

# 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: 152 Town House Road, Union, ME 04862

## 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? n/a

• 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: \_\_\_\_\_

## SECTION II. WASTE WATER DISPOSAL

TYPE OF SYSTEM:  Public  Private  Quasi-Public Shared leach field  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? \_\_\_\_\_

• IF PRIVATE:

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

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

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

Location: Behind house OR  Unknown Date of Installation: mid 1980's

Date of Last Servicing: never Name of Company Servicing Tank: Interstate

Date Last Pumped: \_\_\_\_\_ Have you experienced any malfunctions? .....  Yes  No

If yes, give the date and describe the problem: \_\_\_\_\_

LEACH FIELD: .....  Yes  No  Unknown

IF YES: Location: Behind house, serves as common leach field

Date of installation of leach field: mid 1980's Installed By: \_\_\_\_\_

Date of Last Servicing: \_\_\_\_\_ Name of Service Company: \_\_\_\_\_

Have you experienced any malfunctions? .....  Yes  No

If yes, give the date and describe the problem & what steps were taken to remedy: \_\_\_\_\_

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? \_\_\_\_\_

SOURCE OF INFORMATION: \_\_\_\_\_

COMMENTS: There are 4 users of the common leach field, each having separate septic tank.

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

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

8/2008

Page 1 of 3 - SPD

Buyer(s) Initials \_\_\_\_\_

Seller(s) Initials WBP

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

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	Rinnai LP heater	Rinnai LP heater		
Age of system(s)/source(s)	2008	2008		
Name of company that services system(s)/source(s)	Mark's Appliance	Mark's Appliance		
Date of most recent service call	None	None		
Annual consumption per system/source (i.e., gallons, kilowatt hours, cord(s))	unknown	unknown		
Malfunction per system(s)/source(s) within past 2 years	None	None		
Other pertinent information				

Buried Oil Supply Line:  Yes  No  Unknown Sleved:  Yes  No  
 Chimney(s) Lined:  Yes  No  Unknown Age: 1987 Last Cleaned: 2007 +/-  
 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: \_\_\_\_\_

8/2008 Page 2 of 3 - SPD Buyer(s) Initials \_\_\_\_\_ Seller(s) Initials WBP

PROPERTY LOCATED AT 152 Town House Road, Union, ME 04862

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: Septic easement granted to three abutters

What is your source of information: \_\_\_\_\_

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: Homestead exemption

- Leased Equipment (e.g., propane tank, hot water heater, satellite dish): Type: Propane tanks
- Year Built: 1900 How long has Seller owned it: 1987
- Roof: Year Built - Structure: 1900 Age - Shingles: unknown  
Moisture or leakage: no  
Comments: \_\_\_\_\_
- Foundation/Basement: Sump Pump:  Yes  No  Unknown Comments: \_\_\_\_\_  
Moisture or leakage since you owned the property:  Yes  No  Unknown Comments: \_\_\_\_\_  
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: House in need of renovation.

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.

Wayne B. Peters  
SELLER  
**Wayne B. Peters**  
SELLER

\_\_\_\_\_  
DATE  
\_\_\_\_\_  
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  
\_\_\_\_\_  
BUYER

\_\_\_\_\_  
DATE  
\_\_\_\_\_  
DATE



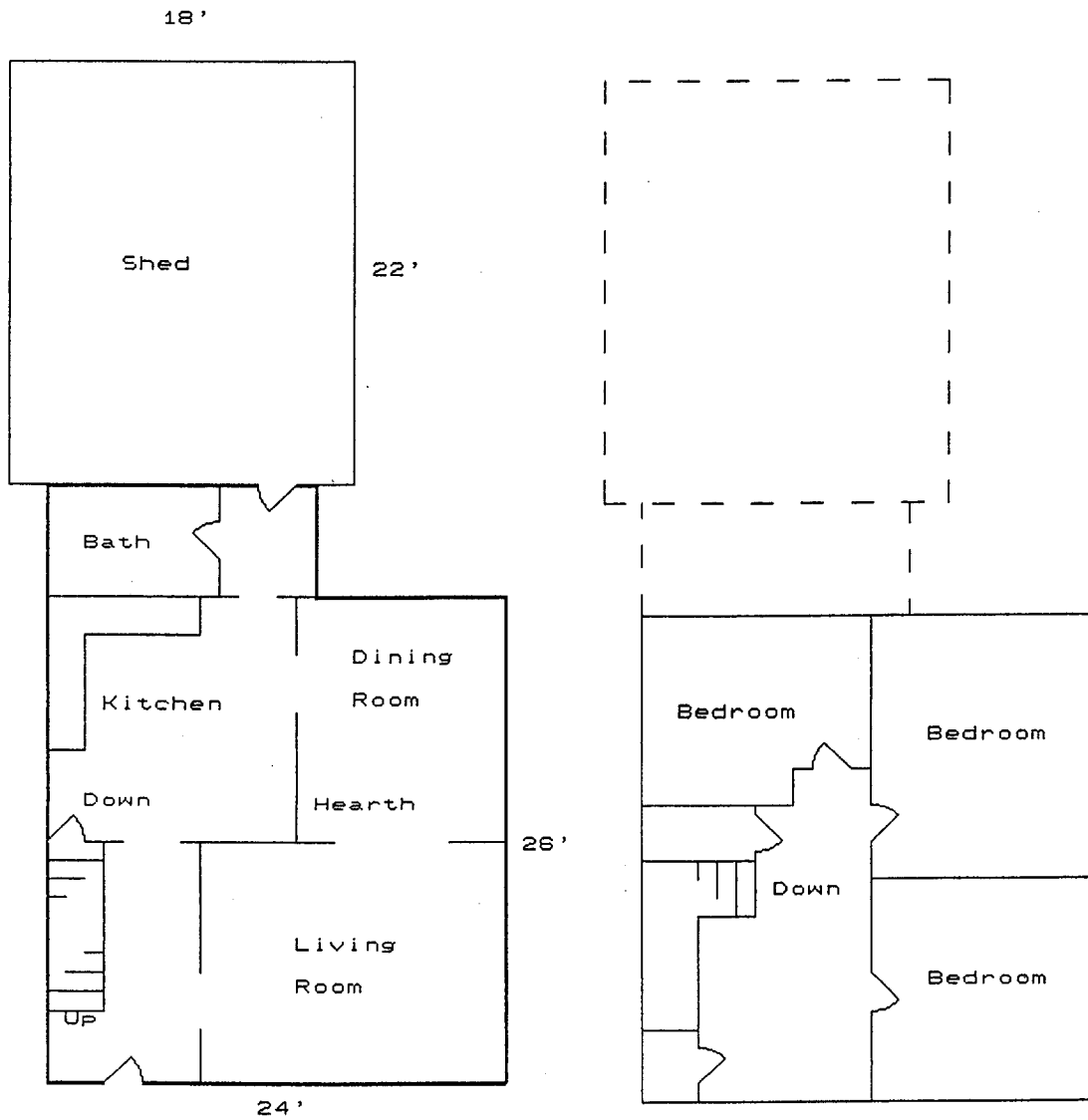
Maine Association of REALTORS®/Copyright © 8/2008.  
All Rights Reserved. Page 3 of 3 - SPD

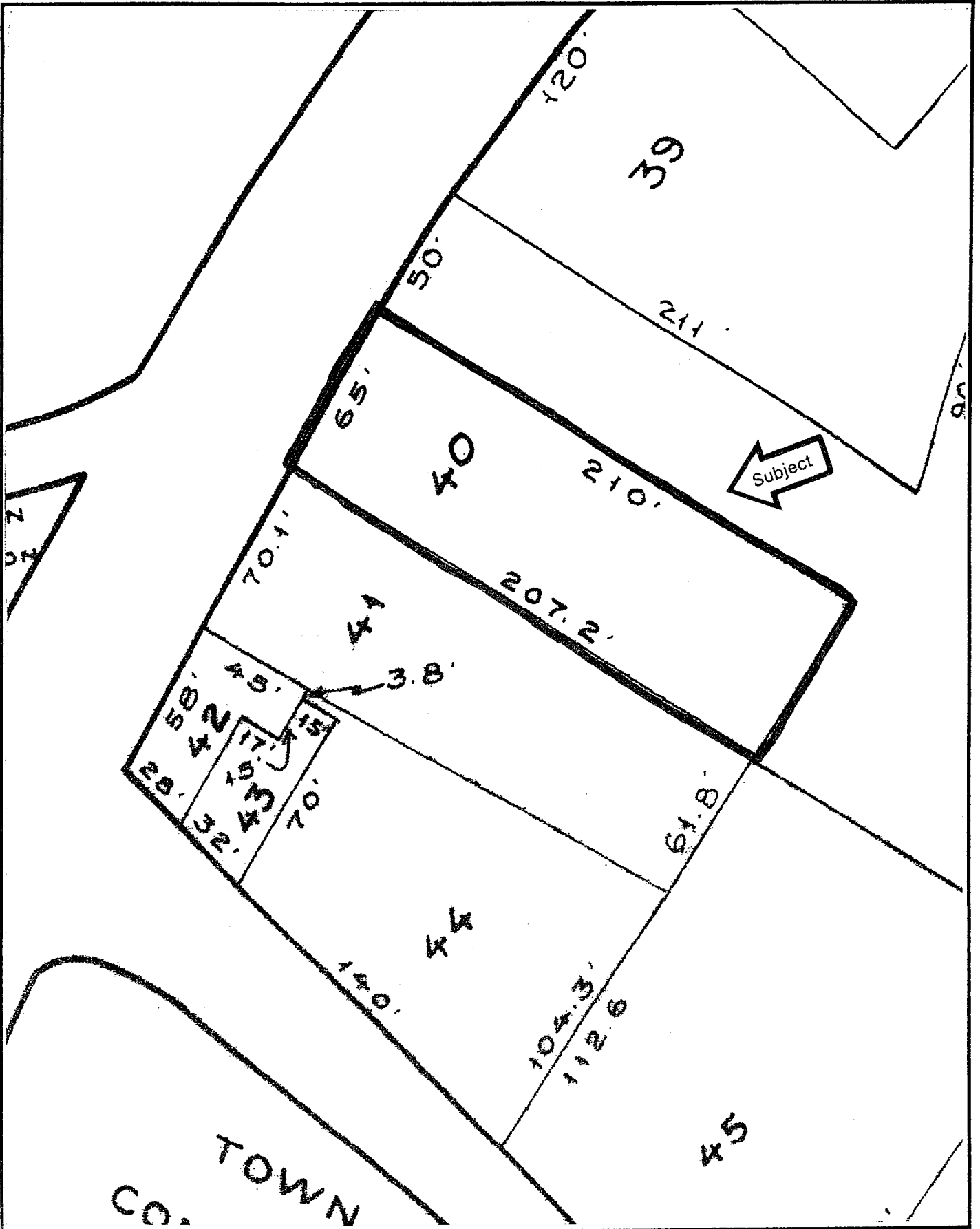


INGRAHAM ASSOCIATES

Level 1 Square Footage:  
24' x 26' = 624 sf  
14' x 6' = 84 sf >> 708 sf  
Level 2 Square Footage:  
24' x 26' = 624 sf >> 624 sf  
Total = 1,332 sf  
=====

Sketch of Improvements:  
(Not to Scale)





A  
Union

012627

BK 2175 PG 233

**RELEASE DEED**

I, **Karen L. Peters**, for consideration paid, release to **Wayne B. Peters**, of Union, Knox County, Maine, all my right and interest in the land in Union, Knox County, Maine, described as follows:

A certain lot or parcel of land in Union, Knox County, Maine, bounded and described as follows, viz:

BEGINNING at an iron bolt at the northeast corner of land formerly of Fred E. Burkett; thence North 86° West by said Burkett land fourteen rods and twenty-three links to the middle of the road leading from Union Common to Appleton past the Town House in Union; thence northerly in the middle of the said road sixty feet and eight inches; thence South 86° East fourteen rods and twenty-three links; thence southerly parallel with the line in the middle of said road sixty feet and eight inches to the iron bolt at place of beginning.

Subject to an easement to Camden Rockland Water Company, dated July 27, 1963, and recorded at the Knox County Registry of Deeds in Book 417, Page 405.

Reference is made to Ross M. Howes, Personal Representative of the Estate of Everett N. Prescott to James T. DellaPenna and Cynthia S. Della Penna dated November 1, 1985, as recorded at the Knox County Registry of Deeds in Book 1052, Page 326.

See also Warranty Deed from James T. DellaPenna and Cynthia S. Della Penna to Wayne D. Peters and Karen L. Peters dated December 31, 1986, and recorded at the Knox County Registry of Deeds in Book 1147, Page 213.

WITNESS, the said Karen L. Peters has hereunto set her hand and seal this 4<sup>TH</sup> day of SEPTEMBER 1997.

*Signed, Sealed and Delivered  
in the Presence of*

Susan C. Thiem  
Witness

Karen L. Peters  
Karen L. Peters

STATE OF MAINE  
COUNTY OF WALDOBORO

Sept. 4 1997

Personally appeared the above-named Karen L. Peters and acknowledged the foregoing instrument to be her free act and deed.

Before me,

KNOX SS: RECEIVED

97 NOV 13 PM 2:35

ATTEST:

Robert M. Crane  
REGISTER OF DEEDS

Susan C. Thiem  
Notary Public

Susan C. Thiem, Notary Public  
State of Maine  
My Commission Expires 11/9/2003

SEAL