

PROPERTY LOCATED AT: 40 Federal St , Portland, ME 04101-4202

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 other 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. WRITE N/A OR UNKNOWN IF NEEDED.

SECTION I – WATER SUPPLY

TYPE OF SYSTEM: Public Private Seasonal NA Unknown
 Drilled Dug Other NA

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: NA 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? NA

~~IF PRIVATE:~~

~~INSTALLATION: Location: NA
Installed by: NA
Date of Installation: NA~~

~~USE: Number of persons currently using system: NA
Does system supply water for more than one household? Yes No Unknown~~

Comments: **Included in Association dues**

Source of Section I information: **Seller**

Seller Initials MLL QCL Page 1 of 7 Buyer Initials _____

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SECTION II – WASTE WATER DISPOSAL

TYPE OF SYSTEM: Public Private Quasi-Public NA Unknown

IF PUBLIC OR QUASI-PUBLIC:

Have you had the sewer line inspected?..... Yes No

If Yes, what results: NA

Have you experienced any problems such as line or other malfunctions? Yes No

What steps were taken to remedy the problem? NA

IF PRIVATE:

Tank: Septic Tank Holding Tank Cesspool Other: NA

Tank Size: 500 Gallon 1000 Gallon Unknown Other: NA

Tank Type: Concrete Metal Unknown Other: NA

Location: NA ~~OR~~ Unknown

Date installed: NA Date last pumped: NA Name of pumping company: NA

Have you experienced any malfunctions? Yes No

If Yes, give the date and describe the problem: NA

Date of last servicing of tank: NA Name of company servicing tank: NA

Leach Field: Yes No Unknown

If Yes, Location: NA

Date of installation of leach field: NA Installed by: NA

Date of last servicing of leach field: NA Company servicing leach field: NA

Have you experienced any malfunctions? Yes No

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

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

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

Comments: **Included in Association dues**

Source of Section II information: **Seller**

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

~~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: NA 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:~~ NA ~~Date:~~ NA ~~By:~~ NA

~~Results:~~ NA

~~If applicable, what remedial steps were taken?~~ NA

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

~~Are test results available?~~ Yes No

Results/Comments: **None**

Source of information: **Seller**

D. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown

~~If Yes:~~ NA ~~Date:~~ NA ~~By:~~ NA

~~Results:~~ NA

~~If applicable, what remedial steps were taken?~~ NA

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

~~Are test results available?~~ Yes No

Results/Comments: **None**

Source of information: **Seller**

Seller Initials ML QCL

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E. 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: NA

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

If Yes, describe: NA

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

Comments: None

Source of information: Seller

F. 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, private road/homeowner associations (including condominiums and PUD's) or restrictive covenants? Yes No Unknown

If Yes, explain: 44 Federal Street Condominiums Association

Source of information: Seller

Answer only one of the following sets of questions depending on the type of property:

If the subject property consists of at least one, but not more than four, residential dwelling units:

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? NA

For all other properties:

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

~~If Yes, describe: NA~~

~~If Yes, who is responsible for maintenance (including road association, if any): NA~~

Seller Initials MLL DL

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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: **NA**

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 (e.g., propane tank, hot water heater, satellite dish): Type: **NA**

Year Principal Structure Built: 2007

What year did Seller acquire property? 2013

Roof: Year Shingles/Other Installed: 2007

Water, moisture or leakage: 2016 small leak in rear & 2017 small leak in front-both repaired asap with no further issues

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: **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: **NA** 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**

Seller Initials ML DL

Buyer Initials _____

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SECTION VI – ADDITIONAL INFORMATION

April 2015, one-time earth movement mainly in back path due to retaining wall construction. Monitored by a civil engineer hired by Association and by equipment installed by the developer--- no further movement ever detected.

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.

DocuSigned by:
Michael C Long
5/24/2019
SELLER DATE
Michael C Long

DocuSigned by:
Dorothy C Long
5/24/2019
SELLER DATE
Dorothy C Long

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.

BUYER DATE

BUYER DATE

BUYER DATE

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