

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.

4 Oak Hill Road

PROPERTY LOCATED AT: Mount Desert, ME 04660

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: 2011 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: North of house in circular flower bed
Installed BY: unknown DATE of Installation: thought to be @ 1988
What is the source of your information: Seller
USE: Number of Persons currently using system? 2
Does system supply water for more than one household? Yes No Unknown

COMMENTS: -----

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? -----

• IF PRIVATE:

TANK: Septic Tank Holding Tank Cesspool Other: -----
Tank Size: 500 Gal. 1000 Gal. Unknown Other: -----
Tank Type: Concrete Metal Unknown Other: -----
Location: ----- OR Unknown Date of Installation: -----
Date Last Pumped: ----- Name of Company Pumping Tank: -----
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: -----
Date of installation of leach field: ----- 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? -----

SOURCE OF INFORMATION: Seller, Broker and Public information.

COMMENTS: -----

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

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

2015 Page 1 of 3 - SPD Buyer(s) Initials CEL Seller(s) Initials HS
The Knowles Company, One Summit Rd Northeast Harbor, ME 04662 Phone: (207) 276-3322 Fax: (207) 276-1114 4 Oak Hill Road, Susan Ferrante-Collier

PROPERTY LOCATED AT 4 Oak Hill Road, Mount Desert, ME 04660

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 way, private road/homeowner associations or restrictive covenants? Yes No Unknown

IF YES: Explain: Utility Easement

What is your source of information: Seller

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: Homestead and Veterans exemptions

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

• Leased Equipment (e.g., propane tank, hot water heater, satellite dish): Type: none

• Year Principal Structure Built: 1865 What year did Seller acquire property? 1997

• Roof: Year Built - Structure: 1988 Year Shingles/Other Installed: 2013

Water, moisture or leakage: none

Comments: -----

• Foundation/Basement: Sump Pump: Yes No Unknown Comments: ----

Water, moisture or leakage since you owned the property: Yes No Unknown Comments: some mositure occasionally

Knowledge of prior water, moisture or leakage: Yes No Unknown Comments: due to age of basement

• 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: none known of.

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

2013 a new generator was installed that runs the entire house, apartment and garage.

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.

Cynthia E. Livingston
SELLER
7A888E7A22BE4AF...

Cynthia E. Livingston
SELLER
7A888E7A22BE4AF...

Henry L.P. Schmelzer
SELLER
FF3EBF0521354F3...

Henry L.P. Schmelzer
SELLER
FF3EBF0521354F3...

DATE

5/8/2016

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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LEAD PAINT ADDENDUM

TO CONTRACT DATED _____ BETWEEN

 Cynthia E. Livingston, Henry L.P. Schmelzer (hereinafter "Seller")
 AND _____ (hereinafter "Buyer")
 FOR PROPERTY LOCATED AT 4 Oak Hill Road, Mount Desert, ME 04660

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.

<u>Cynthia E. Livingston</u>	5/10/2016
Seller _____	Date

Buyer _____	Date
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<u>Henry L.P. Schmelzer</u>	5/10/2016
Seller _____	Date

Buyer _____	Date
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<u>Susan Ferrante-Collier</u>	5/4/2016
Agent _____	Date

Agent _____	Date
-------------	------

Susan Ferrante-Collier



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EQUAL HOUSING OPPORTUNITY
4 Oak Hill Road,