

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.

Cumberland Flats (Units 1-6)

PROPERTY LOCATED AT: Portland, ME

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: None

Source of SECTION I information: Seller

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 Gal. 1000 Gal. Unknown Other: NA
Tank Type: Concrete Metal Unknown Other: NA
Location: NA OR Unknown Date of Installation: NA
Date Last Pumped: _____ Name of Company Pumping Tank: NA

Have you experienced any malfunctions? Yes No
If yes, give the date and describe the problem: NA

Date of Last Servicing of tank: _____ 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 Name of Company Servicing leach field: NA

Have you experienced any malfunctions? Yes No

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

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? NA

Is System located in a Shoreland Zone? Yes No Unknown

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

COMMENTS: None

Source of SECTION II information: Seller

2018 Page 1 of 3 - SPD Seller(s) Initials [Signature] Buyer(s) Initials _____

PROPERTY LOCATED AT **Cumberland Flats (Units 1-6), Portland, ME**

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

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	Heat Pump/Elec	Radiant/Elec	EcoSmart Firple/Bio-ethanol	
Age of system(s)/source(s)	2018 NEW/Builder	2018 NEW/Builder	2018 NEW/Builder	
Name of company that services system(s)/source(s)	NA	NA	NA	
Date of most recent service call	_20180511	NA	NA	
Annual consumption per system/ source (i.e., gallons, kilowatt hours, cord(s))	No Consumption records. New System	No Consumption records. New System	NA	
Malfunction per system(s)/ source(s) within past 2 years	NA	NA	NA	
Other pertinent information	None	In Bathroom Floor	Ghost Model	

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, lined: Yes No Unknown Last Cleaned: **NA**
 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: **NA** Direct/Power Vent: Yes No Unknown

COMMENTS: **All systems are new, never used**

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 - 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? **NA**

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

Age of tank(s): **NA** Size of tank(s): **NA**

Location: **NA**

Have you experienced any problems such as leakage? **NA**

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: **None**

Source of information: **Seller**

B. ASBESTOS - Current or previously existing:

• as insulation on the heating system pipes or duct work? Yes No Unknown 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: **Newly built, no Asbestos**

Source of information: **Seller**

C. RADON/AIR - Current or previously existing:

Has the property been tested? Yes No Unknown

IF YES: 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: **NA**

Source of information: **Seller**

D. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown

IF YES: 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: **City Water tested by City of Portland**

Source of information: **Seller**

E. LEAD-BASED PAINT/PAINT HAZARDS - Current or previously existing: (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 the basis for the determination: **NA**

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

IF YES, describe: **NA**

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

COMMENTS: **New Construction 2018**

Source of information: **Seller/Builder**

2018 Page 2 of 3 - SPD Seller(s) Initials  Buyer(s) Initials _____

PROPERTY LOCATED AT **Cumberland Flats (Units 1-6), Portland, ME**

F. OTHER HAZARDOUS MATERIALS - Current or previously existing:

- TOXIC MATERIAL: Yes No Unknown
- LAND FILL: Yes No Unknown
- RADIOACTIVE MATERIAL: Yes No Unknown

OTHER: **Previous building completely torn down, new building with new foundation and all new materials**

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

IF YES: Explain: **HOA Documents & easements with 30 Merrill Street**

Is access by means of a non-public way? Yes No Unknown If YES, who is responsible for maintenance? **NA**

What is your source of information: **Seller/Deed/HOA Documents**

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: **NA** Forest Management and Harvest Plan available? Yes No Unknown

• Is this house currently covered by a 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: **2018** What year did Seller acquire property? **2016**

• Roof: Year Shingles/Other Installed: **2018**

Water, moisture or leakage: **NA**

Comments: **None**

Foundation/Basement: Sump Pump: Yes No Unknown Comments: **None**

• Water, moisture or leakage since you owned the property: Yes No Unknown Comments: **None**
Prior water, moisture or leakage? Yes No Unknown Comments: **New Construction 2018**

• 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

• 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: **None known**

Source of SECTION V information: **Seller/Builder**

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

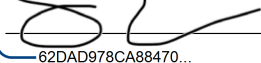
ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: Yes No

SECTION VI. ADDITIONAL INFORMATION

None

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 other, including but not limited to fire, life safety, building, electrical or plumbing. **5/11/2018**


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SELLER
Five Seven, LLC

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

