

# SELLER'S 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.**

PROPERTY LOCATED AT: 1126 Commercial Street, Rockport, ME 04846

## 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: 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? \_\_\_\_\_

• IF PRIVATE:

INSTALLATION: Location: n/a

Installed BY: n/a DATE of Installation: n/a

What is the source of your information: 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

## SECTION II. WASTE WATER DISPOSAL

TYPE OF SYSTEM:  Public  Private  Quasi-Public \_\_\_\_\_  Unknown

• IF PUBLIC OR QUASI-PUBLIC:

Have you experienced any problems such as line or other malfunctions? .....  Yes  No

What steps were taken to remedy the problem? n/a

• IF PRIVATE:

TANK:  Septic Tank  Holding Tank  Cesspool  Other: \_\_\_\_\_

Tank Size:  500 Gal.  1000 Gal.  Unknown  Other: \_\_\_\_\_

Tank Type:  Concrete  Metal  Unknown  Other: \_\_\_\_\_

Location: n/a OR  Unknown Date of Installation: \_\_\_\_\_

Date of Last Servicing: n/a Name of Company Servicing Tank: n/a

Date Last Pumped: n/a Have you experienced any malfunctions? .....  Yes  No

If yes, give the date and describe the problem: n/a

LEACH FIELD: .....  Yes  No  Unknown

IF YES: Location: n/a

Date of installation of leach field: n/a Installed By: n/a

Date of Last Servicing: n/a Name of Service Company: 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

SOURCE OF INFORMATION: Owner

COMMENTS: \_\_\_\_\_

IS SYSTEM LOCATED IN A SHORELAND ZONE?: .....  Yes  No  Unknown

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

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**SECTION III. HEATING SYSTEM(S)/SOURCE(S)**

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	OHA			
Age of system(s)/source(s)	2004+/-			
Name of company that services system(s)/source(s)	Maritime?			
Date of most recent service call	Sept 2008			
Annual consumption per system/source (i.e., gallons, kilowatt hours, cord(s))				
Malfunction per system(s)/source(s) within past 2 years	2009 fuel filter plugged			
Other pertinent information				

Buried Oil Supply Line:  Yes  No  Unknown      Sleeved:  Yes  No  
 Chimney(s) Lined:  Yes  No  Unknown      Age: 59      Last Cleaned: unk  
 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: \_\_\_\_\_  
 COMMENTS: \_\_\_\_\_

**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  
 IF NO above: How long have tank(s) been out of service? n/a  
 What materials are, or were, stored in the tank(s)? n/a  
 Age of tank(s): n/a      Size of tank(s): n/a  
 Location: n/a  
 Have you experienced any problems such as leakage? n/a  
 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: \_\_\_\_\_

**B. ASBESTOS - Current or previously existing:**  
 • as insulation on the heating system pipes or duct work?  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  
 IF YES: Source of Information: Owner  
 COMMENTS: \_\_\_\_\_

**C. RADON/AIR - Current or previously existing:**  
 Has the property been tested?  Yes  No  Unknown  
 IF YES: Date: n/a      By: n/a  
 Results: n/a      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: \_\_\_\_\_

**D. RADON/WATER - Current or previously existing:**  
 Has the property been tested?  Yes  No  Unknown  
 IF YES: Date: n/a      By: n/a  
 Results: n/a      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: \_\_\_\_\_

**E. LEAD-BASED PAINT/PAINT HAZARDS - Current or previously existing: (Note: Lead-based paint is most commonly found in homes constructed prior to 1978; See EPA Disclosure brochure/form and Maine Lead Warning for more information)**  
 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: \_\_\_\_\_  
 Do you know of any records or reports pertaining to such lead-based paint or lead-based paint hazards:  Yes  No  
 IF YES, describe: \_\_\_\_\_  
 Are you aware of any cracking, peeling or flaking paint?  Yes  No  
 COMMENTS: \_\_\_\_\_

F. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL:  Yes  No  Unknown OTHER: \_\_\_\_\_  
LAND FILL:  Yes  No  Unknown \_\_\_\_\_  
RADIOACTIVE MATERIAL:  Yes  No  Unknown \_\_\_\_\_

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 road/homeowner associations or restrictive covenants? .....  Yes  No  Unknown

IF YES: Explain: n/a  
What is your source of information: Owner and 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

• Leased Equipment (e.g., propane tank, hot water heater, satellite dish): Type: n/a

• Year Built: 1950 How long has Seller owned it: 2008

• Roof: Year Built - Structure: 1950 Age - Shingles: unknown

Moisture or leakage: none known

Comments: Seller inherited property, which has been in family since 1950.

• Foundation/Basement: Sump Pump:  Yes  No  Unknown Comments: \_\_\_\_\_

Moisture or leakage since you owned the property:  Yes  No  Unknown Comments: Damp, but not wet

Knowledge of prior moisture or leakage:  Yes  No  Unknown Comments: \_\_\_\_\_

• 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 the property been surveyed?  Yes  No  Unknown If YES, is the survey available?  Yes  No

• Manufactured Housing: Mobile Home -  Yes  No Modular:  Yes  No

• KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: None known

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**

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.

Nancy Grindle  
SELLER  
Darcy Marie Grindle

\_\_\_\_\_  
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





Witness my hand and seal this      day of June, 2008.

*Signed, Sealed and Delivered*  
*in presence of*

**ESTATE OF BRADFORD C. GRINDLE**

*Carol A. Davis, Witness*

*Adrian Sewall*  
By: ADRIAN SEWALL  
Its: Personal Representative

*State of Maine*  
*County of Knox, ss.*

Then personally appeared the above-named **ADRIAN SEWALL** in his said capacity and acknowledged the foregoing instrument to be his free act and deed.

Before me,

*Donna J. Shroy*  
Notary Public/Attorney at Law  
Printed Name: *Donna J. Shroy*  
*Nov 1 2014*

**SEAL**

**KNOX SS: RECEIVED**  
**Jun 16, 2008**  
**at 10:13:43A**  
**ATTEST: LISA J SINMONS**  
**REGISTER OF DEEDS**

**907M.2. Permitted Uses****Residential Uses**

1. Accessory residential uses including home occupations as defined in this Ordinance
2. Cluster residential development with Planning Board approval in accordance with the cluster provisions of this Ordinance;
3. Multi-family dwellings, three or more units;
4. Single family dwelling;
5. Two-family dwellings;
6. Reserved

**Commercial Uses**

7. Auto sales;
8. Art Galleries
9. Banks and financial institutions;
10. Barber shops and beauty parlors;
11. Churches;
12. Computer sales and services;
13. Day care centers;
14. Fully enclosed places of assembly;
15. Grocery stores;
16. Hotels, inns, and bed and breakfasts;
17. Medical clinic;
18. Professional offices and office buildings;
19. Recreational facilities;
20. Restaurants, provided no drive through;
21. Retail uses;
22. Tradesmen's shops;
23. Wholesale businesses;

**Public, Quasi Public, Institutional Uses**

24. Municipal uses and buildings;
25. Municipal wastewater pumping stations (Municipal pumping stations are exempt from all setback requirements in this District);
26. Public utility installations and municipal utility installations including structures, substations, pumping stations and waste treatment facilities (setback requirements do not apply nor does the minimum lot size requirement);

**907M.3. Special Exceptions**

1. Non-residential schools.

**907M.4 Building Footprint**

1. Building footprints are limited to the maximum square feet per building footprint as described on the “Town of Rockport Zoning Map”
2. Exceptions to the building footprint requirement are public buildings, public schools and public athletic recreational facilities.

**907M.5. Standards**

1. The general standards of performance found in the Ordinance apply to all uses. All non-residential use must, in addition to the general standards of performance and the site plan review standards, meet the requirements of Section 1000, *Standards of Performance for Commercial Use*, for all non-residential uses in this Zone.
2. The following standards shall apply:

<b>MIXED BUSINESS/RESIDENTIAL ZONE</b>	<b>SEWERED</b>	<b>UNSEWERED</b>
Minimum Lot Size	15,000 Square Feet	20,000 Square Feet
<b>Minimum Area Per Dwelling Unit</b>		
Single-family dwelling	15,000 Square Feet	20,000 Square Feet
Two-family dwelling	15,000 Square Feet	20,000 Square Feet
Multi-family Dwelling	15,000 Square Feet Plus 5,000 Square Feet Per Dwelling Unit	20,000 Square Feet Plus 20,000 Square Feet Per Dwelling Unit
<b>Minimum Lot Size Per Unit for the following uses:</b>		
Hotels, Inns, Bed and Breakfasts, Community Living Boarding Care Facilities, Dormitories	40,000 Square Feet Plus 5,000 Square Feet Per Bedroom Unit	40,000 Square Feet Plus 20,000 Square Feet Per Bedroom Unit
Minimum front yard set back from Edge of Pavement for All Uses Including Single and Two-Family Dwellings.	25 to 35 Feet in Accordance with the Performance Standards	25 to 35 Feet in Accordance with the Performance Standards
Maximum Lot Coverage	50%	50%
Minimum Street Frontage	75 Feet	75 Feet
Minimum Side and Rear Yard Setback	15 Feet	15 Feet
Maximum Building Height	34 Feet	34 Feet
Maximum Building Height Public and Private Schools	55 Feet	55 Feet
Minimum Side Setback for all Uses	15 Feet	15 Feet
Minimum front yard set back from Edge of the Pavement of the Road, for all Uses.	25 to 35 Feet in Accordance with the Performance Standards	25 to 35 Feet in Accordance with the Performance Standards
Minimum Front Yard Setback from Edge of Pavement from internal roads serving condominium developments	10 Feet	10 Feet
Minimum Setback for Driveways, Parking Spaces or Pavement Setback from Side Property Lines, Unless Shared with Adjacent Property	10 Feet	10 Feet

3. Multiple structures may be constructed on a single lot subject to lot size and coverage restrictions. Such structures may be joined by a connector or connectors, subject to the requirements of the definition of “connector” in section 300.

## **908. RURAL DISTRICT**

### **908.1. Purpose**

To preserve natural resources while allowing for development that is sensitive to lake water quality, wildlife habitat, scenic vistas, steep slopes and ridge lines. To encourage the continuation of resource based opportunities including blueberry production, farming and woodland management. To, as much as is practical, encourage structures built at high elevations to blend in with the surrounding landscape.

### **908.2. Permitted Uses**

1. Agricultural production;
2. Commercial storage within barns or similar accessory structures existing as of the date of the adoption of this Ordinance (June 11, 1974);
3. Golf course;
4. Home occupations;
5. Municipal wastewater pumping stations (municipal pumping stations are exempt from all setback requirements in this District);
6. Single-family dwellings;
7. Accessory uses, including home occupations as defined in this Ordinance;
8. Two-family dwellings;
9. Timber harvesting.

### **908.3. Special Exceptions**

1. Agricultural products processing plants;
2. Cemeteries;
3. Churches;
4. Public utility installations, including power substations and waste treatment plants;
5. Tradesmen’s shops.
6. Art galleries;
7. Bed and breakfasts;
8. Office for nonprofits limited to 1,000 sq. ft. and three employees.

### **908.4. Standards**

#### **908.4.1**

Separate standards are established in the rural zone for single family homes on individual lots, in traditional subdivisions, and for clustered residential subdivisions. In the rural zone, the clustering of residences in residential subdivisions is encouraged with incentives offered to cluster. In addition, standards for subdivisions unique to the Rural Zone are established to minimize the impact of such development on this area of Rockport.