

Residential Client Synopsis

1420 Franklin Road, Jay, Maine 04239-4419

MLS#: **1363597**
 Status: **Active**

Nbrhd/Assoc:
 County: **Franklin**

Assoc. Fee:
 Seasonal: **No**
 Entrance Fee:

List Price: **\$79,900**
 Original Price: **\$79,900**



General Information

SubType: **Mobile Home**
 Rooms: **4**
 Beds: **2** Baths: **1/0**
 Style: **Single Wide**
 Color:
 Year Built: **1977**
 Surveyed: **Yes**
 Road Frontage+/-:
 Fireplaces Total: **0**

Sqft Fin Abv Grd+/-: **504**
 Sqft Fin Blw Grd+/-:
 Sqft Fin Total+/-: **504**
 Source of Sqft:
 Sqft Other Source:
 Leased Land: **No**
 Lot Size+/-: **10.53 acres**
 Source of Lot Size: **Survey**
 Zoning: **as per town**

Water Information

Waterfront: **No**
 Wtr Frontage Amt+/-:
 Waterfront Owned+/-:
 Waterfront Shared+/-:
 Water Views: **No**

Tax/Deed/Community Information

Book/Page/Deed: **2135/348/All**
 Map/Block/Lot: **14//14A,15**
 Full Tax Amt/Yr: **\$1,628/2017**
 School District:

Mobile Home Information

Make:
 Serial Number:
 Mobile Home Includes:

Model:

Property Features

Site: **Level, Open, Well Landscaped**
 Driveway: **Paved**
 Parking: **1-4 Spaces**
 Location: **Rural**
 Restrictions:
 Rec. Water:
 Roads: **Paved, Public**
 Transportation:
 Electric: **Circuit Breakers**
 Gas: **Bottled**
 Waste Wtr Disp: **Private, Septic Existing On Site**
 Water: **Private, Well Existing On Site**

Construction: **Mobile, Steel Frame**
 Basement Info: **No Basement, Slab**
 Foundation Materials:
 Exterior: **Aluminum Siding**
 Roof: **Metal, Pitched**
 Heat System: **Baseboard, Direct Vent Heater, Stove**
 Heat Fuel: **Electric, K-1/Kerosene, Wood**
 Water Heater: **Gas**
 Cooling: **No Cooling**
 Floors: **Carpet, Laminate**
 Veh. Storage: **1 Car, 2 Car, Auto Door Opener, Detached, Storage Above**
 Amenities: **1st Floor Bedroom, Deck, One-floor Living, Out Building, Shed**

Equipment:
 Basement Entry: **Not Applicable**

Access. Amenities:
 View:

Remarks

Remarks: **Single wide mobile home redone and has new flooring and windows. Two garages with overhead storage and two sheds as well. Great location close to Farmington and Hospital with 10 + acres of beautiful fields and woods.**

Listing/Agent/Office Information

Pending Date:
 Withdrawn Date:
 List Office: **Harris Real Estate**

List Date: **07/27/18** Termination Date:

Buyer Agency Fee: **3%**
 Sub Agency Fee:
 Trans Broker Fee: **3%**



Prepared By: **Kim Reynolds**. Generated on **07/30/2018 10:48:16 AM**



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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: 1420 Franklin Road Jay

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: 2005 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: Back Garage
Installed BY: Goodwin DATE of Installation: 2005
USE: Number of Persons currently using system? 2
Does system supply water for more than one household? Yes No Unknown

COMMENTS: _____
Source of SECTION I information: _____

SECTION II. WASTE WATER DISPOSAL

TYPE OF SYSTEM: Public Private Quasi-Public Unknown

• IF PUBLIC OR QUASI-PUBLIC:
Have you had the sewer line inspected? Yes No If yes, what results: _____
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: North of Home OR Unknown Date of Installation: AAA Septic Service
Date Last Pumped: 2016 Name of Company Pumping Tank: _____
Have you experienced any malfunctions? Yes No
If yes, give the date and describe the problem: _____

Date of Last Servicing of tank: 0 Name of Company Servicing Tank: 0

LEACH FIELD: Yes No Unknown

IF YES: Location: North of Septic Tank
Date of installation of leach field: _____ Installed by: _____
Date of Last Servicing of leach field: 0 Name of Company Servicing leach field: unknown
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? _____

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

COMMENTS: _____
Source of SECTION II information: _____

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

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	Electric	Oil Mountain	Wood Stove	
Age of system(s)/source(s)		1999		
Name of company that services system(s)/source(s)			owner	
Date of most recent service call			0	
Annual consumption per system/source (i.e., gallons, kilowatt hours, cord(s))		400 gallons ±	Back Heat when Power off	
Malfunction per system(s)/source(s) within past 2 years		Cleaned		
Other pertinent information				

Is there an oil supply line? Yes No Unknown Is it buried? Yes No Unknown Is it sleeved? Yes No Unknown
 Chimney(s): Yes No If yes, lined: Yes No Unknown Last Cleaned: _____
 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: _____ Direct/Power Vent: Yes No Unknown
COMMENTS: _____
 Source of SECTION III information: _____

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 Unknown
 IF NO above: How long have tank(s) been out of service? n/a
 What materials are, or were, stored in the tank(s)? n/a
 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: _____
 Source of information: _____

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
 Source of information: _____
COMMENTS: _____

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: _____
 Source of information: _____

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: _____
 Source of information: _____

E. LEAD-BASED PAINT/PAINT HAZARDS - Current or previously existing: (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 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: _____
 Source of information: _____

PROPERTY LOCATED AT _____

F. OTHER HAZARDOUS MATERIALS - Current or previously existing:

- TOXIC MATERIAL: Yes No Unknown
- LAND FILL: Yes No Unknown
- RADIOACTIVE MATERIAL: Yes No Unknown

OTHER: _____

Source of information: _____

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

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

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: _____ Forest Management and Harvest Plan available? Yes No Unknown

• Is this house currently covered by a flood insurance policy? Yes No Unknown

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

• Year Principal Structure Built: _____ What year did Seller acquire property? _____

• Roof: Year Shingles/Other Installed: _____
Water, moisture or leakage: _____
Comments: _____

• Foundation/Basement: Sump Pump: Yes No Unknown Comments: _____
Water, moisture or leakage since you owned the property: Yes No Unknown Comments: _____
Prior water, 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 all or a portion of the property been surveyed? Yes No Unknown If YES, is the survey available? Yes No

• Manufactured Housing: 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: _____

Source of SECTION V information: _____

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.

Patricia A. Richards

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



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blank EQUAL HOUSING OPPORTUNITY

LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN _____ (hereinafter "Seller")
AND _____ (hereinafter "Buyer")
FOR PROPERTY LOCATED AT 1420 Franklin Rd, Jay

Said contract is further subject to the following terms:

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 (check one)

(a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

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 one below):

Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

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

Buyer's Acknowledgment

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

(d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.

(e) Buyer has (check one below):

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

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 Acknowledgment

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

Buyer _____ Date _____

Seller _____ Date _____

Buyer _____ Date _____

Agent Adrian B. Harris _____ Date _____

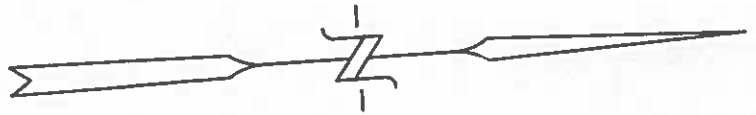
Agent _____ Date _____

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REALTOR®
Harris Real Estate, P.O. Box 329 Farmington, ME 04938
Kimberly Reynolds

Phone: (207)462-9005 Fax: _____
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N/F
ROSEMARY RAMSDSELL
BK. 1734, PG. 291

N 19° 39' 47" E
801.40'
WOODS
FIELD

10.10 ACRES
LAND TO BE CONVEYED
BY VIRGINIA M. RICHARDS
TO BRUCE E. & PATRICIA A.
RICHARDS
PART OF
BK. 329 PG. 352

S 65° 20' 04" E
566.52'

N/F
LEON DALOT

6534.0'
N 80° 45' 36" W

118.79'
S 17° 21' 40" W

146.63'
S 20° 21' 27" W

DRILLED
WELL
568° 58' 44" E
2.93'

S 22° 41' 02" W
225.73'
N/F
BRUCE E. &
PATRICIA A. RICHARDS
0.53
ACRES

N 65° 20' 02" W
108.00'

ROUTE 133
N 25° 03' 31" E
269.38'

71.21'
N 23° 46' 46" E

N/F
GENE R. JUDKINS
BK. 1339 PG. 300

SEE
NOTE 1
S 47° 07' 13" E
132.20'

N 23° 53' 47" E
270'

168.27'
N 59° 53' 19" W

212.61'
N 16° 51' 17" W