

# 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: 861 East Pittston Rd Pittston

## 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: 2008 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:  
INSTALLATION: Location: Front East  
Installed BY: Temple - Bowdoinham DATE of Installation: 2006  
What is the source of your information: \_\_\_\_\_  
USE: Number of Persons currently using system? \_\_\_\_\_  
Does system supply water for more than one household? .....  Yes  No  Unknown

COMMENTS: 400+ depth 23 GPM

## 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? \_\_\_\_\_

• IF PRIVATE:  
TANK:  Septic Tank  Holding Tank  Cesspool  Other: \_\_\_\_\_  
Tank Size:  500 Gal.  1000 Gal.  Unknown  Other: \_\_\_\_\_  
Tank Type:  Concrete  Metal  Unknown  Other: \_\_\_\_\_  
Location: Rear OR  Unknown Date of Installation: 2006  
Date of Last Servicing: \_\_\_\_\_ Name of Company Servicing Tank: Smith  
Date Last Pumped: 10/09 Have you experienced any malfunctions? .....  Yes  No  
If yes, give the date and describe the problem: \_\_\_\_\_

LEACH FIELD: .....  Yes  No  Unknown

IF YES: Location: Rear  
Date of installation of leach field: 2006 Installed By: Giandrio  
Date of Last Servicing: N/A Name of Service Company: \_\_\_\_\_  
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? \_\_\_\_\_

SOURCE OF INFORMATION: \_\_\_\_\_  
COMMENTS: 3 Bedroom

IS SYSTEM LOCATED IN A SHORELAND ZONE?: .....  Yes  No  Unknown

July 2007 Page 1 of 3 - SPD Buyer(s) Initials \_\_\_\_\_ Seller(s) Initials SGC CMB

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

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	FHA			
Age of system(s)/source(s)				
Name of company that services system(s)/source(s)	Fieldings			
Date of most recent service call	cleaned annually			
Annual consumption per system/source (i.e., gallons, kilowatt hours, cord(s))	approx: 450-500			
Malfunction per system(s)/source(s) within past 2 years	none	gallons		
Other pertinent information	none			

Buried Oil Supply Line:  Yes  No  Unknown  
 Chimney(s) Lined: metal  Yes  No  Unknown Age: 2007 Last Cleaned: \_\_\_\_\_  
 Sleeved:  Yes  No  
 Is more than one heat source vented through one flue?  Yes  No  Unknown  
 COMMENTS: Central Air Conditioning Fuel #2 tank in garage.

**SECTION IV. HAZARDOUS MATERIAL**

The licensee is disclosing that the Seller is making representations contained herein.

A. UNDERGROUND STORAGE TANKS - Current or previously existing:  Yes  No  Unknown  
 Are there now, or have there ever been, any underground storage tanks on your property?  
 IF YES: Are tanks in current use?  Yes  No  
 IF NO above: How long have tank(s) been out of service? \_\_\_\_\_  
 What materials are, or were, stored in the tank(s)? N/A  
 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  Unknown  
 If tanks are no longer in use, have tanks been abandoned according to D.E.P.?  Yes  No  Unknown  
 Comments: \_\_\_\_\_

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: \_\_\_\_\_  
 IF YES: Source of Information: \_\_\_\_\_  
 COMMENTS: \_\_\_\_\_

C. RADON/AIR - Current or previously existing:  Yes  No  Unknown  
 Has the property been tested? \_\_\_\_\_  
 IF YES: Date: \_\_\_\_\_ By: \_\_\_\_\_  
 Results: \_\_\_\_\_ 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: \_\_\_\_\_

D. RADON/WATER - Current or previously existing:  Yes  No  Unknown  
 Has the property been tested? \_\_\_\_\_  
 IF YES: Date: \_\_\_\_\_ By: \_\_\_\_\_  
 Results: \_\_\_\_\_ 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: \_\_\_\_\_

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: \_\_\_\_\_  
 Do you know of any records or reports pertaining to such lead-based paint or lead-based paint hazards:  Yes  No  
 IF YES, describe: \_\_\_\_\_  
 Are you aware of any cracking, peeling or flaking paint?  Yes  No  
 COMMENTS: \_\_\_\_\_

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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 road/homeowner associations or restrictive covenants?  Yes  No  Unknown

IF YES: Explain: \_\_\_\_\_  
What is your source of information: \_\_\_\_\_

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: \_\_\_\_\_

Age: Age of House: 2007 How long has Seller owned it: 2007

Roof: Age - Structure: 2007 Age - Shingles: 2007

Moisture or leakage: none

Comments: \_\_\_\_\_

Foundation/Basement: Sump Pump:  Yes  No  Unknown Comments: Cement Slab

Moisture or leakage since you owned the property:  Yes  No  Unknown Comments: \_\_\_\_\_

Knowledge of prior 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 the property been surveyed?  Yes  No  Unknown If YES, is the survey available?  Yes  No

Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

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

\_\_\_\_\_

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE:  Yes  No

**SECTION VI. ADDITIONAL INFORMATION**

Fleetwood 2007 Boggs Homes. 24x30 Garage (2007)  
36.8 x 48

Serial PAFL622AB54722-EL13 Paved driveway.

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.

Sharon M. Bennett  
SELLER

11/4/09  
DATE

Chaudette M. Bennett  
SELLER

11/4/09  
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







**TRANSFER  
TAX  
PAID**

Doc # 2006024872  
Book 9034 Page 0185

**WARRANTY DEED**

**TROTT FOREST PRODUCTS, INC.** a corporation with a place of business in Bangor, Maine, for consideration paid, grants to **SHERWOOD G. BENNETT** and **CLAUDETTE M. BENNETT**, both of 19 Alexander Drive, Pittston, Maine 04345, with Warranty Covenants, as Joint Tenants, the land in Pittston, County of Kennebec, State of Maine, bounded and described as follows:

Land situated on the southerly side of Route 194 in said Pittston, bounded and described as follows:

BEGINNING on the Southerly side of Route 194, at a 5/8" iron rebar marking the generally northerly corner of land of Blaine A. Brown (reference deed dated 6/7/1996, recorded in Kennebec Registry of Deeds, Book 5146, Page 44);

THENCE N 39° 11' 53" W along the southerly side of Route 194 two hundred fifty-one and zero hundredths (251.00') feet to a 5/8" iron rebar at the generally easterly corner of Lot 2 as shown on a Boundary Survey and Subdivision of Pine Ridge Estates, for Trott Forest Products, Inc., prepared by Morin Land Surveying and recorded July 13, 2005 as Plan 2005-102;

THENCE S 50° 48' 07" W along the easterly line of Lot 2 five hundred and zero hundredths (500.00') feet to a 5/8" iron rebar at the generally southerly corner of said Lot 2;

THENCE S 39° 11' 53" E along the southerly line of Lot 1 as shown on said Plan seventy three and eighty-seven hundredths (73.87') feet to a 5/8" iron rebar at the corner of Lots 1, 12, and 13 as shown on said Plan;

THENCE N 73° 59' 57" E along the line of Lot 1, four hundred twenty-four and sixty-four hundredths (424.64') feet to a 5/8" iron rebar on the northwesterly boundary of the Blaine A. Brown lot referred to above;

THENCE N 55° 56' 19" E along the Brown lot one hundred ten and thirteen hundredths (110.13') feet to the 5/8" iron rebar at the point of beginning.

Being the land shown as Lot 1 on the Boundary Survey and Subdivision of Pine Ridge Estates, for Trott Forest Products, Inc., prepared by Morin Land Surveying and recorded July 13, 2005 as Plan 2005-102. Being part of the land conveyed to the Grantor by deed of Alexander W. Moulton dated December 23, 2004 and recorded in Kennebec Registry of Deeds, Book 8253, Page 134.

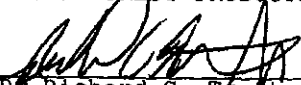
IN WITNESS WHEREOF TROTT FOREST PRODUCTS, INC. has caused this

② Academy Title

deed to be signed as an instrument under seal by Richard C. Trott, Jr., its President duly authorized, this 11 day of August, 2006.

Witness:

TROTT FOREST PRODUCTS, INC.


  
By Richard C. Trott, Jr.  
Its President duly authorized

STATE OF MAINE  
COUNTY OF PENOBSCOT, ss.

August 11, 2006

Personally appeared the above named Richard C. Trott, Jr. as President of Trott Forest Products, Inc., and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said corporation.

Before me,

  
Notary Public--Attorney at Law  
Printed Name:



Valerie R. Marshman  
Notary Public - Maine  
My commission expires August 31, 2008

Received Kennebec SS.  
08/22/2006 1:33PM  
# Pages 2 Attest:  
BEVERLY BUSTIN-WATHEWAY  
REGISTER OF DEEDS