

**Private Synopsis**

TBD Industry Road, Starks, ME 04911

List Number: **1474485**

County: **Somerset**

Seasonal: **No**

List Price: **\$149,000**

Status: **Active**

Property Type: **Residential**

Original List Price: **\$149,000**



General Information

Property Sub-Type: **Single Family Residence**

# Rooms: **5**

# Bedrooms: **3 Baths:1/0**

Style: **Ranch**

Year Built: **999**

Surveyed: **Yes**

# Fireplaces: **0**

Water Information

Water Frontage: **No**

Water View: **No**

SqFt Finished Above Grade +/-: **1,456**

SqFt Finished Below Grade +/- : **0**

SqFt Finished Total +/-: **1,456**

SqFt Source: **Seller**

Leased Land: **No**

Lot Size Acres +/-: **10**

Source of Acreage: **Survey**

Zoning: **as per town**

Tax/Deed/Community Information

Book/Page/Deed: **4602/329/ All**

Map/Block/Lot: **2/ / 24.8**

Full Tax Amount/Year: **\$682.76/ 2020**

Tax ID: **IndustryRdStarks04911**

School District: **RSU 09**

Interior Information

<u>Room Name</u>	<u>Length</u>	<u>Width</u>	<u>Level</u>	<u>Room Features</u>	<u>Room Name</u>	<u>Length</u>	<u>Width</u>	<u>Level</u>	<u>Room Features</u>
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Property Features

Site:	<b>Open; Rolling/Sloping; Wooded</b>	Construction:	<b>Modular</b>
Driveway:	<b>Gravel</b>	Basement:	<b>Crawl Space; Slab</b>
Parking:	<b>1 - 4 Spaces</b>	Info:	
Location:	<b>Rural</b>	Foundation:	<b>Slab</b>
Recreational Water:	<b>Nearby</b>	Materials:	
Roads:	<b>Paved; Public</b>	Exterior:	<b>Vinyl Siding; Wood Siding</b>
Electric:	<b>Circuit Breakers</b>	Roof:	<b>Shingle</b>
Gas:	<b>No Gas</b>	Heat System:	<b>No Heat System</b>
Sewer:	<b>Septic Existing on Site</b>	Heat Fuel:	<b>No Heat Fuel</b>
Water:	<b>Well Existing on Site</b>	Water Heater:	<b>Electric</b>
Basement Entry:	<b>Not Applicable</b>	Cooling:	<b>None</b>
		Floors:	<b>Other</b>
		Vehicle Storage:	<b>No Vehicle Storage</b>
		Amenities:	<b>1st Floor Bedroom; Bathtub; Deck; Laundry - 1st Floor; One-Floor Living; Walk-in Closets</b>
		View:	<b>Trees/Woods</b>

Remarks

**Remarks:** 1456 sq ft single story home being reconstructed, was originally a built in the 90's by a construction class and moved to the site. Come check it out! Country location in Industry, low taxes!

**Showing Instructions:** Call Listing Broker; Notice Required

Listing/Agent/Office Information

Internal List #:	Variable Rate Comm: <b>No</b>	Expiration Date: <b>10/26/2021</b>		
Listing Agreement: <b>Exclusive Right To Sell</b>	List Date: <b>10/26/2020</b>	Pending Date:		
Days On Market: <b>4</b>	Withdrawal Date:	Terminated Date:		
		Buyer Agency: <b>3%</b>		
		Sub Agency:		
		Transaction Broker: <b>3%</b>		
<b>Name</b>	<b>Primary</b>	<b>Cell</b>	<b>Fax</b>	<b>E-mail</b>
<b>LA:</b> Adrian Harris (009552 )	207-778-1444	207-778-1444		<a href="mailto:adrianharris@harrisrealestate.net">adrianharris@harrisrealestate.net</a>
<b>LO:</b> Harris Real Estate (2084)	207-779-9000		207-779-9002	

Prepared by Kim Reynolds on Monday, November 02, 2020 2:59 PM.

The information on MLS listings has been assembled from various sources of varying degrees of reliability. Any information that is critical to your buying decision should be independently verified. All dimensions are approximate and not guaranteed. Copyright Maine Listings © 2020 and FBS.

PROPERTY LOCATED AT: Starks Rt 43

### 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 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. STRIKE, WRITE N/A OR UNKNOWN IF NEEDED.

**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 (if any): .....  N/A  Yes  No  Unknown  
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? ..... Not Yet - New .....  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: (Strike Section if Not Applicable):  
INSTALLATION: Location: South West of home  
Installed by: \_\_\_\_\_  
Date of Installation: 2020  
USE: Number of persons currently using system: 0  
Does system supply water for more than one household?  Yes  No  Unknown

Comments: New, WATER LINE NOT INSTALLED AS OF 10/20/20  
PLAN TO INSTALL SHORTLY.

Source of Section I information: \_\_\_\_\_

Buyer Initials [Signature] Page 1 of 7 Seller Initials \_\_\_\_\_

PROPERTY LOCATED AT: \_\_\_\_\_

**SECTION II - WASTE WATER DISPOSAL**

TYPE OF SYSTEM:  Public  Private  Quasi-Public \_\_\_\_\_  Unknown

IF PUBLIC OR QUASI-PUBLIC (Strike Section if Not Applicable):  
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 (Strike Section if Not Applicable):  
Tank:  Septic Tank  Holding Tank  Cesspool  Other: \_\_\_\_\_  
Tank Size:  500 Gallon  1000 Gallon  Unknown  Other: \_\_\_\_\_  
Tank Type:  Concrete  Metal  Unknown  Other: \_\_\_\_\_

Location: East of home OR  Unknown

Date installed: 2020 Date last pumped: 0 Name of pumping company: 0

Have you experienced any malfunctions? .....  Yes  No

If Yes, give the date and describe the problem: \_\_\_\_\_  
New have not used

Date of last servicing of tank: 2020 Name of company servicing tank: \_\_\_\_\_

Leach Field: .....  Yes  No  Unknown

If Yes, Location: East of home

Date of installation of leach field: 2020 Installed by: N.F. LUCE, INC.

Date of last servicing of leach field: new 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? .....  Yes  No

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

Comments: \_\_\_\_\_

Source of Section II information: INSTALLER/SELLER

Buyer Initials: [Signature]

Seller Initials: \_\_\_\_\_

PROPERTY LOCATED AT: \_\_\_\_\_

**SECTION III - HEATING SYSTEM(S)/HEATING SOURCE(S)**

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	None yet			
Age of system(s) or source(s)				
Name of company that services system(s) or source(s)				
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				
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: .....  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(s) been inspected? .....  Yes  No  Unknown
- If Yes, date: \_\_\_\_\_
- Date chimney(s) last cleaned: \_\_\_\_\_
- Direct/Power Vent(s): .....  Yes  No  Unknown
- Has vent(s) been inspected? .....  Yes  No  Unknown
- If Yes, date: \_\_\_\_\_

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** - 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?  Yes  No  Unknown
- Age of tank(s): N/A      Size of tank(s): \_\_\_\_\_
- Location: \_\_\_\_\_

Buyer Initials \_\_\_\_\_ Page 3 of 7 Seller Initials \_\_\_\_\_

PROPERTY LOCATED AT: \_\_\_\_\_

What materials are, or were, stored in the tank(s)? \_\_\_\_\_

Have you experienced any problems such as leakage: ..... N/A  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: \_\_\_\_\_

**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. METHAMPHETAMINE** - Current or previously existing:

Comments: \_\_\_\_\_  Yes  No  Unknown

Source of information: \_\_\_\_\_

Buyer Initials: \_\_\_\_\_

Seller Initials: \_\_\_\_\_

PROPERTY LOCATED AT: \_\_\_\_\_

**F. 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: \_\_\_\_\_

**G. 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 ways, trails, homeowner associations (including condominiums and PUD's) or restrictive covenants? .....  Yes  No  Unknown

If Yes, explain: \_\_\_\_\_

Source of information: \_\_\_\_\_

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? \_\_\_\_\_

Road Association Name (if known): \_\_\_\_\_

Buyer Initials DA

Seller Initials \_\_\_\_\_

PROPERTY LOCATED AT: \_\_\_\_\_

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 (including but not limited to, propane tank, hot water heater, satellite dish,  
water filtration system, photovoltaics, wind turbines): Type: \_\_\_\_\_

Year Principal Structure Built: \_\_\_\_\_

What year did Seller acquire property? 2009

Roof: Year Shingles/Other Installed: \_\_\_\_\_

Water, moisture or leakage: \_\_\_\_\_

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: Property being reconstructed

Source of Section V information: \_\_\_\_\_

Buyer Initials BH

Seller Initials \_\_\_\_\_

PROPERTY LOCATED AT: \_\_\_\_\_

**SECTION VI - ADDITIONAL INFORMATION**

INTERIOR NOT COMPLETE, FINISHES DONE BY BUYER.

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] 10/22/20  
SELLER DATE

\_\_\_\_\_  
SELLER DATE

\_\_\_\_\_  
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

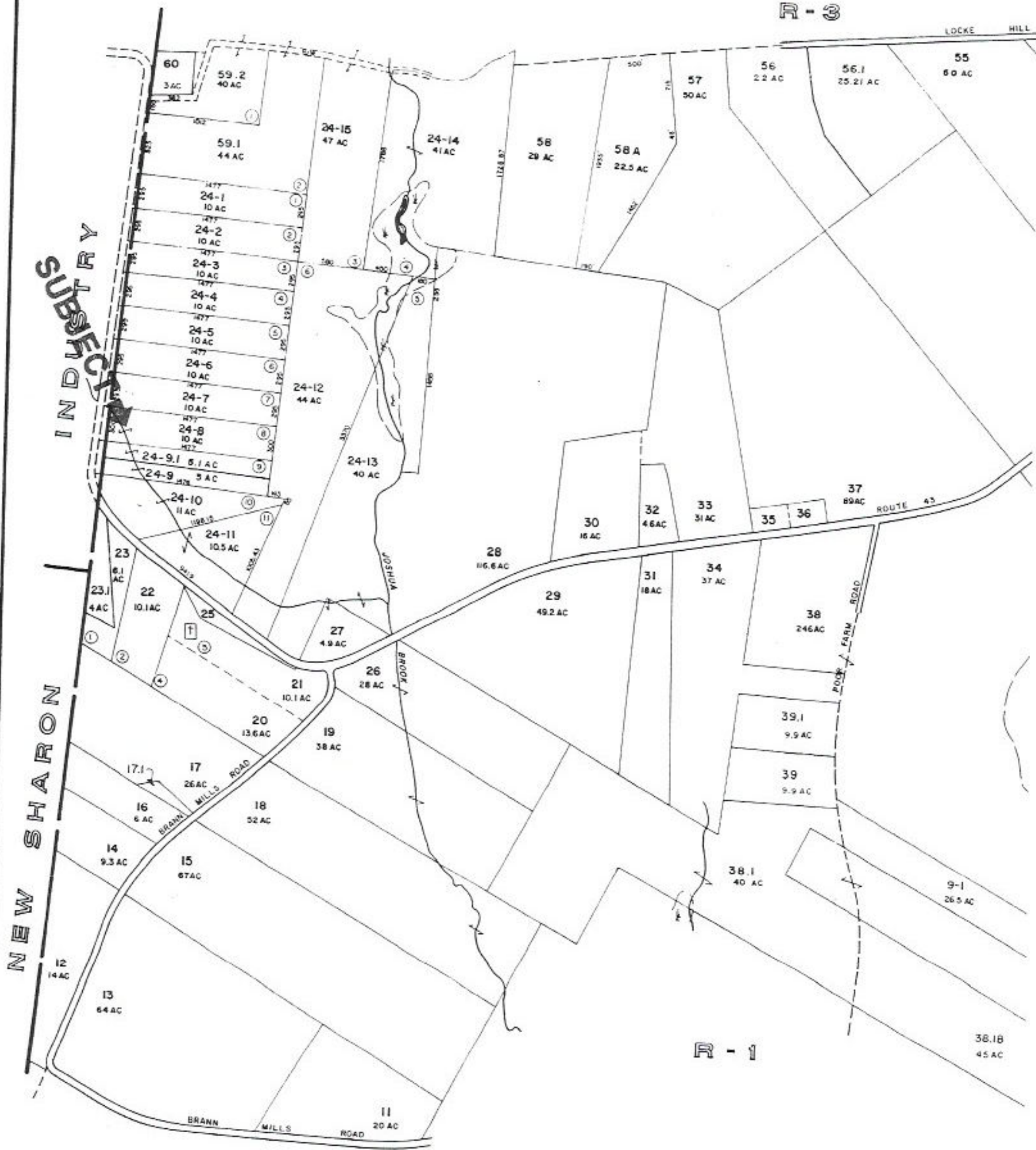
\_\_\_\_\_  
BUYER DATE

\_\_\_\_\_  
BUYER DATE

\_\_\_\_\_  
BUYER DATE







PREPARED BY PHOTOGRAMMETRIC METHODS BY  
 JOHN E. O'DONNELL & ASSOCIATES  
 AUBURN, MAINE  
 1977

**LEGEND**  
 ADJACENT SHEET NO. 12  
 COMMON OWNERSHIP  
 DEVELOPMENT LOT NO. ②  
 SCALED DIMENSION ±

PROPERTY MAP  
**STARKS - 2**  
 MAINE

UPDATED  
 F.M. GRIFFITI