

Residential Client Synopsis

613 Fairbanks Road, Farmington, Maine 04938-5123

MLS#: 1372398  
Status: Active

Nbrhd/Assoc:  
County: Franklin

Assoc. Fee:  
Seasonal:  
Entrance Fee: No

List Price: \$129,000  
Original Price: \$129,000



General Information

SubType: Single Family  
Rooms: 6  
Beds: 3 Baths: 1/0  
Style: Ranch  
Color:  
Year Built: 1964  
Surveyed: Unknown  
Road Frontage+/-:  
Fireplaces Total: 1  
Water Information  
Waterfront: No  
Wtr Frontage Amt+/-:  
Waterfront Owned+/-:  
Waterfront Shared+/-:  
Water Views: No

Sqft Fin Abv Grd+/-: 1,426  
Sqft Fin Blw Grd+/-: 0  
Sqft Fin Total+/-: 1,426  
Source of Sqft: Seller  
Sqft Other Source:  
Leased Land: No  
Lot Size+/-: 0.73 acres  
Source of Lot Size: Public Record  
Zoning: as per town

Tax/Deed/Community Information  
Book/Page/Deed: 3991/274/All  
Map/Block/Lot: U27//02  
Full Tax Amt/Yr: \$1,815/2017  
School District:

Property Features

Site: Corner Lot, Level, Open, Well Landscaped  
Driveway: Paved  
Parking: 1-4 Spaces  
Location: Rural, Subdivision  
Restrictions:  
Rec. Water:  
Roads: Paved, Public  
Transportation:  
Electric: Circuit Breakers  
Gas: Bottled  
Waste Wtr Disp: Septic Existing On Site  
Water: Public  
Equipment:  
Basement Entry: Bulkhead, Interior

Construction:  
Basement Info:  
Foundation Materials:  
Exterior:  
Roof:  
Heat System:  
Heat Fuel:  
Water Heater:  
Cooling:  
Floors:  
Veh. Storage:  
Amenities:  
Access. Amenities:  
View:

Wood Frame  
Bulkhead, Full  
Vinyl Siding  
Metal  
Baseboard, Hot Water, Radiators  
Oil, Wood  
Off Heating System  
No Cooling  
Carpet, Wood  
No Vehicle Storage  
1st Floor Bedroom, Deck, Laundry-Hookup

Remarks

Remarks: Well kept ranch style home on 0.73 +/- acre. Living room with fireplace, bedrooms with hardwood floors, freshly painted kitchen, updated bath with walk in shower, full basement. Minutes to downtown Farmington. Landscaped lot, paved driveway, view overlooking a wetlands.

Listing/Agent/Office Information

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Withdrawn Date:  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

List Date: 10/01/18 Termination Date:

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



Prepared By: Kim Reynolds. Generated on 10/03/2018 2:39:14 PM



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# 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: 613 Fairbanks Road, Farmington, Me.

## 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: N/A  
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: \_\_\_\_\_  
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: Rear of Home OR \_\_\_\_\_ Date of Installation: New System 1989-90  
Date Last Pumped: unk Name of Company Pumping Tank: unk  
Have you experienced any malfunctions?  Yes  No  
If yes, give the date and describe the problem: \_\_\_\_\_

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

LEACH FIELD:  Yes  No  Unknown

IF YES: Location: Rear of Home  
Date of installation of leach field: 1989-90 Installed by: unk  
Date of Last Servicing of leach field: unk Name of Company Servicing leach field: unk  
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: This is estate sale /  
Source of SECTION II information: \_\_\_\_\_

2018 Page 1 of 3 - SPD Seller(s) Initials \_\_\_\_\_ Buyer(s) Initials \_\_\_\_\_

PROPERTY LOCATED AT

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

Table with 5 columns: Heating System(s)/Source(s), SYSTEM 1, SYSTEM 2, SYSTEM 3, SYSTEM 4. Rows include TYPE(S), Age of system(s)/source(s), Name of company that services system(s)/source(s), Date of most recent service call, Annual consumption per system/source, Malfunction per system(s)/source(s) within past 2 years, and Other pertinent information.

Are there fuel supply lines?  Yes  No  Unknown Are any buried?  Yes  No  Unknown Are all sleeved?  Yes  No  Unknown
Chimney(s):  Yes  No If yes, lined:  Yes  No  Unknown 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: \_\_\_\_\_ 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? \_\_\_\_\_
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? N/A  Yes  No  Unknown
If tanks are no longer in use, have tanks been abandoned according to D.E.P.? N/A  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 Ceilings?  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
COMMENTS: \_\_\_\_\_
Source of information: \_\_\_\_\_

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
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: \_\_\_\_\_

Is access by means of a non-public way?  Yes  No  Unknown If YES, who is responsible for maintenance? \_\_\_\_\_

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? (not a determination of flood zone)  Yes  No  Unknown

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

• Year Principal Structure Built: 1964 What year did Seller acquire property? 2000

• Roof: Year Shingles/Other Installed: Metal 2015

Water, moisture or leakage: unk

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: This estate Sale

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**

Newly Remodeled 2005/06  
New Roof 2015

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.

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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# LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN \_\_\_\_\_ (hereinafter "Seller")  
AND \_\_\_\_\_ (hereinafter "Buyer")  
FOR PROPERTY LOCATED AT 613 Fairbanks Rd Farmington

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 \_\_\_\_\_

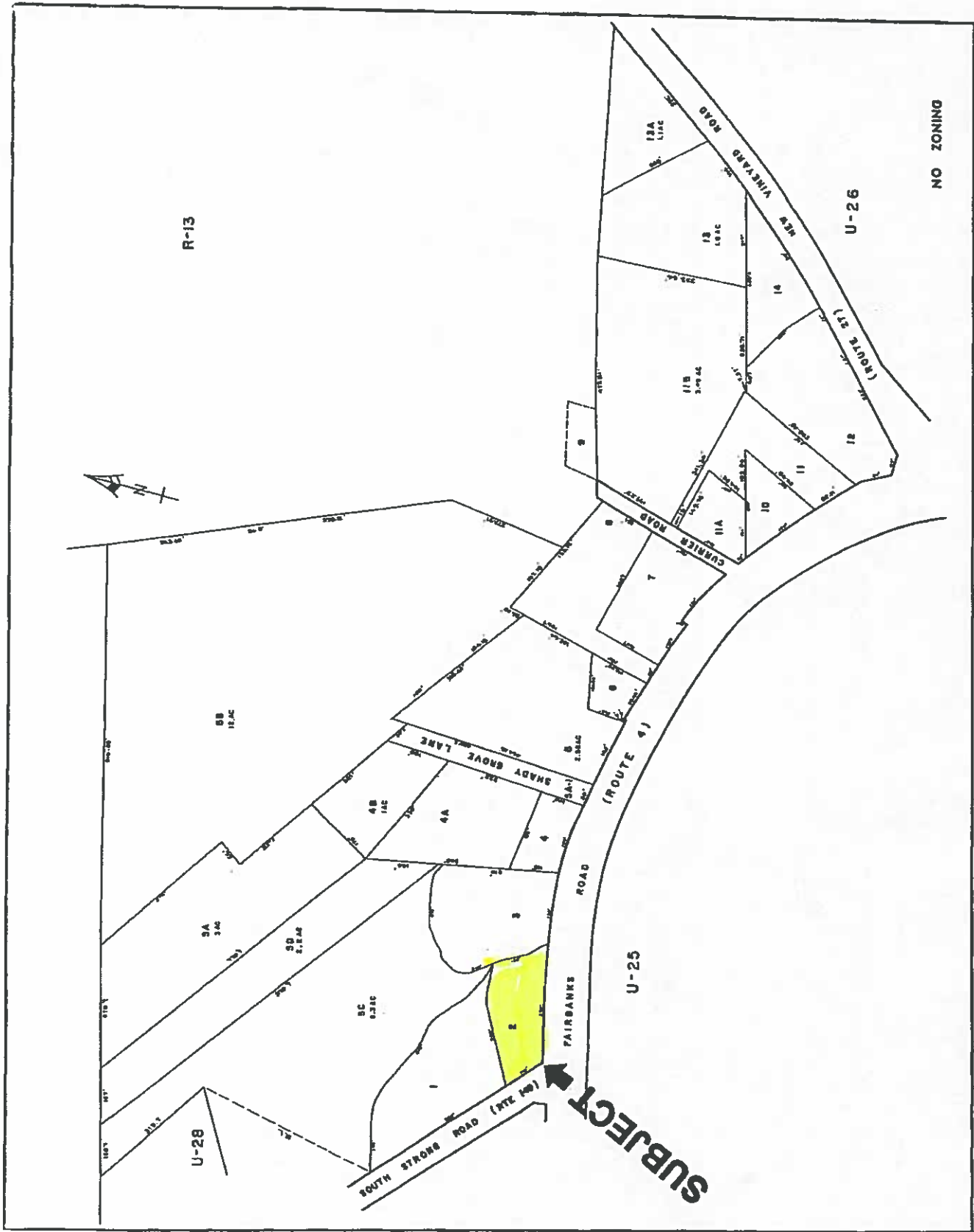
Seller \_\_\_\_\_ Date \_\_\_\_\_

Buyer \_\_\_\_\_ Date \_\_\_\_\_

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

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





JOHN S. O'DONNELL & ASSOCIATES  
 AUGUSTA, MAINE  
 1968

PROPERTY MAP  
**FARMINGTON, MAINE**

NO ZONING

U-27