

PROPERTY LOCATED AT:
626 Washington Ave, Portland, ME 04103

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.

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: 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: (Strike Section if Not Applicable):

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: **n/a**

Source of Section I information:

Sellers

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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: **Results were satisfactory**

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: Tank Type: Concrete Metal Unknown Other:

Location: OR Unknown Date installed:

Date last pumped: Name of pumping company: 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: LeachField: Yes No Unknown

If Yes, Location: Date of installation of leach field: Installed by: Date of last servicing of leach field: Company servicing leach field: Have you experienced any malfunctions? Yes No

If Yes, give the date and describe the problem and what steps were taken to remedy:

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: **n/a**

Source of Section II information: **Sellers**

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Heating System(s) or Source(s) TYPE(S) Age of system(s) or source(s) Name of company that services system(s) or source(s) Date of most recent service call Annual consumption per system or source (i.e., gallons, kilowatt hours, cords) Malfunction per system(s) or source(s) within past 2 years Other pertinent information

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SYSTEM 1 HWBB 2017 Darling Plumbing 7/2018 Natural Gas

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: Date chimney(s) last cleaned: **unknown**

Direct/Power Vent(s): Yes No Unknown

Has vent(s) been inspected? Yes No Unknown If Yes, date: **7/2018**

Comments: **Chimney is closed off. Natural gas line from street.**

Source of Section III information: **Sellers**

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?

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): Size of tank(s): Location:

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What materials are, or were, stored in the tank(s)? Have you experienced any problems such as leakage: Yes No Unknown

Comments: **There is no known reason to believe that a tank exists.**

Source of information: **Sellers**

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: Yes No Unknown

Comments: **Roof was stripped to boards and re-shingled.**

Source of information: **Sellers**

C. RADON/AIR - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: **_2019** By: **unknown**

Results: **Satisfactory**

If applicable, what remedial steps were taken? **none**

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

Are test results available? Yes No Results / Comments: **n/a**

Source of information: Sellers

D. RADON/WATER - Current or previously existing:

Has the property been tested? Yes 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: **n/a**

Source of information: Sellers

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

Comments: **n/a** Source of information: **Sellers**

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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.

If Yes, describe location and basis for determination:

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

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

Comments: Unknown lead-based paint hazards but possible due to age.

Some trim, doors, and most walls and ceilings require patching and painting.

Source of information: **Sellers**

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown

LAND FILL: Yes No Unknown

RADIOACTIVE MATERIAL: Yes No Unknown

Other: **n/a**

Source of information: **Sellers**

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

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: n/a

Source of information: Sellers

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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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:

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: **none**

Year Principal Structure Built: **1902**

What year did Seller acquire property? **2002**

Roof: Year Shingles/Other Installed: **2003**

Water, moisture or leakage: **none**

Comments: **Lifetime shingles and ice & water shields cover the entire roof.**

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: **Removal of an attached barn seems to have mitigated the need for sump pump.**

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 No; a Modular No.

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety:

Cosmetic repairs needed for most interior plaster walls and other painted surfaces, however, painters have been contracted to start “patch and paint” in mid-July. Most of the exterior wooden roof fascia and wooden window trim needs repair and/or wrapping. Old storm windows may be removed. Sellers also report foundation at rear, directly under new deck, would benefit from being “parged” to seal, or cement board applied to inhibit decay (whereas the barn was removed, and this section was never previously exposed to the elements). There is a sump pump in the basement for safety but hasn’t run since removal of the barn and the new landscaping of the backyard.

Source of Section V information: **Sellers**

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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 **Bruce D Carver, Anne M Chabot**
SELLER DATE March 1, 2020 SELLER DATE March 1, 2020

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

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