

Residential Customer Synopsis

63 Barker Road, New Vineyard, Maine 04956

MLS#: **1374297**
 Status: **Active**

Nbrhd/Assoc:
 County: **Franklin**

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

List Price: **\$169,000**
 Original Price: **\$169,000**



General Information

SubType: **Single Family**
 Rooms: **6**
 Beds: **3** Baths: **1/1**
 Style: **Ranch**
 Color:
 Year Built: **1994**
 Surveyed: **Yes**
 Road Frontage+/-:
 Fireplaces Total: **0**

Sqft Fin Abv Grd+/-: **1,152**
 Sqft Fin Blw Grd+/-: **200**
 Sqft Fin Total+/-: **1,352**
 Source of Sqft: **Seller**
 Sqft Other Source:
 Leased Land: **No**
 Lot Size+/-: **2.51 acres**
 Source of Lot Size: **Deed, Public Record, 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: **1365/270/All**
 Map/Block/Lot: **R2//44-2**
 Full Tax Amt/Yr: **\$800/2018**
 School District:

Interior Information

Room Type	Lvl	Dimensions	Room Features
Kitchen	1		
Living	1		
Master Bedroom	1		
Bedroom	1		
Sunroom	1		
Bedroom	B		
Laundry	B		

Property Features

Site: **Rolling/Sloping, Well Landscaped**
 Driveway: **Paved**
 Parking:
 Location: **Rural**
 Restrictions:
 Rec. Water:
 Roads: **Paved, Public**
 Transportation:
 Electric: **Circuit Breakers**
 Gas: **No Gas**
 Waste Wtr Disp: **Private, Septic Existing On Site**
 Water: **Private, Well Existing On Site**
 Equipment: **Internet Access Available**
 Basement Entry: **Interior, Walk Out**

Construction: **Wood Frame**
 Basement Info: **Daylight, Finished, Full**
 Foundation Materials:
 Exterior: **Vinyl Siding**
 Roof: **Metal, Pitched, Shingle**
 Heat System: **Baseboard, Heat Pump, Hot Water**
 Heat Fuel: **Electric, Oil**
 Water Heater: **Off Heating System**
 Cooling: **Heat Pump**
 Floors: **Tile, Wood**
 Veh. Storage: **2 Car, Auto Door Opener, Detached**
 Amenities: **1st Floor Bedroom, Bathtub, Shed, Storage**
 Access. Amenities:
 View:

Remarks

Remarks: **Well maintained ranch home with beautiful lawn and detached garage. Finished basement with additional space for storage. Great country location!**

Listing/Agent/Office Information

Pending Date:
 List Office: **Harris Real Estate**
 List Date: **10/17/18**
 Termination Date:
 Withdrawn Date:



Prepared By: **Kim Reynolds**. Generated on **10/18/2018 2:21:09 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: 63 Barker Rd

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: 1994 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 of Home
Installed BY: Boodwin's DATE of Installation: 1994
USE: Number of Persons currently using system? 1
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: okay
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: South of home OR _____ Date of Installation: 1994
Date Last Pumped: 2015 Name of Company Pumping Tank: DAVID ORR
Have you experienced any malfunctions? Yes No
If yes, give the date and describe the problem: _____

Date of Last Servicing of tank: 2015 Name of Company Servicing Tank: ORR'S SEPTIC

LEACH FIELD: _____ Yes No Unknown

IF YES: Location: South of Home
Date of installation of leach field: 1994 Installed by: ORR'S SEPTIC
Date of Last Servicing of leach field: 1994 Name of Company Servicing leach field: _____
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: _____

PROPERTY LOCATED AT

SECTION III. HEATING SYSTEM(S)/SOURCES(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: 2017
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: Checked every year and cleaned
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? 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 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: See Deed

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

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: 0

• Year Principal Structure Built: 1994 What year did Seller acquire property? 1993

• Roof: Year Shingles/Other Installed: 2012-1994-2017

Water, moisture or leakage: 0

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.

SELLER

Janet M. Baguelo
SELLER

DATE

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



LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN _____ (hereinafter "Seller")
AND _____ (hereinafter "Buyer")
FOR PROPERTY LOCATED AT 163 Barker Road, New Vineyard, Me.

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 _____

Janet M Baguno 10-17-2019
Seller _____ Date _____

Adrian Harris
Agent _____ Date _____

Buyer _____ Date _____

Buyer _____ Date _____

Agent _____ Date _____

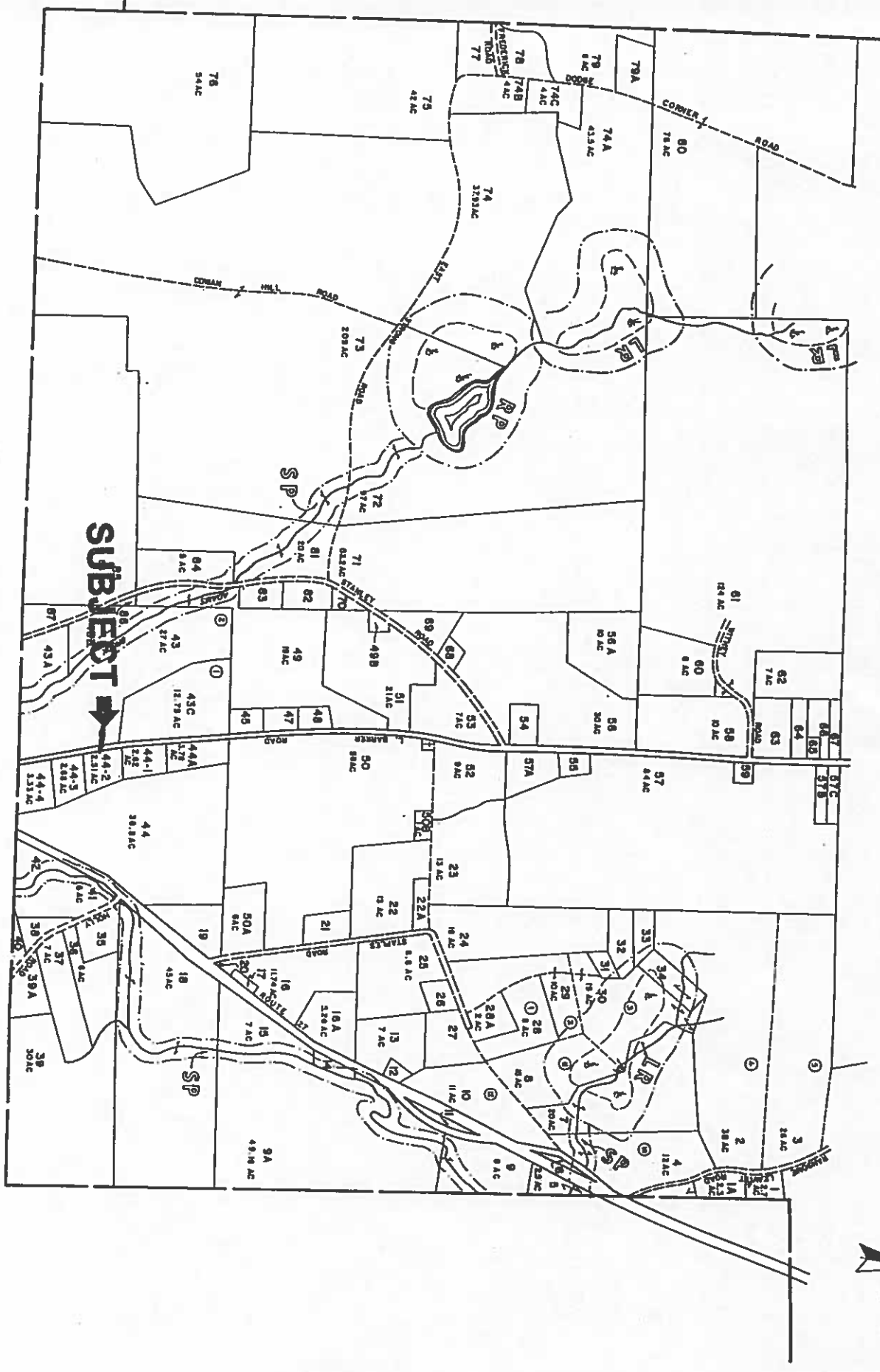
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STRONG



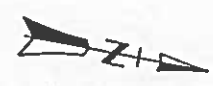
FARMINGTON

SUBJECT

R 2

R-3

NO PARCEL 48



INT. PURPOSES ONLY
FIELD CONDITIONS

LEGEND

PROPERTY MAP

PROBATIONER RECORD BY

SUBJECT →

