

# 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: 201 Perham St, Map U16, Lot 112, Farmington, ME 04938 #10736

## 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: \_\_\_\_\_  
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: \_\_\_\_\_  
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

2008 Page 1 of 3 - SPD Buyer(s) Initials [Signature] Seller(s) Initials [Signature]

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

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	Oil hot air			
Age of system(s)/source(s)	Unknown			
Name of company that services system(s)/source(s)	CAN'T RECALL			
Date of most recent service call	FALL 2009			
Annual consumption per system/source (i.e., gallons, kilowatt hours, cord(s))	850 gals. oil average past 3 years			
Malfunction per system(s)/source(s) within past 2 years	Transformer was replaced 2007			
Other pertinent information				

Buried Oil Supply Line:  Yes  No  Unknown Sleved:  Yes  No  
 Chimney(s) Lined:  Yes  No  Unknown Age: 1964 Last Cleaned: Unknown  
 Is more than one heat source vented through one flue?  Yes  No  Unknown

COMMENTS: \_\_\_\_\_

**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? \_\_\_\_\_

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: \_\_\_\_\_

COMMENTS: floor tiles that were removed years ago may have contained asbestos

**C. RADON/AIR - 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: \_\_\_\_\_

**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 201 Perham St, Map U16, Lot 112, Farmington, ME 04938

F. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL:  Yes  No  Unknown OTHER: \_\_\_\_\_  
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 road/homeowner associations or restrictive covenants? .....  Yes  No  Unknown

IF YES: Explain: \_\_\_\_\_

What is your source of information: Seller

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

• Age: Age of House: 1964 How long has Seller owned it: \* Dec. 2003

• Roof: Age - Structure: 1964 Age - Shingles: 2010

Moisture or leakage: No

Comments: Same family has owned this home since built.

• Foundation/Basement: Sump Pump:  Yes  No  Unknown Comments: Water entered garage but drain

Moisture or leakage since you owned the property:  Yes  No  Unknown Comments: was added to take it away from

Knowledge of prior moisture or leakage:  Yes  No  Unknown Comments: foundation & no prob. since.

• 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

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

• KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: \_\_\_\_\_

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]  
SELLER  
**Barbara R. Chassie**

August 11, 2010  
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



**Residential Real Property Disclosure Statement**

#10736

**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**

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Signature Date

**Barbara R. Chassie**  
Name printed

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

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
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).

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(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).

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(ii)   x   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):

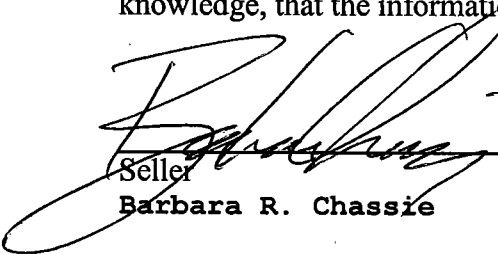
- (i) \_\_\_\_\_ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
- (ii) \_\_\_\_\_ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

**Agent's Acknowledgement (initial)**

JSU 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.

 \_\_\_\_\_  
Seller Date  
**Barbara R. Chassie** 08/11/2010

\_\_\_\_\_  
Seller Date

\_\_\_\_\_  
Purchaser Date

\_\_\_\_\_  
Purchaser Date

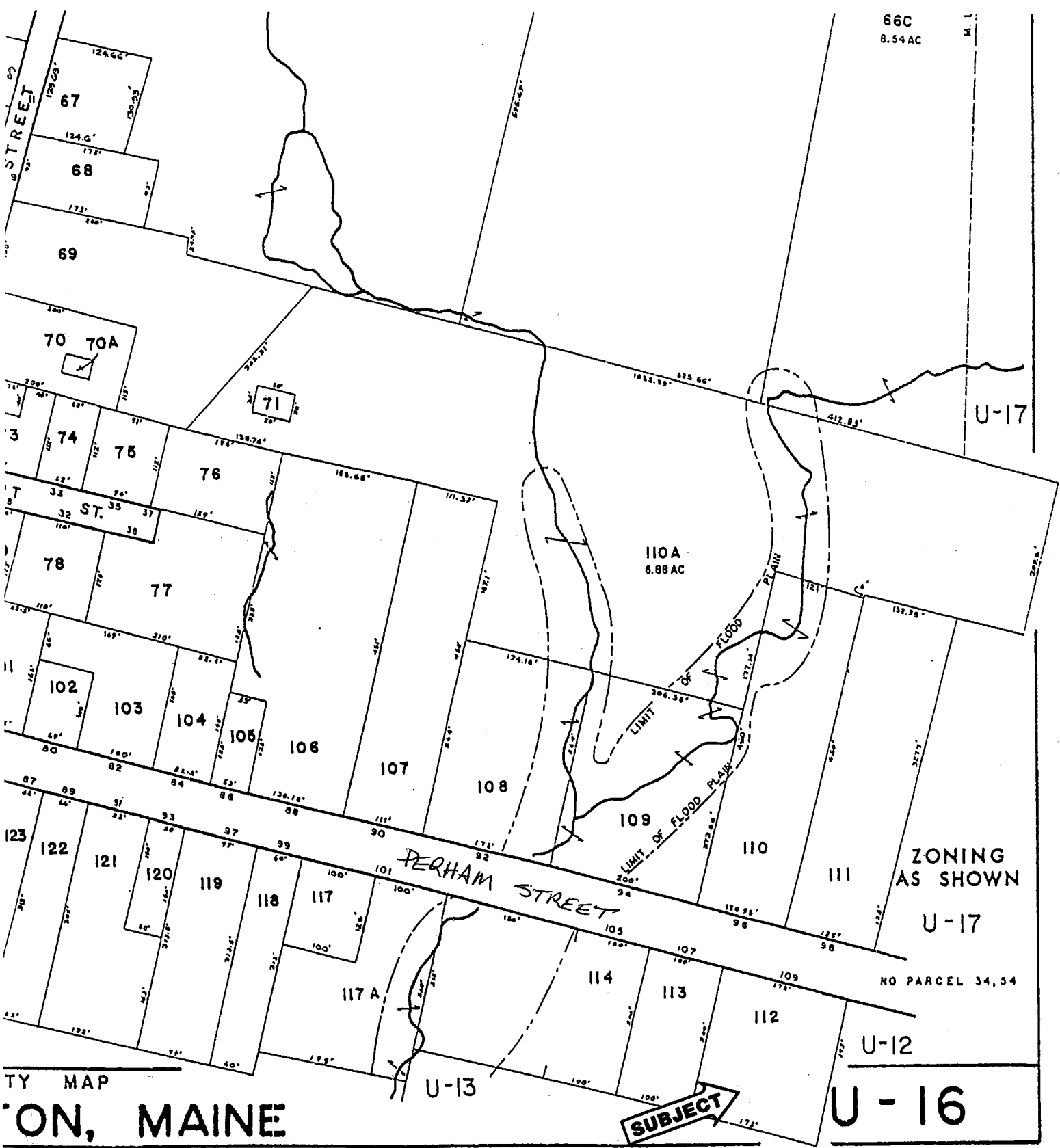
 \_\_\_\_\_  
Agent Date  
**Jeff Mitchell** 08/11/2010

\_\_\_\_\_  
Agent Date

This form is provided in connection with the PROPERTY LOCATED AT  
201 Perham St, Map U16, Lot 112, Farmington, ME 04938

66C  
8.54 AC

M. I.



TY MAP  
ON, MAINE

**SUBJECT**

U-16

U-12

U-13

ZONING  
AS SHOWN  
U-17

NO PARCEL 34, 54

U-17

**DEED OF DISTRIBUTION BY PERSONAL  
REPRESENTATIVE**

**KNOW ALL MEN BY THESE PRESENTS, THAT Lynn R. Chassie and Barbara R. Chassie of Farmington, State of Maine, duly appointed and acting Personal Representatives of the estate of Robert C. Chassie, deceased, whose Will was duly admitted to probate in the Probate Court for the County of Franklin, Maine, by the powers conferred by law, and every other power, in distribution of the Estate, GRANT to Barbara R. Chassie of New Sharon, County of Franklin, State of Maine, whose mailing address is P.O.Box 147, New Sharon, ME 04955, being the person entitled to distribution, the real property in Farmington, County of Franklin, State of Maine,-----  
described as follows:**

The land in Farmington, Franklin County, Maine, with the building thereon Located on the southerly side of Perham Street, being part of the property owned by Thomas W. Hodgkins, the original Grantor, bounded and described as follows, to wit:

Commencing at an iron stake at the Southwesterly corner of land of Thomas W. Hodgkins; thence Northerly along the Southerly side of Perham Street, Northerly eighty-three degrees, forty-four minutes, East one hundred seventy five feet (175') to an iron stake; thence Southerly five degrees South, twenty-four minutes East one hundred ninety-nine and twenty hundredths feet (199.20") to an iron stake; thence Southwesterly along the Southerly line of said Grantor eighty-two degrees South five minutes West one hundred seventy-five feet (175') to an iron stake; thence Northerly five degrees twenty-eight minutes West two hundred four and twenty-hundredths feet (204.20') to point of beginning, consisting of 35,163 square feet and designated Parcel "D" on plan of property of said former Grantor dated September 1965, prepared by David N. Perkins, which plan is recorded in Plan Book 130-1/2, Page 16 of Franklin County Registry of Deeds, being part of the property as described in Warranty Deed to Thomas W. Hodgkins dated June 28, 1937 from Martha Arlene Babb as recorded in Book 203, Page 559.

Being all and the same property described in the Warranty Deed from Thomas W. Hodgkins to Dorothy M. Chassie dated October 11, 1965 and recorded in Franklin County Registry Book 390, Page 515, and from Dorothy M. Chassie to Dorothy M. Chassie and Robert C. Chassie by deed dated March 21, 1977 as recorded in Franklin County Registry, Book 504, Page 293.

WITNESS our hands and seals this 27<sup>th</sup> day of December, 2004

Signed, Sealed and Delivered in the presence of

<u>Dana M. Casper</u>	<u>Lynn R. Chassie</u> Lynn R. Chassie Personal Representative
<u>Dana M. Casper</u>	<u>Barbara R. Chassie</u> Barbara R. Chassie Personal Representative

State of Maine  
County of Franklin, ss.

12/27, 2004

Then personally appeared the above named Lynn R. Chassie and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Catherine Anthony  
Notary Public/ Attorney at Law  
Comm. Expires Oct. 21, 2006  
Catherine Anthony

State of Maine  
County of Franklin, ss.

12/28, 2004

Then personally appeared the above named Barbara R. Chassie and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Catherine Anthony  
Notary Public/ Attorney at Law  
Comm. Expires: Oct. 21, 2006  
Catherine Anthony

*Ret. P. Mills*

FRANKLIN COUNTY  
Susan O. Black  
Register of Deeds