

PROPERTY LOCATED AT: 81 Court Street, Alfred, ME

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? _____~~

~~IF PRIVATE: (Strike Section if Not Applicable):~~

~~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: Public Water

Source of Section I information: Seller/Public Records

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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: **Backyard** OR Unknown

Date installed: **Unknown** Date last pumped: **Unknown** 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: **Backyard**

Date of installation of leach field: **2017** 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. Leachfield installed by previous owner. Seller thinks septic tank may have been replaced as well.**

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)	FHA, Oil	Pellet Stove	Rinnai Monitor	
Age of system(s) or source(s)	Unkonwn	2008	2005	
Name of company that services system(s) or source(s)	Steve Leighton	N/A		
Date of most recent service call	02/10/2021	N/A		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	350+/- gallons	1 - 1.5 tons	200+/- gallons	
Malfunction per system(s) or source(s) within past 2 years	N/A	N/A	N/A	
Other pertinent information	Oil	N/A	Propane, also serves gas range.	

- 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 monitor heater and gas range. Monitor heater heats mud/laundry room.**

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: **None known.**

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

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: **None known.**

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

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: **N/A**

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/Public Records**

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: **Lead present in several areas prior to re-painting. See "Known Material Defects" section.**

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

Comments: **Entire interior has been professionally painted. See "Known Material Defects" section.**

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

If Yes, explain: **N/A**

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? _____~~

~~Road Association Name (if known): _____~~

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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: Homestead

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: 1886
What year did Seller acquire property? 2017
Roof: Year Shingles/Other Installed: Unknown

Water, moisture or leakage: Ice dam over 2nd floor bathroom and bedroom ~2 years ago. None since.

Comments: Previous disclosure notes that some shingles were newer when purchased in 2017.

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: Some minor dampness after heavy rain and during spring melt. Dirt floor.

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
Comments: N/A

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: Lead present in kitchen flooring. Testing indicates it may be
Continued... See Addendum Known material defects 1

Comments: N/A

Source of Section V information: Seller/Previous Disclosure

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SECTION VI – ADDITIONAL INFORMATION

- Interior of home painted throughout - 2020/2021
- Flooring in mudroom upgraded – 2018
- Leachfield added, replacing cesspool – 2017
- Railing and balusters added to hallway nook at top of stairs - 2017

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.

Elbert Murphy 02-09-2021
 SELLER DATE
Elbert H. Murphy Jr.

Frances Rosales-Turner 02-10-2021
 SELLER DATE
Frances Rosales-Turner

Rebecca Knight 02-09-2021
 SELLER DATE
Rebecca R. Knight

 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



ADDENDUM

PROPERTY: **81 Court Street, Alfred, ME**

1) Known material defects

present on other flooring as well, but assumed to be dust spread from the kitchen. Tests from June 2020 show lead paint on several surfaces. Home has been professionally painted since. Follow-up tests have not been done. Grant was approved through MaineHousing to install new flooring over kitchen floor, but was delayed/cancelled due to COVID-19. Most recent quote was ~\$1,000. Roof over exterior oil tank has damage, front door is drafty, basement stairs need work, some damaged flooring under washer, no exterior stairs leading to storage area attached to garage, some dinged siding, some vinyl siding missing (asphalt siding visible) above storage area attached to garage, some loose receptacles, cracked window on garage, ground floor wood floors due for resurfacing.

Date: 02-09-2021

Elbert Murphy
Signature

Date: 02-09-2021

Rebecca Knight
Signature

Date: 02-10-2021

Frances Rosales-Turner
Signature

Date: _____

Signature

Addendum