

RE/MAX Heritage

765 Route One, Yarmouth, Maine 04096
Phone: 207-846-4300 Fax: 207-846-0412

141 East Main Street Yarmouth **Home Improvements**

Interior Improvements

Kitchen– Completely new spring 2005 incl–cabinets, countertops, stainless GE appliances.

Bathrooms–Completely new spring 2005 incl–tile floors, sinks, toilets, fixtures, & custom master bath vanity .

Flooring–Completely new spring 2005 incl wide pine random width 10–16", tiled bathrooms, berber carpet in bedrooms (original pine floors under carpeting).

Windows– Spring 2005 Marvin wooden new construction.

Electrical– Spring 2005 replaced all fixtures & outlets, rewired home inside & outside.

Plumbing–majority of home re–plumbed in spring 2005 incl all fixtures. Completely rebuilt guest bath and added master bathroom on the second floor, ½ bath on first floor.

Sheet rock– New spring 2005 for the entire house except the front hall, front stairwell wall and second floor linen closet.

Kitchen Island 2007–custom built

Painted 2005–2010

Attic insulation, Fall 2008

Exterior Improvements

Siding–New in spring 2006 – cedar clapboards

Trim–New in spring 2006 – entire exterior

Roof–replaced entire roof in the spring 2006 incl sheathing, ice/water shield 3' up from roof edge and in all valleys/dormers, 30 year architectural shingles

Gutters–new spring 2006

Chimney–Spring of 2005 repointed & lined with stainless liner

Front Porch–built in the spring 2006 incl cedar decking & posts, recesses lighting, built-in speakers, bead board ceiling

Rear Door Porch–Built Fall 2009

Fencing–Installed fall 2006, cedar 4' pickett with two gates

Shed–8x12' 2006/2007

Painted 2007

Driveway–rebuilt and paved 2006

Sewer Line– Fall 2009 replaced line from the house to the main in the street **Landscaping**–Between 2005–2010 all perennial gardens, plantings & trees on the property

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: 141 East Main Street, Yarmouth,

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: _____ 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: _____

Installed BY: _____ DATE of Installation: _____

What is the source of your information: _____

USE: Number of Persons currently using system? _____

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

COMMENTS: Public water

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? Line replaced from house to main in street Fall 2009

• IF PRIVATE:

TANK: Septic Tank Holding Tank Cesspool Other: _____

Tank Size: 500 Gal. 1000 Gal. Unknown Other: _____

Tank Type: Concrete Metal Unknown Other: _____

Location: _____ OR Unknown Date of Installation: _____

Date of Last Servicing: _____ Name of Company Servicing Tank: _____

Date Last Pumped: _____ Have you experienced any malfunctions? Yes No

If yes, give the date and describe the problem: _____

LEACH FIELD: Yes No Unknown

IF YES: Location: _____

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

Date of Last Servicing: _____ Name of Service Company: _____

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? _____

SOURCE OF INFORMATION: seller, public records

COMMENTS: sewer line replaced from house to main in the street fall 2009.

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

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

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

| Heating System(s)/Source(s) | SYSTEM 1 | SYSTEM 2 | SYSTEM 3 | SYSTEM 4 |
|---|---|----------|----------|----------|
| TYPE(S) | FHW-Radiators | | | |
| Age of system(s)/source(s) | Unk/Seller | | | |
| Name of company that services system(s)/source(s) | Superior Furnace Cleaning/Seller | | | |
| 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 | None/seller | | | |
| Other pertinent information | None | | | |

Buried Oil Supply Line: Yes No Unknown Sleved: Yes No
 Chimney(s) Lined: Yes No Unknown Age: Unkown Last Cleaned: _____
 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: _____
 COMMENTS: steel liner installed by Paul Pickett Spring 2005

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 the roofing shingles? Yes No Unknown
 • in flooring tiles? Yes No Unknown • other: _____ Yes No Unknown
 IF YES: Source of Information: _____
 COMMENTS: upon visual inspections and renovations-no known asbestos

C. RADON/AIR - Current or previously existing:
 Has the property been tested? Yes No Unknown
 IF YES: Date: _____ By: seller-north east labs, air cannisters
 Results: under 2.0 pci/L 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: satisfactory results

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: public water

E. 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
 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: entire house has been painted inside and out. no lead paint known

PROPERTY LOCATED AT 141 East Main Street, Yarmouth,

F. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown

OTHER: _____

LAND FILL: Yes No Unknown

RADIOACTIVE MATERIAL: Yes No Unknown

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 or restrictive covenants? Yes No Unknown

IF YES: Explain: _____

What is your source of information: seller

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: _____

Leased Equipment (e.g., propane tank, hot water heater, satellite dish): Type: propane tank supplied by downeast energy

Year Built: 1847 1847 and 1911

What year did Seller purchase property? Feb 2005

Roof: Year Built - Structure: 1847/1911

Year Shingles Installed: 2006

Moisture or leakage: none

Comments: roof replaced with architectural shingles and sheathing

Foundation/Basement: Sump Pump: Yes No Unknown

Comments: _____

Moisture or leakage since you owned the property: Yes No Unknown

Comments: seepage during heavy rains

Knowledge of prior moisture or leakage: Yes No Unknown

Comments: disclosed by previous seller

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: 100amps Unknown

Has the property been surveyed? Yes No Unknown If YES, is the survey available? Yes No

Manufactured Housing: Mobile Home - Yes No Modular: Yes No

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

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

See attachment for list of improvements

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.

[Signature]
SELLER
Peter J Molloy
[Signature]
SELLER
Elizabeth D Molloy

June 3, 2010
DATE

June 3, 2010
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



Residential Real Property Disclosure Statement

MAINE WARNING: LEAD-BASED PAINT HAZARDS

Any residence built before 1978 may contain lead sufficient to poison children and sometimes adults. LEAD poisoning poses a particular risk if you are pregnant or may become pregnant. LEAD poisoning in young children may produce permanent neurological damage, including learning disabilities, a reduced intelligence quotient (IQ), impaired memory and behavioral problems such as attention deficit hyperactive disorder and a propensity for violence.

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. The seller of any interest in 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.

The only way to know with certainty whether lead-based paint hazards are present on the property is to test the property for the presence of lead.

Acknowledgement of State Disclosure Statement.

The signature below acknowledges that the seller or potential seller has disclosed to me information about lead-based paint hazards as required by 22 M.R.S.A. Section 1328. This acknowledgement does not constitute a waiver of any rights.

Seller or potential seller


Signature _____ Date 06/03/2010

Peter J Molloy

Name printed _____


Signature _____ Date 06/03/2010

Elizabeth D Molloy

Name printed _____

Purchaser or potential purchaser

Signature _____ Date _____

Name printed _____

Signature _____ Date _____

Name printed _____

**Acknowledgement of federal disclosure of information
on Lead-Based Paint and/or Lead-Based Paint Hazards**

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 (i) or (ii) below):

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

(ii) x 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 (i) or (ii) below):

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

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

pm gm

Purchaser's Acknowledgement (initial)

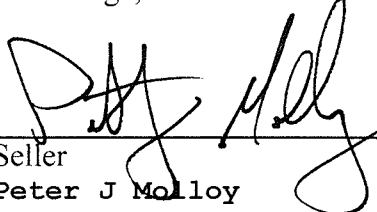
- (c) _____ Purchaser has received copies of all information listed above.
- (d) _____ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*
- (e) Purchaser has (check (i) or (ii) below):
 - (i) _____ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
 - (ii) _____ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

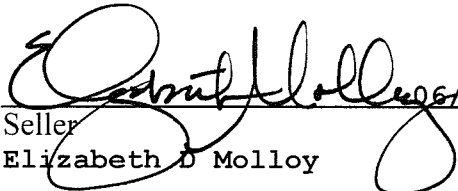
Agent's Acknowledgement (initial)

- (f) PM Agent has informed the seller of the seller's obligations under 42 U.S.C.4852d 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.


 _____ 06/03/2010
 Seller Date
 Peter J Molloy


 _____ 06/03/2010
 Seller Date
 Elizabeth D Molloy

Purchaser Date

Purchaser Date

Agent Date
Pete Molloy

Agent Date

This form is provided in connection with the PROPERTY LOCATED AT
141 East Main Street, Yarmouth,

WARRANTY DEED
(Maine Statutory Short Form)

KNOW ALL PERSONS BY THESE PRESENTS, that I, **Daniel B. Soule a/k/a Daniel Soule** of Yarmouth, County of Cumberland and the State of Maine, for consideration paid, GRANT to **Peter J. Molloy and Elizabeth D. Molloy** of Portland, County of Cumberland and the State of Maine, whose mailing address is 24 Slemmons Road, Portland, Maine 04103, with **WARRANTY COVENANTS, AS JOINT TENANTS**, the land with buildings thereon in Yarmouth, County of Cumberland and State of Maine, described as follows:

MAINE REAL ESTATE TAX PAID


A certain lot or parcel of land, with the buildings thereon, situated in the Town of Yarmouth, County of Cumberland and State of Maine, on the Easterly side of the old County Road leading from Yarmouth to Freeport, now called East Main Street, and bounded Westerly by said Road; Southerly by land now or formerly of Mrs. Henry Brackett; Easterly by land now or formerly of one Jackson; Northerly by land now or formerly of one Lindsey.

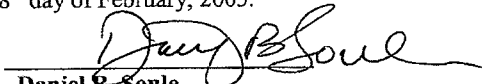
Also a certain lot or parcel of land on the Easterly side of East Main Street, in the Town of Yarmouth, in said County and State bounded and described as follows: Commencing at a point on the Easterly side of East Main Street at the most Northerly corner of land of Vernon P. Wright and Joyce K. Wright; thence South 26° West a distance of twenty-two (22) feet to a point; thence to the left a distance of approximately one hundred nine (109) feet to the Easterly corner of land of the said Wrights; thence to the left and on a course North 39° West one hundred nine (109) feet to the point of beginning.

Being a triangular strip of land on the Northeasterly side of the land of the said Wrights.

Meaning and intending to convey the same premises conveyed to the Grantor by Deed from Elizabeth B. Soule dated April 24, 1980 and recorded in the Cumberland County Registry of Deeds in Book 4594, Page 99. Further reference is made to a deed dated September 27, 1999 and recorded in the Cumberland County Registry of Deeds in Book 15092, Page 174.

Witness my hand and seal this 28th day of February, 2005.

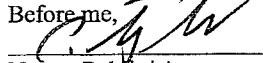

Witness


Daniel B. Soule

STATE OF MAINE
COUNTY OF CUMBERLAND, SS.

FEBRUARY 28, 2005

Then personally appeared before me the above named **Daniel B. Soule** and acknowledged the foregoing instrument to be his free act and deed.

Before me, 
Notary Public/ Attorney at Law
C. TRENT GRACE
Notary Public, Maine
My Commission Expires February 6, 2008

Received
Recorded Register of Deeds
Mar 02 2005 02:01:30P
Cumberland County
John B O'Brien

A05-071