

PROPERTY LOCATED AT: 35 Hanscom Heights, Orrington, ME 04474**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.**SECTION I – WATER SUPPLY**

TYPE OF SYSTEM: ☐ Public ☒ Private ☐ Seasonal _____ ☐ Unknown
☐ Drilled ☐ Dug ☒ Other Point Driven

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: behind home

Installed by: Unknown

Date of Installation: 1971

USE:

Number of persons currently using system: 1

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

Comments: _____

Source of Section I information: Seller

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PROPERTY LOCATED AT: 35 Hanscom Heights, Orrington, ME 04474**SECTION II — WASTE WATER DISPOSAL**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: _____~~~~Have you experienced any problems such as line or other malfunctions? ☐ Yes ☐ No~~~~What steps were taken to remedy the problem? _____~~

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: NW corner of home OR ☐ UnknownDate installed: 1995 Date last pumped: 1/2018 Name of pumping company: UnknownHave you experienced any malfunctions? ☒ Yes ☐ NoIf Yes, give the date and describe the problem: 1/2018 back up from broken drain line in cellar byboiler area, new line run in 1/2018, no problems since.

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

Leach Field: ☒ Yes ☐ No ☐ UnknownIf Yes, Location: front of home, left side of fieldDate of installation of leach field: 1995 Installed by: Eckhart & Sons

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 ☒ NoIf Yes, are they available? ☐ Yes ☒ NoIs System located in a Shoreland Zone? ☐ Yes ☒ No ☐ Unknown

Comments: _____

Source of Section II information: Seller

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PROPERTY LOCATED AT: 35 Hanscom Heights, Orrington, ME 04474**SECTION III — HEATING SYSTEM(S)/HEATING SOURCES(S)**

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	HWBB-Weil McLain	Jotul Propane Stove		
Age of system(s) or source(s)	2007	2009		
Name of company that services system(s) or source(s)	Budge Heating	RH Foster		
Date of most recent service call	Fall 2021	Seasonal Use		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	990 gallons	Seasonal Use		
Malfunction per system(s) or source(s) within past 2 years	Vent replaced on expansion	None		
Other pertinent information	tank.	None		

Are there fuel supply lines? ☒ Yes ☐ No ☐ UnknownAre any buried? ☐ Yes ☒ No ☐ UnknownAre all sleeved? ☐ Yes ☒ No ☐ UnknownChimney(s): ☒ Yes ☐ NoIf Yes, are they lined: ☒ Yes ☐ No ☐ UnknownIs more than one heat source vented through one flue? ☐ Yes ☒ No ☐ UnknownHad a chimney fire: ☐ Yes ☒ No ☐ UnknownHas chimney(s) been inspected? ☐ Yes ☒ No ☐ Unknown~~If Yes, date:~~ _____Date chimney(s) last cleaned: UnknownDirect/Power Vent(s): ☐ Yes ☒ No ☐ UnknownHas vent(s) been inspected? ☐ Yes ☒ No ☐ Unknown~~If Yes, date:~~ _____~~Comments:~~ _____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 - 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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PROPERTY LOCATED AT: **35 Hanscom Heights, Orrington, ME 04474**~~What materials are, or were, stored in the tank(s)?~~~~Have you experienced any problems such as leakage:~~ ☐ ~~Yes~~ ☐ ~~No~~ ☐ ~~Unknown~~~~Comments:~~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 ☐ UnknownIn the ceilings? ☐ Yes ☒ No ☐ UnknownIn the siding? ☐ Yes ☒ No ☐ UnknownIn the roofing shingles? ☐ Yes ☒ No ☐ UnknownIn flooring tiles? ☐ Yes ☒ No ☐ UnknownOther: ☐ Yes ☒ No ☐ Unknown~~Comments:~~Source of information: **Seller****C. RADON/AIR** - Current or previously existing:Has the property been tested? ☒ Yes ☐ No ☐ UnknownIf Yes: Date: **3/25/14** By: **Norlens**Results: **14 pCi/L**If applicable, what remedial steps were taken? **Radon Mitigation Installed**Has the property been tested since remedial steps? ☒ Yes ☐ No ☐ UnknownAre test results available? ☒ Yes ☐ NoResults/Comments: **3.3 pCi/L**Source of information: **Seller****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:~~Source of information: **Seller****E. METHAMPHETAMINE** - Current or previously existing:☐ Yes ☒ No ☐ Unknown~~Comments:~~Source of information: **Seller**

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PROPERTY LOCATED AT: 35 Hanscom Heights, Orrington, ME 04474**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 ☐ Unknown (but possible due to age)~~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:~~ _____Source of information: Seller**G. OTHER HAZARDOUS MATERIALS** - Current or previously existing:TOXIC MATERIAL: ☐ Yes ☒ No ☐ UnknownLAND FILL: ☐ Yes ☒ No ☐ UnknownRADIOACTIVE MATERIAL: ☐ Yes ☒ No ☐ Unknown~~Other:~~ _____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, homeowner associations (including condominiums and PUD's) or restrictive covenants? ☒ Yes ☐ No ☐ UnknownIf Yes, explain: Two ROW's, driveway access to this home & one otherSource of information: SellerIs 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?~~ _____~~Road Association Name (if known):~~ _____

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PROPERTY LOCATED AT: 35 Hanscom Heights, Orrington, ME 04474

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 ☐ UnknownEquipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: Propane TankYear Principal Structure Built: 1971What year did Seller acquire property? 2014Roof: Year Shingles/Other Installed: 2015 East Side, 2007 balance of roofWater, moisture or leakage: None~~Comments:~~ _____

Foundation/Basement:

Is there a Sump Pump? ☐ Yes ☒ No ☐ UnknownWater, moisture or leakage since you owned the property: ☐ Yes ☒ No ☐ UnknownPrior water, moisture or leakage? ☐ Yes ☒ No ☐ Unknown~~Comments:~~ _____Mold: Has the property ever been tested for mold? ☐ Yes ☒ No ☐ UnknownIf Yes, are test results available? ☐ Yes ☒ No~~Comments:~~ _____Electrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: _____ ☐ Unknown~~Comments:~~ _____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 ☐ UnknownModular ☐ Yes ☒ No ☐ Unknown

Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure

☐ Yes ☒ No ☐ Unknown~~Comments:~~ _____KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: None known.~~Comments:~~ _____Source of Section V information: Seller

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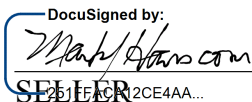
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PROPERTY LOCATED AT: 35 Hanscom Heights, Orrington, ME 04474**SECTION VI — ADDITIONAL INFORMATION****Chimney in laundry room is not in working condition.**ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION 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:

SELLER
2B21FAC812CE4AA...

7/27/2022

DATE

SELLER

DATE

Mark J. Hanscom

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

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