

# 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: 87 Shrew St Augusta

## 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

WATER TEST: If YES to any question, please explain in the comment section below or with attachment.  
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? \_\_\_\_\_  
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: \_\_\_\_\_ OR  Unknown Date of Installation: \_\_\_\_\_  
Date of Last Servicing: \_\_\_\_\_ Name of Company Servicing Tank: \_\_\_\_\_  
Date Last Pumped: \_\_\_\_\_ Have you experienced any malfunctions? \_\_\_\_\_  Yes  No  
If yes, give the date and describe the problem: \_\_\_\_\_

LEACH FIELD: \_\_\_\_\_  Yes  No  Unknown  
IF YES: Location: \_\_\_\_\_  
Date of installation of leach field: \_\_\_\_\_ Installed By: \_\_\_\_\_  
Date of Last Servicing: \_\_\_\_\_ Name of Service Company: \_\_\_\_\_  
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: \_\_\_\_\_  
COMMENTS: \_\_\_\_\_

IS SYSTEM LOCATED IN A SHORELAND ZONE?: \_\_\_\_\_  Yes  No  Unknown  
July 2001. Page 1 of 3 - SPD Buyer(s) Initials \_\_\_\_\_ Seller(s) Initials JCA

Sprague & Juris Real Estate 75 Western Ave., Augusta ME 04330  
Phone: 207-311-123 Fax: (207) 623-2071 Ann Castonguay Listing Packet

87 Green St Augusta.

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

Table with 5 columns: Heating System(s)/Source(s), SYSTEM 1, SYSTEM 2, SYSTEM 3, SYSTEM 4. Rows include TYPE(S), Age of system(s)/source(s), Name of company that services system(s)/source(s), Date of most recent service call, Annual consumption per system/source, Malfunction per system(s)/source(s) within past 2 years, and Other pertinent information.

Buried Oil Supply Line: [ ] Yes [X] No [ ] Unknown
Chimney(s) Lined: [X] Yes [ ] No [ ] Unknown
Age:
Sleeved: [X] Yes [ ] No
Last Cleaned: unknown

Is more than one heat source vented through one flue? [ ] Yes [ ] No [ ] Unknown

COMMENTS: furnace parts replaced - heat exchange box

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 [X] 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)?

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 [X] Unknown
in the siding? [ ] Yes [ ] No [X] Unknown
in the roofing shingles? [ ] Yes [ ] No [X] Unknown
in flooring tiles? [ ] Yes [ ] No [X] Unknown
other: [ ] Yes [ ] No [X] Unknown

IF YES: Source of Information:
COMMENTS:

C. RADON/AIR - Current or previously existing:

Has the property been tested? [ ] Yes [X] 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 [X] 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 [X] 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? [X] Yes [ ] No

COMMENTS:

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PROPERTY LOCATED AT 87 Green St Augusta, ME 04330.

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 road/homeowner associations or restrictive covenants?  Yes  No  Unknown

IF YES: Explain: see deed service access to neighbor  
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: \_\_\_\_\_

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

Age: Age of House: 1895 How long has Seller owned it: 2003

Roof: Age - Structure: 1895 Age - Shingles: unknown-addition  
Moisture or leakage: shingles-main house-2006  
Comments: \_\_\_\_\_

Foundation/Basement: Sump Pump:  Yes  No  Unknown Comments: drain  
Moisture or leakage since you owned the property:  Yes  No  Unknown Comments: min 2 seasonal into drain

Knowledge of prior moisture or leakage:  Yes  No  Unknown Comments: prev owner addressed basement

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

Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.  
KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: \_\_\_\_\_

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

**SECTION VI. ADDITIONAL INFORMATION**

Second floor rewired 2003 / Call knob - tube removed.  
Owner repaired hair line cracks in foundation.  
Plumbing updates Walls have had the plaster repaired.

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.

SELLER \_\_\_\_\_ DATE 7/16/08

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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**Residential Real Property Disclosure Statement**

**MAINE WARNING: LEAD-BASED PAINT HAZARDS**

Any residence built before 1978 may contain lead sufficient to poison children and sometimes adults. LEAD poisoning poses a particular risk if you are pregnant or may become pregnant. LEAD poisoning in young children may produce permanent neurological damage, including learning disabilities, a reduced intelligence quotient (IQ), impaired memory and behavioral problems such as attention deficit hyperactive disorder and a propensity for violence.

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. The seller of any interest in 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.

The only way to know with certainty whether lead-based paint hazards are present on the property is to test the property for the presence of lead.

**Acknowledgement of State Disclosure Statement.**

The signature below acknowledges that the seller or potential seller has disclosed to me information about lead-based paint hazards as required by 22 M.R.S.A. Section 1328. This acknowledgement does not constitute a waiver of any rights.

**Seller or potential seller**

Jean C Anderson <sup>07-16-08</sup>  
Signature Date  
Jean Anderson  
Name printed

Signature Date

Name printed

**Purchaser or potential purchaser**

\_\_\_\_\_  
Signature Date  
\_\_\_\_\_  
Name printed

Signature Date

Name printed

**Acknowledgement of federal disclosure of information  
on Lead-Based Paint and/or Lead-Based Paint Hazards**

**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**

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) \_\_\_\_\_ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

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(ii)  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 (i) or (ii) below):

(i) \_\_\_\_\_ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

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(ii)  Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

**Purchaser's Acknowledgement (initial)**

- ✓ (c) \_\_\_\_\_ Purchaser has received copies of all information listed above.
- ✓ (d) \_\_\_\_\_ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*
- (e) Purchaser has (check (i) or (ii) below):
  - (i) \_\_\_\_\_ 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
  - (ii) \_\_\_\_\_ 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 Acknowledgement (initial)**

(f) CE Agent has informed the seller of the seller's obligations under 42 U.S.C.4852d 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.

✓ <u>Jean C Anderson</u> <sup>07-16-08</sup> Seller _____ Date	_____ Seller _____ Date
_____ Purchaser _____ Date	_____ Purchaser _____ Date
<u>Ann Carney</u> <sup>7/16/08</sup> Agent _____ Date	_____ Agent _____ Date

This form is provided in connection with the PROPERTY LOCATED AT

\_\_\_\_\_

**TRANSFER  
TAX  
PAID**

Doc # 2004034030  
Book 8181 Page 0176

**DEED OF PERSONAL REPRESENTATIVE - PRIVATE SALE**

**KNOW ALL MEN BY THESE PRESENTS**, that I, **Steven LeClair**, of Gray, County of Cumberland and State of Maine, the duly appointed, qualified and acting Personal Representative of the **Estate of Elaine W. LeClair**, late of Augusta, in the County of Kennebec and State of Maine, deceased testate May 16, 2004, whose will was duly admitted to probate in the Probate Court, Docket # 2004-362, for the County of Kennebec and State of Maine, by the power conferred by the Probate Code, and every other power, having given, pursuant to 18-A M.R.S.A. § 3-711, at least ten days' notice, prior to the sale of the following described premises, to all persons succeeding to an interest in the same, and in consideration of one dollar and other valuable considerations, to me paid in my said capacity by **Jean C. Anderson**, of Islesboro, County of Waldo and State of Maine, the receipt whereof I do hereby acknowledge, do hereby **REMISE, RELEASE, BARGAIN, SELL and CONVEY** unto the said **Jean C. Anderson**, her heirs and assigns forever, all of the right, title and interest which said decedent had at her death in and to the following described premises:

A certain lot or parcel of land, with the buildings thereon, situated in the City of Augusta, County of Kennebec and State of Maine, and bounded and described as follows:

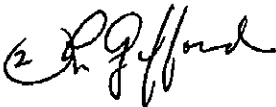
Beginning at an iron pin in the North line of Green Street at the Southeast corner of land owned by Susie Pelton and ninety-nine feet Westerly of the West line of Lancaster Place formerly known as Bedford Court; thence Northerly in the East line of said Susie Pelton land and running North twenty-eight degrees twenty-five minutes East one hundred forty-three and five tenths feet to an iron pipe marking the Northwest corner of land being herein conveyed; thence Easterly at an interior angle eighty-eight degrees forty minutes and running parallel with the North line of Green Street and in the South line of other land of the grantors a distance of forty-nine and five tenths feet to an iron pipe marking the Northeast corner of land being herein conveyed; thence at an interior angle of eighty-seven degrees ten minutes and running South thirty-two degrees thirty-five minutes West a distance of one hundred eleven feet to an iron pipe at the Northwest corner of a concrete cellar window area curbing attached to the foundation wall of the dwelling numbered 85 Green Street; thence at a deflection angle to the left of four degrees no minutes forming an interior angle of one hundred eighty-four degrees no minutes and running just Westerly of said concrete window area curbing and South twenty-eight degrees thirty-five minutes West a distance of thirty-seven and seven tenths feet to an iron pipe in the North line of Green Street; thence Westerly in the North line of Green Street forty-one and three tenths feet to the point of beginning.

Excepting and reserving, however, to the said grantors, their successors and assigns, the right to enter upon the premises hereby conveyed at any and all times for the purposes of making repairs, improvements and any other services that may be necessary, to the building and premises next to and easterly of the premises hereby conveyed.

Meaning and intending hereby to convey the same premises conveyed to Raymond R. LeClair and Elaine W. LeClair by Deed of Edward S. Lancaster et al, Trustees dated March 31, 1958 and recorded in the Kennebec County Registry of Deeds, Book 1110, Page 344. Raymond R. LeClair being deceased May 30, 1996, leaving Elaine W. LeClair surviving joint tenant.

0025-04

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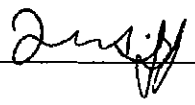
Received Kennebec SS.  
10/29/2004 1:59PM  
# Pages 2 Attest:  
BEVERLY BUSTIN-HATHEWAY  
REGISTER OF DEEDS

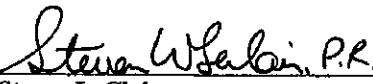
**TO HAVE AND TO HOLD** the above described premises with all the privileges and appurtenances thereunto belonging, to the said Jean C. Anderson, her heirs and assigns, to her and her use and behoof forever.

**AND I**, the said Steven LeClair, in my said capacity, do hereby covenant to and with the said Jean C. Anderson, her heirs and assigns, that I am the lawful Personal Representative of said decedent; that I have in all things observed the rules and directions of law relating to the selling of said estate, and that I have good right and lawful authority to sell and convey the same in manner aforesaid.

**IN WITNESS WHEREOF**, the said Steven LeClair has hereunto set his hand in his said capacity this 22 day of October, 2004.

SIGNED, SEALED AND  
DELIVERED IN THE PRESENCE OF

  
\_\_\_\_\_

  
Steven LeClair


Personal Representative of the  
Estate of Elaine W. LeClair

STATE OF MAINE  
COUNTY OF KENNEBEC, ss.

October 22, 2004

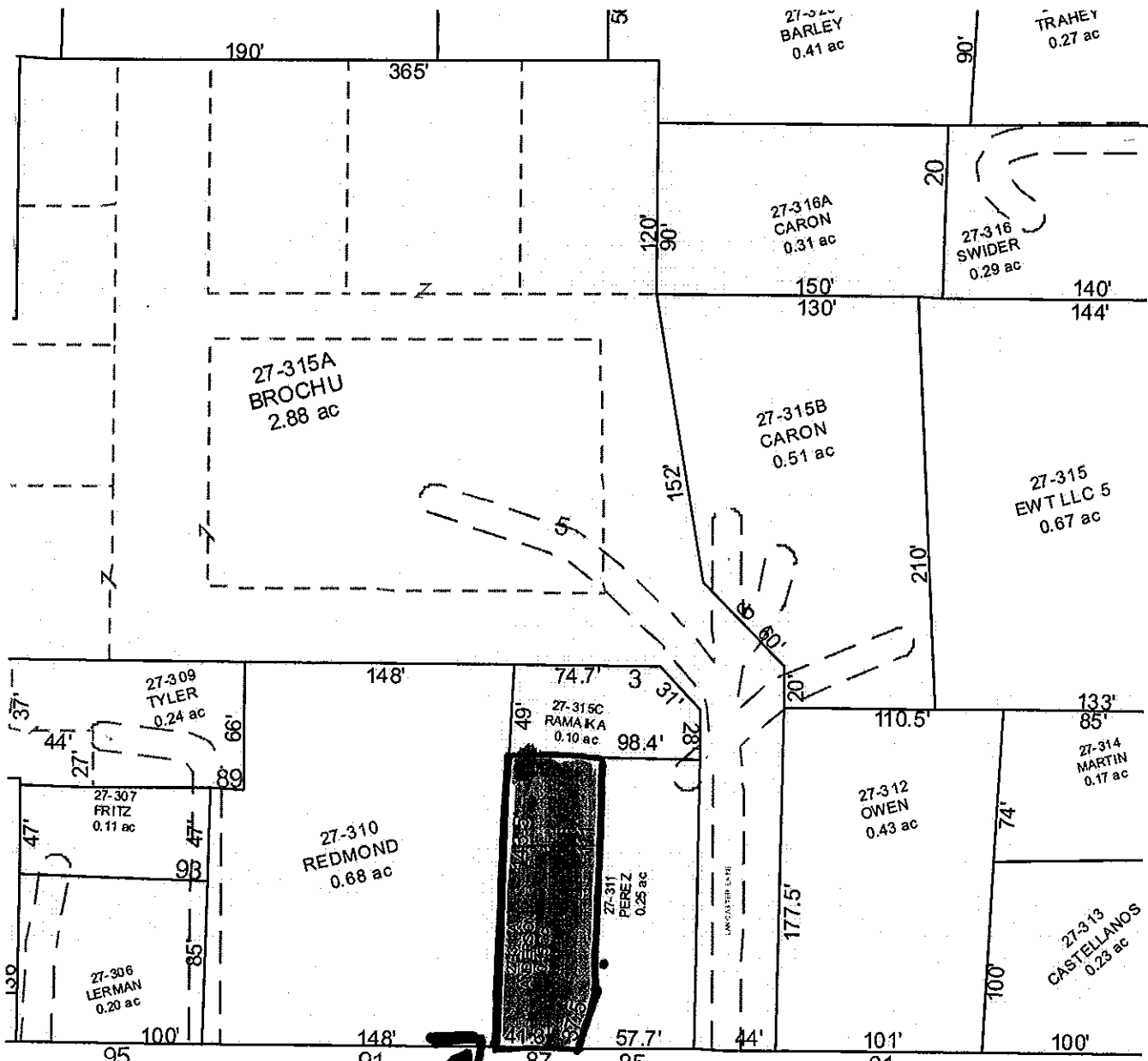
Personally appeared the above named Steven LeClair, Personal Representative as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity.

Before me,

  
\_\_\_\_\_  
Notary Public  
Print Name:

SEAL

LINDA B. GIFFORD  
MY COMMISSION EXPIRES  
NOVEMBER 4, 2010



**Subject** →

**GREEN ST.**

