Residential Customer Synopsis

13 Chick Road, Industry, Maine 04938-4253

MLS#: **1212856** Nbrhd/Assoc: Assoc. Fee: List Price: **$120,000**
Status: **Active** County: **Franklin** Seasonal: **No** Original Price: **$120,000**

General Information

SubType:	**Single Family**	Sqft Fin Abv Grd+/-:	**1,344**
Rooms:	**6**	Sqft Fin Blw Grd+/-:	**0**
Beds:	**3** Baths: **1/0**	Sqft Fin Total+/-:	**1,344**
Style:	**Cape**	Source of Sqft:	**Appraisal**
Color:		Sqft Other Source:	
Year Built:	**1850**	Lot Size+/-:	**52.4 acres**
Surveyed:	**Yes**	Source of Lot Size:	**Survey**
Road Frontage+/-:	**2,100**	Zoning:	**none**

Water Information

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

Tax/Deed/Community Information

Book/Page/Deed:	**1525/86/All**
Map/Block/Lot:	**R8//10-A**
Full Tax Amt/Yr:	**$1,461/2014**
School District:	

Property Features

Site:	**Open, Rolling/Sloping, Wooded**	Construction:	**Wood Frame**
Driveway:	**Gravel**	Basement Info:	**Partial**
Parking:		Foundation Materials:	
Location:	**Rural**	Exterior:	**Shingle, Wood Siding**
Restrictions:		Roof:	**Metal**
Rec. Water:		Heat System:	**Forced, Hot Air, Stove**
Roads:	**Gravel/Dirt Road, Public**	Heat Fuel:	**Oil, Pellets**
Transportation:		Water Heater:	**Electric**
Electric:	**Fuses**	Cooling:	**No Cooling**
Gas:	**No Gas**	Floors:	**Vinyl, Wood**
Waste Wtr Disp:	**Other, Private, Unknown**	Veh. Storage:	**1 Car, Detached**
Water:	**Private, Well Existing On Site**	Amenities:	**1st Floor Bedroom, Deck**
Equipment:		Access. Amenities:	
Basement Entry:	**Exterior Only**	View:	

Remarks

Remarks: **Fully surveyed 52.4 acre lot with antique Cape style home needing some upgrades but great restoration project. Could also be sold with a 3.2 acre lot. Quiet rural location off the beaten path. Great farmstead opportunity.**

Listing/Agent/Office Information

Pending Date: List Date: **04/23/15** Termination Date: Withdrawn Date:
List Office: **Harris Real Estate**

MAINE Listings

Prepared By: Kim Reynolds. Generated on 05/11/2015 10:19:33 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 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 contr between the Seller and any buyer. The Seller authorizes the Listing Broker in this transaction to disclose the information in this statement to other r estate licensees and to prospective buyers of this property. The Seller agrees to notify the Listing Broker promptly of any changes in the informati 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: 13 Chick Road, Industry

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 ☑ Unknow
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: _____
What is the source of your information: _____

USE: Number of Persons currently using system? 0
Does system supply water for more than one household? ..... ☐ Yes ☑ No ☐ Unknow

COMMENTS: _____

SECTION II. WASTE WATER DISPOSAL

TYPE OF SYSTEM: ☐ Public ☒ Private ☐ Quasi-Public _____ ☐ Unknown

- IF PUBLIC OR QUASI-PUBLIC:

Have you experienced any problems such as line or other malfunctions? ..... N/A ☐ 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: Back of House OR ☒ Unknown Date of Installation: _____
Date Last Pumped: UNK 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: UNK Name of Company Servicing Tank: UNK
LEACH FIELD: Characteristics unknown (in a trench) ☐ Yes ☐ No ☑ Unknown
IF YES: Location: Behind house
Date of installation of leach field: UNK Installed by: UNK
Date of Last Servicing of leach field: UNK Name of Company Servicing leach field: UNK
Have you experienced any malfunctions? NO ☐ 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? _____
SOURCE OF INFORMATION: _____
COMMENTS: _____
IS SYSTEM LOCATED IN A SHORELAND ZONE?: ..... ☐ Yes ☒ No ☐ Unknown
Is System located in a Coastal Shoreland Zone? ..... ☐ Yes ☒ No ☐ Unknown

Harris Real Estate P.O. Box 329 Farmington, ME 4938 Phone: (207)779-9000 Fax: (207)779-9002
Adrian Harris
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Untitled

PROPERTY LOCATED AT _____

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

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	oil Forced Hot AIR	Wood Stove	Pellet	
Age of system(s)/source(s)	~~[illegible]~~ 20	old	about 5 yrs	
Name of company that services system(s)/source(s)	Bob's Cash.	UNK	Northern Lights	
Date of most recent service call	ca 2012	UNK	Aug 2014	
Annual consumption per system/ source (i.e., gallons, kilowatt hours, cord(s))	Less than 300 gal	4 cords ~~[illegible]~~	UNK	
Malfunction per system(s)/ source(s) within past 2 years	NONE	NONE	NONE	
Other pertinent information				

Buried Oil Supply Line: ☐ Yes ☒ No ☐ Unknown Sleeved: ☐ Yes ☐ No

Chimney(s) Lined: ☐ Yes ☒ No ☐ Unknown Age: _____ Last Cleaned: _____

Is more than one heat source vented through one flue? ☒ Yes ☐ No ☐ Unknown Had a chimney fire: ☐ Yes ☒ No ☐ Unkno

Has chimney been inspected? ☐ Yes ☐ No ☒ Unknown; If Yes, when: _____ Power Vent: ☐ Yes ☐ No ☐ Unkno

COMMENTS: ~~[illegible]~~

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 Septic is except sep

IF NO above: How long have tank(s) been out of service? _____

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

Age of tank(s): over 30 yrs Size of tank(s): UNK Probably less than 6000 g

Location: behind house

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.? ☐ Yes ☐ No ☐ Unknown

Comments: _____

No underground oil tanks

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

IF YES: 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: _____

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: _____

E. LEAD-BASED PAINT/PAINT HAZARDS - Current or previously existing: *(Note: Lead-based paint is most commonly found in homes constructed prior to 1978; See EPA Disclosure brochure/form and Maine Lead Warning for more information)*

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: _____

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PROPERTY LOCATED AT 13 Chick Rd

F. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☑ No ☐ Unknown OTHER:

LAND FILL: ☐ Yes ☑ No ☐ Unknown

RADIOACTIVE MATERIAL: ☐ Yes ☑ No ☐ Unknown

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 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: Tree growth

- Leased Equipment (e.g., propane tank, hot water heater, satellite dish): Type:
- Year Principal Structure Built: Ca. 1850 What year did Seller purchase property? estate = dec oct 20
- Roof: Year Built - Structure: Steel roof Year Shingles/Other Installed: Ca 1970's
  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:
  Knowledge of 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 ☐ N
- Electrical: ☒ Fuses ☐ Circuit Breaker ☐ Other: ☐ Unknown
- Has the property been surveyed? ☒ Yes ☐ No ☐ Unknown If YES, is the survey available? ☒ Yes ☐ No recorded P-5896
- Manufactured Housing: Mobile Home - ☐ Yes ☐ No ☐ Unknown Modular - ☐ Yes ☐ No ☐ Unknown N/A
- KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact c health/safety:

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 I 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.

[signature] co trustee — SELLER — 4/24/15 — DATE

[signature] co-trustee — SELLER — 4/24/15 — 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 ADDENDUM

TO CONTRACT DATED _____ BETWEE

_____ (hereinafter "Selle

AND _____ (hereinafter "Buye

FOR PROPERTY LOCATED AT 13 Chick Road, Industry. 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 su property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Le poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotie behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection f 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 pai 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 c 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 pair 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 ensur 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.

[signature] Co-trustee 4/24/15

Seller Date Buyer Date

[signature] trustee 4/24/15

Seller Date Buyer Date

Agent Date Agent Date

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THE REVOCABLE TRUST AGREEMENT OF CLARENCE E. LOVEJOY

LOCATED AT: 13 CHICK ROAD
INDUSTRY, MAINE 04938

MADE FOR
PAUL MILLS
163 MAIN STREET
FARMINGTON, MAINE 04938
AND
CAROLYN EATON
63 SAVAGE ROAD
INDUSTRY, MAINE 04938

COMPILED BY
LOON F.W. LLC
135 BRIDGE STREET
WEST FARMINGTON, MAINE 04992

DATE OF SURVEY: JANUARY 2015; FB #11
DATE OF PLAN: MARCH 2015; FILE #14-42

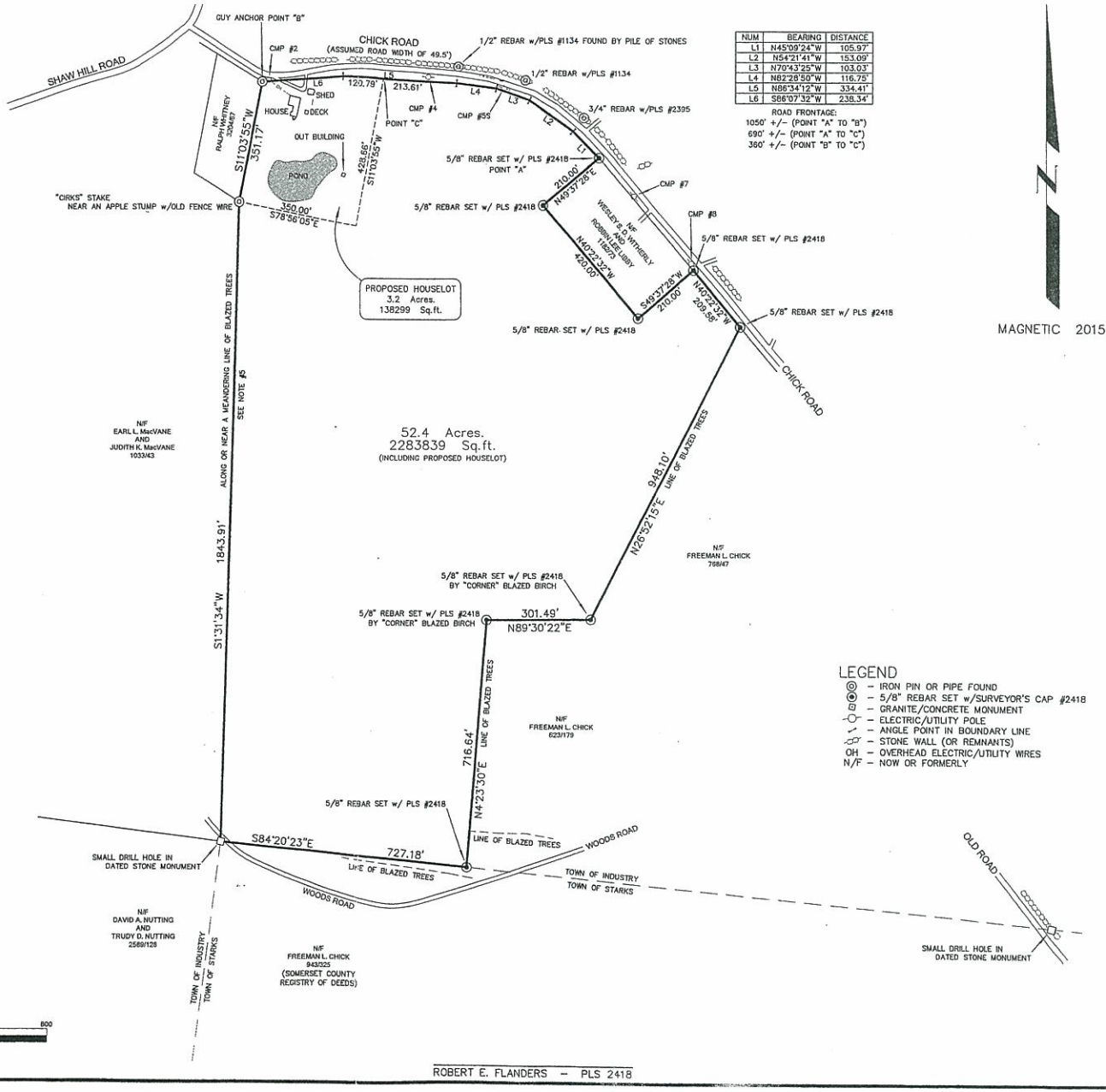
NOTES
1. BEARINGS ARE REFERENCED TO MAGNETIC NORTH AS OBSERVED WITH A HANDHELD COMPASS ALONG ONE SIDE OF THE TRAVERSE ON DATE OF SURVEY.

2. OWNERS OF RECORD AT TIME OF SURVEY: CLARENCE E. LOVEJOY, TRUSTEE OF THE REVOCABLE TRUST AGREEMENT OF CLARENCE E. LOVEJOY BY DEED OF CLARENCE E. LOVEJOY DATED JUNE 13, 1995 AND RECORDED AT FRANKLIN COUNTY REGISTRY OF DEEDS IN BOOK 1525 PAGE 86.

3. REFERENCE "LAND OF LEROY H. & RUTH M. ADEN", PREPARED BY ACME ENGINEERING & DESIGN, INC. COMPANY DATED JULY, 11 1974 AND RECORDED AT FRANKLIN COUNTY REGISTRY OF DEEDS IN PLAN BOOK 136 1/2, PAGE 54.

4. REFERENCE "MAP OF THE TOWN OF INDUSTRY" RECORDED AT FRANKLIN COUNTY REGISTRY OF DEEDS IN PLAN BOOK 117 1/2, PAGE 41.

5. THE BLAZED LINE ALONG THE WESTERLY BOUND OF THE SUBJECT PARCEL HAS BEEN EXTANT SINCE PRIOR TO THE PLAN OF 1974 LISTED ABOVE. THOUGH THIS LINE MAY NOT REFLECT THE HISTORIC BOUNDARY, SUBSTANTIVE EVIDENCE HAS NOT BEEN FOUND TO RECONSTRUCT OWNERHIP IN ANY LOCATION OTHER THAN THE LINE AS OCCUPIED, ESTABLISHED, AND RENDERED ON THIS PLAN.



NUM	BEARING	DISTANCE
L1	N45°09'24"W	105.97'
L2	N54°21'41"W	153.09'
L3	N70°43'25"W	103.03'
L4	N82°28'50"W	116.75'
L5	N86°34'12"W	334.41'
L6	S86°07'32"W	238.34'

ROAD FRONTAGE:
1050' +/- (POINT "A" TO "B")
690' +/- (POINT "A" TO "C")
360' +/- (POINT "B" TO "C")

LEGEND
- ◎ – IRON PIN OR PIPE FOUND
- ◉ – 5/8" REBAR SET w/SURVEYOR'S CAP #2418
- ▣ – GRANITE/CONCRETE MONUMENT
- –○– – ELECTRIC/UTILITY POLE
- ✓ – ANGLE POINT IN BOUNDARY LINE
- –▱– – STONE WALL (OR REMNANTS)
- OH – OVERHEAD ELECTRIC/UTILITY WIRES
- N/F – NOW OR FORMERLY

GRAPHIC SCALE

-200 0 200 400 600 800

Scale: 1" = 400 feet

ROBERT E. FLANDERS – PLS 2418