Residential Customer Synopsis

109 Fairview Avenue, Farmington, Maine 04938-6912

MLS#: **1273753** Nbrhd/Assoc: Assoc. Fee: List Price: **$185,000**
Status: **Active** County: **Franklin** Seasonal: **No** Original Price: **$185,000**

General Information

SubType:	**Single Family**	Sqft Fin Abv Grd+/-:	**2,281**
Rooms:	**7**	Sqft Fin Blw Grd+/-:	**0**
Beds:	**4** Baths: **1/1**	Sqft Fin Total+/-:	**2,281**
Style:	**Cape**	Source of Sqft:	**Public Record**
Color:		Sqft Other Source:	
Year Built:	**1900**	Lot Size+/-:	**0.59 acres**
Surveyed:	**Yes**	Source of Lot Size:	**Public Record**
Road Frontage+/-:		Zoning:	**As per town**

Water Information

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

Tax/Deed/Community Information

Book/Page/Deed:	**3429/280/All**
Map/Block/Lot:	**U012//04**
Full Tax Amt/Yr:	**$2,895/2015**
School District:	**RSU 9**

Interior Information

Room Type	Lvl	Dimensions	Room Features
Kitchen	**1**		
Dining	**1**		**Formal**
Living	**1**		**Wood burning Fireplace**
Bedroom	**2**		
Master Bedroom	**2**		
Bedroom	**2**		
Bedroom	**2**		

Property Features

Site:	**Corner Lot, Level**	Construction:	**Masonry, Wood Frame**
Driveway:	**Paved**	Basement Info:	**Full, Walk-Out**
Parking:	**1-4 Spaces**	Foundation Materials:	**Poured Concrete**
Location:	**Near Town**	Exterior:	**Vinyl Siding**
Restrictions:		Roof:	**Metal**
Rec. Water:		Heat System:	**Forced, Hot Air**
Roads:	**Paved, Public**	Heat Fuel:	**Oil**
Transportation:		Water Heater:	**Electric**
Electric:	**Circuit Breakers**	Cooling:	**No Cooling**
Gas:	**No Gas**	Floors:	**Wood**
Waste Wtr Disp:	**Public**	Veh. Storage:	**2 Car, Attached, Auto Door Opener**
Water:	**Public**	Amenities:	**Laundry-Hookup, Porch, Porch-Screened**
Equipment:	**Cable, Satellite Dish**	Access. Amenities:	
Basement Entry:	**Walk Out**	View:	

Remarks

Remarks: **Spacious home within walking distance to downtown Farmington and other area amenities. Main floor living, dining, and kitchen with 4 bedrooms on the 2nd floor. Full walkout basement with laundry, attached 2 car garage, good size lot.**

Listing/Agent/Office Information

Pending Date: List Date: **07/07/16** Termination Date: Withdrawn Date:
List Office: **Harris Real Estate**

MAINE Listings

Prepared By: Kim Reynolds. Generated on 07/11/2016 3:13:43 PM

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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 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: 109 Fairview Ave, Farmington, Me. 04938

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: _____
  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: Needs New line
  Have you experienced any problems such as line or other malfunctions? ..... ☑ Yes ☐ No
  What steps were taken to remedy the problem? New line 2016 to Home Installed
- IF PRIVATE:
  TANK: ☐ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Other: _____
  Tank Size: ☐ 500 Gal. ☐ 1000 Gal. ☐ Unknown ☐ Other: _____
  Tank Type: ☐ Concrete ☐ Metal ☐ Unknown ☐ Other: _____
  Location: _____ OR ☐ Unknown Date of Installation: _____
  Date Last Pumped: _____ 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: _____ Name of Company Servicing Tank: _____
  LEACH FIELD: ..... ☐ Yes ☐ No ☐ Unknown
  IF YES: Location: _____
  Date of installation of leach field: _____ Installed by: _____
  Date of Last Servicing of leach field: _____ 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: _____

Harris Real Estate, P.O. Box 329 Farmington, ME 04938 Phone: (207)462-9005 Fax:
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SECTION III. HEATING SYSTEM(S)/SOURCES(S)

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	Oil Hot Air			
Age of system(s)/source(s)				
Name of company that services system(s)/source(s)	Dead River Oil			
Date of most recent service call	5-2016			
Annual consumption per system/ source (i.e., gallons, kilowatt hours, cord(s))	600+ gallons			
Malfunction per system(s)/ source(s) within past 2 years				
Other pertinent information				

Is there an oil supply line? ☐ Yes ☐ No ☐ Unknown Is it buried? ☐ Yes ☒ No ☐ Unknown Is it 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: 2 Chimney - 1 not used
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
- in the siding? ☐ Yes ☒ No ☐ Unknown
- in the roofing shingles? ☐ Yes ☒ No ☐ Unknown
- in flooring tiles? ☐ Yes ☒ No ☐ Unknown
- other: _____ ☐ Yes ☐ No ☐ Unknown

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: _____
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 ☒ 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? unknown ☐ Yes ☐ No
COMMENTS: _____
Source of information: _____

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F. OTHER HAZARDOUS MATERIALS - Current or previously existing:
TOXIC MATERIAL: ☐ Yes ☒ No ☐ Unknown OTHER: _____
LAND FILL: ☐ Yes ☒ No ☐ Unknown _____
RADIOACTIVE MATERIAL: ☐ Yes ☒ No ☐ Unknown
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: _____
What is your source of information: owner

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? ☐ Yes ☐ No ☒ Unknown
- Equipment leased or not owned (e.g., propane tank, hot water heater, satellite dish): Type: 0
- Year Principal Structure Built: 1930's What year did Seller acquire property? 2011
- Roof: Year Shingles/Other Installed: 2003 and Part Metal
  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: 0

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.

Mary Jane Stinson — SELLER — 7/7/16 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 ADDENDUM

TO CONTRACT DATED _____ BETWEEN

MARY JANE Sturtevant (hereinafter "Seller")

AND _____ (hereinafter "Buyer")

FOR PROPERTY LOCATED AT 109 Fairview Ave, Farmington, 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.

MaryJane Sturtevant	7/7/16	_____	_____
Seller	Date	Buyer	Date
_____	_____	_____	_____
Seller	Date	Buyer	Date
_____	_____	_____	_____
Agent	Date	Agent	Date

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