

# 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: 71 Leland Street  
Portland, Me 04102

## SECTION I. WATER SUPPLY

TYPE OF SYSTEM:  Public  Private  Seasonal  Unknown  
 Drilled  Dug  Other n/a

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: seller

USE: Number of Persons currently using system? n/a

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

COMMENTS: public water

## SECTION II. WASTE WATER DISPOSAL

TYPE OF SYSTEM:  Public  Private  Quasi-Public  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? n/a

• IF PRIVATE:

TANK:  Septic Tank  Holding Tank  Cesspool  Other: n/a

Tank Size:  500 Gal.  1000 Gal.  Unknown  Other: n/a

Tank Type:  Concrete  Metal  Unknown  Other: n/a

Location: n/a OR  Unknown Date of Installation: n/a

Date Last Pumped: \_\_\_\_\_ Name of Company Pumping Tank: n/a

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: 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

SOURCE OF INFORMATION: seller, Public Record

COMMENTS: \_\_\_\_\_

IS SYSTEM LOCATED IN A SHORELAND ZONE?  Yes  No  Unknown

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

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Seller(s) Initials [Signature]

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

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	FHW	FHW	Ringed	
Age of system(s)/source(s)	± 10 years	± 7 years	2008	
Name of company that services system(s)/source(s)	Mark O'Brien	Mark O'Brien	N/A	
Date of most recent service call	unk	unk	unk	
Annual consumption per system/source (i.e., gallons, kilowatt hours, cord(s))	Tenants	Tenants	Tenants	
Malfunction per system(s)/source(s) within past 2 years	N/A	N/A	N/A	
Other pertinent information	N/A	N/A	N/A	

Buried Oil Supply Line:  Yes  No  Unknown Sleved:  Yes  No  
 Chimney(s) Lined:  Yes  No  Unknown Age: 1884 Last Cleaned: unk  
 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: N/A Power Vent:  Yes  No  Unknown  
 COMMENTS: Chimney Line Installed 2010

**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  Unknown  
 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: n/a
- 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: seller  
 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: n/a
- 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: n/a
- 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: n/a  
 Do you know of any records or reports pertaining to such lead-based paint or lead-based paint hazards:  Yes  No  
 IF YES, describe: n/a
- Are you aware of any cracking, peeling or flaking paint?  Yes  No  
 COMMENTS: n/a

PROPERTY LOCATED AT 71 Leland Street, Portland, Me 04102

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 way, private road/homeowner associations or restrictive covenants? .....  Yes  No  Unknown

IF YES: Explain: n/a

What is your source of information: seller

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: \_\_\_\_\_

- Leased Equipment (e.g., propane tank, hot water heater, satellite dish): Type: n/a
- Year Principal Structure Built: 1884 What year did Seller purchase property? 1986
- Roof: Year Built - Structure: North Sid 1989-1999 Year Shingles/Other Installed: 10 and 20 Year  
Water, moisture or leakage: none  
Comments: none
- Foundation/Basement: Sump Pump:  Yes  No  Unknown Comments: n/a  
Water, moisture or leakage since you owned the property:  Yes  No  Unknown Comments: very minor  
Knowledge of prior water, moisture or leakage:  Yes  No  Unknown Comments: n/a
- 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  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: \_\_\_\_\_

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**

Sewer line to be upgraded by Sellers to the CS Street on or about 4/1/2013.

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.

[Signature]  
SELLER  
Shaun Curran  
[Signature]  
SELLER  
X Linda Curran

February 25, 2013  
DATE

February 25, 2013  
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.

[Signature]  
BUYER  
[Signature]  
BUYER

\_\_\_\_\_  
DATE  
3/4/12  
DATE

