

PROPERTY LOCATED AT: 2 Cottage Ln, Raymond, ME 04071

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 Shared Well

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: 2019 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? Point of Use system installed. Test results for shared well.

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: Common Area

Installed by: Unknown

Date of Installation: Unknown

USE: Number of persons currently using system: Unknown

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

Comments: Drilled well serves all units. Seller has radon water mitigation and POU for uranium systems in house.

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: Left of home OR Unknown

Date installed: 1995 Date last pumped: 3 or 4 years Name of pumping company: Arkie Rogers

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: Left/rear of home

Date of installation of leach field: 1995 Installed by: Unknown

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: 2-bedroom septic. Home built in 2010 connected to previous home's septic system. Pumping is scheduled.

Source of Section II information: Seller, Public Records

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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) | Monitor, Propane | Electric Baseboard | Pellet Stove | |
| Age of system(s) or source(s) | 2010 | 2010 | 2015 | |
| Name of company that services system(s) or source(s) | N/A | N/A | Self cleaned annually | |
| Date of most recent service call | N/A | N/A | N/A | |
| Annual consumption per system or source (i.e., gallons, kilowatt hours, cords) | 446.9 gallons in 2019 | Unknown | 2+/- tons | |
| Malfunction per system(s) or source(s) within past 2 years | N/A | N/A | N/A | |
| Other pertinent information | N/A | Part of elec utilities | 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: **Propane usage includes cooking and hot water heater.**

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: No knowledge of underground storage tanks

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: 2014 By: Unknown

Results: Above actionable levels

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

D. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: 2018 By: Dunbar Water

Results: Above actionable levels

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: Shared well, mitigation system only serves this home.

Source of information: Seller

E. METHAMPHETAMINE - Current or previously existing:

Yes No Unknown

Comments: N/A

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: _____

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: N/A

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: Crescent Lake Condo Association, Shared beach, etc. See deed.

Source of information: Deed

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? Crescent Lake Condo Association

Road Association Name (if known): Crescent Lake Condo Association

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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 Tank

Year Principal Structure Built: 2010

What year did Seller acquire property? 2008

Roof: Year Shingles/Other Installed: 2010-house, 2015-addition

Water, moisture or leakage: None

Comments: Property purchased in 2008. Current house built in 2010. Entry room added in 2015.

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: Some dog scratches on door trim leading to basement.

Source of Section V information: Seller

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ADDENDUM

PROPERTY: **2 Cottage Ln, Raymond, ME 04071**

1) Additional information

Private community beach access with docking and mooring available.

Entry room framed with reclaimed beams from old rec center.

Multiple horizontal lines for additional information.

Date: 06-25-2020

Date: _____

Bernard Laybourne
Signature

Signature

Date: _____

Date: _____

Signature

Signature

Addendum