

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: 244 Front Street, Bath, ME 04530

SECTION I. WATER SUPPLY

TYPE OF SYSTEM: [X] 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 [X] No [] N/A Quantity: [] Yes [X] No [] Unknown
Quality: [] Yes [X] No [] Unknown
WATER TEST: Have you had the water tested? [] Yes [X] No
If YES: Date of most recent test: Are test results available? [] Yes [X] No
To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notation? [] Yes [X] 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: N/A
What is the source of your information: N/A
USE: Number of Persons currently using system?
Does system supply water for more than one household? [] Yes [] No [X] Unknown
COMMENTS:

SECTION II. WASTEWATER DISPOSAL

TYPE OF SYSTEM: [X] Public [] Private [] Quasi-Public [] Unknown
• IF PUBLIC OR QUASI-PUBLIC:
Have you experienced any problems such as line or other malfunctions? [] Yes [X] No
What steps were taken to remedy the problem? N/A
• 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: N/A OR [] Unknown Date of Installation: N/A
Date of Last Servicing: N/A Name of Company Servicing Tank: N/A
Date Last Pumped: N/A Have you experienced any malfunctions? [] Yes [X] No
If yes, give the date and describe the problem:
LEACH FIELD: [] Yes [X] No [] Unknown
IF YES: Location: N/A
Date of installation of leach field: N/A Installed by: N/A
Date of Last Servicing: N/A 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? N/A
SOURCE OF INFORMATION: N/A
COMMENTS: N/A

IS SYSTEM LOCATED IN A SHORELAND ZONE? [] Yes [X] No [] Unknown
Is System located in a Coastal Shoreland Zone? [] Yes [X] No [] Unknown
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SECTION III. HEATING SYSTEM(S)/SOURCE(S)

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	FLOOR HO	AIR		
Age of system(s)/source(s)	2006 (WED)			
Name of company that services system(s)/source(s)				
Date of most recent service call	OCT 2010			
Annual consumption per system/source (i.e., gallons, kilowatt hours, cord(s))	NOK			
Malfunction per system(s)/source(s) within past 2 years	NONE			
Other pertinent information				

Buried Oil Supply Line: Yes No Unknown
 Chimney(s) Lined: 06/07 Yes No Unknown Age: _____ Last Cleaned: _____
 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: _____

COMMENTS:

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? REMOVED IN 1971

What materials are, or were, stored in the tank(s)? GAS WAS STORED

Age of tank(s): UNKNOWN Size of tank(s): UNKNOWN

Location: WAS IN FRONT OF LOCATION

Have you experienced any problems such as leakage? NO

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: TANKS WERE PROFESSIONALLY REMOVED IN 1971

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:

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: _____

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: _____

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:

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PROPERTY LOCATED AT 244 Front Street, Bath, ME 04530

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: _____

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: _____

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

Year Built: _____ What year did Seller purchase property? 2005

Roof: Year Built - Structure: _____ Year Shingles Installed: _____

Moisture or leakage: SOME IN ROOM WITH FLAT ROOF

Comments: _____

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

Manufactured Housing: Mobile Home - Yes No Modular: Yes No

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: NONE

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.

SELLER
The Three Little Girls, LLC
 SELLER
Grant Barnett/Marnie Stevens

DATE
12-1-10
 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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