

Single Family CUSTOMER SYNOPSIS



MLS#: 995007 **Status:** Current
 102 Prairie Road, Salem Twp, ME 04983

Kickout No

List Price: \$ 170,000
Original Price: \$ 225,000
List Date: 10/20/10
Assoc. Fee /Mo:

Neigh'd/Assoc:
Directions:

General and information

Style: Ranch
#Rooms: 7 **#Bedrooms:** 3 **#Baths:** F = 2 1/2 = 0
SqFt Fin. Above Grade+/-: 1296 **SqFt Fin. Below Grade+/-:** 256 **Year Built +/-:** 1997
Source of Square Footage: Seller **SqFt Fin. Total+/-:** 1552

Color: **Lot Size (Acr) +/-:** 4.100 **Road Frontage +/-:**
Surveyed: Unknown **Source of Acreage:** SELLER
Seasonal: No **Zone:** as per town
Water Body:
WtrFrt: No **Amt Wtr Fmtge +/-:** **WF Shared +/-:** **WF Owned +/-:**

Interior information

	KT	DN	LR	FR	MBR	2BR	3BR	4BR	OT	OT2
Level:	1		1		1	1	1		1	B
Size:					16 x 16	9 x 10	12 x 12			
Cathedral Ceil:	Yes		Skylight: No	Wood Fireplace: 0		Gas Fireplace: 0		Heat Stove No		Heat Stove HU: No
Appliances:										

Remarks

Very well built and maintained home in Salem. Home offers kitchen with propane range and refrigerator, living room with cathedral ceilings, 16 x 16 Master Bedroom with 3/4 bath, and office or den in basement.

Property Features - NOTE: Check Detail Reports for complete list of features.

<p>Site: Rolling/Sloping Open, Wooded Driveway: Paved Parking: 1-4 Spaces Location: Rural View: Restrictions: Recreational Water: Roads: Public Transportation: Electric: Circuit Breakers Gas: Bottled Sewer: Private, Septic Existing On Site Water: Well Existing On Site, Private Construction: Wood Frame</p>	<p>Basement Info: Finished, Full Foundation Mtrls: Poured Concrete Exterior: Vinyl Siding Roof: Metal Heat System: Forced, Hot Air Heat Fuel: Propane Water Heater: Gas Cooling: No Cooling Floors: Vinyl, Tile, Carpet Vehicle Storage: No Vehicle Storage Amenities: 1ST Floor Bedroom, Deck, Master Bedroom w/Bath, Shed Accessibility Amenities: Equipment:</p>
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Tax/Deed/Community Information

Book/Page/Partial: 1755/326/ **Map/Block/Lot:** FR027/14.3 **Tax Amount/Yr:** \$ 753 / (2010)
School:

Off Market Information

Information Provided by: Kim Reynolds 009553 KRR



Office: Harris Real Estate 2084
Agent Phone: 207-779-9000

Office: 207-779-9000
Agent Cell: 207-462-9005

Email: kimreynolds@harrisrealestate.net

Virtual Tour:

LAgini:

List Office: Harris Real Estate



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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: 102 Prairie Road Salem, Me.

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: unk 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: North of Home
Installed BY: L. Libbey DATE of Installation: 1995
What is the source of your information: R. Raymond
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: West of home OR Unknown Date of Installation: 1996
Date of Last Servicing: 1996 Name of Company Servicing Tank: T. Fenwick Cons.
Have you experienced any malfunctions? _____ Yes No
If yes, give the date and describe the problem: _____

LEACH FIELD: _____ Yes No Unknown
IF YES: Location: West of Home
Date of installation of leach field: 1996 Installed By: T. Fenwick Cons.
Date of Last Servicing: 0 Name of Service Company: 0
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? Yes

SOURCE OF INFORMATION: R. Raymond

COMMENTS: _____

IS SYSTEM LOCATED IN A SHORELAND ZONE? _____ Yes No Unknown

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Buyer(s) Initials _____

Seller(s) Initials X RER X AMR

Harris Real Estate P.O. Box 329, Farmington ME 04938
Phone: (207) 779-9000

Fax: (207) 779-9002

Harris Real Estate

Produced with ZipForm™ by RE FormsNet, LLC 18025 Fifteen Mile Road, Clinton Township, Michigan 48035 www.zipform.com

form 3.2fx

PROPERTY LOCATED AT _____

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

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	Gas Hot Air Furnace			
Age of system(s)/source(s)	1996			
Name of company that services system(s)/source(s)	Weber Fuel Inc.			
Date of most recent service call	2005			
Annual consumption per system/source (i.e., gallons, kilowatt hours, cord(s))	870 Gallons For Heat, Cooking, + Hot Water			
Malfunction per system(s)/source(s) within past 2 years	0			
Other pertinent information				

Buried Oil Supply Line: gas Yes No Unknown
 Chimney(s) Lined: Yes No Unknown Age: _____ Sleeved: Yes No
 Is more than one heat source vented through one flue? Yes No Unknown Last Cleaned: _____

COMMENTS: _____

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? _____
 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 Unknown
 • in the siding? Yes No Unknown
 • in flooring tiles? Yes No Unknown
 • in the roofing shingles? 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: _____ 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 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: _____

F. 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
 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: _____

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PROPERTY LOCATED AT _____

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: Veteran's + Homestead Exemption

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

Age: Age of House: 1996

How long has Seller owned it: 1996

Roof: Age - Structure: 1996

Age - Shingles: Metal Roof

Moisture or leakage: 0

Comments: _____

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

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

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

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.

Russell Raymond
SELLER

10/20/2010
DATE

x Aleene M. Raymond
SELLER

10/21/10
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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