

# 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: 393 & 395 Bath Road, Brunswick, ME, Brunswick.

## SECTION I. WATER SUPPLY

TYPE OF SYSTEM:  Public  Private  Seasonal N/A  Unknown  
 Drilled  Dug  Other N/A

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: ..... 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: \_\_\_\_\_

What is the source of your information: N/A

USE: Number of Persons currently using system? N/A

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

COMMENTS: A total of Water meters on property.

## SECTION II. WASTE WATER DISPOSAL

TYPE OF SYSTEM:  Public  Private  Quasi-Public N/A  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? 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: \_\_\_\_\_

Date Last Pumped: \_\_\_\_\_ Have you experienced any malfunctions? .....  Yes  No

If yes, give the date and describe the problem: N/A

LEACH FIELD: .....  Yes  No  Unknown

IF YES: Location: N/A

Date of installation of leach field: \_\_\_\_\_ Installed by: N/A

Date of Last Servicing: \_\_\_\_\_ Name of Service Company: N/A

Have you experienced any malfunctions? .....  Yes  No

If yes, give the date and describe the problem & what steps were taken to remedy: N/A

Date of Last Servicing of System: \_\_\_\_\_ Name of Company Servicing System: N/A

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: See attached detailed sheet on ages and locations of tanks and fields.

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

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

2011 Page 1 of 3 - SPD Buyer(s) Initials \_\_\_\_\_ Seller(s) Initials MS XDR  
RE/MAX Riverside 1 Bowdoin Mill Island Topsham, ME 4086 Phone: (207)725-8505 Fax: (207)449-3905 2011 Listing Reel  
Robert Adams Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.ziplogix.com

**SECTION III. HEATING SYSTEM(S)/SOURCE(S)**

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	see attached	Sheets for the	Heating systems	Of each Unit
Age of system(s)/source(s)	N/A	N/A	N/A	N/A
Name of company that services system(s)/source(s)	N/A	N/A	N/A	N/A
Date of most recent service call				
Annual consumption per system/ source (i.e., gallons, kilowatt hours, cord(s))	N/A	N/A	N/A	N/A
Malfunction per system(s)/ source(s) within past 2 years	N/A	N/A	N/A	N/A
Other pertinent information	N/A	N/A	N/A	N/A

Buried Oil Supply Line:  Yes  No  Unknown  
 Chimney(s) Lined:  Yes  No  Unknown Age: unkn  
 Is more than one heat source vented through one flue?  Yes  No  Unknown  
 Has chimney been inspected?  Yes  No  Unknown; If Yes, when: N/A  
 COMMENTS: See attached sheets for the heating systems of each unit.

**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? 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: N/A

**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 roofing shingles?  Yes  No  Unknown  
 • in flooring tiles?  Yes  No  Unknown  
 • other: N/A  
 IF YES: Source of Information: N/A  
 COMMENTS: N/A

**C. RADON/AIR - Current or previously existing:**

Has the property been tested?  Yes  No  Unknown  
 IF YES: Date: \_\_\_\_\_ 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: N/A

**D. RADON/WATER - Current or previously existing:**

Has the property been tested?  Yes  No  Unknown  
 IF YES: Date: \_\_\_\_\_ 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: N/A

**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: Most structures built prior to 1978.  
 Do you know of any records or reports pertaining to such lead-based paint or lead-based paint hazards:  Yes  No  
 IF YES, describe: N/A

Are you aware of any cracking, peeling or flaking paint?  Yes  No

COMMENTS: Various exterior surfaces such as trim and steps.

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

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: Tenants are 30 day at will.

What is your source of information: Owner

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

- Leased Equipment (e.g., propane tank, hot water heater, satellite dish): Type: none
Year Principal Structure Built: N/A various What year did Seller purchase property? 1982
Roof: Year Built - Structure: Various Year Shingles Installed: various
Moisture or leakage: None known
Comments: N/A
Foundation/Basement: Sump Pump:  Yes  No  Unknown
Moisture or leakage since you owned the property:  Yes  No  Unknown
Knowledge of prior moisture or leakage:  Yes  No  Unknown
Mold: Has the property ever been tested for mold?  Yes  No  Unknown
Electrical:  Fuses  Circuit Breaker  Other: N/A
Has the property been surveyed?  Yes  No  Unknown
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: N/A

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

N/A

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 signatures: Walter Reil, Diana Reil

Seller dates: 4-21-2011, 4-21-2011

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 lines for signature and date



## Residential Real Property Disclosure Statement

### MAINE WARNING: LEAD-BASED PAINT HAZARDS

Any residence built before 1978 may contain lead sufficient to poison children and sometimes adults. LEAD poisoning poses a particular risk if you are pregnant or may become pregnant. LEAD poisoning in young children may produce permanent neurological damage, including learning disabilities, a reduced intelligence quotient (IQ), impaired memory and behavioral problems such as attention deficit hyperactive disorder and a propensity for violence.

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. The seller of any interest in 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.

The only way to know with certainty whether lead-based paint hazards are present on the property is to test the property for the presence of lead.

#### Acknowledgement of State Disclosure Statement.

The signature below acknowledges that the seller or potential seller has disclosed to me information about lead-based paint hazards as required by 22 M.R.S.A. Section 1328. This acknowledgement does not constitute a waiver of any rights.

**Seller or potential seller**

**Purchaser or potential purchaser**

X *Walter Reil*  
Signature

4-21-2011  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

Walter Reil  
Name printed

\_\_\_\_\_  
Name printed

*Diana Reil*  
Signature

4-21-2011  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

Y Diana Reil  
Name printed

\_\_\_\_\_  
Name printed

**Acknowledgement of federal disclosure of information  
on Lead-Based Paint and/or Lead-Based Paint Hazards**

**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**

- (a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):  
(i) \_\_\_\_\_ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

\_\_\_\_\_

- (ii) X 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 (i) or (ii) below):  
(i) \_\_\_\_\_ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

\_\_\_\_\_

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

*Hall/H/D  
Quana Reed*  
X





# Fact Sheet: Arsenic Treated Wood

Department of Health and  
Human Services  
11 State House Station  
Augusta, ME 04333

Maine CDC  
Environmental and  
Occupational Health Program

Toll Free in Maine: 866-292-3474  
Fax: 207-287-3981  
TTY: 207-287-8066  
Email: ehu@maine.gov

## IF YOU WORK WITH CCA WOOD

- NEVER burn CCA wood.
- Wear gloves when handling CCA wood
- Wear a dust mask when sanding or cutting CCA wood
- Don't work with CCA wood in an enclosed area (like a garage)

Apply a coating to seal the wood every 1-2 years

## Does Your New Home Have Arsenic (CCA) Treated Wood?

About half of all Maine homes have a deck, or playground or some other structure that is made of wood treated with arsenic. This wood is called "CCA pressure-treated wood" or just "pressure-treated" wood. The wood was treated with arsenic to protect against rot and insects.

Too much arsenic can cause cancer. So it is good to prevent arsenic getting into your body when you can. When you touch wood treated with arsenic, you can get arsenic on your hands. The arsenic on your hands can get into your mouth if you are not careful about washing before eating. Young children are most at risk because they are more likely to put their hands in their mouths. The good news is that there are simple things you can do to protect yourself and your family from arsenic treated wood. This fact sheet will tell you how.



Children touching unsealed treated wood, and then putting their hands in their mouths is the biggest concern.

## TO LEARN MORE

Eric Frohberg  
Environmental and  
Occupational Health  
Program  
Maine CDC  
Toll-free in Maine 866-  
292-3474  
TTY: 207-287-8066  
www.maine.gov/dhhs/  
eohp

### First: Does your house have arsenic treated (CCA) wood?

When arsenic treated wood is new, it tends to have a greenish tint. When CCA wood is older, it is harder to tell. Ask your realtor if the seller knows whether CCA wood was used. You can also test the wood to find out if it contains arsenic. Call us to find out how.

### Second: If so, reduce contact with the arsenic.

You can lower the amount of arsenic on the surface of the wood by applying a coating on the wood every 1-2 years. Oil-based sealants, varnishes, or polyurethane work best for sealing arsenic in the wood. Be sure to wash your children's hands when they finish playing on or near CCA wood.

### Third: If you have any questions, call us toll-free in Maine: 866-292-3474

## Common Questions

### What is CCA wood?

CCA wood is made by dipping the wood in a mixture of chemicals. These chemicals include chromium, copper, and arsenic. This protects the wood against insects and rot. This wood is known as CCA wood or "pressure treated" wood. Most pressure treated wood in the U.S. is CCA wood. After December 31, 2003, no more CCA wood will be made for use around homes. CCA wood may still be sold for home use until April 1, 2004 in the state of Maine.

### What is Arsenic?

Arsenic is found in soil and rocks. Most people get a little arsenic every day from the food they eat. Also, some people have arsenic in their private wells, which is why it is important that anyone with a well have it tested for arsenic. People who are exposed to too much arsenic over many years are more likely to get cancer.

*Diana B. [Signature]*

# 5740 Know all Men by these Presents

That I, VERA T. SIMONDS, of Saint Johnsbury, in the County of Caledonia and State of Vermont,

in consideration of One Dollar and other good and valuable considerations paid by Diana L. Reil and Walter Reil, both of Brunswick, County of Cumberland and State of Maine

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said Diana L. Reil and Walter Reil

as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever, two certain lots or parcels of land situated in the Town of Brunswick, at Harding's so-called, East Brunswick, in the County of Cumberland and State of Maine, together with all the buildings thereon, bounded and described as follows, to wit:

### PARCEL I (Northerly parcel)

BEGINNING at a point on the northerly right of way of Maine Central Railroad Company, said point being N 20° 06' 03" E. 28.00 feet from P. T. Station 236+18.9;

thence northwesterly following a curve to the right with a radius 5701.65 feet, an arc distance of 442.85 feet to a point;

thence N. 34° 14' 55" W, 219.19 feet to a point;

thence N. 38° 59' 13" E, 290.00 feet to a point;

thence N. 36° 58' 48" W, 7.42 feet to a point;

thence N. 41° 56' 13" E, 430.16 feet to a point;

thence S. 36° 43' 20" E, 210.00 feet to the beginning of a stone wall;

thence same course, 1186.65 feet following the line of a stone wall to a point on the said northerly right of way line of Maine Central Railroad;

thence N. 73° 23' 58" W. along the said Northerly right of way line 140.02 feet to a point;

thence S. 51° 12' 51" W. along Maine Central Railroad right of way 40.00 feet to a point;

thence N. 69° 58' 35" W, along Maine Central Railroad right of way 399.98 feet to a point;

thence N. 77° 30' 31" W, along Maine Central Railroad right of way 107.08 feet to a point;

thence N. 69° 53' 57" W. along Maine Central Railroad right of way 129.61 feet to a point and the place of beginning;

Containing 606,012± square feet, or 13.9± acres.

### PARCEL II (Southerly Parcel)

BEGINNING at a point on the northerly right of way line of Old Route 1 as shown on Proposed Location State Highway "C", dated May 1937, Sheet 3 of 4 said point being N. 20° 27' 33" E, 33.00 feet from the P. C. Station 205+ 15.5;

thence N. 69° 32' 27" W, 1.25 feet to a point;

thence N. 36° 47' 07" W, 361.22 feet to a point on the southerly right of way line of Maine Central Railroad;

thence southeasterly following a curve to the left, having a radius of 5767.65 feet, an arc distance of 898.57 feet to a point, said point being S. 20° 06' 03" W, 38.00 feet from the P. T. Station 236+18.9;

thence S 69° 53' 57" E, about 41 feet to a point;

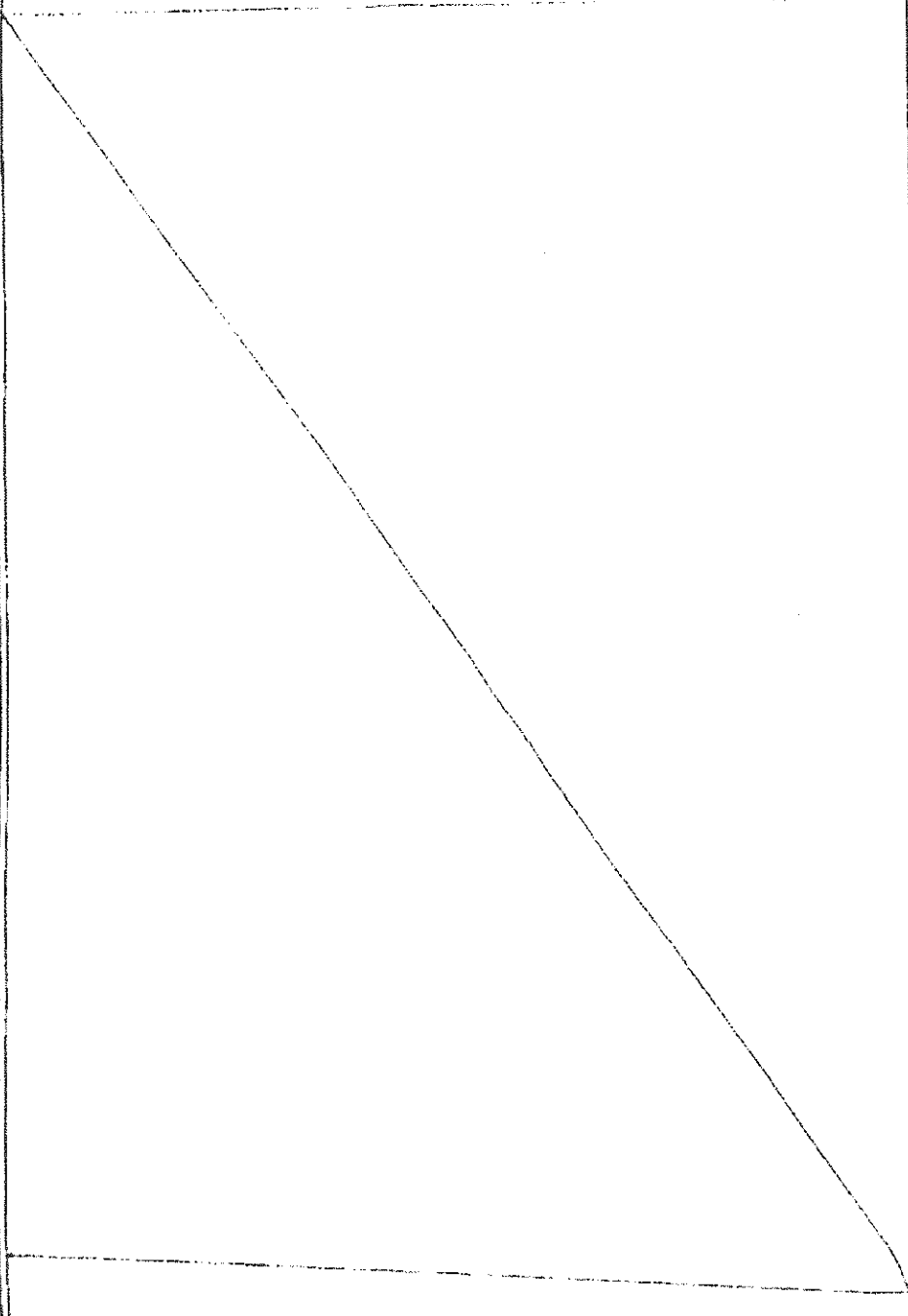
thence S 47° 53' 37" W, 170.92 feet to a point on the northerly right of way line of State Highway "C" abovementioned;

thence northwesterly following a curve to the left having a radius of 6417.95 feet, on arc distance of 553.10 feet to a point and the place of beginning:

Containing 111,188 square feet, or 2.55 acres.

For source of title, reference may be had to Warranty Deed from Mary Benoit to Warren W. Grows and Harriet A. Grows, as tenants in common dated August 31, 1945, recorded in Book 1790, Page 177, Cumberland County Registry of Deeds and Warranty Deed from Mabel E. Peckham to Warren W. Grows and Harriet A. Grows, as Joint Tenants, dated September 28, 1945, recorded in Book 1790, Page 469, Cumberland County Registry of Deeds, the above described Parcels I and II being a portion of premises described in said deeds, several parcels having been conveyed out and the above parcels being the remaining portion contained in said deeds.

Meaning and intending hereby to convey the same premises conveyed to the Grantor herein by Warren W. Grows and Harriet A. Grows, by their Warranty Deed dated June 30, 1971, and recorded in the Cumberland County Registry of Deeds in Book 3178, Page 714.



To Have and to Hold the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said DIANA L. REIL and Walter Reil

as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, to them and their use and behoof forever.

And I do COVENANT with the said Grantees, as aforesaid, that I am lawfully seized in fee of the premises, that they are free of all incumbrances,

that I have good right to sell and convey the same to the said Grantee to hold as aforesaid, and that I and my heirs shall and will warrant and defend the same to the said Grantees, their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever, against the lawful claims and demands of all persons.

In Witness Whereof, I the said VERA T. SIMONDS, widowed

do hereby certify that the above and foregoing instrument was read and explained to the said VERA T. SIMONDS, and she understands the contents thereof, and she has hereunto set my hand and seal this 26th day of November in the year of our Lord one thousand nine hundred and eighty-two.

Signed, Sealed and Delivered

in presence of

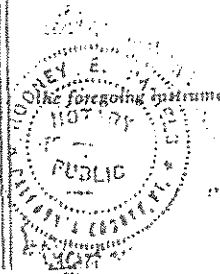
*Robbie E. Wood*  
*Robbie E. Wood*

*Vera T. Simonds*  
\_\_\_\_\_

VERMONT  
State of \_\_\_\_\_  
CALEDONIA,

} ss. November 26 19 82

Personally appeared the above named VERA T. SIMONDS



and acknowledged before me, *Robbie E. Wood*  
Justice of the Peace Notary Public

STATE OF MAINE  
CUMBERLAND, ss. REGISTRY OF DEEDS  
Received at 12 H. 44 P. M on FEB. 28 1983 and recorded in  
Book 6124 Page 158  
James J. Walsh Register

