



**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.**

118 Winter Road

PROPERTY LOCATED AT: Rangeley,

**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: 2004 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: just left of driveway entrance

Installed BY: Goodwin DATE of Installation: unknown

USE: Number of Persons currently using system? 3

Does system supply water for more than one household? \_\_\_\_\_ ☐ Yes ☒ No ☐ Unknown

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

Source of SECTION I information: owner

**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 Gal. ☒ 1000 Gal. ☐ Unknown ☐ Other: \_\_\_\_\_  
 Tank Type: ☒ Concrete ☐ Metal ☐ Unknown ☐ Other: \_\_\_\_\_  
 Location: behind home OR ☐ Unknown Date of Installation: \_\_\_\_\_  
 Date Last Pumped: 2017 Name of Company Pumping Tank: Brackett's Pumping  
 Have you experienced any malfunctions? \_\_\_\_\_ ☐ Yes ☒ No  
 If yes, give the date and describe the problem: \_\_\_\_\_

Date of Last Servicing of tank: 2017 Name of Company Servicing Tank: Brackett's Pumping

LEACH FIELD: \_\_\_\_\_ ☒ Yes ☐ No ☐ Unknown

IF YES: Location: back lawn of home

Date of installation of leach field: August 18, 2018 Installed by: unknown

Date of Last Servicing of leach field: \_\_\_\_\_ Name of Company Servicing leach field: \_\_\_\_\_

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? \_\_\_\_\_

Is System located in a Shoreland Zone? \_\_\_\_\_ ☐ Yes ☒ No ☐ Unknown

Is System located in a Coastal Shoreland Zone? \_\_\_\_\_ ☐ Yes ☒ No ☐ Unknown

COMMENTS: septic inspection satisfactory in 2017

Source of SECTION II information: owner

2018

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Seller(s) Initials

Buyer(s) Initials

Allied Realty, P.O. Box 1202 Rangeley ME 4970  
 Mark Schoenthaler

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Phone: (207)864-3900

Fax: 207 474 2037

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PROPERTY LOCATED AT 118 Winter Road, Rangeley,

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

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	hot air furnace	wood stove		
Age of system(s)/source(s)	27 years	unknown		
Name of company that services system(s)/source(s)	Augusta Fuel			
Date of most recent service call				
Annual consumption per system/source (i.e., gallons, kilowatt hours, cord(s))				
Malfunction per system(s)/source(s) within past 2 years				
Other pertinent information				

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, lined: ☒ Yes ☐ No ☐ Unknown Last Cleaned: 2016  
 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: \_\_\_\_\_ Direct/Power Vent: ☐ Yes ☐ No ☐ Unknown

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

Source of SECTION III information: owner

**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 ☐ UnknownIF YES: Are tanks in current use? ☐ Yes ☐ No ☐ Unknown

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 ☐ UnknownIf tanks are no longer in use, have tanks been abandoned according to D.E.P.? ☐ Yes ☐ No ☐ Unknown

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

Source of information: owner

**B. ASBESTOS - Current or previously existing:**

- as insulation on the heating system pipes or duct work? ☐ Yes ☒ No ☐ Unknown 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: owner

**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 ☐ UnknownAre test results available? ☐ Yes ☐ No Results & Comments: \_\_\_\_\_

Source of information: owner

**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 ☐ UnknownAre test results available? ☐ Yes ☐ No Results & Comments: \_\_\_\_\_

Source of information: owner

**E. LEAD-BASED PAINT/PAINT HAZARDS - Current or previously existing: (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 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: \_\_\_\_\_

Source of information: owner

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Seller(s) Initials

Buyer(s) Initials

PROPERTY LOCATED AT **118 Winter Road, Rangeley,**

## F. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☐ No ☐ UnknownLAND FILL: ☐ Yes ☐ No ☐ UnknownRADIOACTIVE MATERIAL: ☐ Yes ☐ No ☐ Unknown

Source of information: \_\_\_\_\_

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 way, private road/homeowner associations (including condominiums and PUD's) or restrictive covenants? ☒ Yes ☐ No ☐ UnknownIF YES: Explain: **right of way**Is access by means of a non-public way? ☒ Yes ☐ No ☐ Unknown If YES, who is responsible for maintenance? **Winter Road Association**What is your source of information: **owner**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 ☐ UnknownIF YES: Explain: \_\_\_\_\_ Forest Management and Harvest Plan available? ☐ Yes ☒ No ☐ Unknown• Is this house currently covered by a 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: **1999** What year did Seller acquire property? **08/04**• Roof: Year Shingles/Other Installed: **metal**Water, moisture or leakage: **none**

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

Foundation/Basement: Sump Pump: ☐ Yes ☒ No ☐ Unknown Comments: \_\_\_\_\_• Water, moisture or leakage since you owned the property: ☐ Yes ☒ No ☐ Unknown Comments: \_\_\_\_\_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• Manufactured Housing: 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: \_\_\_\_\_

Source of SECTION V information: **owner**

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.

DocuSigned by  
Raymond R. Briere

8/21/2018 3:43:29 PM EDT

43FE0858 SELLER

**Raymond R. Briere**

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

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**RELEASE DEED**

I, **Cynthia L. Briere**, with a mailing address of 65 Hadley Street, South Hadley, MA 01075, for consideration paid, release to **Raymond R. Briere**, with a mailing address of 46 Ross Road, Old Orchard Beach, ME 04064, all of my interest in a certain lot or parcel of land, together with any buildings thereon, situated off the Kennebago Road now known as Loon Lake Road, so-called, in the Town of **Rangeley**, Franklin County, State of Maine, bounded and described as follows:

Being Lot No. 13 as shown on Plan entitled "Plan I, Phase I, Skylands", which Plan is recorded in Book 138½, Page 54 of the Franklin County Registry of Deeds.

Being a part and a part only of the premises conveyed to said Skylands by warranty deed of Richard T. Vreeland and Faith E. Vreeland dated June 20, 1974, and recorded in said Registry of Deeds in Book 469, Page 279.

Also, hereby conveying the right to travel by foot or vehicle, in common with others, over and along Winter Way running from Lots 11, 12, 13, 14 and 15, along the access road as now travelled, to the Kennebago Road now known as Loon Lake Road.

Meaning and intending to convey all and the same premises conveyed by Craig Ricker to Raymond R. Briere and Cynthia L. Briere by deed dated July 27, 2004, and recorded in the Franklin County Registry of Deeds in Book 2488, Page 281.

WITNESS my hand and seal this 14<sup>th</sup> day of January, 2015 2016 (CB)

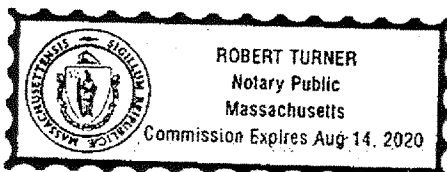
[Signature]  
Witness

Cynthia L. Briere  
Cynthia L. Briere

COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss. January 14, 2015 2016 (CB)

Then personally appeared the above-named Cynthia L. Briere, and acknowledged the foregoing instrument to be her free act and deed,



[Signature]  
Notary Public

Realestate\Briere\ReleaseDeed

SEAL

Received  
Franklin County Registry of Deeds  
Susan A Black, REGISTER

Maine Real Estate  
Transfer Tax Not Necessary

458  
4/2/16  
CW