

PROPERTY LOCATED AT: 16 Brentwood Road, Augusta, ME

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: Feb. 2025 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: Public water was last tested Feb. 2025 by Greater Augusta Utility District- report available on their website. Water meter is under stairs.

Source of Section I information: Seller and GAUD

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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 ☒ No

If Yes, what results: _____

Have you experienced any problems such as line or other malfunctions? ☐ Yes ☒ No

What steps were taken to remedy the problem? _____

IF PRIVATE (Strike Section if Not Applicable):

Tank: ☐ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Other: _____

Tank Size: ☐ 500 Gallon ☐ 1000 Gallon ☐ Unknown ☐ Other: _____

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: Greater Augusta Utility District provides public sewage services.

Source of Section II information: Seller

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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	Wood Stove	Fireplace	
Age of system(s) or source(s)	+/- 1999	Unknown	Unknown	
TYPE(S) of Fuel	Oil	Wood	Wood	
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	+/-640 G/last 12 months	1/4 of a cord	N/A	
Name of company that services system(s) or source(s)	Dead River	AD Chimney Service	N/A	
Date of most recent service call	May 16, 2024	+/- 2023	Unknown	
Malfunctions per system(s) or source(s) within past 2 years	None known	None known	N/A	
Other pertinent information	N/A	Downstairs- not used last	Living room- not used	

Are there fuel supply lines? ☒ Yes ☐ No ☐ Unknown
 Are any buried? ☐ Yes ☒ No ☐ Unknown
 Are all sleeved? ☒ Yes ☐ No ☐ Unknown
 Chimney(s): ☒ Yes ☐ No
 If Yes, are they lined: ☒ Yes ☐ No ☐ Unknown
 Is more than one heat source vented through one flue? ☐ Yes ☒ No ☐ Unknown
 Had a chimney fire: ☐ Yes ☐ No ☒ Unknown
 Has chimney(s) been inspected? ☐ Yes ☐ No ☒ Unknown

If Yes, date: _____

Date chimney(s) last cleaned: +/-2023

Direct/Power Vent(s): ☐ Yes ☒ No ☐ Unknown

~~Has vent(s) been inspected? ☐ Yes ☐ No ☐ Unknown~~

~~If Yes, date: _____~~

Comments: **There are two chimneys and three flues. The woodstove flue has a cap.**

Source of Section III information: **Seller**

SECTION IV - HAZARDOUS MATERIAL

The licensee is disclosing that the Seller is making representations contained herein.

A. UNDERGROUND STORAGE TANKS - Are there now, or have there ever been, any underground storage tanks on the property? ☐ Yes ☐ No ☒ Unknown

~~If Yes, are tanks in current use? ☐ Yes ☐ No ☐ Unknown~~

~~If no longer in use, how long have they been out of service? _____~~

~~If tanks are no longer in use, have tanks been abandoned according to DEP? ☐ Yes ☐ No ☐ Unknown~~

~~Are tanks registered with DEP? ☐ Yes ☐ No ☐ Unknown~~

~~Age of tank(s): _____ Size of tank(s): _____~~

~~Location: _____~~

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~~What materials are, or were, stored in the tank(s)?~~

~~Have you experienced any problems such as leakage? ☐ Yes ☐ No ☐ Unknown~~

Comments: None known

Source of information: Seller

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 known

Source of information: Seller

C. RADON/AIR - Current or previously existing:

Has the property been tested? ☐ Yes ☐ No ☒ Unknown

If Yes: Date: _____ By: _____

Results: _____

~~If applicable, what remedial steps were taken?~~

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

~~Are test results available? ☐ Yes ☐ No~~

Results/Comments: None known

Source of information: Seller

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: None known- Contact Greater Augusta Utility District

Source of information: Seller

E. METHAMPHETAMINE - Current or previously existing:

☐ Yes ☐ No ☒ Unknown

Comments: None known

Source of information: Seller

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Lmp ATP

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F. LEAD-BASED PAINT/PAINT HAZARDS - (Note: Lead-based paint is most commonly found in homes constructed prior to 1978)

Is there now or has there ever been lead-based paint and/or lead-based paint hazards on the property?
..... Yes ☐ No ☐ Unknown ☒ Unknown (but possible due to age)

If Yes, describe location and basis for determination: _____

Do you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards: ☐ Yes ☒ No

If Yes, describe: _____

Are you aware of any cracking, peeling or flaking paint? ☒ Yes ☐ No

Comments: Minor peeling paint on fascia boards.

Source of information: Seller

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☐ No ☒ Unknown

LAND FILL: ☐ Yes ☐ No ☒ Unknown

RADIOACTIVE MATERIAL: ☐ Yes ☐ No ☒ Unknown

Other: None known

Source of information: Seller

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: _____

Source of information: Seller & 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? _____

Road Association Name (if known): _____

Source of information: _____

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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?~~

Relevant Panel Number: _____ Year: _____ (Attach a copy)

Comments: None known

Source of Section VI information: Seller & FEMA

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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

Is a Forest Management and Harvest Plan available?..... ☐ Yes ☒ No ☐ Unknown

Are there any actual or alleged violations of a shoreland zoning ordinance
including those that are imposed by the state or municipality? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

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: +/- 1971 What year did Seller acquire property? +/-1993

Roof: Year Shingles/Other Installed: Unknown

Water, moisture or leakage: None known

Comments: Roof has ridge a vent and snow stops over the doors.

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: None known

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

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

Comments: None known

Electrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: N/A ☐ Unknown

Comments: 100 AMP panel located in garage

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

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may
have an adverse impact on health/safety: Driveway needs repaving. Weatherstripping on garage door is
broken. Service line appears to be loose at the top. 3 deck joist brackets are rusted. No GFCI outlets.

Comments: Repaired electrical wire in panel.- SEE INSPECTION REPORT

Source of Section VII information: Seller and inspection report

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SECTION VIII - ADDITIONAL INFORMATION

New garage door opener installed by Overhead Garage Door. New dishwasher. Deck repainted. New windows in downstairs bedroom. Steam washed carpets. Painted kitchen, primary bedroom, hall and entry. Front steps had masonry work completed. Home was inspected 8/13/2025.

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.

Ronald J Pasco 8/15/25
SELLER DATE
Ronald Pasco

Linda Morin-Pasco 8/15/25
SELLER DATE
Linda Morin-Pasco

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



City of Augusta
Map 18 Lot 67



TRANSFER
TAX
PAIDWARRANTY DEED

Robert A. Burgess (being married), of Augusta, County of Kennebec and State of Maine, for consideration paid, grants to Ronald J. Pasco and Linda M. Morin-Pasco, both of Augusta (832 Riverside Drive), County of Kennebec and State of Maine, as joint tenants, with Warranty Covenants, certain real property situated in Augusta, County of Kennebec and State of Maine, and more particularly bounded and described in Exhibit A annexed hereto.

0417:15

Subject to municipal assessments for the current fiscal year, to be prorated between the parties as of the date of delivery of this deed.

For Grantor's source of title reference may be had to the deed James R. Hindman et al. dated November 29, 1985 and recorded in the Kennebec Registry of Deeds in Vol. 2888, Page 85. Reference may also be had to the deed of Donna L. Zeegers dated June 13, 1988 and recorded in the Kennebec Registry of Deeds in Vol. 3365, Page 247.

In witness whereof, Robert A. Burgess has executed this instrument as of this 6TH day of DECEMBER, 1993.

Witness:

Kim M. Crocker

Robert A. Burgess
Robert A. Burgess

STATE OF MAINE

Kennebec, ss.

DECEMBER 6, 1993

Personally appeared the above-named Robert A. Burgess and acknowledged the foregoing instrument by him signed to be his free act and deed.

Before me,

Kim M. Crocker
Notary Public (signature)
Printed Name:

KIM M. CROCKER
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES MARCH 3, 1996



A certain lot or parcel of land, with the buildings thereon, situated in said Augusta, bounded and described as follows:

Being Lot #108 of Westwood Park, Section 1 (revised) dated April 3, 1958, by F.R. Johnson, C.E. as recorded in Kennebec County Registry of Deeds, Map Book 22, Page 34.

It is further understood and agreed by the parties hereto that said premises shall be restricted as follows:

Said premises shall be used only for residential purposes for a one family dwelling house, with private garage.

No building shall be built at any time upon said premises of a less expensive design and architecture than a building costing \$9,500 in the year 1951.

All buildings shall be set back at least 25 feet from the nearer edge of the street and shall be located at least 15 feet from the side and back lines of said lot.

The exterior of all buildings shall be finished within one year of the start of construction, and no building shall be moved on to said lot from another location.

No person shall keep a trailer for housing purposes, no pigs, domestic fowl or farm animals on said premises.

So long as said Victor K. Peachey and Sidney R. Peachey are the owners of at least five lots in said development, no new building shall be constructed except with the written permit of said Victor K. Peachey and Sidney R. Peachey as to the architecture thereof, said permit to be granted so long as the design of such building is in harmony with the others in said development.

RECEIVED KENNEBEC SS.

1993 DEC -8 PM 1:17

ATTEST: *Norma Ruth Moore*
REGISTER OF DEEDS

Edmund K. Welch
John M. Carter
Eric W. Guiton
Carl S. Tenny
Lloyd Carey

Joe Lamber
city clerk

LINE PARALLEL TO EAST LINE OF WESTWOOD, INC., SECTION I

110'	80'	124.	80'	50'	110'	80'	123.	80'
80'	80'	122.	80'		80'	80'	121.	80'
80'	80'	120.	80'		80'	80'	119.	80'
80'	80'	118.	80'		80'	80'	117.	80'
80'	80'	116.	80'		80'	80'	115.	80'
80'	80'	114.	80'		80'	80'	113.	80'
80'	80'	112.	80'		80'	80'	111.	80'
80'	80'	110.	80'		80'	80'	109.	80'
80'	80'	108.	80'		80'	80'	107.	80'
80'	80'	106.	80'		80'	80'	105.	80'
80'	80'	104.	80'		80'	80'	103.	80'
80.75'	80.75'	102.	80.75'	50'	80'	80'	101.	80.75'
110'					110'	90.75'		

BRENTWOOD ROAD

WESTWOOD PARK
SECTION I

Scale 1" = 100' Date: April 18 1955

STATE OF MAINE
Kennebec, ss. REGISTRY of DEEDS
Received June 28 1955
at 22 M A M. and Recorded
in Book 17B Page 127
Address _____

Register

OLD WINTHROP ROAD

National Flood Hazard Layer FIRMette



69°48'51"W 44°19'27"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

Without Base Flood Elevation (BFE)
Zone A, C, A99

With BFE or Depth Zone AE, AO, AH, VE, AP

Regulatory Floodway

0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone J

Future Conditions 1% Annual Chance Flood Hazard Zone X

Area with Reduced Flood Risk due to Levee. See Notes. Zone X

Area with Flood Risk due to Levee Zone D

NO SCREEN

Area of Minimal Flood Hazard Zone X

Effective LOMIRs

Area of Undetermined Flood Hazard Zone

Channel, Culvert, or Storm Sewer

Levee, Dike, or Floodwall

Cross Sections with 1% Annual Chance

Water Surface Elevation

Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

Coastal Transect Baseline

Profile Baseline

Hydrographic Feature

Digital Data Available

No Digital Data Available

Unmapped

20.2

17.5

8

5

OTHER AREAS

GENERAL STRUCTURES

OTHER FEATURES

MAP PANELS

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/13/2025 at 1:47 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

69°48'51"W 44°19'1"N

1:6,000

Feet
2,000

1,500

1,000

500

250