

# MAINE PROPERTY DISCLOSURE STATEMENT

The seller of the following residential real property:

does hereby provide to the purchaser a property disclosure statement containing the following information:

1. Water supply system. The type of system used to supply water to the property. If the property has a private water supply, the seller shall disclose:

- A. The type of system;
- B. The location of the system;
- C. Any malfunctions of the system;
- D. The date of the most recent water test, if any; and
- E. Whether the seller has experienced a problem such as an unsatisfactory water test or a water test with notations;

2. Insulation. The seller shall disclose the type and location of insulation used on the property:

3. Waste disposal system. The type of waste disposal system used on the property. If the property has a private waste disposal system, the seller shall disclose:

- A. The type of system;
- B. The size and type of the tank;
- C. The location of the tank;
- D. Any malfunctions of the tank;
- E. The date of installation of the tank;
- F. The location of the leach field;
- G. Any malfunctions of the leach field;
- H. The date of installation of the leach field;
- I. The date of the most recent servicing of the system;
- J. The name of the contractor who services the system;
- K. For systems within shoreland zones, disclosures on septic systems required by Title 30-A, section 4216;

4. Hazardous materials. The seller shall disclose the presence or prior removal of hazardous materials or elements on the residential real property, including, but not limited to:

A. Asbestos;

B. Lead-based paint for pre-1978 homes in accordance with federal regulations;

C. Radon;

D. Underground oil storage tanks as required under Title 38, section 563, subsection 6;

5. Known defects. The seller shall also disclose any other known defects:

Date \_\_\_\_\_

\_\_\_\_\_  
Seller Signature