

Private Synopsis

501 Main Street Street, Jay, ME 04239

List Number: 1428922

Status: Active

Neighborhood Association: n/a

Seasonal: No

County:

Franklin

Property Type:

Residential

List Price: \$82,500

Original List Price: \$82,500

General Information

Property Sub-Type: Single Family Residence

Rooms: 4

Bedrooms: 2 Baths:1/0

Style: Cape

Year Built: 1950

Surveyed: No

Fireplaces: 0

Water Information

Water Frontage: No

SqFt Finished Above Grade +/-: 1,023

SqFt Finished Below Grade +/- : 0

SqFt Finished Total +/-: 1,023

SqFt Source: Public Records

Leased Land: No

Lot Size Acres +/-: 4.3

Source of Acreage: Public Records

Zoning: as per town

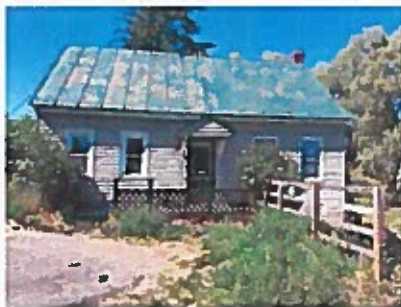
Tax/Deed/Community Information

Book/Page/Deed: 4067/69/

Map/Block/Lot: 026/ / 067

Full Tax Amount/Year: \$1,596/ 2018

Tax ID: 501MainStreetJay04239



Interior Information

Property Features

Site: Agriculture; Level; Open; Pasture/Field

Driveway: Paved

Parking: 1 - 4 Spaces

Location: Near Town; Rural

Roads: Paved; Public

Electric: Circuit Breakers

Gas: No Gas

Sewer: Public Sewer

Water: Public

Basement Entry: Interior

Construction:

Basement Info:

Foundation Materials:

Exterior:

Roof:

Heat System:

Heat Fuel:

Water Heater:

Cooling:

Floors:

Vehicle Storage:

Amenities:

View:

Wood Frame

Dirt Floor; Full

Poured Concrete

Vinyl Siding

Metal

Forced Air; Hot Air

Oil

Electric

None

Carpet; Vinyl; Wood

2 Car; Barn; Detached

Shed

Fields

Remarks

Remarks: Cape style home with 4.3 acres of fields. Large barn and several outbuildings make it ideal for raising animals. Close to area amenities.

Showing Instructions: Call Listing Broker; Notice Required

Listing/Agent/Office Information

Internal List #:

Listing Agreement: Exclusive Right To Sell

Days On Market: 0

Variable Rate Comm: No

List Date: 08/07/2019

Withdrawal Date:

Expiration Date: 11/07/2019

Pending Date:

Terminated Date:

Buyer Agency: 2.5%

Sub Agency:

Transaction Broker: 2.5%

LA: Jeffrey Harris (009608)

LO: Harris Real Estate (2084)

Primary 207-779-9000

207-779-9000

Cell 207-491-6001

Fax 207-779-9002

E-mail jeffharris@harrisrealestate.net

Prepared by Kim Reynolds on Monday, August 12, 2019 1:52 PM.

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PROPERTY LOCATED AT: 501 MAIN STREET JAY

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 Seller and any Buyer. Seller authorizes the disclosure of the information in this statement to other real estate licensees and to prospective buyers of this property. The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

DO NOT LEAVE ANY QUESTIONS BLANK. WRITE N/A OR UNKNOWN IF NEEDED.

SECTION I - WATER SYSTEM

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: _____

USE: Number of persons currently using system: _____

Does system supply water for more than one household? Yes No Unknown

Comments: NONE

Source of Section I information: OWNER

Seller Initials TR CBO GBO

Buyer Initials _____

PROPERTY LOCATED AT: 501 MAIN ST JAY

~~SECTION II - SEWER SYSTEM INFORMATION~~

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 Gallon 1000 Gallon Unknown Other: _____

Tank Type: Concrete Metal Unknown Other: _____

Location: NA OR Unknown

Date installed: _____ Date last pumped: _____ Name of pumping company: _____

Have you experienced any malfunctions? Yes No

If Yes, give the date and describe the problem: _____

Date of last servicing of tank: NA Name of company servicing tank: _____

Leach Field: NA Yes No Unknown

If Yes, Location: _____

Date of installation of leach field: _____ Installed by: _____

Date of last servicing of leach field: _____ Company servicing leach field: _____

Have you experienced any malfunctions? Yes No

If Yes, give the date and describe the problem and what steps were taken to remedy: _____

Do you have records of the design indicating the # of bedrooms the system was designed for? Yes No

If Yes, are they available? NA Yes No

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: OWNER

Seller Initials: IL CBO QBO

Buyer Initials _____

PROPERTY LOCATED AT:

501 MAIN ST JAY

SECTION III - HEATING SYSTEMS AND HEATING SOURCES (SI)

| (Heating System(s) or Source(s)) | SYSTEM 1 | SYSTEM 2 | SYSTEM 3 | SYSTEM 4 |
|--|------------------------|----------|----------|----------|
| TYPE(S) | <u>oil fired</u> | | | |
| Age of system(s) or source(s) | <u>unknown</u> | | | |
| Name of company that services system(s) or source(s) | <u>Muller's + Sons</u> | | | |
| Date of most recent service call | | | | |
| Annual consumption per system or source (i.e., gallons, kilowatt hours, cords) | | | | |
| Malfunction per system(s) or source(s) within past 2 years | <u>None known</u> | | | |
| 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, are they lined? IT APPEARS THEY ARE LINED Yes No Unknown
 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: _____
 Date chimney last cleaned: UNKNOWN
 Direct/Power Vent: Yes No Unknown
 Comments: IT APPEARS CHIMNEY IS LINED
 Source of Section III information: OWNER

SECTION IV - HAZARDOUS SUBCERMINI

The licensee is disclosing that the Seller is making representations contained herein.

A. UNDERGROUND STORAGE TANKS - Are there now, or have there ever been, any underground storage tanks on the property? Yes No Unknown
 If Yes, are tanks in current use? Yes No Unknown
 If no longer in use, how long have they been out of service? _____
 If tanks are no longer in use, have tanks been abandoned according to DEP? Yes No Unknown
 Are tanks registered with DEP? NA Yes No Unknown
 Age of tank(s): _____ Size of tank(s): _____
 Location: _____

Seller Initials

TCBQ ABO

Buyer Initials _____

PROPERTY LOCATED AT: 501 MAIN ST JAY

What materials are, or were, stored in the tank(s)? _____
Have you experienced any problems such as leakage: Yes No Unknown

Comments: _____
Source of information: _____

B. ASBESTOS - Is there now or has there been asbestos:

As insulation on the heating system pipes or duct work? Yes No Unknown
In the 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: OWNER

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: OWNER

Seller Initials TK CBO QBO

Buyer Initials _____

PROPERTY LOCATED AT: 501 MAIN ST JAY

E. LEAD-BASED PAINT/PAINT HAZARDS — (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 basis for determination: _____

Do you know of any records/reports pertaining to such lead-based paint/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: OWNER

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: OWNER

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

SECTION A - 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 ways, trails, private road/homeowner associations (including condominiums and PUD's) or restrictive covenants? Yes No Unknown

If Yes, explain: _____

Source of information: OWNER

Answer only one of the following sets of questions depending on the type of property:

If the subject property consists of at least one, but not more than four, residential dwelling units:

Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass? Yes No Unknown

If No, who is responsible for maintenance? _____

For all other properties:

Are there any abandoned or discontinued town ways, any public easements or any private roads located on the property or abutting the property? Yes No Unknown

If Yes, describe: _____

If Yes, who is responsible for maintenance (including road association, if any): _____

Seller Initials: IK CBO QBO

Buyer Initials _____

PROPERTY LOCATED AT: 501 MAIN ST JAY

Are there any tax exemptions or reductions 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: _____

Is a Forest Management and Harvest Plan available?..... Yes No Unknown

Is house now covered by 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: NONE

Year Principal Structure Built: _____

What year did Seller acquire property? 2009

Roof: Year Shingles/Other Installed: NO

Water, moisture or leakage: NO

Comments: _____

Foundation/Basement:

Is there a Sump Pump? Yes No Unknown

Water, moisture or leakage since you owned the property: Yes No Unknown

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 Unknown

Manufactured Housing - Is the residence a:

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: THE HOUSE NEEDS WORK ITS OLD

NEEDS REPAIRS

Source of Section V information: _____

Seller Initials: TK CBO ASO

Buyer Initials _____

PROPERTY LOCATED AT: 501 MAIN ST JAY

SIGNATURES ADDITIONAL INFORMATION

THIS PROPERTY HAS GREAT FEATURES, OPEN WELL MAINTAINED FARM LAND & A CE & DRAIN WELL TAKEN CARE OF. COULD BE USED FOR CATTLE, HORSE STORAGE OR USE FOR A WORK SHOP OR GARAGE. ALSO CLOSE TO TOWN AND COULD BE TURNED INTO COMMERCIAL PROPERTY.

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: Yes No

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

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.

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.

[Signature] 8/6/19
SELLER DATE

Jail Bryant O'Brien 8/7/19
SELLER DATE

Catherine B. O'Brien 8/7/19
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

BUYER DATE

BUYER DATE





LEGEND
 1. NUMBERS 1
 2. DASHED MAPS 2
 3. DASHED MAPS 3
 4. LINE 4

For Assessment Purposes
 Not to be used for Conveyances

PREPARED BY
 JAMES W. SEWALL & CO.
 SCALE 1 INCH = 40 FEET