

# SELLER'S PROPERTY DISCLOSURE - LAND ONLY

19 Roosevelt Trail, Windham, ME

PROPERTY LOCATED AT: Windham & Falmouth, ME 04062-4341

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.**

## SECTION I. HAZARDOUS MATERIAL

The Seller makes the following representations regarding known hazardous materials that are currently or previously existing in or on the real estate:

- 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? n/a  
 What materials are, or were, stored in the tank(s)? n/a  
 Age of tank(s): n/a Size of tank(s): n/a  
 Location: n/a  
 Have you experienced any problems such as leakage? n/a  
 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: No underground storage tanks known of.  
 Source of information: Trustee and PR/POA of estates.
- B. OTHER HAZARDOUS MATERIALS - Current or previously existing (such as Toxic Material, Land Fill, Radioactive Material, etc.):  
n/a  Yes  No  Unknown  
 Attachment explaining current problems, past repairs or additional information to any of the above hazardous materials?  Yes  No  
 Source of information: Trustee and PR/POA of estates.

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

## SECTION II. 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: n/a  
 Source of information: Trustee and PR/POA of estates.
- Are there any shoreland zoning, resource protection or other overlay zone requirements on the property?  Yes  No  Unknown  
 IF YES: Explain: \_\_\_\_\_  
 Source of information: Trustee and PR/POA of estates.
- Is the subject property the result of a division of property within the last five years (for example, subdivision)?  Yes  No  Unknown  
 IF YES: Explain: n/a  
 Source of information: Trustee and PR/POA of estates.
- Are you receiving a tax exemption or reduction for this property for any reason including but not limited to: Tree Growth, Open Space and Farmland, Blind, Working Waterfront?  Yes  No  Unknown  
 IF YES: Explain: n/a Forest Management and Harvest Plan Available?  Yes  No  Unknown
- Has property ever been soil tested?  Yes  No  Unknown If YES, are the results available?  Yes  No  
 Are mobile/manufactured homes allowed?  Yes  No  Unknown Are modular homes allowed?  Yes  No  Unknown  
 Has all or a portion of the property been surveyed?  Yes  No  Unknown If YES, is the survey available?  Yes  No  
 ATTACHMENTS: \_\_\_\_\_  Yes  No  
 Source of information: Trustee and PR/POA of estates.  
 Additional Information: Property is being sold "As Is".

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

Claire Langlois 3/10/2016 J. Colby Wallace 3/9/2016  
 SELLER DATE SELLER DATE  
 Claire Langlois - PR & POA J. Colby Wallace - Trustee

I/We have read and received a copy of this disclosure and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

BUYER \_\_\_\_\_ DATE \_\_\_\_\_ BUYER \_\_\_\_\_ DATE \_\_\_\_\_

**LEAD PAINT ADDENDUM**

TO CONTRACT DATED March 9, 2016 BETWEEN  
Claire Langlois - PR & POA, J. Colby Wallace - Trustee (hereinafter "Seller")  
 AND \_\_\_\_\_ (hereinafter "Buyer")  
 FOR PROPERTY LOCATED AT 19 Roosevelt Trail, Windham, ME, Windham & Falmouth, ME  
04062-4341

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).

House was built in 1850.

\_\_\_\_\_ 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.

Claire Langlois 3/10/2016  
 Seller Date

Claire Langlois - PR & POA 3/9/2016  
 Seller Date

J. Colby Wallace 3/9/16  
 Seller Date

Christopher Jon Griffith 3/9/16  
 Agent Date

Buyer Date

Buyer Date

Agent Date

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