2016

• IF PRIVATE:

TANK: Septic Tank Holding Tank Cesspool Other: N/A
Tank Size: 500 Gal. 1000 Gal. Unknown Other: N/A
Tank Type: Concrete Metal Unknown Other: N/A
Location: N/A OR Unknown Date of Installation: N/A
Date Last Pumped: _____ Name of Company Pumping Tank: 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: _____ Name of Company Servicing Tank: N/A

LEACH FIELD: Yes No Unknown

IF YES: Location: N/A

Date of installation of leach field: _____ Installed by: N/A

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: N/A

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? N/A

Is System located in a Shoreland Zone? Yes No Unknown

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

COMMENTS: N/A

Source of SECTION II information: Seller/Previous Disclosure

2018 Page 1 of 3 - SPD Seller(s) Initials JC Buyer(s) Initials _____

PROPERTY LOCATED AT **92 Avalon Rd, Portland, ME 04103-1143**

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

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	FHA/Oil	Wood Stove	N/A	N/A
Age of system(s)/source(s)	2003 +/-, Prev disclosure	2003 +/-, Prev disclosure	N/A	N/A
Name of company that services system(s)/source(s)	Seller's spouse	N/A	N/A	N/A
Date of most recent service call	2017	N/A	N/A	N/A
Annual consumption per system/ source (i.e., gallons, kilowatt hours, cord(s))	492 gallons in 2017	Not used in 3 years	N/A	N/A
Malfunction per system(s)/ source(s) within past 2 years	N/A	N/A	N/A	N/A
Other pertinent information	N/A	N/A	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, lined: Yes No Unknown Last Cleaned: **N/A**
 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/A** Direct/Power Vent: Yes No Unknown

COMMENTS: **Seller's spouse services, is an HVAC Tech**
 Source of SECTION III information: **Seller/Previous Disclosure**

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): _____ 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: **N/A**

Source of information: **Seller/Previous Disclosure**

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: **N/A** Yes No Unknown

COMMENTS: **N/A**

Source of information: **Seller/Previous Disclosure**

C. RADON/AIR - Current or previously existing:

Has the property been tested? Yes No Unknown

IF YES: Date: **2006** By: **Unknown**

Results: **Unknown** If applicable, What remedial steps were taken? **N/A**

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

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

Source of information: **Seller/Previous Disclosure**

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/Previous Disclosure**

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: **N/A**

Do you know of any records or reports pertaining to such lead-based paint or 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/Previous Disclosure**

PROPERTY LOCATED AT **92 Avalon Rd, Portland, ME 04103-1143**

F. OTHER HAZARDOUS MATERIALS - Current or previously existing:

- TOXIC MATERIAL: Yes No Unknown
- LAND FILL: Yes No Unknown
- RADIOACTIVE MATERIAL: Yes No Unknown

OTHER: **Seller has no knowledge of any hazardous materials.**

Source of information: **Seller/Previous Disclosure**

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: **N/A**

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: **Deed**

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: **N/A** 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: **1962** What year did Seller acquire property? **2009**

• Roof: Year Shingles/Other Installed: **2017**

Water, moisture or leakage: **None**

Comments: **30 year architectural shingles installed**

Foundation/Basement: Sump Pump: Yes No Unknown Comments: **N/A**

• Water, moisture or leakage since you owned the property: Yes No Unknown Comments: **Minor moisture during spring melt**
Prior water, moisture or leakage? Yes No Unknown Comments: **minor basement moisture noted on prev disclosure**

• 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: **N/A** 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: **N/A**

Source of SECTION V information: **Seller/Previous Disclosure**

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

See attached for improvements sheet.

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.

Tricia Emery
SELLER
Tricia Emery

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



Maine Association of REALTORS®/Copyright © 2018.

All Rights Reserved. Revised 2018.

Page 3 of 3 - SPD



92 Avalon Road – Improvements

2017

- Installed 30-year architectural shingles
- Replaced linoleum floor in kitchen and dining room with tile
- Replaced all mechanical parts in furnace
- Upgraded thermostat and thermostat wire
- Built closet in bathroom
- Painted kitchen, dining room, living room, and bathroom
- Repainted front porch
- Repainted under the eaves around the house
- Seeded back lawn

2016

- Replaced back steps with pressure treated wood
- Installed new microwave

2015

- Installed carpet in 2nd bedroom without damaging hardwood floor below
- Painted 2nd bedroom

2010

- Installed timer on electric hot water for monthly cost savings