

Single Family PUBLIC SYNOPSIS

MLS#: 958718

Status: Current

7 Seabreeze Lane, Belfast, ME 04915

Kickout: No

List Price: \$ 599,000

Directions: Rte 1 North across bridge, left on Rte141, first left on Robbins Rd, Left on Seabreeze Lane to the end

Neigh'd/Assoc:

Assoc. Fee /Mo:



General/Land Information

Style: Contemporary

#Rooms: 7

#Bedrooms: 4

#Baths: F = 2 3/4 = 0 1/2 = 1

Foundation Sz +/-

Year Built +/- 2008

SqFt Fin. Above Grade+/-: 1250

SqFt Fin. Below Grade+/-: 1250

SqFt Fin. Total+/-: 2500

Source of Square Footage: Seller

Color:

Lot Size (Acr) +/-: 0.330

Road Frontage +/-

Surveyed: Yes

Seasonal: No

Zone: GP-A

Water Body: Belfast Upper Harbor, Ocean

WtrFrt: Yes

Amt Wtr Frntge +/-: 136

WF Shared +/-: 0

WF Owned +/-: 136

Interior Information

Level:	KT	DN	LR	FR	MBR	2BR	3BR	4BR	5BR	OT
1	1	1	1		1	B	B	B		

Size:

Cathedral Cell: No

Skylight: No

Fireplace: 0

Wood Stove: No

Wood Stove HU: No

Appliances:

Remarks

Gorgeous waterfront home under construction, 4 Bedrooms, 2 1/2 baths, 2 car garage, Radiant Heat, Awesome Pine Floors, Underground Power, Granite Rip-Rap to protect shoreline. Sits on a knoll of 136 frontage with views of Belfast Harbor and beautiful sunsets.

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

Site: Level, Open, Scenic View

Driveway: Gravel

Parking:

Location: Near Shopping, Neighborhood

Uses: Recreational Residential

Restrictions: No Restrictions

Recreational Water: Deeded, Waterfront Deep, Waterfront Tidal, Water View

Roads/Paved: Public

Transportation:

Electric: 220 Vols, Circuit Breakers

Gas: Boiled

Sewer: Public

Water: Public

Construction: Wood Frame

Basement Info: Finished, Full, Walk-Out

Foundation Mtrls: Poured Concrete

Exterior: Shingle

Roof: Composition

Heat System: Multi-Zones, Radiant

Heat Fuel: Propane

Water Heater: Off Heating System

Cooling: No Cooling

Floors: Partially Carpeted, Wood, Tile/Brick

Vehicle Storage: 2 Cars, Attached

Amenities: 1st Floor Bedroom, Deck, Laundry-1st Floor, Master Bedroom w/Bath

Accessibility Amenities:

Equipment:

Tax/Deed/Community Information

Book/Page/Partial: 2683/347/No

Map/Block/Lot: 18/8A

Tax Amount/Yr: \$ 3,313 / (2008)

Tax Reduction: No

School: SAD 34

OTI Market Information

Interpretation Provided by: Charles Hunter 301300 CH

Office: Realty of Maine 1264

Office: 207-338-6800

Agent Phone: 207-338-6800 Ext:15

Agent Cell: 207-462-5285

Email: marches@acadia.net

Virtual Tour:

LAgent: CH

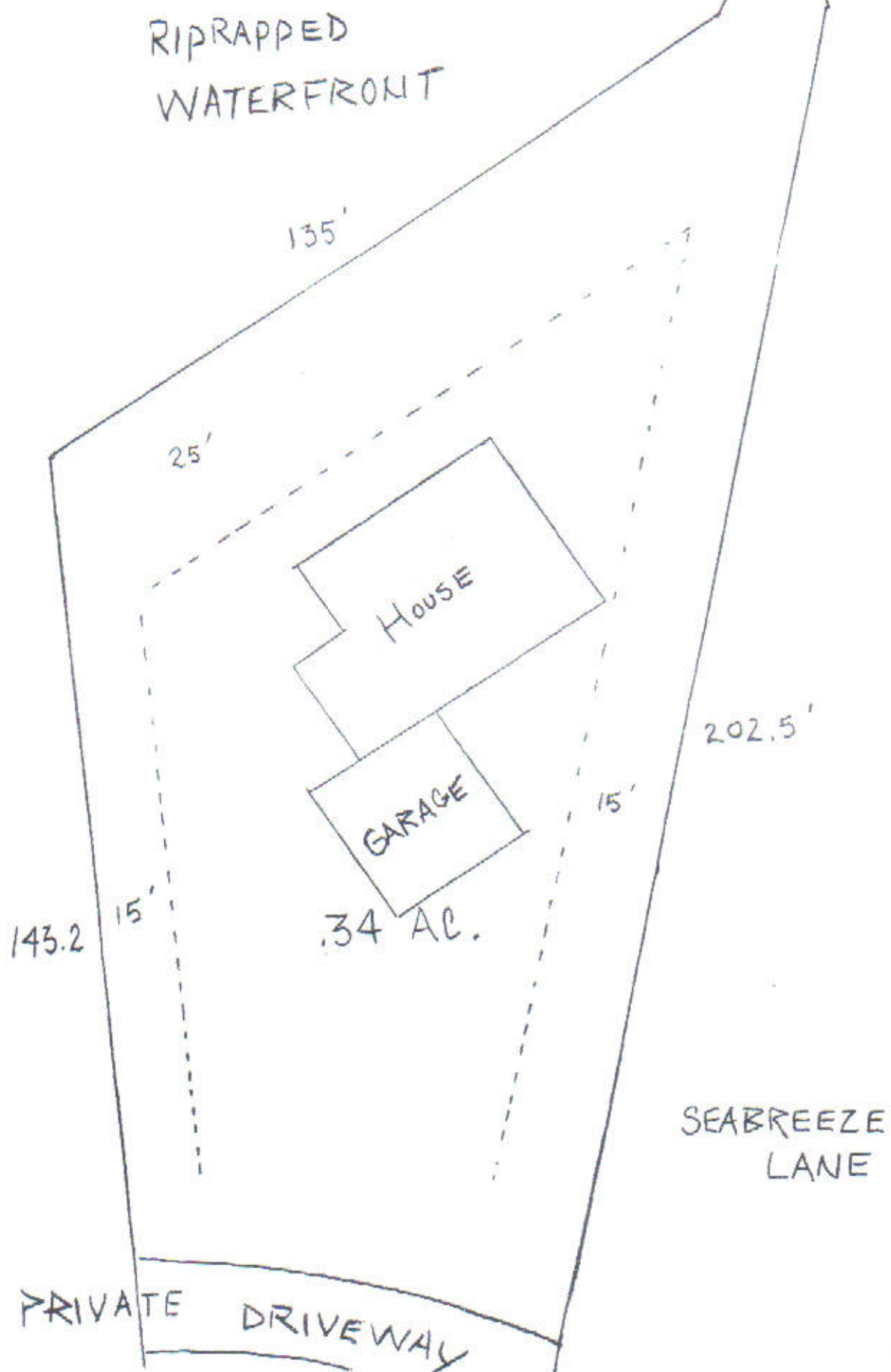
List Office: Realty of Maine



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 2008 MREIS, Inc.

Printed: 12/23/08





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: 7 Seabreeze Lane, Belfast, 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

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:

INSTALLATION: Location: n/a

Installed BY: n/a DATE of Installation: _____

What is the source of your information: n/a

USE: Number of Persons currently using system? n/a

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

COMMENTS: n/a

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? n/a

• IF PRIVATE:

TANK: ☐ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Other: n/a

Tank Size: ☐ 500 Gal. ☒ 1000 Gal. ☐ Unknown ☐ Other: n/a

Tank Type: ☐ Concrete ☐ Metal ☐ Unknown ☐ Other: n/a

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: n/a

Date of installation of leach field: n/a Installed By: n/a

Date of Last Servicing: n/a Name of Service Company: n/a

Have you experienced any malfunctions? _____ ☐ Yes ☐ No

If yes, give the date and describe the problem & what steps were taken to remedy: n/a

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? n/a

SOURCE OF INFORMATION: builder

COMMENTS: n/a

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

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

8/2008 Page 1 of 3 - SPD Buyer(s) Initials _____

Seller(s) Initials RL
Phone: (207) 338-6800 Fax: (207) 338-3060

Realty of Maine 107 Main Street, Belfast ME 04913
Kathy Loblen

Produced with ZipForm® by ziplogix 18070 Fifteen Mile Road, Fraser, Michigan 48028 www.ziplogix.com

7 Seabreeze La

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

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	radiant			
Age of system(s)/source(s)	new			
Name of company that services system(s)/source(s)				
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				

Buried Oil Supply Line: ☐ Yes ☒ No ☐ UnknownSleeved: ☐ Yes ☐ NoChimney(s) Lined: ☐ Yes ☐ No ☐ Unknown

Age: _____ Last Cleaned: _____

Is more than one heat source vented through one flue? ☐ Yes ☐ No ☐ Unknown Had a chimney fire: ☐ Yes ☐ No ☐ UnknownHas chimney been inspected? ☐ Yes ☐ No ☐ Unknown; If Yes, when: _____

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 ☐ UnknownIF YES: Are tanks in current use? ☐ Yes ☐ NoIF NO above: How long have tank(s) been out of service? n/aWhat materials are, or were, stored in the tank(s)? n/aAge of tank(s): n/a Size of tank(s): n/aLocation: n/a

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: _____

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: _____

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: _____

D. RADON/WATER - Current or previously existing:

Has the property been tested? ☐ Yes ☒ No ☐ UnknownIF YES: Date: _____ By: n/aResults: n/a If applicable, What remedial steps were taken? n/aHas the property been tested since remedial steps? ☐ Yes ☐ No ☐ UnknownAre test results available? ☐ Yes ☐ No Results & Comments: _____

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 ☒ NoIF YES, describe: n/aAre you aware of any cracking, peeling or flaking paint? ☐ Yes ☒ No

COMMENTS: _____

PROPERTY LOCATED AT 7 Seabreeze Lane, Belfast, ME

F. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☒ No ☐ Unknown OTHER: n/a
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 road/homeowner associations or restrictive covenants? ☒ Yes ☐ No ☐ Unknown

IF YES: Explain: very limited walking row for Linda Baker

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: n/a

- Leased Equipment (e.g., propane tank, hot water heater, satellite dish): Type: _____
- Year Built: 2009 How long has Seller owned it: _____
- Roof: Year Built - Structure: 2009 Age - Shingles: 2009
Moisture or leakage: no
Comments: n/a
- 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
- 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: n/a

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

Broker owned.

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.

Eldon Loblein
SELLER

DATE

Kathy M. Loblein
SELLER

12/21/09
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



Maine Association of REALTORS®/Copyright © 8/2008.
All Rights Reserved.

Page 3 of 3 - SPD



Part of

WARRANTY DEED

I, Karin F. Spitfire, of Belfast, County of Waldo and State of Maine, for consideration paid grant to Eldon Loblein and Kathy M. Loblein, both of said Belfast, whose mailing address is: 50 Robbins Road, Belfast, ME 04915, as Joint Tenants, with Warranty Covenants, a certain lot or parcel of land, situated in Belfast, County of Waldo and State of Maine, and being more particularly bounded and described as follows, to wit:

"Bounded northerly by land now or formerly of F. Robbins; easterly by land now or formerly of E.F. and F.W. West; southerly by shore of Bay and westerly by shore of Passagassawakeag River.

Also hereby conveying all rights, easements, privileges and appurtenances belonging to the premises herein above conveyed."

The premises may also be described as of 2003 as follows:

Beginning at a found iron pipe, located flush with the height of Seabreeze Lane;

thence SOUTH 3° 38' 40" WEST one hundred seventy-nine and two tenths (179.2) feet by and along land now or formerly of Gladys Gilmore as recorded in Book 587, Page 202 of the Waldo County Registry of Deeds to a 5/8" iron pin set on September 15, 2003;

thence continuing SOUTH 3° 38' 40" WEST twenty (20) feet, more or less, through a found iron post to the approximate high water mark of Penobscot Bay;

thence generally northeasterly by and along the approximate high water line of Penobscot Bay three hundred thirty (330) feet, more or less, to a point on said approximate high water line;

thence NORTH 73° 13' EAST seventeen (17) feet to a found 1" iron pin;

thence SOUTH 77° 2' EAST by and along property of Owen Robbins and Ted Robbins as described in Book 654, Page 257 and Book 867, Page 247 of the Waldo County Registry of Deeds, through three iron pins, two hundred two and six tenths (202.6) feet to a found iron pin;

thence NORTH 58° 51' EAST eleven and six tenths (11.6) feet to a found iron pipe marking the point of beginning. Containing thirty thousand (30,000) square feet, more or less. [See survey of Daniel I. Small, Jr., revised through 9/22/2003 and titled "Survey of the Rose Property."]

Bearings and distance in the above description are based upon a survey by Daniel I. Small, Jr., Professional Land Surveyor of Belfast, Maine, revised through September 22, 2003 entitled "Survey of the Rose Property".

Maine Real Estate
Transfer Tax Paid

Reference is made to a Stipulated Judgment of the District Court, DOC NO RE-03-54, as recorded in the Waldo County Registry of Deeds in Book 2608, Page 32, which *inter alia* gives Grantors, their heirs and assigns, the right to use Sea Breeze Lane, so-called, for vehicular and pedestrian ingress and egress.

MEANING AND INTENDING to convey, and hereby conveying the same premises as were conveyed by Miles D. Frieden and Alan M. Kelly-Hamm to Karin F. Spitfire, dated November 10, 2004, and recorded in said Registry in Book 2692, Page 330.

WITNESS MY HAND AND SEAL this 31st day of January, 2006.

Signed, Sealed and Delivered
in the presence of:

Witness

Karin F. Spitfire
Karin F. Spitfire

STATE OF MAINE
COUNTY OF WALDO, SS.

31st January, 2006

Then personally appeared the above-named Karin F. Spitfire and acknowledged the foregoing instrument to be her free act and deed.

Before me:

[Signature]
Notary Public *Atty at Law*

Thomas F. Harrison
Print Name

BLAKE & HAZARD
ATTORNEYS AT LAW
139 HIGH STREET
BELFAST, ME 04915

WALDO SS: RECEIVED
Jan 31, 2006
at 02:40:57P
ATTEST: Deloris Page
REGISTER OF DEEDS

BASIC SPECIFICATIONS FOR SEABREEZE #2

GARAGE

24 x 24 two car garage w/10' ceiling

4 foot concrete frost wall

2" Styrofoam over compacted stone

6 Mil poly vapor barrier

6" steel foundation wire

½" radiant tubing every 12" in 5 ½" poured concrete slab

hand troweled finish

Footing (schl # 20) drain pipe around perimeter of foundation with crushed stone 10" over top

HOUSE

Exterior Walls

Wood framed walls 2 x 6 K.D. Spruce - 24" o.c.

½" aspenite 4 x 8 sheathing

Tygar house wrap.

13" open joists 24" o.c.

¾" 4 x 8 tongue & groove Advantex sub-floor

Glued with ring nails

Interior Walls

Spruce 2 x 4 K.D. 16' o.c. w ½" sheet rock.

Ceiling 1x3 K.D. spruce strapping 16' o.c. w ½" sheet rock

ROOF

8/12 Slope Engineered hip roof truss system.

Shingles: Asphalt Harvard Slate 50 yr Architectural.

INSULATION: Bob Price Blanket Blown in fiberglass.

SIDING: Cedar shingles, 5" exposure, 1st and 2nd clear, natural W/Cabot Bleaching Oil.

Garage doors: two 9 x 7' insulated steel, raised panel with lites.

Doors:

Dining Room Porch: Anderson French Wood patio doors.

Living room to porch: Back Deck 2 x 2 (8) 6 (8) full view fiberglass w/adj. threshold.

WINDOWS: All Anderson Low-E thermopane with vinyl clad exteriors.

Exterior trim 5/4 x 6 primelock windows and doors generally 1 x 8 #3 pine cornerboards
1 x 8 #3 pine fascia and shadow boards.
12" vented soffit at eaves. Ridge vent at roof peak.

FINISH FLOORS:

Entry/utility area, kitchen and master bath – Tile.

Living-dining and master bedroom: wide pine.

Lower level: tile.

Interior door: all 6 panel, solid, moulded, painted.

Electric: 200 amp service w/circuit breakers.

Heat: Radiant in floors. 1/2" pcc tubing, 12" o.c.

Fuel: propane

Boiler: Polaris stainless steel, 95% efficiency residential water heater.

Two zones downstairs, three zones upstairs.



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 Charles Hunter
Licensee's Name

on behalf of Realty of Maine
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.
Inactive licensees may not practice real estate brokerage.

HOME INSPECTIONS

WHY YOU SHOULD OBTAIN ONE

As a prospective home buyer are you sophisticated in identifying problem areas in your potential new home? Most of us are not knowledgeable in identifying potential problem areas. You are in the process of making a very large investment, maybe the largest investment you'll ever make. For just a small investment now you may save substantial money in the future. Can you afford to not have a professional home inspector survey the premises for the integrity of the internal and external components of the dwelling?

Here are a few areas that home inspectors look at:

Structural:

Many home inspection organizations have set standards on certain areas of the home that the home inspector looks at to determine the integrity of the essential internal and external structural components. Home inspectors are not structural engineers but can identify visual defects in these areas requiring immediate repairs.

Electrical:

Do the outlets all work? Does the house use fuses or is there a breaker box? Are there any visible signs of fraying on the wiring?

Plumbing:

Are there any leaks or annoying drips? Are all the mechanical systems and fixtures working properly?

Built-In appliances:

Are they functioning properly?

Safety Hazards:

Home Inspectors are not environmental specialists, but they can identify many safety hazards or dangerous conditions.

Miscellaneous: Other items may or may not be included in a standard home inspection. Some of these may be: septic systems, roofs, drainage problems, wood decks, patios or other exterior structures. Be sure and verify which, if any, of these items are included in your home inspection.

Normally Not Included: termite, geological or land subsidence surveys and environmental or pollution inspections which should be completed separately for your own protection.

Home inspectors provide a unique customer service in identifying existing problems, should there be any, and assisting in promoting and facilitating communication with the home seller. There are many home inspection companies to choose from. Attached is a list of a few in this area that you may want to contact.

WE RECOMMEND YOU ALWAYS OBTAIN A GENERAL HOME INSPECTION AS WELL AS SURVEYS AND INSPECTIONS IN SPECIALIZED AREAS BEYOND THE SCOPE OF THE GENERAL HOME INSPECTION. .

Please acknowledge our recommendation for you to obtain an independent home inspection.

Signature: _____ Date: _____



107 Main Street
Belfast, ME 04915
Phone (207) 338-6800



Notification to Buyers Acreage/Structure Size

Realty of Maine makes no representation considering any location of the boundaries of the property which you are considering purchasing, nor its dimensions or acreage or the size or dimensions of any structure located thereon. If any of these issues are important to you evaluating your desire to purchase the property and that information is not readily available then Realty of Maine recommends that you consider the employment of a surveyor or architect to advise you.

Thank You,

Realty of Maine

Buyers (Signature)

Date

Buyer: (Printed Name)

Date