

PROPERTY LOCATED AT: 4 Gifford Street, Patten, ME 04765**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 N/A Unknown
 Drilled Dug Other N/A

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: Right Rear of house in flower garden, locked well cap

Installed by: Unknown

Date of Installation: Unknown

USE: Number of persons currently using system: 0

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

Comments: None

Source of Section I information: Seller, previous disclosures, public information

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Seller Initials

DS
MJS

Initial
CG

PROPERTY LOCATED AT: 4 Gifford Street, Patten, ME 04765**SECTION II - WASTE WATER DISPOSAL**TYPE OF SYSTEM: Public Private Quasi-Public N/A Unknown

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

Have you had the sewer line inspected? Yes NoIf Yes, what results: N/AHave you experienced any problems such as line or other malfunctions? Yes NoWhat steps were taken to remedy the problem? N/A

IF PRIVATE (Strike Section if Not Applicable):

Tank: Septic Tank Holding Tank Cesspool Other: N/ATank Size: 500 Gallon 1000 Gallon Unknown Other: N/ATank Type: Concrete Metal Unknown Other: N/ALocation: Left side of home OR UnknownDate installed: Unknown Date last pumped: Unknown Name of pumping company: UnknownHave you experienced any malfunctions? Yes No

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

Date of last servicing of tank: Unknown Name of company servicing tank: UnknownLeach Field: Yes No UnknownIf Yes, Location: Back left north sideDate of installation of leach field: Unknown Installed by: UnknownDate of last servicing of leach field: Unknown Company servicing leach field: UnknownHave 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 NoIf Yes, are they available? Yes NoIs System located in a Shoreland Zone? Yes No UnknownComments: NoneSource of Section II information: Seller, previous disclosures, public information

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PROPERTY LOCATED AT: 4 Gifford Street, Patten, ME 04765

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	HWBB	Heat Pump	N/A	N/A
Age of system(s) or source(s)	27 + years	2021	N/A	N/A
TYPE(S) of Fuel	Oil	Electric	N/A	N/A
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	Unknown	unknown	N/A	N/A
Name of company that services system(s) or source(s)	Daigle Oil	unknown	N/A	N/A
Date of most recent service call	December 2024	N/A	N/A	N/A
Malfunctions per system(s) or source(s) within past 2 years	No	No	N/A	N/A
Other pertinent information	House not lived in during remodel	None	N/A	N/A

Are there fuel supply lines? Yes No UnknownAre any buried? Yes No UnknownAre all sleeved? Yes No UnknownChimney(s): Yes NoIf Yes, are they lined: Yes No UnknownIs more than one heat source vented through one flue? Yes No UnknownHad a chimney fire: Yes No UnknownHas chimney(s) been inspected? Yes No UnknownIf Yes, date: N/ADate chimney(s) last cleaned: N/ADirect/Power Vent(s): Yes No UnknownHas vent(s) been inspected? Yes No UnknownIf Yes, date: N/AComments: NoneSource of Section III information: Seller, previous disclosures, public information**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 UnknownIf Yes, are tanks in current use? Yes No UnknownIf no longer in use, how long have they been out of service? N/AIf tanks are no longer in use, have tanks been abandoned according to DEP? Yes No UnknownAre tanks registered with DEP? Yes No UnknownAge of tank(s): N/A Size of tank(s): N/ALocation: N/ABuyer Initials

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PROPERTY LOCATED AT: 4 Gifford Street, Patten, ME 04765What materials are, or were, stored in the tank(s)? N/AHave you experienced any problems such as leakage: Yes No UnknownComments: NoneSource of information: Seller, previous disclosures, public information**B. ASBESTOS** - Is there now or has there been asbestos:As insulation on the heating system pipes or duct work? Yes No UnknownIn the ceilings? Yes No UnknownIn the siding? Yes No UnknownIn the roofing shingles? Yes No UnknownIn flooring tiles? Yes No UnknownOther: N/A Yes No UnknownComments: NoneSource of information: Seller, previous disclosures, public information**C. RADON/AIR** - Current or previously existing:Has the property been tested? Yes No UnknownIf Yes: Date: N/A By: N/AResults: N/AIf applicable, what remedial steps were taken? N/AHas the property been tested since remedial steps? Yes No UnknownAre test results available? Yes NoResults/Comments: NoneSource of information: Seller, previous disclosures, public information**D. RADON/WATER** - Current or previously existing:Has the property been tested? Yes No UnknownIf Yes: Date: N/A By: N/AResults: N/AIf applicable, what remedial steps were taken? N/AHas the property been tested since remedial steps? Yes No UnknownAre test results available? Yes NoResults/Comments: NoneSource of information: Seller, previous disclosures, public information**E. METHAMPHETAMINE** - Current or previously existing: Yes No UnknownComments: NoneSource of information: Seller, previous disclosures, public information

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DS
MJSInitial
LJ

PROPERTY LOCATED AT: 4 Gifford Street, Patten, ME 04765**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/ADo you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards: Yes No
If Yes, describe: Penquis Cap assessed prior to 2023. Results were satisfactory. Results unavailable.Are you aware of any cracking, peeling or flaking paint? Yes NoComments: Second floor needs significant rehab. Flaking paint present. Outside on trim and fascia.Source of information: Seller, previous disclosures, public information**G. OTHER HAZARDOUS MATERIALS** - Current or previously existing:TOXIC MATERIAL: Yes No UnknownLAND FILL: Yes No UnknownRADIOACTIVE MATERIAL: Yes No UnknownOther: N/ASource of information: Seller, previous disclosures, public information

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

SECTION V - ACCESS TO THE PROPERTYIs 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 UnknownIf Yes, explain: ATV access trail passing Fish StreamSource of information: Seller, previous disclosures, public informationIs 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 UnknownIf No, who is responsible for maintenance? N/ARoad Association Name (if known): N/ASource of information: Seller, previous disclosures, public information

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Initials: MJSInitials: JK

PROPERTY LOCATED AT: 4 Gifford Street, Patten, ME 04765**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: N/A

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

If Yes, explain: N/A

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

If Yes, explain: N/A

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: N/A

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: N/A

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: 2301150010C Year: 9/18/1995 (Attach a copy)

Comments: None

Source of Section VI information: Seller, FEMA.gov

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MJS

Erin

PROPERTY LOCATED AT: 4 Gifford Street, Patten, ME 04765**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 UnknownIf Yes, explain: N/AIs a Forest Management and Harvest Plan available? Yes No UnknownAre there any actual or alleged violations of a shoreland zoning ordinance including those that are imposed by the state or municipality? Yes No UnknownIf Yes, explain: N/AEquipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: N/AYear Principal Structure Built: 1860 What year did Seller acquire property? 2023Roof: Year Shingles/Other Installed: 2021, Asphalt Nov 2021Water, moisture or leakage: None since roof replacedComments: None

Foundation/Basement:

Is there a Sump Pump? Yes No UnknownWater, moisture or leakage since you owned the property: Yes No UnknownPrior water, moisture or leakage? Yes No UnknownComments: Foundation sealed in a few locations 2024Mold: Has the property ever been tested for mold? Yes No UnknownIf Yes, are test results available? Yes NoComments: NoneElectrical: Fuses Circuit Breaker Other: N/A UnknownComments: NoneHas all or a portion of the property been surveyed? Yes No UnknownIf Yes, is the survey available? Yes No Unknown

Manufactured Housing - Is the residence a:

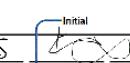
Mobile Home Yes No UnknownModular Yes No Unknown

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

..... Yes No UnknownComments: NoneKNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: Second floor in need of significant rehabilitation.Comments: NoneSource of Section VII information: Seller, previous disclosures, public information

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PROPERTY LOCATED AT: 4 Gifford Street, Patten, ME 04765**SECTION VIII - ADDITIONAL INFORMATION**

Hybrid hot water heater 2023. First floor improvements: New Windows, New doors with combination lock on outside door, Separate entrance created for first floor, New vinyl hardwood floors, New paint on all the walls, New drop ceilings throughout, New light fixtures, Remodeled kitchen with new appliances, Completely refurbished bathroom with walk-in shower, Hybrid hot water heater (installed ~ 2 years ago)

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.

DocuSigned by:
MICHAEL L SILVERMAN
 SELLER
202509161442...
Michael L Silverman

4/17/2025

Signed by:

SELLER
202509161442...
Kim C Silverman

4/17/2025

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

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LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Michael L Silverman, Kim C Silverman _____ (hereinafter "Seller")
 AND _____ (hereinafter "Buyer")
 FOR PROPERTY LOCATED AT 4 Gifford Street, Patten, ME 04765

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

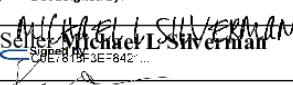
— Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

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.

		DocuSigned by:	Date
Buyer		 Seller Michael L Silverman S008183E-8421...	4/17/2025
Buyer		 Seller Kim C Silverman C008183E-8421...	4/17/2025
Buyer		Seller	Date
Buyer		 Seller Cindy Gannon C53A1090880D405...	4/17/2025
Agent		Agent Cindy Gannon	Date

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RE/MAX Collaborative, 556 Hammond Street Bangor ME 04401
Cindy Gannon

2077173084



4 Gifford Street,

WARRANTY DEED

grants to **MICHAEL L. SILVERMAN AND KIM C. SILVERMAN**, both of 4 Riverside Farm Road, Lee, County of Strafford, State of New Hampshire, 03861, as JOINT TENANTS, with WARRANTY COVENANTS.

A certain piece or parcel of real estate situated in the Town of Patten, County of Penobscot and State of Maine, and bounded and described as follows, to wit:

Commencing at the intersection of the Houlton Road and the Grist Mill Road (now known as Gifford Street); thence running southerly by the east side of said Grist Mill Road eight (8) rods; thence running easterly at right angles with said Grist Mill Road four (4) rods; thence running northerly parallel with said Grist Mill Road to the said Houlton Road; thence west along said Houlton Road to the point of beginning.

Being the same premises conveyed by Warranty Deed dated August 24, 2007 from Kevin L. Grant to Shirley J. Turner and recorded in the Penobscot Registry of Deeds in Vol. 11118, Page 236.

Reference also made to Warranty Deed dated January 31, 2005 from Kevin L. Grant to Robert J. Brownlee, wherein Kevin L. Grant releases and extinguishes water rights benefiting the hereinabove conveyed parcel.

Any and all rights, easements, privileges and appurtenances belonging to the within granted estate are hereby conveyed.

The Grantor hereby certifies that this transfer is for adequate and full consideration in money or monies worth.

IN WITNESS WHEREOF, SHIRLEY J. TURNER has hereunto set her hand and seal this 30 day of January, 2023

Signed, Sealed and Delivered
in the presence of

Witness

Shirley J. Turner
SHIRLEY J. TURNER

STATE OF MAINE N O T
COUNTY OF AUGUSTA

OFFICIAL

Personally appeared the above-named SHIRLEY J. TURNER and acknowledged the foregoing instrument to be her free act and deed in her said capacity.

N O T
A N
O F F I C I A L
C O P Y

N O T
January 20, 2023

OFFICIAL

N O T
Before me
A N
O F F I C I A L
C O P Y
Notary Public
Printed Name:
Commission expires:

JESSICA R. CURRIER
Notary Public, Maine
My Commission Expires March 23, 2023

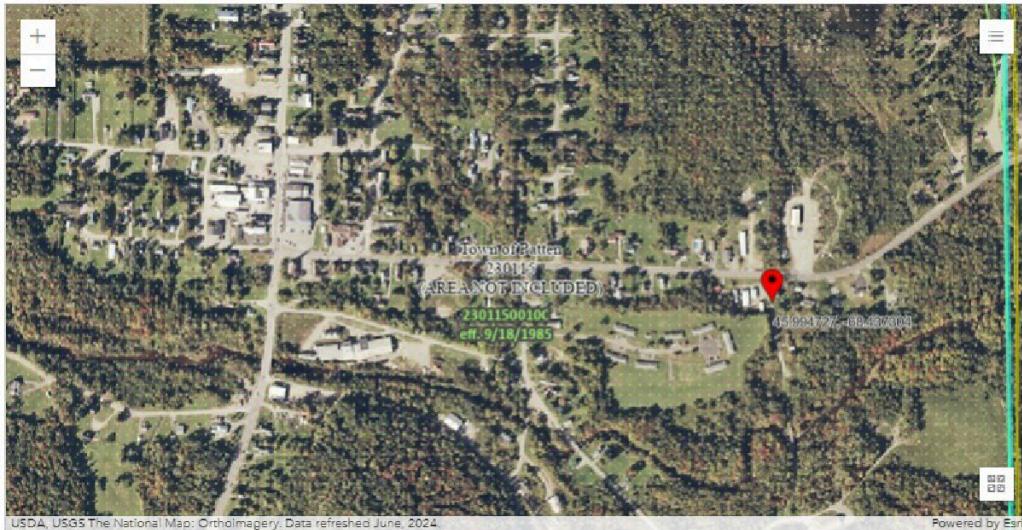
Maine Real Estate Transfer Tax Paid
SUSAN F. BULAY, REGISTER
PENOBCOT COUNTY MAINE E-RECORDED

CURRIER, TRASK & JORDAN - ATTORNEYS AT LAW - HOUULTON, MAINE 04730

Search Results—Products for **PATTEN, TOWN OF**[Show ALL Products »](#)The flood map for the selected area is number **2301150010C**, effective on **9/18/1985**Changes to this FIRM [?](#)

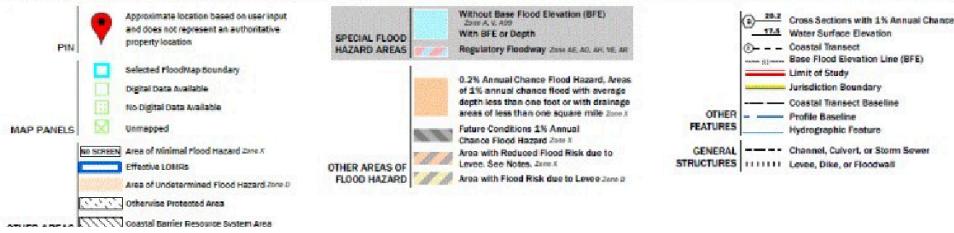
- Revisions (0)
- Amendments (3)
- Revalidations (0)

You can choose a new flood map or move the location pin by selecting a different location on the locator map below or by entering a new location in the search field above. It may take a minute or more during peak hours to generate a dynamic FIRMette.



USDA, USGS The National Map: Orthoimagery. Data refreshed June, 2024.

Powered by Esri



Improvements for 4 Gifford Street, Patten, ME

First Floor

- New Windows
- New doors with combination lock on outside door
- Separate entrance created for first floor
- New vinyl hardwood floors
- New paint on all the walls
- New drop ceilings throughout
- New light fixtures
- Remodeled kitchen with new appliances
- Completely refurbished bathroom with walk-in shower
- Furnishings included
- Ring Doorbell Camera System
- Hybrid hot water heater (installed ~ 2 years ago)

Second Floor

Still needs to be remodeled. All building materials purchased and not yet applied will convey with sale.