

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: 31 Starpoint Rd, Sebago, ME 04029

SECTION I. WATER SUPPLY

TYPE OF SYSTEM: Public Private Seasonal Unknown
 Drilled Dug Other Lake Water

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?

• IF PRIVATE:

INSTALLATION: Location: left of deck

Installed BY: Path Construction DATE of Installation: 1997+/-

What is the source of your information: Previous Owner

USE: Number of Persons currently using system? 4 used seasonally

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

COMMENTS: Water Pump new in 1997. Located in the crawl space

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:

Tank Size: 500 Gal. 1000 Gal. Unknown Other:

Tank Type: Concrete Metal Unknown Other:

Location: Near Walkway when Bridge Unknown Date of Installation: summer of 1979

Date of Last Servicing: 2000 Name of Company Servicing Tank: Terry Anderson

Have you experienced any malfunctions? Yes No

If yes, give the date and describe the problem:

LEACH FIELD: Yes No Unknown

IF YES: Location: lakeside front of garage to right of foot path.

Date of installation of leach field: 1979+/- Installed By: George Anderson & Sons

Date of Last Servicing: 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? yes

SOURCE OF INFORMATION: Paperwork from previous owner

COMMENTS: 3 bedroom design

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

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Seller(s) Initials GA TA

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31 Starpoint R

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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)	electric Baseboard	Ashley wood stove		
Age of system(s)/source(s)	13+/-yrs	23+/-yrs		
Name of company that services system(s)/source(s)	not serviced	not serviced		
Date of most recent service call	N/A	unknown		
Annual consumption per system/source (i.e., gallons, kilowatt hours, cord(s))	unknown property used seasonal only	unknown		
Malfunction per system(s)/source(s) within past 2 years	-----	none		
Other pertinent information	none-----	-----		

Buried Oil Supply Line: Yes No Unknown Sleved: Yes No unknown
 Chimney(s) Lined: Yes No Unknown Age: unknown Last Cleaned: unknown
 Is more than one heat source vented through one flue? Yes No Unknown
 COMMENTS: None-----

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
 IF NO above: How long have tank(s) been out of service? -----
 What materials are, or were, stored in the tank(s)? -----
 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: none-----

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: -----
 COMMENTS: none-----

C. RADON/AIR - 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: none-----

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: none-----

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: none-----

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F. OTHER HAZARDOUS MATERIALS - Current or previously existing:

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

OTHER: _____

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: deed, apparent handrail encroachment per survey

What is your source of information: deed and survey

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: 1960+/- How long has Seller owned it: 2004

Roof: Age - Structure: 1960+/- Age - Shingles: 3/2004

Moisture or leakage: none-roof was stripped down to boards and they were in good condition

Comments: none

Foundation/Basement: Sump Pump: Yes No Unknown Comments: _____

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: none

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

SECTION VI. ADDITIONAL INFORMATION

Electric stove purchased in 2003. Outside painted in summer of 2002. Most windows replaced in 2002. Refrigerator purchased in summer of 2004

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.

Thomas Duke

SELLER

Thomas Duke

LouAnn Duke

SELLER

LouAnn Duke

12/18/06

DATE

12/18/06

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

