

# CWA & Lake St.

## Real Estate

### Property Information Package

207-794-2460

[cwa@cwalakestreet.com](mailto:cwa@cwalakestreet.com)  
<http://www.cwalakestreet.com>

#### **NOTICE TO POTENTIAL BUYERS AND BROKERS**

This information contained in this property information package is subject to errors, omissions, prior sales, changes or withdrawals without notice.

*If you intend to use this information in conjunction with an offer to purchase, it is your responsibility to check with the listing agent to insure that you have the most up-to-date and accurate information available. Thank you.*



Dept. of Professional & Financial Regulation  
Office of Licensing & Registration  
**MAINE REAL ESTATE COMMISSION**

35 State House Station Augusta ME 04333-0035



## REAL ESTATE BROKERAGE RELATIONSHIPS FORM

### *Right Now You Are A Customer*

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in

a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

Maine law requires all real estate brokerage companies and their affiliated licensees ("licensee") to perform certain basic duties when dealing with a buyer or seller. You can expect a real estate licensee you deal with to provide the following customer-level services:

- √ To disclose all material defects pertaining to the physical condition of the real estate that are known by the licensee;
- √ To treat both the buyer and seller honestly and not knowingly give false information;
- √ To account for all money and property received from or on behalf of the buyer or seller; and
- √ To comply with all state and federal laws related to real estate brokerage activity.

Until you enter into a written brokerage agreement with the licensee for client-level representation you are considered a "customer" and the licensee is not your agent. **As a customer you should not expect the licensee to promote your best interests or to keep any information you give to the licensee confidential, including your bargaining position.**

### *You May Become A Client*

If you want a licensee to represent you, you will need to enter into a written listing agreement or a written buyer representation agreement. These agreements create a **client-agent relationship** between you and the licensee. As a client you can expect the licensee to provide the following services, **in addition to** the basic services required of all licensees listed above:

- √ To perform the terms of the written agreement with skill and care;
- √ To promote your best interests;
  - For seller clients this means the agent will put the seller's interests first and negotiate for the best price and terms for the seller;
  - For buyer clients this means the agent will put the buyer's interests first and negotiate for the best price and terms for the buyer; and
- √ To maintain the confidentiality of specific client information, including bargaining information.

### **COMPANY POLICY ON CLIENT-LEVEL SERVICES — WHAT YOU NEED TO KNOW**

The real estate brokerage company's policy on client-level services determines which of the three types of agent-client relationships permitted in Maine may be offered to you. The agent-client relationships permitted in Maine are as follows:

- √ The company and all of its affiliated licensees represent you as a client (called "single agency");
- √ The company appoints, with your written consent, one or more of the affiliated licensees to represent you as an agent(s) (called "appointed agency");
- √ The company may offer limited agent level services as a **disclosed dual agent**.

### **WHAT IS A DISCLOSED DUAL AGENT?**

In certain situations a licensee may act as an agent for and represent both the buyer and the seller in the same transaction. This is called **disclosed dual agency**. *Both the buyer and the seller must consent to this type of representation in writing.*

Working with a dual agent is not the same as having your own exclusive agent as a single or appointed agent. For instance, when representing both a buyer and a seller, the dual agent must not disclose to one party any confidential information obtained from the other party.

**Remember**  
*Unless you enter into a written agreement for agency representation, you are a customer—not a client.*

### **THIS IS NOT A CONTRACT**

It is important for you to know that this form is not a contract. The licensee's completion of the statement below acknowledges that you have been given the information required by Maine law regarding brokerage relationships so that you may make an informed decision as to the relationship you wish to establish with the licensee/company.

*To Be Completed By Licensee*

This form was presented on (date) \_\_\_\_\_

To \_\_\_\_\_  
Name of Buyer(s) or Seller(s)

by \_\_\_\_\_  
Licensee's Name

on behalf of \_\_\_\_\_  
Company/Agency

MREC Form#3 Revised 07/06

To check on the license status of the real estate brokerage company or affiliated licensee go to [www.maineprofessionalreg.org](http://www.maineprofessionalreg.org). Inactive licensees may not practice real estate brokerage.

## Public Detail Report

MLS #: 1603949

County: Penobscot

Seasonal: No

List Price: \$85,000

Status: Active

Property Type: Residential

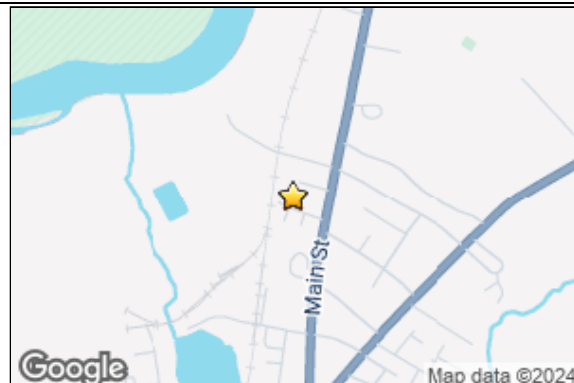
Original List Price: \$85,000

**Directions:** From the lights at the N end of Main St, go straight up Main St to Grindle St (first St on left). Turn left on Grindle St. This is the fourth house on the right. A sign is up.



**13 Grindle Street  
Lincoln, ME 04457-1505**

**List Price: \$85,000  
MLS#: 1603949**



## General Information

<b>Sub-Type:</b> Single Family Residence	<b>Year Built:</b> 1920	<b>Rooms:</b> 8	<b>Sqft Fin Abv Grd+/-:</b> 1,050
<b>Style:</b> New Englander	<b>Fireplaces Total:</b> 0	<b>Beds:</b> 3	<b>Sqft Fin Blw Grd+/-:</b> 0
<b>Color:</b> Yellow and Gray		<b>Baths:</b> 1/1	<b>Sqft Fin Total+/-:</b> 1,050
			<b>Source of Sqft:</b> Public Records

## Land Information

<b>Leased Land:</b> No	<b>Waterfront:</b> No	<b>Road Frontage +/-:</b> 65
<b>Lot Size Acres +/-:</b> 0.39	<b>Water Views:</b> No	<b>Source of Rd Front:</b> Public Records
<b>Source of Acreage:</b> Public Records		<b>Zoning:</b> C-2
<b>Surveyed:</b> Unknown		<b>Zoning Overlay:</b> No

## Interior Information

<b>Full Baths Bsmnt:</b> 0	<b>Half Baths Bsmnt:</b> 0	<b>VA Certification:</b>							
<b>Full Baths Lvl 1:</b> 0	<b>Half Baths Lvl 1:</b> 1								
<b>Full Baths Lvl 2:</b> 1	<b>Half Baths Lvl 2:</b> 0								
<b>Full Baths Lvl 3:</b> 0	<b>Half Baths Lvl 3:</b> 0								
<b>Full Baths Upper:</b> 0	<b>Half Baths Upper:</b> 0								
<b>Appliances:</b> Dryer; Electric Range; Microwave; Refrigerator; Washer; Other Appliances: Misc. furnishings									
<b>Room Name</b>	<b>Length</b>	<b>Width</b>	<b>Level</b>	<b>Room Features</b>	<b>Room Name</b>	<b>Length</b>	<b>Width</b>	<b>Level</b>	<b>Room Features</b>
Kitchen	11	12	First		Mud Room	9	11	First	Closet
Dining Room	8	8	First	Dining Area	Sunroom	6	30	First	Three-Season
Living Room	11	14	First						
Bedroom 1	8	14	Second	Closet					
Bedroom 2	8	10	Second	Closet					
Bedroom 3	8	9	Second						

## Property Features

<b>Site:</b> Level; Open	<b>Construction:</b> Wood Frame
<b>Driveway:</b> Gravel	<b>Basement Info:</b> Other; Other Description: Granite & Mortar
<b>Parking:</b> 1 - 4 Spaces	<b>Foundation Materials:</b> Granite; Poured Concrete
<b>Location:</b> Intown; Near Golf Course; Near Public Beach; Near Railroad; Near Shopping	<b>Exterior:</b> Asbestos
<b>Roads:</b> Dead End; Paved; Public	<b>Roof:</b> Pitched; Shingle
<b>Electric:</b> Circuit Breakers	<b>Heat System:</b> Baseboard; Hot Water; Stove
<b>Gas:</b> No Gas	<b>Heat Fuel:</b> Oil; Wood
<b>Sewer:</b> Public Sewer	<b>Water Heater:</b> Off Heating System
<b>Water:</b> Public	<b>Cooling:</b> None
<b>Basement Entry:</b> Interior	<b>Floors:</b> Carpet; Laminate; Vinyl; Wood
	<b>Veh. Storage:</b> No Vehicle Storage
	<b>Garage:</b> No
	<b>Garage Spaces:</b> 0
	<b>Amenities:</b> Furniture Included; Laundry - 1st Floor
	<b>Patio and Porch Features:</b> Porch

## Tax/Deed Information

<b>Book/Page/Deed:</b> 14783/99/All	<b>Full Tax Amt/Yr:</b> \$2,036/ 2025	<b>Map/Block/Lot:</b> 141//007
<b>Deed/Conveyance Type Offered:</b> Warranty	<b>School District:</b> RSU 67	<b>Tax ID:</b> LNCN-000141-000000-000007

## Remarks

**Remarks:** This solid older home is in move in condition and is affordable. Lots of character, a large sun porch, a large back yard and a dead end street are just some of the reasons you should come look at this one. The price demonstrates the owner's motivation. Come take a look today.

**LO:** CWA & Lake Street Real Estate

## Listing provided courtesy of:

**Edmund {Tate} Aylward**  
CWA & Lake Street Real Estate  
5 Lake Street  
Lincoln, ME 04457  
207-794-4208  
207-794-2460  
[tate@cwalakestreet.com](mailto:tate@cwalakestreet.com)  
<http://cwalakestreet.com/>

Prepared by Edmund {Tate} Aylward on Tuesday, September 17, 2024 3:45 PM.

The information on MLS listings has been assembled from various sources of varying degrees of reliability. Any information that is critical to your buying decision should be independently verified. All dimensions are approximate and not guaranteed. Copyright Maine Listings © 2024 and FBS.



# Blood, P

Lincoln, ME



September 2, 2017

1 inch = 33 Feet

[www.cai-tech.com](http://www.cai-tech.com)



From the lights at the North end of Main Street, Go straight up Main Street (a/k/a Route #2) to the intersection with Grindle Street (The second Street on your left, just past Libby Street on your right.). Turn left onto Grindle Street. This is the fourth house on the right. A sign is up.



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

PROPERTY LOCATED AT: 13 Grindle Street, Lincoln, ME 04457

### 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: N/A 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? N/A

~~IF PRIVATE. (Strike Section if Not Applicable).~~

~~INSTALLATION. Location: \_\_\_\_\_~~

~~Installed by: \_\_\_\_\_~~

~~Date of Installation: \_\_\_\_\_~~

~~USE: Number of persons currently using system: \_\_\_\_\_~~

~~Does system supply water for more than one household?  Yes  No  Unknown~~

Comments: None

Source of Section I information: Owner and Observation.

Buyer Initials \_\_\_\_\_

Page 1 of 8

Seller Initials Initial  
AB

PROPERTY LOCATED AT: 13 Grindle Street, Lincoln, ME 04457

**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: **The sewer line was replaced in 2018.**

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 (Strike Section if Not Applicable):~~

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

~~Tank Size:  500 Gallon  1000 Gallon  Unknown  Other: \_\_\_\_\_~~

~~Tank Type:  Concrete  Metal  Unknown  Other: \_\_\_\_\_~~

~~Location: \_\_\_\_\_ OR  Unknown~~

~~Date installed: \_\_\_\_\_ Date last pumped: \_\_\_\_\_ 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: \_\_\_\_\_~~

~~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: **There have been no issues since the line was replaced.**

Source of Section II information: Owner.

Buyer Initials \_\_\_\_\_

Seller Initials 

PROPERTY LOCATED AT: 13 Grindle Street, Lincoln, ME 04457

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

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S) of System	Oil Hwbb	Woodstove		
Age of system(s) or source(s)	Unknown	Unknown		
TYPE(S) of Fuel	Heating Oil	Wood		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	541.5 gallons 9/1/23-8/31/24	N/A		
Name of company that services system(s) or source(s)	Justin Harvey	N/A		
Date of most recent service call	September 2023	N/A		
Malfunctions per system(s) or source(s) within past 2 years	Thermostat replaced in 2024	N/A		
Other pertinent information	The house was not occupied 9/1/23-8/31/24	The woodstove has not been used for years.		

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: N/A

Date chimney(s) last cleaned: N/A

Direct/Power Vent(s):  Yes  No  Unknown

Has vent(s) been inspected?  Yes  No  Unknown

If Yes, date: N/A

Comments: **None**

Source of Section III information: **Owner and CN Brown**

**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): N/A Size of tank(s): N/A

Location: N/A

Buyer Initials \_\_\_\_\_

Page 3 of 8

Seller Initials 

PROPERTY LOCATED AT: 13 Grindle Street, Lincoln, ME 04457

What materials are, or were, stored in the tank(s)? N/A

Have you experienced any problems such as leakage: .....  Yes  No  Unknown

Comments: None

Source of information: Owner.

**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: None

Source of information: Owner and observation.

**C. RADON/AIR** - Current or previously existing:

Has the property been tested? .....  Yes  No  Unknown

If Yes: Date: N/A By: N/A

Results: None

If applicable, what remedial steps were taken? N/A

Has the property been tested since remedial steps? .....  Yes  No  Unknown

Are test results available? .....  Yes  No

Results/Comments: None

Source of information: Owner.

**D. RADON/WATER** - Current or previously existing:

Has the property been tested? .....  Yes  No  Unknown

If Yes: Date: N/A By: N/A

Results: None

If applicable, what remedial steps were taken? N/A

Has the property been tested since remedial steps? .....  Yes  No  Unknown

Are test results available? .....  Yes  No

Results/Comments: None

Source of information: Owner.

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

Yes  No  Unknown

Comments: None

Source of information: Owner.

Buyer Initials \_\_\_\_\_

Seller Initials  \_\_\_\_\_



PROPERTY LOCATED AT: 13 Grindle Street, Lincoln, ME 04457

**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: 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: **1. See the Lead Paint Addendum. 2. See cracking, peeling and flaking onsite.**

Source of information: Owner and tax records for age.

**G. 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: Owner.

**Buyers are encouraged to seek information from professionals regarding any specific issue or concern.**

**SECTION V — ACCESS TO THE PROPERTY**

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: N/A

Source of information: Owner and deed.


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

Road Association Name (if known): N/A

Source of information: Municipal Records.

Buyer Initials \_\_\_\_\_

Seller Initials  \_\_\_\_\_

PROPERTY LOCATED AT: 13 Grindle Street, Lincoln, ME 04457

**SECTION VI – FLOOD HAZARD**

For the purposes of this section, Maine law defines "flood" as follows:

- (1) A general and temporary condition of partial or complete inundation of normally dry areas from:(a) The overflow of inland or tidal waters; or (b) The unusual and rapid accumulation or runoff of surface waters from any source; or
- (2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event that results in flooding as described in subparagraph (1), division (a).

For purposes of this section, Maine law defines "area of special flood hazard" as land in a floodplain having 1% or greater chance of flooding in any given year, as identified in the effective federal flood insurance study and corresponding flood insurance rate maps.

During the time the seller has owned the property:

Have any flood events affected the property? .....  Yes  No  Unknown

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

Have any flood events affected a structure on the property? .....  Yes  No  Unknown

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

Has any flood-related damage to a structure occurred on the property? .....  Yes  No  Unknown

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

Has there been any flood insurance claims filed for a structure on the property? .....  Yes  No  Unknown

If Yes, indicate the dates of each claim: \_\_\_\_\_

Has there been any past disaster-related aid provided related to the property or a structure on the property from federal, state or local sources for purposes of flood recovery? .....  Yes  No  Unknown

If Yes, indicate the date of each payment: \_\_\_\_\_

Is the property currently located wholly or partially within an area of special flood hazard mapped on the effective flood insurance rate map issued by the Federal Emergency Management Agency on or after March 4, 2002? .....  Yes  No  Unknown

If yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map?

N/A

Relevant Panel Number: N/A Year: N/A (Attach a copy)

Comments: None

Source of Section VI information: **FEMA Flood Maps**

Buyer Initials \_\_\_\_\_

Seller Initials Initial  
AB

PROPERTY LOCATED AT: 13 Grindle Street, Lincoln, ME 04457

**SECTION VII – GENERAL INFORMATION**

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: Homestead Exemption

Is a Forest Management and Harvest Plan available?.....  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: N/A

Year Principal Structure Built: 1920

What year did Seller acquire property? 2018

Roof: Year Shingles/Other Installed: The main house was roofed in 2018. The others are unknown

Water, moisture or leakage: None Known

Comments: None

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: Water is managed by a perimeter drain.

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

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

Comments: None

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

Comments: None

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: None

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: None

Source of Section VII information: Owner.

Buyer Initials \_\_\_\_\_

Seller Initials AB

PROPERTY LOCATED AT: 13 Grindle Street, Lincoln, ME 04457

**SECTION VIII — ADDITIONAL INFORMATION**

**The Seller has not lived at the property for decades. As such, he may not be aware of maintenance or repairs that have been completed or are currently necessary.**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.

Signed by: Sandy A. Blood  
**SELLER** \_\_\_\_\_ **DATE** \_\_\_\_\_ **SELLER** \_\_\_\_\_ **DATE** \_\_\_\_\_  
**Sandy A. Blood**

\_\_\_\_\_  
**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** \_\_\_\_\_

# LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Sandy A. Blood (hereinafter "Seller")  
 AND \_\_\_\_\_ (hereinafter "Buyer")  
 FOR PROPERTY LOCATED AT 13 Grindle Street, Lincoln, ME 04457

Said contract is further subject to the following terms:

### Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

### Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (**check one below**):

\_\_\_\_\_ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).  
 \_\_\_\_\_

Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Seller (**check one below**):

\_\_\_\_\_ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).  
 \_\_\_\_\_

Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

### Buyer's Acknowledgment

(c) Buyer has received copies of all information listed above.

(d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.

(e) Buyer has (**check one below**):

\_\_\_\_\_ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

\_\_\_\_\_ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.


### Agent's Acknowledgment

(f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

### Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

_____ Buyer	_____ Date	Signed by: <u>Sandy A. Blood</u> Seller <b>Sandy A. Blood</b>	_____ Date
_____ Buyer	_____ Date	Seller	_____ Date
_____ Buyer	_____ Date	Seller	_____ Date
_____ Buyer	_____ Date	Seller	_____ Date
_____ Agent	_____ Date	Signed by: <u>Edmund Aylward</u> Agent <b>Edmund Aylward</b>	_____ Date

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