

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.

11 Cresfield Terrace

PROPERTY LOCATED AT: Portland, ME 04103-5802

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: _____
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 supply, paid through the monthly association fee.

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? _____

• IF PRIVATE:

~~TANK: Septic Tank Holding Tank Cesspool Other: _____
Tank Size: 500 Gal. 1000 Gal. Unknown Other: _____
Tank Type: Concrete Metal Unknown Other: _____
Location: _____ OR _____ Date of Installation: _____
Date Last Pumped: _____ Name of Company Pumping Tank: _____
Have you experienced any malfunctions? Yes No
If yes, give the date and describe the problem: _____~~

~~Date of Last Servicing of tank: _____ Name of Company Servicing Tank: _____~~

~~LEACH FIELD: Yes No Unknown~~

~~IF YES: Location: _____~~

~~Date of installation of leach field: _____ Installed by: _____~~

~~Date of Last Servicing of leach field: _____ Name of Company Servicing leach field: _____~~

~~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? _____~~

Is System located in a Shoreland Zone? Yes No Unknown

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

COMMENTS: Public sewer system, paid through monthly association fee.

Source of SECTION II information: Owner

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PROPERTY LOCATED AT 11 Cresfield Terrace, Portland, ME 04103-5802

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.

Are there fuel supply lines? [X] Yes [] No [] Unknown Are any buried? [] Yes [X] No [] Unknown Are all sleeved? [] Yes [] No [X] Unknown
Chimney(s): [X] Yes [] No If yes, lined: [] Yes [] No [X] Unknown Last Cleaned:
Is more than one heat source vented through one flue? [] Yes [X] No [] Unknown Had a chimney fire: [] Yes [X] No [] Unknown
Has chimney been inspected? [] Yes [X] No [] Unknown; If Yes, when: Direct/Power Vent: [] Yes [X] No [] Unknown

COMMENTS: Electric baseboard heat used on second and third floors

Source of SECTION III information: Owner, Vendor, and Previous Disclosure

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 [X] Unknown

IF YES: Are tanks in current use? [] Yes [] No [X] Unknown

IF NO above: How long have tank(s) been out of service? _____

What materials are, or were, stored in the tank(s)? _____

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

Location: _____

Have you experienced any problems such as leakage? _____

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

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

COMMENTS: No known underground storage tanks

Source of information: Owner

B. ASBESTOS - Current or previously existing:

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

COMMENTS: None

Source of information: Owner

C. RADON/AIR - Current or previously existing:

Has the property been tested? [] Yes [X] 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: None

Source of information: Owner

D. RADON/WATER - Current or previously existing:

Has the property been tested? [] Yes [X] 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 supply

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: _____

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

IF YES, describe: _____

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

COMMENTS: None

Source of information: Owner

2018 Page 2 of 3 - SPD Seller(s) Initials [Signature] Buyer(s) Initials [Signature]

PROPERTY LOCATED AT **11 Cresfield Terrace, Portland, ME 04103-5802**

F. OTHER HAZARDOUS MATERIALS - Current or previously existing:

- TOXIC MATERIAL: Yes No Unknown
- LAND FILL: Yes No Unknown
- RADIOACTIVE MATERIAL: Yes No Unknown

OTHER: **No Other**

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: **Parson's Pond Condominium Association**

Is access by means of a non-public way? Yes No Unknown If YES, who is responsible for maintenance? **Association**

What is your source of information: **Owner and Public Record**

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? (not a determination of flood zone) Yes No Unknown

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

• Year Principal Structure Built: **1986** What year did Seller acquire property? **2010**

• Roof: Year Shingles/Other Installed: **Unknown**

Water, moisture or leakage: **Ice damn in master bedroom repaired approximately 3 years ago. No issues since corrected and repaired.**

Comments: **None**

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

• Water, moisture or leakage since you owned the property: Yes No Unknown Comments: **None**

Prior water, moisture or leakage? Yes No Unknown Comments: **None**

• 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

Exterior was repainted three years ago. New garage door opener installed in 2017. Repairs to sidewalks and driveways are near completion.

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.

Aaron Morris
SELLER

9/27/2018 4:09:57 PM EDT

DATE

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DocuSigned by:
Aaron Morris
SELLER

9/27/2018 4:09:57 PM EDT

DATE

C788FC5BBA184FD...
Aaron Morris
SELLER
Brenda Morris (Aaron Morris - POA)

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



**PROPERTY DISCLOSURE ADDENDUM
(Roads/Road Maintenance)**

PROPERTY LOCATED AT: 11 Cresfield Terrace, Portland, ME 04103-5802

If the subject property is NOT a one-to-four unit residential property:

Are there any abandoned or discontinued town ways, any public easements or any private roads located on or abutting the property? Yes No Unknown

If Yes, describe: Unit is located in a condominium complex.

If Yes, who is responsible for maintenance (including road association, if any): Parson's Pond Condominium Association

DocuSigned by:
Aaron Morris 9/27/2018 4:09:57
Seller
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Aaron Morris

DocuSigned by:
Aaron Morris 9/27/2018 4:09:57
Seller
FC5BBA184FD...
Brenda Morris (Aaron Morris - POA)

Seller Date

Seller Date

The undersigned hereby acknowledge receipt of this Property Disclosure Addendum.

Buyer Date

Buyer Date

Buyer Date

Buyer Date

(NOTE: "Public easement" is defined as an easement held by a municipality for purposes of public access to land or water not otherwise connected to a public way, and includes all rights enjoyed by the public with respect to private ways created by statute prior to July 29, 1976.)

