

PROPERTY LOCATED AT: 641 Corinth Road, Garland,

### 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 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. STRIKE, 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 (if any): .....  N/A  Yes  No  Unknown  
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: \_\_\_\_\_ 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: (Strike Section if Not Applicable):

INSTALLATION: Location: off the back deck  
Installed by: dunham Inc  
Date of Installation: UNKNOWN  
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: Current owner

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**SECTION II – WASTE WATER DISPOSAL**

TYPE OF SYSTEM:  Public  Private  Quasi-Public \_\_\_\_\_  Unknown

IF PUBLIC OR QUASI-PUBLIC (Strike Section if Not Applicable):

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 (Strike Section if Not Applicable):

Tank:  Septic Tank  Holding Tank  Cesspool  Other: \_\_\_\_\_

Tank Size:  500 Gallon  1000 Gallon  Unknown  Other: Located Approx. 15' behind

Tank Type:  Concrete  Metal  Unknown  Other: right rear corner of house.

Location: end of second driveway OR  Unknown

Date installed: unknown Date last pumped: Sept 20 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: 9/20/20 Name of company servicing tank: Hall Septic

Leach Field: .....  Yes  No  Unknown

If Yes, Location: Rear of house

Date of installation of leach field: ? Installed by: ?

Date of last servicing of leach field: ? Company servicing leach field: \_\_\_\_\_

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

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

Source of Section II information: Current owner

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

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	<u>FHA</u>			
Age of system(s) or source(s)	<u>2001</u>			
Name of company that services system(s) or source(s)	<u>AE. Robinson</u>			
Date of most recent service call	<u>12/2021</u>			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	<u>Kevozene 3789ALS 2021</u>			
Malfunction per system(s) or source(s) within past 2 years	<u>None</u>			
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, 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(s) been inspected? .....  Yes  No  Unknown
- If Yes, date: \_\_\_\_\_
- Date chimney(s) last cleaned: unknown
- Direct/Power Vent(s): .....  Yes  No  Unknown
- Has vent(s) been inspected? .....  Yes  No  Unknown
- If Yes, date: \_\_\_\_\_

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

Source of Section III information: current owner

**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? \_\_\_\_\_
- 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: \_\_\_\_\_

**E. METHAMPHETAMINE** - Current or previously existing:

Yes  No  Unknown

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

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

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**F. 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: \_\_\_\_\_

**G. OTHER HAZARDOUS MATERIALS** - Current or previously existing:

TOXIC MATERIAL: .....  Yes  No  Unknown

LAND FILL: .....  Yes  No  Unknown

RADIOACTIVE MATERIAL: .....  Yes  No  Unknown

Other: \_\_\_\_\_

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

**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, homeowner associations (including condominiums and PUD's) or restrictive covenants? .....  Yes  No  Unknown

If Yes, explain: \_\_\_\_\_

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

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? \_\_\_\_\_

Road Association Name (if known): \_\_\_\_\_

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PROPERTY LOCATED AT: 641 Corinth Road, Garland,

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: Home Steading

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 (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: \_\_\_\_\_

Year Principal Structure Built: 2000

What year did Seller acquire property? 2004

Roof: Year Shingles/Other Installed: 2019 all new roof no leaks

Water, moisture or leakage: None

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

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: property on slab

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

If Yes, are test results available? .....  Yes  No

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

Electrical:  Fuses  Circuit Breaker  Other: \_\_\_\_\_  Unknown

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

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 defects or hazardous materials caused by insect or animal infestation inside or on the residential structure

.....  Yes  No  Unknown

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

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: None known

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

Source of Section V information: Current owner

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**SECTION VI – ADDITIONAL INFORMATION**

*Do not believe town map is completely correct. Owner does not believe she owns on the other side of the Kewluskeag stream.*

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.

Jane Small          4/10/22  
SELLER                                  DATE                                  SELLER                                  DATE  
Jane Small

\_\_\_\_\_  
SELLER                                  DATE                                  SELLER                                  DATE

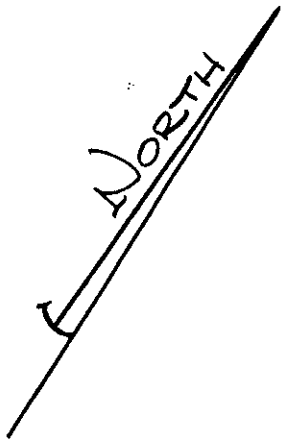
I/We have read and received a copy of this disclosure, the arsenic in wood fact sheet, the arsenic in water brochure, and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

\_\_\_\_\_  
BUYER                                  DATE                                  BUYER                                  DATE

\_\_\_\_\_  
BUYER                                  DATE                                  BUYER                                  DATE



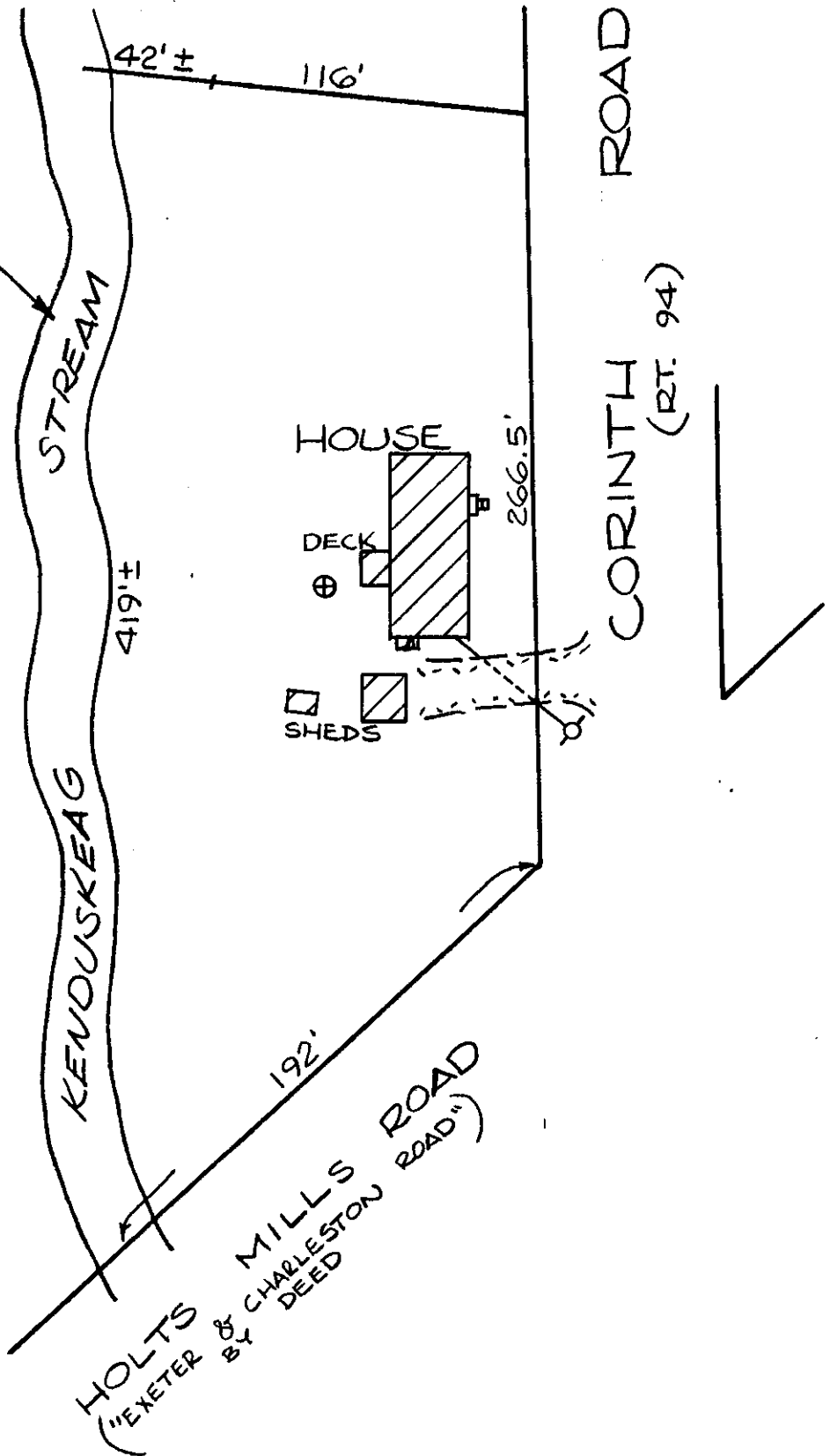
PROPERTY LINE IS CENTERLINE OF STREAM



1" = 60'

**LEGEND:**

- PIN, ROD, BOLT OR REBAR
- PIPE
- GRANITE, STONE MONUMENT
- WOOD POST
- ▨ BUILDING
- ▨ DRIVEWAY, PARKING AREA
- ⊕ UTILITY POLE
- OVERHEAD UTILITY WIRES
- ~ STREAM, BROOK, DRAINAGE
- ⊖ STONE WALL
- ✕✕ WIRE FENCE, CHAIN LINK FENCE
- WOOD FENCE
- ⊕ WELL





Joe Lawlor

From: Joe Lawlor  
Sent: Wednesday, April 13, 2022 1:30 PM  
To: Joe Lawlor  
Subject: Garland info

If after contacting both the dealer and manufacturer concerning potential defects in your home, and unresolved, you may contact the DEPARTMENT OF PROFESSIONAL AND FINANCIAL MANUFACTURED HOUSING BOARD, 35 STATE HOUSE STATION, AUGUSTA, MAINE 04333, 7634-3612.

**STATE OF MAINE**  
**HOME INSTALLATION WARRANTY**

This SEAL remains the property of THE STATE OF MAINE MANUFACTURED HOUSING BOARD.

New Mobile X Used Mobile \_\_\_\_\_ Modular \_\_\_\_\_

A. HUD label number (if applicable): \_\_\_\_\_  
 B. State seal or compact number (if applicable): \_\_\_\_\_  
 C. Dealer name: Imperial Homes  
 D. Installer's name: Imperial Homes  
 E. Installer's address: 16 Lunn Lane, Eddington, Me 04428  
 F. Installer's license #: DL90000169  
 G. Date installed: 8-14-00  
 H. Physical address where home is installed: route 94, Garland \_\_\_\_\_, Maine

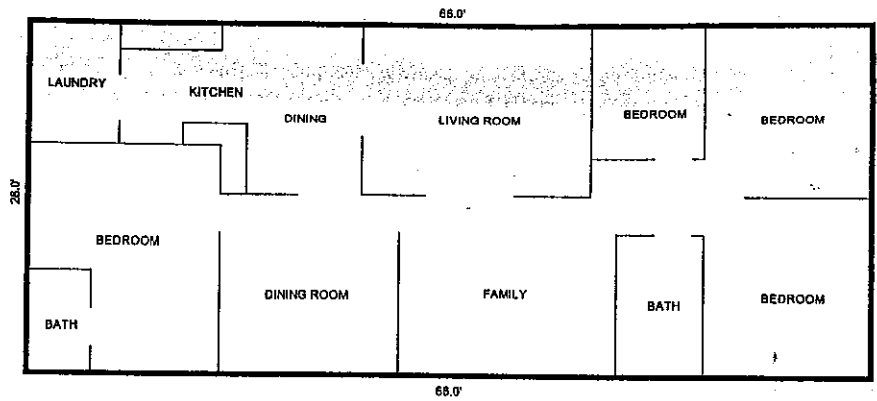
I. Blake O. Smith III of Imperial Homes, duly appointed by the State of Maine Manufacturing Board.  
 SIGNATURE OF INSTALLER: Blake O. Smith III

10 M.R.S.A. Section 1444-A, Installation Warranty

The installer or the installer and the dealer, when the dealer is responsible for the installation, shall provide a written warranty with new manufactured housing unit installed for a buyer. The installer shall complete and affix this seal to the home at the time of installation.

- Materials and workmanship.** That the installation is free from any substantial defects in materials or workmanship; appropriate correction within one year from the date of the installation of the manufactured housing in instances of substantial defects in materials or workmanship; defects to the installer or the dealer, when the dealer is responsible for installation, at the installer's or the dealer's expense; and
- Liability.** That the installer or the dealer is responsible for installation, at the installer's or the dealer's expense, for the fulfillment of the terms of the warranty; and
- Name, address and phone number of installer.** The name, address and phone number of the installer, when the installer is responsible for the installation, to whom written notice of defects must be mailed or delivered by the buyer.

If you have a problem with your home, you should contact your installer or dealer. If the problem is not resolved by the installer or dealer, you can contact the Department of Professional and Financial Regulation, Manufactured Housing Board, 35 State House Station, Augusta, Maine 04333, telephone (207) 634-3612.



Sketch by Apex IV™

Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Size	Net Totals
GLA1	First Floor	1848.00	1848.00
TOTAL LIVABLE (rounded)			1848

LIVING AREA BREAKDOWN		
Breakdown	Subtotals	
First Floor	1848.00	
28.0 x 66.0	1848.00	
1 Calculation Total (rounded)	1848	

**Town of Garland**  
**Tax Information Sheet**  
**As of: 03/01/2022**

**Account:** 721                      **Name:** Johnston, Jane A

**Location:** 641 Corinth Road

**Map and Lot:** 003-040

**Sale Date:**

**Deed Reference:** B9703P167

**Sale Price:**

**Land:** 31,000

**Total Acres:** 2

**Building:** 91,400

**Tree Growth:** Soft : 0 Mixed : 0 Hard : 0

**Exempt** 25,000

**Farmland:**

**Total:** 97,400

**Open Space:**

**Exempt Codes:** Amount

**Zoning:** 11 - All Zones

16 - Homestead Exempt 25,000

**SFLA:** 1782

**Amount      Mill Rate**

**Last Billed : 2021-1**

1,051.92      10.800

**Previous Billed : 2020-1**

246.74      16.900

There are no outstanding taxes.

Information Given By: \_\_\_\_\_

Title: \_\_\_\_\_ 03/01/2022

All calculations are as of: 03/01/2022

NOT AN OFFICIAL WARRANTY DEED OFFICIAL COPY

JACQUELINE ANN PARSONS WILSON and DAVID W. WILSON both of Bangor, County of Penobscot, State of Maine, for consideration paid, grant to JAMES A. JOHNSTON of Veazie, County of Penobscot, State of Maine, with Warranty Covenants, a certain lot or parcel of land with the buildings thereon, situated in Garland, County of Penobscot, State of Maine, bounded and described as follows, to wit:

Commencing at the point of intersection of the generally southwesterly line of the Garland and Corinth Road (Route 94) with the generally westerly line of the Exeter and Charleston Road (sometimes know as the Holts Mills to Exeter Road); thence North 33° 30' West along the generally southwesterly line of said Garland and Corinth Road, a distance of 266.5 feet, more or less, to an iron pipe set in the ground in the generally southeasterly line of land now or formerly owned or occupied by J. and R. Thomas; thence South 63° West along the generally southeasterly line of said Thomas, a distance of 116 feet, more or less, to an iron pipe set in the ground; thence continuing on the same course a distance of 42 feet, more or less, to the center of the Kenduskeag Stream; thence in a generally southeasterly direction, along the center line of said Kenduskeag Stream, a distance of 419 feet, more or less, to the point of intersection with the generally westerly line of the bridge over which the Exeter and Charleston Road is located; thence North 14° 30' East along the generally westerly line of said bridge and the generally westerly line of said Exeter Charleston Road, a distance of 192 feet, more or less, to the point of beginning.

There is also hereby conveyed all our right, title and interest in and to the area between the generally northeasterly line of the parcel above described and the center line of said Garland and Corinth Road, and between the generally easterly line of the parcel above described and the center line of said Exeter and Charleston Road.

The description of the subject property is based upon a survey by William E. Webber.

For Grantors Source of title, reference may be had to deed of Jacqueline Ann Parsons Wilson, dated June 22, 2000, recorded in Penobscot County Registry of Deeds, Volume 7399, Page 165.

Subject to any utility easements of record and to taxes for the current fiscal year, to be prorated between the parties as of the date of delivery of this deed.

Witness our hands and seal this 5th day of December, 2004.

Witness:

*John R. Wilson*  
\_\_\_\_\_  
JOHN R. WILSON  
TO BOTH

*David W. Wilson*  
\_\_\_\_\_  
David W. Wilson

*Jacqueline Wilson*  
\_\_\_\_\_  
Jacqueline Ann Parsons Wilson

STATE OF MAINE

County of Penobscot, ss.

December 5, 2004

Personally appeared the above named David W. Wilson and Jacqueline Ann Parsons Wilson, and acknowledged the foregoing instrument to be their free act and deed.

Before me,

*John R. Wilson*  
\_\_\_\_\_  
Notary Public

Type/print Name:

JOHN R. WILSON, ESQ.

"Maine Real Estate  
Transfer Tax Paid"

PENOBSCOT COUNTY, MAINE

*Susan F. Bebb*  
Register of Deeds

