

PROPERTY LOCATED AT: 19 Zachary Lane, Kennebunk, ME 04043

### 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 Seller and any Buyer. Seller authorizes the disclosure of the information in this statement to other real estate licensees and to prospective buyers of this property. The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

**DO NOT LEAVE ANY QUESTIONS BLANK. WRITE N/A OR UNKNOWN IF NEEDED.**

#### 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: 1/08 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: behind swingset

Installed by: builder

Date of Installation: 1/08

USE: Number of persons currently using system: 3

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

Comments: none

Source of Section I information: Seller, Prior Disclosure

Seller Initials [Signature] [Signature] Page 1 of 7 Buyer Initials \_\_\_\_\_

PROPERTY LOCATED AT: 19 Zachary Lane, Kennebunk, ME 04043

**SECTION II – WASTE WATER DISPOSAL**

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

IF PRIVATE:

Tank:  Septic Tank  Holding Tank  Cesspool  Other: N/A

Tank Size:  500 Gallon  1000 Gallon  Unknown  Other: N/A

Tank Type:  Concrete  Metal  Unknown  Other: N/A

Location: right front of stairs OR  Unknown

Date installed: 1/06 Date last pumped: 5/2018 Name of pumping company: Nest & Sons

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

If Yes, give the date and describe the problem: n/a

Date of last servicing of tank: n/a Name of company servicing tank: n/a

Leach Field: .....  Yes  No  Unknown

If Yes, Location: front of house

Date of installation of leach field: 2006 Installed by: builder

Date of last servicing of leach field: n/a Company servicing leach field: n/a

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

If Yes, give the date and describe the problem and what steps were taken to remedy: n/a

Do you have records of the design indicating the # of bedrooms the system was designed for?  Yes  No

If Yes, are they available? .....  Yes  No

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

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

Comments: System designed for a 3 bedroom, attached

Source of Section II information: Seller, Past Disclosure, Nest & Sons

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PROPERTY LOCATED AT: 19 Zachary Lane, Kennebunk, ME 04043

**SECTION III – HEATING SYSTEM(S)/HEATING SOURCES(S)**

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	Oil, FHW, BB	Propane, Fireplace	N/A	N/A
Age of system(s) or source(s)	2006	2006	N/A	N/A
Name of company that services system(s) or source(s)	Bob Petit	None	N/A	N/A
Date of most recent service call	October 2018	03/19/2019		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	2017 700 gal 2018 750 gallons	2017 14.3 gal, 2018 13.4 ga	N/A	N/A
Malfunction per system(s) or source(s) within past 2 years	2017 replaced expansion tank	repaired remote	N/A	N/A
Other pertinent information	Discount Energy	Beaupre Fuels	N/A	N/A

Are there fuel supply lines? .....  Yes  No  Unknown  
 Are any buried? .....  Yes  No  Unknown  
 Are all sleeved? .....  Yes  No  Unknown  
 Chimney(s): .....  Yes  No  
     If Yes, are they lined: .....  Yes  No  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: 2010

    Date chimney last cleaned: unknown

Direct/Power Vent: .....  Yes  No  Unknown

Comments: Propane supplies fireplace and stove. Oil heat has 3 zones plus radiant heat in garage

Source of Section III information: Seller, Past Disclosure,

**SECTION IV – HAZARDOUS MATERIAL**

The licensee is disclosing that the Seller is making representations contained herein.

**A. UNDERGROUND STORAGE TANKS** - Are there now, or have there ever been, any underground storage tanks on the property? .....  Yes  No  Unknown

If Yes, are tanks in current use? .....  Yes  No  Unknown

If no longer in use, how long have they been out of service? N/A

If tanks are no longer in use, have tanks been abandoned according to DEP?  Yes  No  Unknown

Are tanks registered with DEP? .....  Yes  No  Unknown

Age of tank(s): N/A

Size of tank(s): N/A

Location: N/A

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PROPERTY LOCATED AT: 19 Zachary Lane, Kennebunk, ME 04043

~~What materials are, or were, stored in the tank(s)?~~ N/A

~~Have you experienced any problems such as leakage:~~ .....  Yes  No  Unknown

Comments: None

Source of information: **Seller, Past Disclosure**

**B. ASBESTOS** — Is there now or has there been asbestos:

As insulation on the heating system pipes or duct work? .....  Yes  No  Unknown

In the ceilings? .....  Yes  No  Unknown

In the siding? .....  Yes  No  Unknown

In the roofing shingles? .....  Yes  No  Unknown

In flooring tiles? .....  Yes  No  Unknown

Other: N/A .....  Yes  No  Unknown

Comments: None

Source of information: **Seller, Past Disclosure**

**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: None

Source of information: **Seller, Past Disclosure**

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

Has the property been tested? .....  Yes  No  Unknown

If Yes: Date: 1/07 By: Previous Seller - Dunbar Water

Results: Acceptable

If applicable, What remedial steps were taken? None necessary

Has the property been tested since remedial steps? .....  Yes  No  Unknown

Are test results available? .....  Yes  No

Results/Comments: None

Source of information: **Seller, Past Disclosure**

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**E. LEAD-BASED PAINT/PAINT HAZARDS** — (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 basis for determination: N/A

Do you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards:  Yes  No

If Yes, describe: N/A

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

Comments: None

Source of information: Seller, Past Disclosure

**F. OTHER HAZARDOUS MATERIALS** - Current or previously existing:

TOXIC MATERIAL: .....  Yes  No  Unknown

LAND FILL: .....  Yes  No  Unknown

RADIOACTIVE MATERIAL: .....  Yes  No  Unknown

Other: None

Source of information: Seller, Past Disclosure

**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 ways, trails, private road/homeowner associations (including condominiums and PUD's) or restrictive covenants? .....  Yes  No  Unknown

If Yes, explain: restrictive covenants, road association, ROW

Source of information: Seller, Past Disclosure

Answer only one of the following sets of questions depending on the type of property:

If the subject property consists of at least one, but not more than four, residential dwelling units:

Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass? .....  Yes  No  Unknown

If No, who is responsible for maintenance? road association

For all other properties:

Are there any abandoned or discontinued town ways, any public easements or any private roads located on the property or abutting the property? .....  Yes  No  Unknown

If Yes, describe: N/A

If Yes, who is responsible for maintenance (including road association, if any): N/A

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PROPERTY LOCATED AT: 19 Zachary Lane, Kennebunk, ME 04043

Are there any tax exemptions or reductions 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

Is a Forest Management and Harvest Plan available?.....  Yes  No  Unknown

Is house now covered by flood insurance policy (not a determination of flood zone)  Yes  No  Unknown

Equipment leased or not owned (e.g., propane tank, hot water heater, satellite dish): Type: Propane Tank

Year Principal Structure Built: 2005-2006

What year did Seller acquire property? 4/10

Roof: Year Shingles/Other Installed: 2006

Water, moisture or leakage: None

Comments: None

Foundation/Basement:

Is there a Sump Pump? .....  Yes  No  Unknown

Water, moisture or leakage since you owned the property: .....  Yes  No  Unknown

Prior water, moisture or leakage? .....  Yes  No  Unknown

Comments: None

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  Unknown

Manufactured Housing – Is the residence a:

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

Source of Section V information: Seller, Past Disclosure

Seller Initials CS de

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**SECTION VI – ADDITIONAL INFORMATION**

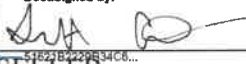
- 1. Seller found mold like substance in rafters over second floor bath; area was treated with anti fungal spray, bath venting corrected to vent to exterior**
  - 2. Seller found mold like substance when pulling up carpet in back bedroom caused by spilled drink, mold was remediated, certificate attached.**
  - 3. Attic was treated for bats, pest company installed netting to prevent reentry**
  - 4. Seller splits the cost of**
- Continued... See Addendum Additional information 1**

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: .....  Yes  No

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

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.

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.

DocuSigned by:  
  
 SELLER  
**Scott P. Charlton**

3/20/2019 | 6:34  
 DATE

DocuSigned by:  
  
 SELLER  
**Ann E. Charlton**

3/20/2019 | 6:32 F  
 DATE

SELLER

DATE

SELLER

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

BUYER

DATE

BUYER

DATE



### ADDENDUM

PROPERTY: **19 Zachary Lane, Kennebunk, ME 04043**

**1) Additional information**

**plowing one neighbor. Cost is \$40 to plow the road and additional \$30 for driveway. If a storm requires more then one plow, the second plow is discounted by half**

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Signature \_\_\_\_\_

Signature \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

DocuSigned by:  
  
Signature

3/20/2019 | 6:34 PM EDT

DocuSigned by:  
  
Signature

3/20/2019 | 6:32 PM

**Addendum**





All concerned Parties :

8/1/2017

This is a letter confirming the mold remediation work done in bed room at 19 Zachary Lane Kennebunk Maine 04043.

- 1- removed carpet -pad-tack strip
- 1- we hepa vacuumed all floors -walls-ceiling
- 2- washed and sanitized all contents
- 3- cleaned with mmr 86
- 4- hepa vacuumed entire area a second time
- 5- treated entire area with Microban bacterial treatment 2 times to prevent mold growth.

This work has 2 year warranty till 8/1/2019

If anyone has any questions concerning this property feel free to contact me.

Thank you,  
Kevin Demarco

**Tri State Cleaning**

**Office Address:** 46 Spicebush Drive | Wells, ME 04090

**Mailing Address:** P.O. Box 409 | Moody, ME 04054

**Email |** [kevin@tristatecleaning.cleaning](mailto:kevin@tristatecleaning.cleaning)

**Phone |** 207-646 7364

