

# 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: 441 Augusta Road, Washington,

## 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: 3/1/1989 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: WEST OF HOUSE

Installed BY: C + R WELL DRILLING DATE of Installation: ~~1984~~ (1984)

What is the source of your information: OWNER

USE: Number of Persons currently using system? 2

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

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? .....  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: EAST OF HOUSE OR  Unknown Date of Installation: 1979

Date of Last Servicing: 1999 +/- Name of Company Servicing Tank: OWNER/JACKSON

Date Last Pumped: 2005 +/- Have you experienced any malfunctions? .....  Yes  No

If yes, give the date and describe the problem: \_\_\_\_\_

BAFFLE + COVER REPLACED IN 1999 +/-

LEACH FIELD: .....  Yes  No  Unknown

IF YES: Location: EAST FRONT LAWN

Date of installation of leach field: 1980 Installed By: MERTON MOORE

Date of Last Servicing: NEVER Name of Service Company: N/A

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? \_\_\_\_\_

SOURCE OF INFORMATION: OWNER

COMMENTS: \_\_\_\_\_

IS SYSTEM LOCATED IN A SHORELAND ZONE?: .....  Yes  No  Unknown

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

8/2008

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Buyer(s) Initials \_\_\_\_\_

Seller(s) Initials J.M.T.

Rock Maple Realty P.O. Box 710, Union ME 04862

Phone: (207) 785-2000

Fax: (207) 785-2001

Taylor.zfx

James M. Tanello

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

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	TOYO K-1	WOODSTOVE	ELECTRIC BS	
Age of system(s)/source(s)	1995	UNK	1979	
Name of company that services system(s)/source(s)	MANELY MONITOR	N/A	N/A	
Date of most recent service call	2007 +/-	N/A	N/A	
Annual consumption per system/source (i.e., gallons, kilowatt hours, cord(s))	300 GAL. +/-	1-1/2 CORDS	NOT USED	
Malfunction per system(s)/source(s) within past 2 years	NONE	NONE	N/A	
Other pertinent information				

Buried Oil Supply Line:  Yes  No  Unknown  
 Chimney(s) Lined:  Yes  No  Unknown Age: 1979 Sleeved:  Yes  No  N/A  
 Last Cleaned: 2008  
 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: 2008  
 COMMENTS: CHIMNEY RETOPPED IN 2008

**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
- IF NO above: How long have tank(s) been out of service? N/A
- What materials are, or were, stored in the tank(s)? N/A
- 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: \_\_\_\_\_
- 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: N/A By: N/A
- 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: 2004 By: OWNER
- Results: 4.6/6 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: OWNER WILL RETEST
- 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: \_\_\_\_\_

PROPERTY LOCATED AT 441 Augusta Road, Washington,

F. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL:  Yes  No  Unknown  
LAND FILL:  Yes  No  Unknown  
RADIOACTIVE MATERIAL:  Yes  No  Unknown

OTHER: \_\_\_\_\_

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 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: HOMESTEAD

Leased Equipment (e.g., propane tank, hot water heater, satellite dish): Type: NONE

Year Built: 1979 How long has Seller owned it: 1989

Roof: Year Built - Structure: 1979 Age - Shingles: 2008

Moisture or leakage: NONE

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

Foundation/Basement: Sump Pump:  Yes  No  Unknown Comments: SLAB

Moisture or leakage since you owned the property:  Yes  No  Unknown Comments: \_\_\_\_\_

Knowledge of prior 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 the property been surveyed?  Yes  No  Unknown If YES, is the survey available?  Yes  No

Manufactured Housing: Mobile Home -  Yes  No Modular:  Yes  No

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: NONE KNOWN

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.

Dennis A. Taylor  
SELLER

9/8/09  
DATE

Jennie M. Taylor  
SELLER  
Jennie Mae Taylor

9/8/09  
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



**SCHEDULE A**

A certain lot or parcel of land with the building thereon, if any, situated on the northerly side of Route 17 and in the Town of Washington, County of Knox and State of Maine, bounded and described as follows:

Commencing at an iron pin on the northerly side of Route 17 at the westerly boundary line of land formerly of Fred E. Folsom, now Frank Watis; thence proceeding in a general northerly direction 300 feet, more or less, along the said westerly boundary line of land formerly of Fred E. Folsom, now Frank Watis, to an iron pin; thence in a general westerly direction 200 feet, more or less, along other land of Lester L. Moore, now or formerly, to an iron pin; thence in a general southerly direction 300 feet, more or less, along other land of Lester L. Moore to an iron pin on the northerly side of Route 17; thence in a general easterly direction 200 feet, more or less, along the said northerly side of Route 17 to the point of beginning.

Meaning and intending to convey a lot or parcel of land 200 feet by 300 feet to Lester L. Moore and Della E. Moore, husband and wife, in joint tenancy, bounded on the east by land formerly of Fred E. Folsom and on the south by Route 17 and commencing where the westerly boundary line of land formerly of Fred E. Folsom intersects with the northerly side of Route 17.

For reference see deed of Valerie Blake, et al. to Dennis Taylor and Deborah Taylor, recorded in Knox County Registry of Deeds in Book 1346, Page 336 and deed of Debora Taylor to Dennis Taylor, dated October 14, 1992.

Dennis Taylor is also known as Dennis A. Taylor, Sr.

KNOX SS: RECEIVED

1999 JUN 21 AM 11:10

ATTEST:  
Robert M. O'Neil  
REGISTER OF DEEDS

BR 23 73 16281

A

5K 2373 16280

006942

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS THAT I, DENNIS A. TAYLOR, SR. of Washington, Knox County, State of Maine, for consideration paid, hereby convey, bargain, and grant, with warranty covenants, to DENNIS A. TAYLOR, SR. and JENNIE MAE TAYLOR, husband and wife, of 441 Augusta Road, Washington, Maine 04574, as joint tenants, to them, their heirs and assigns forever, the following parcel of land, situated in Washington, Knox County, State of Maine, described and bounded as follows:

SEE SCHEDULE A ATTACHED

In witness of my seal and signature this 17<sup>th</sup> day of June, 1999

Witness \_\_\_\_\_  
Dennis A. Taylor, Sr.

STATE OF MAINE, ss. \_\_\_\_\_  
June 17, 1999

Personally appeared Dennis A. Taylor, Sr. who acknowledged this warranty deed to be his free act and deed,

Before me,

*Robert M. O'Neil*  
Attorney at Law/Notary Public  
Print name: E.0551711845