

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.

57 Bluff House Rd

PROPERTY LOCATED AT: **Gouldsboro, ME 04607-4126**

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: **Fall 2017** 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: **10' north of intersection of shore access road and statue area**

Installed BY: --- DATE of Installation: ---

USE: Number of Persons currently using system? **2+ variable occupancy**

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

COMMENTS: ---

Source of SECTION I information: **Owner and Innkeeper**

SECTION II. WASTE WATER DISPOSAL

TYPE OF SYSTEM: Public Private Quasi-Public Unknown

• IF PUBLIC OR QUASI-PUBLIC:

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:

TANK: Septic Tank Holding Tank Cesspool Other: _____

Tank Size: 500 Gal. 1000 Gal. Unknown Other: **1500 + 1000**

Tank Type: Concrete Metal Unknown Other: _____

Location: **Southwest corner of main house** OR Unknown Date of Installation: **1989**

Date Last Pumped: **June, 2017** Name of Company Pumping Tank: **Whitten - Winter Harbor**

Have you experienced any malfunctions? Yes No

If yes, give the date and describe the problem: ---

Date of Last Servicing of tank: --- Name of Company Servicing Tank: ---

LEACH FIELD: Yes No Unknown

IF YES: Location: **Field west side of Bluff House**

Date of installation of leach field: **1989** Installed by: ---

Date of Last Servicing of leach field: --- Name of Company Servicing leach field: ---

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**

Is System located in a Shoreland Zone? Yes No Unknown

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

COMMENTS: ---

Source of SECTION II information: **Owner and Innkeeper**

2018

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Seller(s) Initials **TJ**

Buyer(s) Initials

The Knowles Company, P.O. Box 367 Northeast Harbor ME 04662
Kristi Jacoby

Phone: (207)276-3840

Fax:

2018 Bluff House

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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)	BBHW	Hot Air (apt.)		
Age of system(s)/source(s)	1988	unknown		
Name of company that services system(s)/source(s)	Osborne's	Osborne's		
Date of most recent service call	Fall 2017			
Annual consumption per system/ source (i.e., gallons, kilowatt hours, cord(s))	approx 1400 gallons			
Malfunction per system(s)/ source(s) within past 2 years				
Other pertinent information	2 new 75g hot h2o	heaters in 2016		

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: Fall 2016
 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: _____ Direct/Power Vent: Yes No Unknown
 COMMENTS: 2nd chimney in dining room not in use; Underground fuel line goes from barrel in garage to inn for heating fuel #2
 Source of SECTION III information: Owner and Innkeeper

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? ---
 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: _____
 Source of information: Owner and Innkeeper
- 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: _____ Yes No Unknown
 COMMENTS: _____
 Source of information: Owner and Innkeeper
- C. RADON/AIR - Current or previously existing:
 Has the property been tested? Yes No Unknown
 IF YES: Date: June, 2017 By: Perkins
 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: Prior inspection and broker indicated no issues
 Source of information: Owner and Innkeeper
- 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: Owner and Innkeeper
- 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: _____
 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: _____
 Source of information: Owner and Innkeeper

PROPERTY LOCATED AT **57 Bluff House Rd, Gouldsboro, ME 04607-4126**

F. OTHER HAZARDOUS MATERIALS - Current or previously existing:

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

OTHER: _____

Source of information: **Owner and Innkeeper**

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: **Easement/ROW to connect to poles and lines for southern deed B1582/p264**

Is access by means of a non-public way? Yes No Unknown If YES, who is responsible for maintenance? **Not in use**

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: **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: **propane tank - Dead River**
- Year Principal Structure Built: **1987** What year did Seller acquire property? **1986**
- Roof: Year Shingles/Other Installed: **1988/89 - Half replaced in 2016 on main house/Inn**

Water, moisture or leakage: **no**

Comments: ---

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

- Water, moisture or leakage since you owned the property: Yes No Unknown Comments: **Rainwater, leak in crawl space**
- Prior water, 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 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: **Mold remediated in Fall of 2017 and sills replaced.**

Source of SECTION V information: **Owner and Innkeeper**

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

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 any other, including but not limited to fire, life safety, building, electrical or plumbing.

The Bluff House at Osprey
B.R. Johnson

SELLER
The Bluff House at Osprey, LLC

03/28/2018
12:54 AM GMT

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



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REALTOR®

LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN The Bluff House at Osprey, LLC (hereinafter "Seller")
AND _____ (hereinafter "Buyer")
FOR PROPERTY LOCATED AT 57 Bluff House Rd, Gouldsboro, ME 04607-4126

Said contract is further subject to the following terms:

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure (check one)

(a) Presence of lead-based paint and/or lead-based paint hazards (**check one below**):

Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Seller (**check one below**):

Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's Acknowledgment

(c) Buyer has received copies of all information listed above.

(d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.

(e) Buyer has (**check one below**):

Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment

(f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

The Bluff House at Osprey, LLC Johnson
03/28/2018 12:54 AM GMT
Seller The Bluff House at Osprey, LLC _____ Date

Buyer _____ Date

Seller _____ Date
Kristi Jacoby 3/29/18
Agent Kristi Jacoby _____ Date

Buyer _____ Date

Agent _____ Date



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