

PROPERTY LOCATED AT: 88 Hudson Rd. Altam ME

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 other 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. 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: 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? 9-24-2012 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: rear of house; pipe visible
Installed by: unknown
Date of Installation: 2003

USE: Number of persons currently using system: 2
Does system supply water for more than one household? Yes No Unknown

Comments: _____

Source of Section I information: Seller

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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: _____

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 Gallon 1000 Gallon Unknown Other: _____

Tank Type: Concrete Metal Unknown Other: _____

Location: front of house OR Unknown

Date installed: unknown Date last pumped: N/A Name of pumping company: _____

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: front of house

Date of installation of leach field: unknown Installed by: Engstrom

Date of last servicing of leach field: unknown Company servicing leach field: unknown

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

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

Comments: installed

Source of Section II information: Seller

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

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	<u>HVAC</u>			
Age of system(s) or source(s)	<u>2007</u>			
Name of company that services system(s) or source(s)	<u>Fire & Ice</u>			
Date of most recent service call	<u>4-19-19</u>			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	<u>+/- 400 gallons</u>			
Malfunction per system(s) or source(s) within past 2 years	<u>None</u>			
Other pertinent information	<u>None</u>			

- 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 been inspected? Yes No Unknown

If Yes, when: _____

Date chimney last cleaned: _____

Direct/Power Vent: Yes No Unknown

Comments: Seller

Source of Section III information: Seller

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? N/A
- 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): _____ Size of tank(s): _____

Location: _____

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

Have you experienced any problems such as leakage: 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: Seller

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E. 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: _____

F. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown

LAND FILL: Yes No Unknown

RADIOACTIVE MATERIAL: Yes No Unknown

Other: * only fill under slab, not hazardous

Source of information: Seller

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, private road/homeowner associations (including condominiums and PUD's) or restrictive covenants? Yes No Unknown

If Yes, explain: _____

Source of information: _____

Answer only one of the following sets of questions depending on the type of property:

If the subject property consists of at least one, but not more than four, residential dwelling units:

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? _____

~~For all other properties:~~

~~Are there any abandoned or discontinued town ways, any public easements or any private roads located on the property or abutting the property? Yes No Unknown~~

~~If Yes, describe: _____~~

~~If Yes, who is responsible for maintenance (including road association, if any): _____~~

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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?.....

.....Homestead Exemption..... 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 (e.g., propane tank, hot water heater, satellite dish): Type: _____

Year Principal Structure Built: 2001

What year did Seller acquire property? 2001

Roof: Year Shingles/Other Installed: Metal 2006/07

Water, moisture or leakage: _____

Comments: garage metal roof 3 yrs +/-, pipe brackets on roof replaced 2019

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: Burlington Modular Home serial MDW-401-JB-AC Hud label/NO TRA 516131 and TRA

Source of Section V information: Seller

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SECTION VI - ADDITIONAL INFORMATION

8x24 porch enclosed, completed. Hot water baseboard heating system installed. Metal roof installed on house and garage. 24x32 detached garage with 8x24 attached storage to back of garage.
paved driveway
added brackets for pipes on roof of house. Have flush furnace
2 years to 3 years.

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.

Aleta Green 7-7-19
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



AK6013 PG 166
N O T
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O F F I C I A L O F F I C I A L
C O P Y W A R R A N T Y D E E D C O P Y

1988

LARRY N. PERKINS AND DOROTHY A. PERKINS, both of Alton, Penobscot
County, Maine, for consideration paid, grant to ALETA D. GREEN, of Alton, Penobscot
County, Maine, with **WARRANTY COVENANTS**, the land in Alton, Penobscot County,
Maine.

A certain lot or parcel of land, together with any improvements thereon, located on
the westerly side of the road leading from Old Town to Hudson, known as Route #43, in
Old Town, Penobscot County, State of Maine, bounded and described as follows:


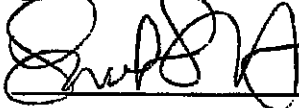
Beginning at a point on the westerly side of Route #43 marking the northeasterly
corner of Parcel Two described in deed from Alice Perry to Larry N. Perkins and
Dorothy A. Perkins, dated September 19, 1983, recorded in the Penobscot Registry of
deeds in Volume 3450, Page 71; thence South seven degrees, six minutes, forty
seconds East (S. 07° 06' 40" E.) by and along the westerly side of Route #43, a
distance of two hundred twenty-seven and fifty-nine hundredths (227.59) feet to a
point; thence South three degrees, fifty-three minutes, six seconds East (S. 03° 53'
06" E.) and continuing by and along the westerly side of Route #43, a distance of two
hundred twenty-two and fifty-seven hundredths (222.57) feet to a point; thence North
eighty-two degrees, sixteen minutes, fifty-two seconds West (N. 82° 16' 52" W.) a
distance of three hundred (300) feet to an iron pipe set; thence North three degrees,
fifty-three minutes, six seconds West (N. 03° 53' 06" W.) a distance of two hundred
twenty-two and fifty-seven hundredths (222.57) feet to a point marked by a survey
stake; thence North seven degrees, zero minutes, forty seconds West (N. 07° 00' 40"
W.) a distance of two hundred twenty-seven and fifty-nine hundredths (227.59) feet to
an iron pipe marking the northeasterly corner of premises conveyed by Larry N.
Perkins and Dorothy A. Perkins to James R. Gilbert, et al, Trustees of The Hirundo
Wildlife Trust, by deed dated March 9, 1989, recorded in said Registry in Volume
4413, Page 56; thence South eighty-two degrees, sixteen minutes, fifty-two seconds
East (S. 82° 16' 32" E.) a distance of three hundred (300.00) feet to the point of
beginning.

Being a portion of the premises conveyed by Alice Perry to Larry N. Perkins and
Dorothy A. Perkins, as joint tenants, by deed dated September 19, 1983 and recorded in the
Penobscot Registry of Deeds in Volume 3450, Page 71.

Together with all the privileges and appurtenances thereunto belonging.

WITNESS our hands and seals this
A.D. 1995.

6th day of December

Witness




Larry N. Perkins


Dorothy A. Perkins

NOT AN OFFICIAL COPY STATE OF MAINE OFFICIAL COPY

NOT BK 6018 PG 167

PENOBSCOT, ss.

December 6, 1995

Personally appeared the above named, Larry N. Perkins and Dorothy A. Perkins, and acknowledged the foregoing instrument to be their free act and deed:

OFFICIAL COPY Before me:

Notary Public-Attorney at Law

Printed Name: Sarah S. Zmisteowski, Esq.

Grantee's Address:
RFD #1, Box 444A
Old Town, Maine 04468

PENOBSCOT, ss RECEIVED

1995 DEC 15 P 2:54

Susan F. Bulley
REGISTER

"Maine Real Estate
Transfer Tax Paid"

Return to:
Spencer, Zmisteowski, Esq.
P.O. Box 467
Old Town, ME 04468