

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? n/a Yes No
If Yes, Date of most recent test: n/a Are test results available? .. Yes No
To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notation? n/a Yes No
If Yes, are test results available? n/a Yes No
What steps were taken to remedy the problem? n/a

IF PRIVATE:

INSTALLATION: Location: n/a
Installed by: n/a
Date of Installation: n/a

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

Comments: None

Source of Section I information: Seller

Seller Initials NS EQM Page 1 of 7 Buyer Initials _____

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: n/a

Have you experienced any problems such as line or other malfunctions? Yes No

What steps were taken to remedy the problem? n/a

IF PRIVATE:

Tank: Septic Tank Holding Tank Cesspool Other: _____

Tank Size: 500 Gallon 1000 Gallon Unknown Other: _____

Tank Type: Concrete Metal Unknown Other: _____

Location: n/a OR Unknown

Date installed: n/a Date last pumped: n/a Name of pumping company: n/a

Have you experienced any malfunctions? Yes No

If Yes, give the date and describe the problem: n/a

Date of last servicing of tank: n/a Name of company servicing tank: n/a

Leach Field: Yes No Unknown

If Yes, Location: n/a

Date of installation of leach field: n/a Installed by: n/a

Date of last servicing of leach field: n/a Company servicing leach field: n/a

Have you experienced any malfunctions? Yes No

If Yes, give the date and describe the problem and what steps were taken to remedy: n/a

Do you have records of the design indicating the # of bedrooms the system was designed for? Yes No

If Yes, are they available? n/a Yes No

Is System located in a Shoreland Zone? n/a Yes No Unknown

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

Comments: None

Source of Section II information: Seller

Seller Initials M.S.A.M.

Buyer Initials _____

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

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	FHA - Kerosene			
Age of system(s) or source(s)	260.5			
Name of company that services system(s) or source(s)	Dead River			
Date of most recent service call	9/17/19			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	Dead River 9/2018-9/2019 = 502 gallons - See attached.			
Malfunction per system(s) or source(s) within past 2 years	Dead River replaced blower motor in 2017.			
Other pertinent information	HW TANK - Electric			

- 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: _____

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 - 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? n/a Yes No Unknown

If no longer in use, how long have they been out of service? n/a Yes No Unknown

If tanks are no longer in use, have tanks been abandoned according to DEP? Yes No Unknown

Are tanks registered with DEP? n/a Yes No Unknown

Age of tank(s): n/a Size of tank(s): n/a

Location: n/a

Seller Initials MS BOM

Buyer Initials _____

PROPERTY LOCATED AT: 1185 Chase Rd. Trlr 1, Veazie, ME

What materials are, or were, stored in the tank(s)? n/a

Have you experienced any problems such as leakage: n/a Yes No Unknown

Comments: None

Source of information: Seller

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: n/a Yes No Unknown

Comments: None

Source of information: Seller

C. RADON/AIR - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: n/a By: n/a

Results: n/a

If applicable, what remedial steps were taken? n/a

Has the property been tested since remedial steps? n/a Yes No Unknown

Are test results available? n/a Yes No

Results/Comments: None

Source of information: Seller

D. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: n/a By: n/a

Results: n/a

If applicable, What remedial steps were taken? n/a

Has the property been tested since remedial steps? n/a Yes No Unknown

Are test results available? n/a Yes No

Results/Comments: None

Source of information: Seller

Seller Initials ms sq.m.

Buyer Initials _____

PROPERTY LOCATED AT: 1185 Chase Rd. Trlr 1, Veazie, ME

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: n/a

Do you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards: Yes No

If Yes, describe: n/a

Are you aware of any cracking, peeling or flaking paint? Yes No

Comments: None

Source of information: Seller

F. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown

LAND FILL: Yes No Unknown

RADIOACTIVE MATERIAL: Yes No Unknown

Other: n/a

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: n/a

Source of information: Seller

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? n/a

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: n/a

If Yes, who is responsible for maintenance (including road association, if any): n/a

Seller Initials WD E.A.M.

Buyer Initials _____

PROPERTY LOCATED AT: 1185 Chase Rd. Trlr 1, Veazie, ME

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?.....

..... Yes No Unknown

If Yes, explain: \$20,000 Homestead Exemption

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: None

Year Principal Structure Built: 2005

What year did Seller acquire property? 2005

Roof: Year Shingles/Other Installed: 2005

Water, moisture or leakage: None

Comments: None

Foundation/Basement:

Is there a Sump Pump? No basement Yes No Unknown

Water, moisture or leakage since you owned the property: n/a Yes No Unknown

Prior water, moisture or leakage? n/a Yes No Unknown

Comments: None

Mold: Has the property ever been tested for mold? Yes No Unknown

If Yes, are test results available? n/a 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: None

Source of Section V information: Seller

Seller Initials NS & A.M.

Buyer Initials _____

SECTION VI – ADDITIONAL INFORMATION

Shed is negotiable - 10'x8' - 2006-Built

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.

Merry Shepherd
SELLER _____ DATE _____
Merry Shepherd

SELLER _____ DATE _____

Evelyn Arlene Morse
SELLER Evelyn Arlene _____ DATE _____
morse

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 _____

Shepherd, Merry

1185 Chase Rd Lot 1

Veazie ME 04401

Property Data			Assessment Record			
Neighborhood	24 Silver's Park	Year	Land	Buildings	Exempt	Total
Tree Growth Year	0	2007	0	39,300	13,000	26,300
X Coordinate	0	2008	0	37,700	11,960	25,740
Y Coordinate	0	2010	0	37,000	9,500	27,500
Zone/Land Use	13 Residential 3	2011	0	36,200	9,500	26,700
Secondary Zone		2012	0	35,400	9,500	25,900
Topography	2 Rolling 7 Rough	2013	0	36,400	10,000	26,400
Level	4 Below St 7 Rough	2014	0	35,100	10,000	25,100
Rolling	5 Low 8.	2015	0	33,800	10,000	23,800
Above St	6 Swampy 9.	2016	0	32,800	15,000	17,800
Utilities	1 All Public	2017	0	31,600	20,000	11,600
Public	4 Dr Well 7 Septic	2018	0	34,000	20,000	14,000
Water	5 Dug Well 8 Holding Ta	2019	0	34,000	20,000	14,000
Sewer	6 Shared Wel 9 None					
Street	1 Paved					
	4 Proposed 7.					
	2 Semi Imp S R O W 8.					
	3 Gravel 9 None					
NAME CODE 1	0					
NAME CODE 2	0					
Sale Data						
Sale Date						
Price						
Sale Type						
1 Land	4 Mobile 7.					
2 L & B	5 Other 8.					
3 Building	6. 9.					
Financing						
1 Convent	4 Seller 7.					
2 FHA/VA	5 Private 8.					
3 Assumed	6 Cash 9 Unknown					
Validity						
1 Valid	4 Split 7 Renovate					
2 Related	5 Partial 8 Other					
3 Distress	6 Exempt 9.					
Verified						
1 Buyer	4 Agent 7 Family					
2 Seller	5 Pub Rec 8 Other					
3 Lender	6 MLS 9.					

Land Data			
Front Foot	Type	Effective	Influence
		Frontage	Depth
			Factor
			Code
11.			1 Use
12.			2 RW
13.			3 Topography
14.			4 Size/Shape
15.			5 Access
			6 Restriction
			7 Vacancy
			8 Semi-Improved
			9 Fract Share


Square Foot	Square Feet	Influence
		Code
16.		Acres
17.		
18.		
19.		
20.		

Fract. Acre	Acres	Influence
		Code
21 Homeste (Frac		
22 Basselct (Frac		
23.		
24 Homeste		
25 Basselct		
26 Frontage 1		
27 Frontage 2		
28 Rear Land 1		
29 Rear Land 2		

Acreage/Sites	Total Acreage
	0.00

Notes:

Veazie

Building Style	9.Colonial	9.Condo	10.Log	11.Other	12.Gambrel	SF Bmt Living	Fin Bmt Grade	OPEN 5 OPTIIONAL	Heat Type	5.FWA	9.No Heat	Layout
1.Conv.	5.Colonial	9.Condo	10.Log	11.Other	12.Gambrel	1.Modern	1.Typical	2.Inadeq	3.	4.4	7.	4.
2.Ranch	6.Split	10.Log	11.Other	12.Gambrel	1.HWBB	2.HWCI	5.	6.	7.	8.	9.	5.
3.R.Ranch	7.Contemp	11.Other	12.Gambrel	1.HWBB	2.HWCI	3.H Pump	8.	9.	10.	11.	12.	6.
4.Cape	8.Cottage	12.Gambrel	1.HWBB	2.HWCI	3.H Pump	4.Radiant	1.	2.	3.	4.	5.	7.
Other Units												
Stories	1.1	4.1.5	7.3.50	8.4	Cool Type	1.Refring	4.W&C Air	7.	8.	9.None	Insulation	1.Full
	2.2	5.1.75	8.4	9.	2.Evapor	2.Evapor	5.	8.	9.None	3.Capped	4.Minimal	5.Partial
	3.3	6.2.5	9.	9.None	3.H Pump	3.Capped	6.	9.None	Unfinished %	Grade & Factor	1.E Grade	4.B Grade
Exterior Walls	5.Shingles	9.Other	10.Alum	11.Log	Kitchen Style	1.Modern	4.Obsolete	7.	8.	9.Same	2.D Grade	5.A Grade
1.Wood	6.Brick	10.Alum	11.Log	12.Stone	2.Typical	2.Typical	5.	8.	9.Same	3.C Grade	6.AA Grade	7.AAA Grad
2.Vinyl	7.Single	11.Log	12.Stone	Bath(s) Style	1.Modern	1.Modern	4.Obsolete	7.	8.	9.None	SOFT (Footprint)	2.D Grade
3.Compos.	8.Concrete	12.Stone	Bath(s) Style	1.Modern	2.Typical	2.Typical	5.	8.	9.None	Condition	1.Poor	4.Avg
4.Asbestos	9.None	9.None	1.Modern	2.Typical	3.Old Type	3.Old Type	6.	9.None	7.V G	2.Fair	5.Avg+	8.Exc
Roof Surface	4.Composit	7.	Phys. % Good	3.Avg-	6.Good	9.Same				3.Avg	6.Good	9.Same
1.Asphalt	5.Wood	8.	Functional Code	7.	8.	9.Same						
2.Slate	6.Rolled R	9.	1.Incomp	4.Plb/Heat	7.	8.Frac Sha						
3.Metal	7.Full Bmt	8.	2.O-Built	5.	9.None							
SF Masonry Trim	8.Crawl Sp	9.None	3.Style	6.	7.							
OPEN-3-CUSTOM	9.None	9.	Econ. % Good									
OPEN-4-CUSTOM	1.1/4 Bmt	7.										
Year Built	2.1/2 Bmt	8.										
Year Remodeled	3.3/4 Bmt	9.None										
Foundation	Bamt Gar. # Cars											
1.Concrete	1.Dry	7.										
2.C Block	2.Damp	8.										
3.Br/Stone	3.Wet	9.										
Basement	4.Dirt	7.										
1.1/4 Bmt	5.	8.										
2.1/2 Bmt	6.	9.										
3.3/4 Bmt	7.											
Bamt Gar. # Cars	8.											
1.Wet Basement	9.											
2.Damp												
3.Wet												
												
Date Inspected	10/05/2012											
Additions, Outbuildings & Improvements												
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value					
813 Marlette MH	2005	16x76	0 0	4	0	% 100 %	500					
24 Frame Shed	0				%	%						
68 Wood Deck	2005	70	3 100	4	0	% 100 %						
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1.One Story Fram
2.Two Story Fram
3.Three Story Fr

1.Owner
2.Relative
3.Tenant

4.Agent
5.Estimate
6.Other

7.Vacant
8.Exist R
9.For Sale

1.Interior Inspect
2.Refusal
3.Informed

1.Owner
4.Agent
5.Estimate
6.Other

7.Vacant
8.Exist R
9.For Sale



Dead River Consumption

Michelle Weatherbee

1185 Chase Rd., Trailer 1, Veazie

From: Bonnie Hill <Bonnie.Hill@deadriver.com>
Sent: Tuesday, September 24, 2019 9:37 AM
To: Michelle Weatherbee
Subject: RE: SHEPHERD: Dead River Consumption Request

502 gallons of kerosene and yearly cleanings. We replaced the blower motor in 2017.

From: Michelle Weatherbee [mailto:michelle@therockteam.com]
Sent: Tuesday, September 24, 2019 9:24 AM
To: Bonnie Hill <Bonnie.Hill@deadriver.com>
Cc: Lewis Morrison <lewismorrison@eradawson.com>; Angie Allen <angie@therockteam.com>; Chet Rock <chet@therockteam.com>; Michelle Weatherbee <michelle@therockteam.com>; Pauline Rock <pauline@therockteam.com>
Subject: SHEPHERD: Dead River Consumption Request

Hi Bonnie,

We are requesting the following information for the property at **1185 Chase Rd., Trailer 1, Veazie**- Clients names: **Shepherd, Merry.**

- 9/2018- 9/2019 – Heating Kerosene Consumption
- 9/2017- 9/2019 – Heating/Cooling System Maintenance/Repairs

Attached is the **Authorization to Release Information** form.

Thank you so much,

Michelle Wilke Weatherbee

The Rock Team

Licensed Associate Broker & Client Care Coordinator

Check us out on Facebook!

ERA Dawson-
Bradford

417 Main Street
Bangor, ME.
04401

207.947.6788 -- Office
207.941.1640 -- Fax

The Rock Team greatly values and appreciates your business and we want you to know that if you have any questions or concerns, please call Pauline at 207-852-7625.