

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.

19 Roosevelt Trail, Windham, ME

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

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: 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? n/a

• IF PRIVATE:
INSTALLATION: Location: n/a
Installed BY: n/a DATE of Installation: _____
USE: Number of Persons currently using system? n/a
Does system supply water for more than one household? _____ Yes No Unknown

COMMENTS: Water also supplied prior campground. Property being sold "As Is".
Source of SECTION I information: Trustee and PR/POA of estates.

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: n/a
Have you experienced any problems such as line or other malfunctions? _____ Yes No
What steps were taken to remedy the problem? Unknown. Property being sold "As Is".

• IF PRIVATE:
TANK: Septic Tank Holding Tank Cesspool Other: n/a
Tank Size: 500 Gal. 1000 Gal. Unknown Other: n/a
Tank Type: Concrete Metal Unknown Other: n/a
Location: unknown OR Unknown Date of Installation: unknown
Date Last Pumped: unknown Name of Company Pumping Tank: unknown
Have you experienced any malfunctions? _____ Yes No
If yes, give the date and describe the problem: Unknown. Property being sold "As Is".

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

LEACH FIELD: _____ Yes No Unknown

IF YES: Location: unknown
Date of installation of leach field: unknown Installed by: unknown
Date of Last Servicing of leach field: unknown Name of Company Servicing leach field: unknown
Have you experienced any malfunctions? _____ Yes No
If yes, give the date and describe the problem & what steps were taken to remedy: unknown

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? n/a

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

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

COMMENTS: Property being sold "As Is".
Source of SECTION II information: Trustee and PR/POA of estates.

2016 Page 1 of 3 - SPD Buyer(s) Initials _____ Seller(s) Initials SCW U
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Chris Griffin Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.ziplogix.com

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

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	none	none		
Age of system(s)/source(s)	none	none		
Name of company that services system(s)/source(s)	none	none		
Date of most recent service call	none	none		
Annual consumption per system/ source (i.e., gallons, kilowatt hours, cord(s))	none	none		
Malfunction per system(s)/ source(s) within past 2 years	none	none		
Other pertinent information	none	none		

Is there an oil supply line? Yes No Unknown Is it buried? Yes No Unknown Is it sleeved? Yes No Unknown
 Chimney(s): Yes No If yes, lined: Yes No Unknown Last Cleaned: unknown
 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: Property being sold "As Is".
 Source of SECTION III information: Trustee and PR/POA of estates.

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? 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. 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
 Source of information: Trustee and PR/POA of estates.
 COMMENTS: Property is being sold "As Is".

C. RADON/AIR - Current or previously existing:
 Has the property been tested? Yes No Unknown
 IF YES: Date: n/a By: n/a
 Results: n/a If applicable, What remedial steps were taken? n/a
 Has the property been tested since remedial steps? Yes No Unknown
 Are test results available? Yes No Results & Comments: Property being sold "As Is".
 Source of information: Trustee and PR/POA of estates.

D. RADON/WATER - Current or previously existing:
 Has the property been tested? Yes No Unknown
 IF YES: Date: n/a By: n/a
 Results: n/a If applicable, What remedial steps were taken? n/a
 Has the property been tested since remedial steps? Yes No Unknown
 Are test results available? Yes No Results & Comments: Property being sold "As Is".
 Source of information: Trustee and PR/POA of estates.

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: House built in the 1850.
 Do you know of any records or reports pertaining to such lead-based paint or lead-based paint hazards? Yes No
 IF YES, describe: Property in being sold "As Is".
 Are you aware of any cracking, peeling or flaking paint? Yes No
 COMMENTS: Property is being sold "As Is".
 Source of information: Trustee and PR/POA of estates.

F. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown OTHER: n/a

LAND FILL: Yes No Unknown

RADIOACTIVE MATERIAL: Yes No Unknown

Source of information: Trustee and PR/POA of estates.

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: n/a

What is your source of information: Trustee and PR/POA of estates.

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: n/a Forest Management and Harvest Plan available? Yes No Unknown

• Is this house currently covered by a flood insurance policy? Yes No Unknown

• Equipment leased or not owned (e.g., propane tank, hot water heater, satellite dish): Type: None.

• Year Principal Structure Built: 1850 What year did Seller acquire property? 1966

• Roof: Year Shingles/Other Installed: unknown

Water, moisture or leakage: unknown

Comments: Property is being sold "As Is".

• Foundation/Basement: Sump Pump: Yes No Unknown Comments: n/a

Water, moisture or leakage since you owned the property: Yes No Unknown Comments: n/a

Prior water, moisture or leakage? Yes No Unknown Comments: n/a

• 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: n/a 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: Property is being sold "As Is".

Source of SECTION V information: Trustee and PR/POA of estates.

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

Property is being sold "As Is".

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 jurisdiction but not limited to fire, life safety, building, electrical or plumbing.

Claire Langlois
9335F7C4744B41E... SELLER

3/10/2016
DATE

Claire Langlois - PR & POA
38A1071F713B4E9 SELLER

3/9/2016
DATE

J. Colby Wallace
38A1071F713B4E9 SELLER
J. Colby Wallace - Trustee

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



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 _____

J. Colby Wallace - Trustee 3/9/16

Agent _____ Date _____

Christopher Jon Griffith

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