

PROPERTY LOCATED AT: 134 Deep Cove Road, Raymond, 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: 2010 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: (Strike Section if Not Applicable):

INSTALLATION: Location: Off southwest corner of house

Installed by: Wells Unlimited

Date of Installation: 2000

USE: Number of persons currently using system: 2+

Does system supply water for more than one household? Yes No Unknown

Comments: RO system at kitchen sink, see water radon section. Well depth is 340 feet.

Source of Section I information: Seller

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Page 1 of 7

Seller Initials _____

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: N/A

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 (Strike Section if Not Applicable):

Tank: Septic Tank Holding Tank Cesspool Other: _____

Tank Size: 500 Gallon 1000 Gallon Unknown Other: Two 1000 gallon tanks

Tank Type: Concrete Metal Unknown Other: _____

Location: North of house under "Zen" garden OR Unknown

Date installed: 1999 Date last pumped: 2016 Name of pumping company: Jim Rodgers

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: West of driveway

Date of installation of leach field: 1999 Installed by: Tim Wing

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: Septic is for 6 bedrooms, see septic design

Source of Section II information: Seller, septic design

PROPERTY LOCATED AT: 134 Deep Cove Road, Raymond, ME

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

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	FHW- propane			
Age of system(s) or source(s)	1999			
Name of company that services system(s) or source(s)	N/A			
Date of most recent service call	N/A			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	1500 gallons			
Malfunction per system(s) or source(s) within past 2 years	None			
Other pertinent information	None			

- 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: N/A
Date chimney(s) last cleaned: 2010+/-
Direct/Power Vent(s): Yes No Unknown
Has vent(s) been inspected? Yes No Unknown
If Yes, date: _____

Comments: **Radiant heat throughout house, garage and workshop. 1000 gallon propane tank is owned**

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? N/A
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): N/A Size of tank(s): N/A
Location: N/A

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PROPERTY LOCATED AT: 134 Deep Cove Road, Raymond, ME

What materials are, or were, stored in the tank(s)? N/A

Have you experienced any problems such as leakage: Yes No Unknown

Comments: None

Source of information: Seller

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: N/A Yes No Unknown

Comments: None

Source of information: Seller

C. RADON/AIR - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: 2002 By: Home Radon Detection Company

Results: 22.6 pCi/l

If applicable, what remedial steps were taken? Air radon mitigation system installed

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

Are test results available? Yes No

Results/Comments: 1.3 pCi/l

Source of information: Seller, test results

D. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: 2010 By: Northeast Laboratory

Results: Elevated uranium levels

If applicable, what remedial steps were taken? Water radon mitigation system installed at the kitchen sink in 2010

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

Are test results available? Yes No

Results/Comments: Less than 100 pCi/l, tested 2017

Source of information: Seller, test results, Air and Water Quality (Freeport) invoice for system

E. METHAMPHETAMINE - Current or previously existing: Yes No Unknown

Comments: None

Source of information: Seller

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PROPERTY LOCATED AT: 134 Deep Cove Road, Raymond, ME

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: N/A

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

If Yes, describe: N/A

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

Comments: None

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: None known

Source of information: Seller

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: See survey, fence on west side of house encroaches on abutting property

Source of information: Seller, survey

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? N/A

Road Association Name (if known): N/A

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PROPERTY LOCATED AT: 134 Deep Cove Road, Raymond, ME

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 Exemption

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: N/A

Year Principal Structure Built: 2000

What year did Seller acquire property? 1993

Roof: Year Shingles/Other Installed: 2000 (35 year shingles)

Water, moisture or leakage: None

Comments: None

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: A minor leak around a foundation "through pipe" was sealed and corrected

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 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: None known

Source of Section V information: Seller

Buyer Initials _____

Page 6 of 7

Seller Initials _____

PROPERTY LOCATED AT: 134 Deep Cove Road, Raymond, ME

SECTION VI – ADDITIONAL INFORMATION

See deed, survey, septic design, town information and LandVest Addendum

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.

SELLER DATE SELLER DATE
Carole J. Friedman

SELLER 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.

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