

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: **6 Pleasant View Drive, Saco, Me 04072**

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: 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: **ALL N/A**
Installed BY: DATE of Installation:
What is the source of your information:
USE: Number of Persons currently using system?
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: **ALL N/A**
Tank Size: 500 Gal. 1000 Gal. Unknown Other:
Tank Type: Concrete Metal Unknown Other:
Location: OR Unknown Date of Installation:
Date of Last Servicing: Name of Company Servicing Tank:
Date Last Pumped: Have you experienced any malfunctions? Yes No
If yes, give the date and describe the problem:

LEACH FIELD: Yes No Unknown

IF YES: Location:
Date of installation of leach field: Installed By:
Date of Last Servicing: 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?

SOURCE OF INFORMATION:

COMMENTS:

IS SYSTEM LOCATED IN A SHORELAND ZONE?: Yes No Unknown
Is System located in a Coastal Shoreland Zone? Yes No Unknown

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

| Heating System(s)/Source(s) | SYSTEM 1 | SYSTEM 2 | SYSTEM 3 | SYSTEM 4 |
|---|---------------------------|----------|----------|----------|
| TYPE(S) | FHW Oil | | | |
| Age of system(s)/source(s) | 2 years-Buderus | | | |
| Name of company that services system(s)/source(s) | <i>Pine State</i> | | | |
| Date of most recent service call | <i>9/14/09 - cleaning</i> | | | |
| Annual consumption per system/source (i.e., gallons, kilowatt hours, cord(s)) | <i>400 gallons</i> | | | |
| Malfunction per system(s)/source(s) within past 2 years | <i>None</i> | | | |
| Other pertinent information | | | | |

Buried Oil Supply Line: Yes No Unknown Sleved: Yes No
 Chimney(s) Lined: Yes No Unknown Age: **1958** Last Cleaned: **Unk**
 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: Woodstove in basement is for emergency only and is on same flue. Can be disconnect

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? **ALL N/A**
 What materials are, or were, stored in the tank(s)? _____
 Age of tank(s): _____ Size of tank(s): _____
 Location: _____
 Have you experienced any problems such as leakage? _____
 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: _____

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: **Visual**
 COMMENTS: _____

C. RADON/AIR - Current or previously existing:
 Has the property been tested? Yes No Unknown
 IF YES: Date: *9/07* By: _____
 Results: *NO PROBLEMS* 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: _____

PROPERTY LOCATED AT 6 Pleasant View Drive, Saco, Me 04072

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 road/homeowner associations or restrictive covenants? Yes No Unknown

IF YES: Explain: _____
What is your source of information: Deed

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: 1958 How long has Seller owned it: 2002

• Roof: Year Built - Structure: 1958 Age - Shingles: 15 +/-

Moisture or leakage: None
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 known

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.

[Signature] 11/5/09
SELLER

11/5/09
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



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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


Signature _____ Date 11/5/2009
~~10/20/2009~~

Stephen Lauritsen

Name printed

Signature _____ Date _____

Name printed

Purchaser or potential purchaser

Signature _____ Date _____

Name printed

Signature _____ Date _____

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

Purchaser's Acknowledgement (initial)

(c) _____ Purchaser has received copies of all information listed above.

(d) _____ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*

(e) Purchaser has (check (i) or (ii) below):

(i) _____ 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

(ii) _____ 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 Acknowledgement (initial)

(f) Agent has informed the seller of the seller's obligations under 42 U.S.C.4852d 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.

 11/5/2009
10/20/2009
Seller Date
Stephen Lauritsen

Seller Date

Purchaser Date

Purchaser Date

 11/5/2009
10/20/2009
Agent Date
Charlie Webber

Agent Date

This form is provided in connection with the PROPERTY LOCATED AT
6 Pleasant View Drive, Saco, Me 04072

WARRANTY DEED



MAINE R.E. TRANSFER TAX PAID
Return to
Saco & Biddeford Savings Institution
Box 557
Saco, ME 04072

I, **CHRISTINA D. ANDRUS-DRAPEAU**, of Saco, County of York, State of Maine, for consideration paid, grant to **STEPHEN LAURITSEN**, of Falmouth, County of Cumberland, State of Maine, whose mailing address is Carriage House Square, 204 U.S. Route 1, Falmouth, ME 04105, with **WARRANTY COVENANTS**, the land in Saco, York County, Maine, described as follows:

A certain lot or parcel of land with the buildings thereon situated in said Saco, being lot numbered twenty-three (23) on Plan of Pleasant View Drive, recorded in York County Registry of Deeds, Plan Book 20, Page 75, bounded and described as follows: Beginning at the southeasterly corner of the intersection of Pleasant View Drive and Labonte Avenue, East, as shown on said plan; thence northeasterly by said Labonte Avenue, East, eighty-seven (87) feet to lot numbered twenty-four (24), as shown on said plan; thence southeasterly by said lot numbered twenty-four (24) eighty eight and one-half (88.50) feet to lot numbered thirty-one (31) as shown on said plan, formerly owned by one Ketchem; thence southwesterly by land formerly owned by said Ketchem and by land formerly owned by one Swisko, being lot thirty (30) as shown on said plan, eighty-seven (87) feet to said Pleasant View Drive; thence northwesterly by said Pleasant View Drive eighty-eight and one-half (88.50) feet to the point of beginning.

Being the same premises conveyed by Deed of Distribution from the Estate of Frances H. Andrus to Christina D. Andrus-Drapeau, of even or near even date, to be recorded in the York County Registry of Deeds. Further reference is made to deed of John A. Harmon and Ramona M. Harmon to Joseph A. Andrus and Frances H. Andrus, as joint tenants, dated November 15, 1972 and recorded in the York County Registry of Deeds in Book 1976, Page 899. The said Joseph A. Andrus predeceased Frances H. Andrus and his interest in said property passed to Frances H. Andrus, the surviving joint owner, by operation of law.

WITNESS my hand and seal, this 25th day of September, 2002.

Witness:

Wanda M. Chelate

Christina D. Andrus-Drapeau
Christina D. Andrus-Drapeau

STATE OF MAINE
COUNTY OF YORK

September 25, 2002

Then personally appeared the above named Christina D. Andrus-Drapeau, and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Marc A. Lamontagne

Notary Public

RECEIVED YORK S.S.
2002 SEP 26 AM 11:52

~~ATTORNEY GENERAL~~

MARC A. LAMONTAGNE T2370
Notary Public, Maine
My Commission Expires June 20, 2009

SEAL



LABONTE AVE. EAST

50'

50'

88.50'

88.50'

88.50'

88.50'

88.50'

VIEW

SUBJECT

23

LOT

24

25

26

87'

83'

83'

83'

87'

83'

83'

83'

30

31

32

90'

90'

90'

90'

75'

73'

73'

50'

NORMAN AVE.

63'

PLEASANT

100'

90'

33

34

35

90'

90'

90'

90'

75'

73'

73'

Bell

71