

PROPERTY LOCATED AT: Lot 5 Ranch Road, Buckfield, Me 04220

### PROPERTY DISCLOSURE – LAND ONLY (With Improvements)

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 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. STRIKE, WRITE N/A OR UNKNOWN IF NEEDED.**

#### SECTION I – WATER SUPPLY

TYPE OF SYSTEM:  Public  Private  Seasonal  Unknown  
 Drilled  Dug  Other None

MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water system?

Pump (if any): .....  N/A  Yes  No  Unknown

~~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? \_\_\_\_\_~~

~~Has the water been tested for radon?  Yes  No~~

~~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: \_\_\_\_\_~~

IF PRIVATE: (Strike Section if not Applicable):

~~INSTALLATION: Location: \_\_\_\_\_~~

~~Installed by: \_\_\_\_\_~~

~~Date of Installation: \_\_\_\_\_~~

USE: ~~Number of persons currently using system. \_\_\_\_\_~~

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

Comments: No well on property

Source of Section I information: Seller

Buyer Initials \_\_\_\_\_

Seller Initials SLW SL  
Phone: 2075852411 Fax: \_\_\_\_\_ Steve Latulippe

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**SECTION II – WASTE WATER DISPOSAL**

~~TYPE OF SYSTEM:  Public  Private  Quasi-Public \_\_\_\_\_  Unknown~~

~~IF PUBLIC OR QUASI-PUBLIC (Strike Section if Not Applicable):~~

~~Have you had the sewer line inspected? \_\_\_\_\_  Yes  No~~

~~If Yes, what results: \_\_\_\_\_~~

~~Have you experienced any problems such as line or other malfunction? \_\_\_\_\_  Yes  No~~

~~What steps were taken to remedy the problem? \_\_\_\_\_~~

~~IF PRIVATE (Strike Section if not Applicable):~~

~~Tank:  Septic Tank  Holding Tank  Cesspool  Other: None~~

~~Tank Size:  500 Gallon  1000 Gallon  Unknown  Other: None~~

~~Tank Type:  Concrete  Metal  Unknown  Other: None~~

~~Location: \_\_\_\_\_ OR  Unknown~~

~~Date Installed: \_\_\_\_\_ Date last pumped: \_\_\_\_\_ Name of pumping company: \_\_\_\_\_~~

~~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: \_\_\_\_\_ Company servicing leach field: \_\_\_\_\_~~

~~Have you experienced any malfunctions? \_\_\_\_\_  Yes  No~~

~~If Yes, give the date and describe the problem and what steps were taken to remedy: \_\_\_\_\_~~

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

~~If Yes, are they available? ..... \_\_\_\_\_  Yes  No~~

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

Comments: No septic on site

Source of Section II information: Seller

Buyer Initials \_\_\_\_\_

Seller Initials S W DL

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**SECTION III – 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? \_\_\_\_\_~~

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

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

Age of tank(s): \_\_\_\_\_ Size of tank(s): \_\_\_\_\_

Location: \_\_\_\_\_

~~What materials are, or were, stored in the tank(s): \_\_\_\_\_~~

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

Comments: \_\_\_\_\_

Source of information: Sellers have no knowledge of any underground tanks on the property

B. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL:.....  Yes  No  Unknown

LAND FILL:.....  Yes  No  Unknown

RADIOACTIVE MATERIAL:.....  Yes  No  Unknown

METHAMPHETAMINE:.....  Yes  No  Unknown

Comments: Sellers have no knowledge of any hazardous materials or methamphetamine on the property

Source of information: Seller

**Buyers are encouraged to seek information from professionals regarding any specific issue or concern.**

**SECTION IV – ACCESS TO THE PROPERTY**

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, homeowner associations (including condominiums and PUD's) or restrictive covenants?.....  Yes  No  Unknown

If Yes, explain: Right of way see survey and deed

Source of information: Sellers Survey

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? Lot owners

Road Association Name (if known): Unknown

Source of information: Seller

Buyer Initials \_\_\_\_\_

Seller Initials DS Initial 

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**SECTION V – FLOOD HAZARD**

For the purposes of this section, Maine law defines "flood" as follows:

- (1) A general and temporary condition of partial or complete inundation of normally dry areas from:(a) The overflow of inland or tidal waters; or (b) The unusual and rapid accumulation or runoff of surface waters from any source; or
- (2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event that results in flooding as described in subparagraph (1), division (a).

For purposes of this section, Maine law defines "area of special flood hazard" as land in a floodplain having 1% or greater chance of flooding in any given year, as identified in the effective federal flood insurance study and corresponding flood insurance rate maps.

During the time the seller has owned the property:

Have any flood events affected the property? .....  Yes  No  Unknown

If Yes, explain: \_\_\_\_\_

Have any flood events affected a structure on the property? .....  Yes  No  Unknown

If Yes, explain: \_\_\_\_\_

Has any flood-related damage to a structure occurred on the property? .....  Yes  No  Unknown

If Yes, explain: \_\_\_\_\_

Has there been any flood insurance claims filed for a structure on the property? .....  Yes  No  Unknown

If Yes, indicate the dates of each claim: \_\_\_\_\_

Has there been any past disaster-related aid provided related to the property or a structure on the property from federal, state or local sources for purposes of flood recovery? .....  Yes  No  Unknown

If Yes, indicate the date of each payment: \_\_\_\_\_

Is the property currently located wholly or partially within an area of special flood hazard mapped on the effective flood insurance rate map issued by the Federal Emergency Management Agency on or after March 4, 2002? .....  Yes  No  Unknown

If yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map?

Relevant Panel Number: \_\_\_\_\_ Year: \_\_\_\_\_ (Attach a copy)

Comments: Seller has know knowledge of flooding

Source of Section V information: Seller

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**SECTION VI – GENERAL INFORMATION**

Are there any shoreland zoning, resource protection or other overlay zone requirements on the property?.....  Yes  No  Unknown

If Yes, explain: \_\_\_\_\_

Source of information: **Seller**

Is the property the result of a division within the last 5 years (i.e. subdivision)?  Yes  No  Unknown

If Yes, explain: \_\_\_\_\_

Source of information: **Town**

Are there any tax exemptions or reductions for this property for any reason including but not limited to:

Tree Growth, Open Space and Farmland, Blind, Working Waterfront?.....  Yes  No  Unknown

If Yes, explain: \_\_\_\_\_

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

Has all or a portion of the property been surveyed?.....  Yes  No  Unknown

If Yes, is the survey available?.....  Yes  No  Unknown

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

If Yes, are the results available?.....  Yes  No  Unknown

Are mobile/manufactured homes allowed?.....  Yes  No  Unknown

Are modular homes allowed?.....  Yes  No  Unknown

Source of Section VI information: **Seller**

Additional information: **Property has a 27 foot 2003 Keystone cougar camper included**

ATTACHMENTS CONTAINING ADDITIONAL INFORMATION:.....  Yes  No

Seller shall be responsible and liable for any failure to provide known information about property defects to Buyer. As Seller, I/we have provided the above information and represent that all information is correct.

Signed by: Steve Latulippe 10/6/2024 | 3:10 PDT  
SELLER 1E1743145A0149C... DATE

Signed by: Steve Latulippe 10/6/2024 | 3:16 PDT  
SELLER 1E1743145A0149C... DATE

SELLER DATE

SELLER DATE

I/We have read and received a copy of this disclosure 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