

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.

1 East Grand Ave., Unit 304

PROPERTY LOCATED AT: Old Orchard Beach, ME 04064-2859

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: _____ 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: Owner

SECTION II. WASTE WATER DISPOSAL

TYPE OF SYSTEM: Public Private Quasi-Public _____ Unknown

• IF PUBLIC OR QUASI-PUBLIC:

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? 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 Last Pumped: N/A Name of Company Pumping Tank: _____

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: _____

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 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: Owner

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

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

Table with 5 columns: Heating System(s)/Source(s), SYSTEM 1, SYSTEM 2, SYSTEM 3, SYSTEM 4. Rows include TYPE(S), Age of system(s)/source(s), Name of company that services system(s)/source(s), Date of most recent service call, Annual consumption per system/source, Malfunction per system/source within past 2 years, and Other pertinent information.

Is there an oil supply line? [] Yes [x] No [] Unknown Is it buried? [] Yes [x] No [] Unknown Is it sleeved? [] Yes [x] No [] Unknown Chimney(s): [] Yes [x] No If yes, lined: [] Yes [] No [] Unknown Last Cleaned: N/A

Is more than one heat source vented through one flue? [] Yes [x] No [] Unknown Had a chimney fire: [] Yes [] No [] Unknown Has chimney been inspected? [] Yes [] No [] Unknown; If Yes, when: N/A Direct/Power Vent: [x] Yes [] No [] Unknown

COMMENTS: N/A

Source of SECTION III information: Owner

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? [x] Yes [] No [] Unknown

IF YES: Are tanks in current use? [x] 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)? Propane

Age of tank(s): 10 years Size of tank(s): _____

Location: Buried behind pilons, oceanside.

Have you experienced any problems such as leakage? No

Are tanks registered with the Dept. of Environmental Protection? [x] Yes [] No [] Unknown

If tanks are no longer in use, have tanks been abandoned according to D.E.P.? [] Yes [x] No [] Unknown

COMMENTS: Each unit is metered and billed for individual usage, and the tanks are common.

Source of information: Owner

B. ASBESTOS - Current or previously existing:

• as insulation on the heating system pipes or duct work? [] Yes [x] No [] Unknown

• in the siding? [] Yes [x] No [] Unknown

• in the roofing shingles? [] Yes [x] No [] Unknown

• in flooring tiles? [] Yes [x] No [] Unknown

• other: N/A [] Yes [] No [] Unknown

Source of information: Owner

COMMENTS: None

C. RADON/AIR - Current or previously existing:

Has the property been tested? [] Yes [x] No [] Unknown

IF YES: Date: [redacted] By: [redacted]

Results: [redacted] If applicable, What remedial steps were taken? [redacted]

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

Are test results available? [] Yes [] No Results & Comments: None

Source of information: Owner

D. RADON/WATER - Current or previously existing:

Has the property been tested? [] Yes [x] No [] Unknown

IF YES: Date: [redacted] By: [redacted]

Results: [redacted] If applicable, What remedial steps were taken? [redacted]

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

Are test results available? [] Yes [] No Results & Comments: Public Water

Source of information: Owner

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 [x] No [] Unknown [] Unknown but possible due to age

IF YES, describe location and the basis for the determination: [redacted]

Do you know of any records or reports pertaining to such lead-based paint or lead-based paint hazards: [] Yes [] No

IF YES, describe: [redacted]

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

COMMENTS: None

Source of information: Owner

F. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown OTHER: None
LAND FILL: Yes No Unknown
RADIOACTIVE MATERIAL: Yes No Unknown
Source of information: Owner

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: ByLaws and Covenants, Grand Victorian Homeowners Association

What is your source of information: Owner

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: _____ Forest Management and Harvest Plan available? Yes No Unknown

• Is this house currently covered by a flood insurance policy? Yes No Unknown

• Equipment leased or not owned (e.g., propane tank, hot water heater, satellite dish): Type: None

• Year Principal Structure Built: 2007 What year did Seller acquire property? 2007

• Roof: Year Shingles/Other Installed: 2007

Water, moisture or leakage: Yes, South tower (other building). Association fixed in 2015.

Comments: None

• Foundation/Basement: Sump Pump: Yes No Unknown Comments: _____

Water, moisture or leakage since you owned the property: Yes No Unknown Comments: _____

Prior water, 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 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: None known.

Source of SECTION V information: Owner

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

Community pool and elevator are inspected per code requirements by the association. One parking space is assigned/included, uncovered, paved parking.

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.

SELLER
Arthur Howard Lombard

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

