Docusign Envelope ID: 2A1CB1B3-F8B5-84F7-807D-FF39708625FA

PROPERTY LOCATED AT: **25 East Oxford Rd, Oxford, ME 04270**

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: **3/4/24** Are test results available? .. ☒ Yes ☐ No

To your knowledge, have any test results ever:

a) Been reported as unsatisfactory or satisfactory with notation?..... ☐ Yes ☒ No
b) Detected perfluoroalkyl and polyfluoroalkyl (PFA) substances? ☐ Yes ☒ No

If Yes to (a) and/or (b) above, are test results available? ..... ☐ Yes ☐ No

What steps were taken to remedy the problem? **None needed**

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: **Back yard**

Installed by: **Goodwin Well Drilling**

Date of Installation: **12/21/23**

USE: Number of persons currently using system: **2**

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

Comments: **Have paperwork for well and water results. Remainder of 5 year warranty left on pump & tank.**

Source of Section I information: **Seller**

Docusign Envelope ID: 2A1CB1B3-F8B5-84F7-807D-FF39708625FA

PROPERTY LOCATED AT: **25 East Oxford Rd, Oxford, ME 04270**

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: _____

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: _____

☐ Overboard Discharge (38 MRS Section 413(3) and (3-A))

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

Tank Type: ☐ Concrete ☐ Metal ☐ Unknown ☐ Other: _____

Location: **Front yard approx. 6-8ft from the driveway** OR ☐ Unknown

Date installed: **1988** Date last pumped: **9/25/25** Name of pumping company: **Dyers Septic**

Have you experienced any malfunctions? ..... ☐ Yes ☒ No

If Yes, give the date and describe the problem: **None**

Date of last servicing of tank: **9/25/25** Name of company servicing tank: **Dyers Septic**

Leach Field: ..... ☒ Yes ☐ No ☐ Unknown

If Yes, Location: **Close to the tree line front yard**

Date of installation of leach field: **1988** Installed by: **Unknown**

Date of last servicing of leach field: **Unknown** Company servicing leach field: **Unknown**

Have you experienced any malfunctions? ..... ☐ Yes ☒ No

If Yes, give the date and describe the problem and what steps were taken to remedy: **None**

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: **Septic design is for 3 bedrooms**

Source of Section II information: **HHE 200, Seller**

Docusign Envelope ID: 2A1CB1B3-F8B5-84F7-807D-FF39708625FA

PROPERTY LOCATED AT: **25 East Oxford Rd, Oxford, ME 04270**

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 Furnace**	**Wood stove**		
Age of system(s) or source(s)	**1988**	**refurbished**		
TYPE(S) of Fuel	**oil**	**wood**		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	**800-900 gallons**	**4-6 cords**		
Name of company that services system(s) or source(s)	**Robert's Heating**	**Owners**		
Date of most recent service call	**Scheduled 9/28/26**	**none**		
Malfunctions per system(s) or source(s) within past 2 years	**none**	**none**		
Other pertinent information	**none**	**none**		

Are there fuel supply lines? ..... [X] Yes [ ] No [ ] Unknown

Are any buried? ..... [ ] Yes [X] No [ ] Unknown

Are all sleeved? ..... [ ] Yes [X] No [ ] Unknown

Chimney(s): ..... [X] Yes [ ] No

If Yes, are they lined: ..... [X] Yes [ ] No [ ] Unknown

Is more than one heat source vented through one flue? ..... [ ] Yes [X] No [ ] Unknown

Had a chimney fire: ..... [ ] Yes [X] No [ ] Unknown

Has chimney(s) been inspected? ..... [X] Yes [ ] No [ ] Unknown

If Yes, date: **7/2/26**

Date chimney(s) last cleaned: **7/2/26**

Direct and/or Power Vent(s): ..... [ ] Yes [X] No [ ] Unknown

Has vent(s) been inspected? ..... [ ] Yes [X] No [ ] Unknown

If Yes, date: **N/A**

Comments: **Have receipts for chimney and last few years of furnace maintenance.**

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 [X] No [ ] Unknown

If Yes, are tanks in current use? ..... [ ] Yes [X] 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 [X] No [ ] Unknown

Are tanks registered with DEP? ..... [ ] Yes [X] No [ ] Unknown

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

Location: **N/A**

Docusign Envelope ID: 2A1CB1B3-F8B5-84F7-807D-FF39708625FA

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

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

Comments: **No known underground storage tanks.**

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: **N/A**	☐ Yes	☒ No	☐ Unknown

Comments: **No known asbestos.**

Source of information: **Seller**

C. RADON/AIR - Current or previously existing:

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

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

Results: **N/A**

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: **No known radon/air.**

Source of information: **Seller**

D. RADON/WATER - Current or previously existing:

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

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

Results: **N/A**

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: **No known radon/water.**

Source of information: **Seller**

E. METHAMPHETAMINE - Current or previously existing: ☐ Yes ☒ No ☐ Unknown

Comments: **No known methamphetamine.**

Source of information: **Seller**

Docusign Envelope ID: 2A1CB1B3-F8B5-84F7-807D-FF39708625FA

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: **Entire home repainted.**

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: **N/A**

Source of information: **No known hazardous material.**

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: **Noted in "notes" on survey.**

Source of information: **Survey**

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? **Town maintains roadway**

Road Association Name (if known): **None**

Source of information: **Public records**

Docusign Envelope ID: 2A1CB1B3-F8B5-84F7-807D-FF39708625FA

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: **23017C1264D** Year: **7/7/2009** (Attach a copy)

Comments: **None**

Source of Section VI information: **FEMA website, Seller**

Docusign Envelope ID: 2A1CB1B3-F8B5-84F7-807D-FF39708625FA

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?..... [X] Yes [ ] No [ ] Unknown

If Yes, explain: **Homestead**

Is a Forest Management and Harvest Plan available?..... [ ] Yes [X] No [ ] Unknown

Is the property subject to any of the following relating to shoreland zoning ordinances: a) A notice of violation issued by a municipal official or state agency; b) A pending enforcement action; c) Litigation; d) A court judgment; or e) A settlement or consent agreement?..... [ ] Yes [X] No [ ] Unknown

If Yes, explain: **N/A**

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, solar panels, wind turbines): Type: **None**

From Whom: **None**

Year Principal Structure Built: **1988** What year did Seller acquire property? **2010**

Roof: Year Shingles/Other Installed: **2009**

Water, moisture or leakage: **None**

Comments: **Addition built 1999, ridge caps & 8 broken shingles replaced 7/7/26.**

Foundation/Basement:

Is there a Sump Pump? ..... [X] Yes [ ] No [ ] Unknown

Water, moisture or leakage since you owned the property: ..... [X] Yes [ ] No [ ] Unknown

Prior water, moisture or leakage? ..... [ ] Yes [X] No [ ] Unknown

Comments: **Once in 2023 during heavy rains and high water table.**

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

If Yes, are test results available? ..... [ ] Yes [X] No

Comments: **None**

Electrical: [ ] Fuses [X] Circuit Breaker [ ] Other: _____ [ ] Unknown

Comments: **None**

Has all or a portion of the property been surveyed? ..... [X] Yes [ ] No [ ] Unknown

If Yes, is the survey available? ..... [X] Yes [ ] No [ ] Unknown

Manufactured Housing - Is the residence a:

Mobile Home ..... [ ] Yes [X] No [ ] Unknown

Modular ..... [X] Yes [ ] No [ ] Unknown

Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure ..... [ ] Yes [X] No [ ] Unknown

Comments: **None**

PROPERTY LOCATED AT: **25 East Oxford Rd, Oxford, ME 04270**

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

Comments: **None**

Source of Section VII information: **Seller**

SECTION VIII - ADDITIONAL INFORMATION

Chimney was not up to code and Presby Masonry extended the liner, added a cap and bracings to bring up to code. All new siding. New windows. Entire interior repainted, new trim and molding. New laminate flooring. New cabinets and countertops. Updated lighting. New uninstalled water heater to convey with the property. See entire update list included with disclosures.

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: ..... [X] 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:

9/23/2026

SELLER DATE SELLER DATE

6340C2C9247B431...

Scott P. Clifford

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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REALTOR®

EQUAL HOUSING OPPORTUNITY

Doc#: 6625
Bk: 4603 Pg: 122

MAINE SHORT FORM WARRANTY DEED

We, **WILLIAM C. BURNS and KRISTEN M. BURNS**, of South Paris, Oxford County, Maine, for consideration paid, grant to **SCOTT P. CLIFFORD**, whose mailing address is 408 Paris Hill Road, South Paris, Maine, 04281, with **WARRANTY COVENANTS**, a certain lot or parcel of land, with any buildings thereon, situated in Oxford, County of Oxford, and State of Maine, being further described in the attached Exhibit A.

The premises are conveyed subject to any easements and restrictions of record, and this deed includes all rights, easements, privileges and appurtenances belonging to the premises hereinabove described.

WITNESS our hands this 25th day of June, 2010.

Diane M. Milligan
Witness to both

William C. Burns
William C. Burns

Witness

Kristen M Burns
Kristen M. Burns

MAINE REAL ESTATE TRANSFER TAX PAID

STATE OF MAINE
COUNTY OF Androscoggin, SS

Then personally appeared the above named William C. Burns and Kristen M. Burns, known to me, this 25th day of June, 2010 and acknowledged before me the foregoing instrument to be their free act and deed.

Diane M. Milligan
Notary Public
Name: DIANE M. MILLIGAN
NOTARY PUBLIC, MAINE
My commission expires: MY COMMISSION EXPIRES AUGUST 17, 2016

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Doc#: 6625
Bk: 4603 Pg: 123

EXHIBIT A

A certain lot or parcel of land, with any buildings thereon, situated in the Town of Oxford, County of Oxford and State of Maine, lying easterly of and abutting the East Oxford Road, so-called, and said parcel of land designated as Lot 3 on Plan showing Ledge Woods, a proposed subdivision of Land by Dale Verrill, Oxford Maine, dated December 11, 1987, which said Plan is duly recorded in the Oxford County Registry of Deeds as Plan No. 2319.

Lot 3 as conveyed by this instrument is subject to such conditions and restrictions as appear and are set forth on the aforementioned Plan. Particular reference is made to such "Notes" as appear on said Plan.

Being the same premises conveyed to William C. Burns and Kristen M. Burns by warranty deed from Samuel C. Vinton and Sharon L. Vinton dated May 24, 1994 and recorded in the Oxford County Registry of Deeds in Book 2127, Page 156.

N:\Androtc\WPDOCS\DIANET\2010\10-1000\10-1087 - EXHIBIT A.doc

Received
Recorded Register of Deeds
Jun 29,2010 09:04A
Oxford East County
Jane Rich

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering
(207)289-3826

PROPERTY ADDRESS

Town Or Plantation	OXFORD
Street Subdivision Lot #	VERRILL ON E OXFORD LOT #3

PROPERTY OWNERS NAME

Last:	First:
Applicant Name:	FRED KNIGHTLY
Mailing Address of Owner/Applicant (If Different)	HIGH ST. OXFORD ME. 04270

OXFORD PERMIT # 412 TOWN COPY

Date Permit Issued: 5/18/88 $ 40.00 FEE ☐ If Double Fee Charged

Local Plumbing Inspector Signature: Paul P Stone L.P.I. # 817

Owner/Applicant Statement

I certify that the Information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.

Fred Knightly 5/18/88

Signature of Owner/Applicant — Date

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules.

Paul P Stone — Local Plumbing Inspector Signature

5/22/88 — Date Approved

PERMIT INFORMATION

THIS APPLICATION IS FOR:
1. ☑ NEW SYSTEM
2. ☐ REPLACEMENT SYSTEM
3. ☐ EXPANDED SYSTEM
4. ☐ EXPERIMENTAL SYSTEM

SEASONAL CONVERSION
to be completed by the LPI
5. ☐ SYSTEM COMPLIES WITH RULES
6. ☐ CONNECTED TO SANITARY SEWER
7. ☐ SYSTEM INSTALLED – P# _____
8. ☐ SYSTEM DESIGN RECORDED AND ATTACHED

IF REPLACEMENT SYSTEM:
YEAR FAILING SYSTEM INSTALLED _____
THE FAILING SYSTEM IS:
1. ☐ BED 3. ☐ TRENCH
2. ☐ CHAMBER 4. ☐ OTHER: _____

THIS APPLICATION REQUIRES:
1. ☑ NO RULE VARIANCE
2. ☐ NEW SYSTEM VARIANCE Attach New System Variance Form
3. ☐ REPLACEMENT SYSTEM VARIANCE Attach Replacement System Variance Form
   a. ☐ Requiring Local Plumbing Inspector Approval
   b. ☐ Requires State and Local Plumbing Inspector Approval
4. ☐ MINIMUM LOT SIZE VARIANCE

DISPOSAL SYSTEM TO SERVE:
1. ☑ SINGLE FAMILY DWELLING
2. ☐ MODULAR OR MOBILE HOME
3. ☐ MULTIPLE FAMILY DWELLING
4. ☐ OTHER _____ SPECIFY

INSTALLATION IS:
COMPLETE SYSTEM
1. ☑ NON-ENGINEERED SYSTEM
2. ☐ PRIMITIVE SYSTEM (Includes Alternative Toilet)
3. ☐ ENGINEERED (+2000 gpd)

INDIVIDUALLY INSTALLED COMPONENTS:
4. ☐ TREATMENT TANK (ONLY)
5. ☐ HOLDING TANK _____ GAL
6. ☐ ALTERNATIVE TOILET (ONLY)
7. ☐ NON-ENGINEERED DISPOSAL AREA (ONLY)
8. ☐ ENGINEERED DISPOSAL AREA (ONLY)
9. ☐ SEPARATED LAUNDRY SYSTEM

SIZE OF PROPERTY	ZONING	TYPE OF WATER SUPPLY
2.43 Ac.		

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

TREATMENT TANK
1. ☑ SEPTIC: ☑ Regular ☐ Low Profile
2. ☐ AEROBIC

SIZE: 1000 GALS.

WATER CONSERVATION
1. ☑ NONE
2. ☐ LOW VOLUME TOILET
3. ☐ SEPARATED LAUNDRY SYSTEM
4. ☐ ALTERNATIVE TOILET

SPECIFY: _____

PUMPING
1. ☐ NOT REQUIRED
2. ☑ MAY BE REQUIRED (DEPENDING ON TREATMENT TANK LOCATION AND ELEVATION)
3. ☐ REQUIRED

DOSE: _____ GALS.

CRITERIA USED FOR DESIGN FLOW (BEDROOMS, SEATING, EMPLOYEES, WATER RECORDS, ETC.)
3 BEDROOMS
MIN. RATE
DESIGN FLOW: 270 (GALLONS/DAY)

SOIL CONDITIONS USED FOR DESIGN PURPOSES

PROFILE	CONDITION
5	B

DEPTH TO LIMITING FACTOR: NONE

SIZE RATINGS USED FOR DESIGN PURPOSES
1. ☐ SMALL
2. ☑ MEDIUM
3. ☐ MEDIUM-LARGE
4. ☐ LARGE
5. ☐ EXTRA LARGE

DISPOSAL AREA TYPE/SIZE
1. ☑ BED _____ Sq. Ft.
2. ☐ CHAMBER _____ Sq. Ft.
   ☐ REGULAR ☐ H-20
3. ☐ TRENCH _____ Linear Ft.
4. ☐ OTHER: _____

SITE EVALUATOR STATEMENT

On 2/3/88 & 5/16/88 (date) I conducted a site evaluation for this project and certify that the data reported is accurate. The system I propose is in accordance with the Subsurface Wastewater Disposal Rules.

Walter G Horton — Site Evaluator Signature

67 — SE#

5/17/88 — Date

(Local Plumbing Inspector's Signature if permit is for Seasonal Conversion.)

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering

Town, City, Plantation: OXFORD

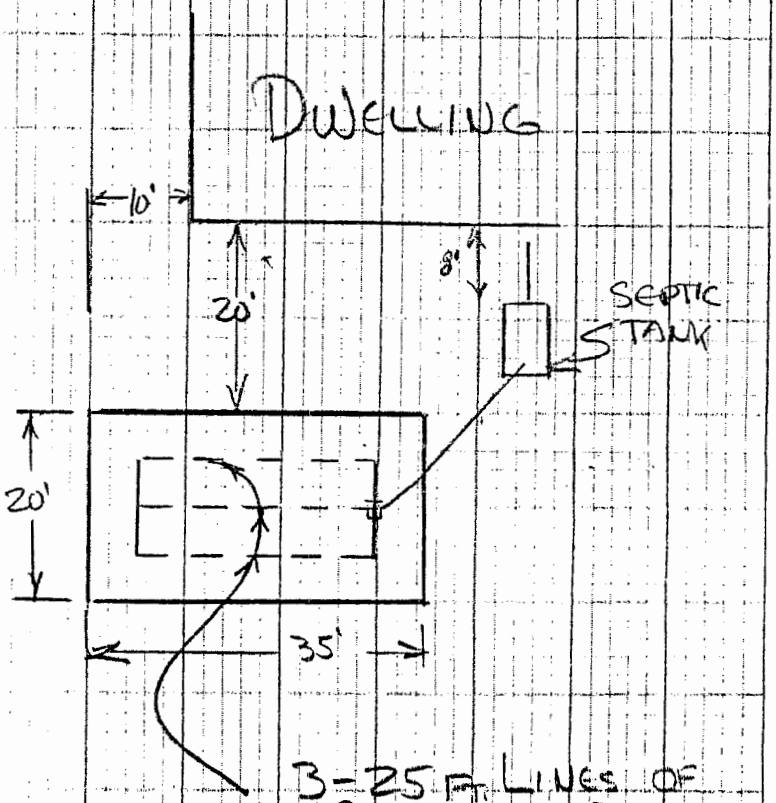
Street, Road, Subdivision: E. OXFORD RD. LOT #3

Owners Name: FRED KNIGHTLY

SUBSURFACE WASTEWATER DISPOSAL PLAN

Scale 1" = 20 Ft.

LOCATION OF DISPOSAL BED:
- 20 FT. TO FRONT OF DWELLING
- END: 10± FT. BEYOND END OF DWELLING



NOTE:
ALL PROPERTY LINES (PL's) AND OTHER INFORMATION (INCLUDING LOCAL ORDINANCES) APPLICABLE TO THIS PROPERTY MUST BE VERIFIED BY OWNER PRIOR TO SIGNING THIS APPLICATION.
SEE "CODE" FOR STANDARD SPECIFICATIONS.

FILL REQUIREMENTS

Depth of Fill (Upslope): 0 "

Depth of Fill (Downslope): 9± "

CONSTRUCTION ELEVATIONS

Reference Elevation is 0

Bottom of Disposal Area -28"

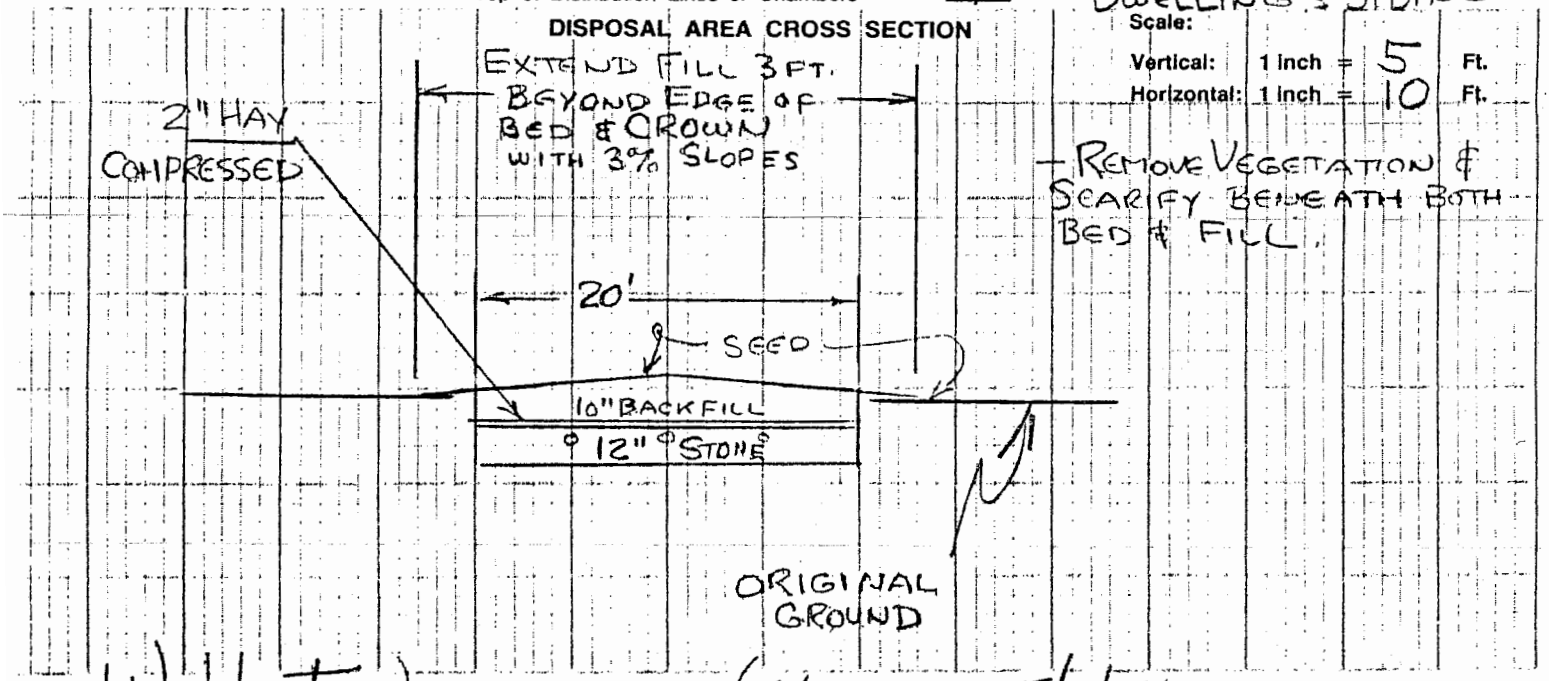
Top of Distribution Lines ~~or Chambers~~ -17"

ELEVATION REFERENCE POINT LOCATION & DESCRIPTION

E.R.P.: BOTTOM OF DWELLING'S SIDING

DISPOSAL AREA CROSS SECTION

Scale:
Vertical: 1 inch = 5 Ft.
Horizontal: 1 inch = 10 Ft.



- REMOVE VEGETATION & SCARIFY BENEATH BOTH BED & FILL.

W. Horton — 6/7 — 5/17/88

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering

Town, City, Plantation: OXFORD

Street, Road, Subdivision: E. OXFORD RD

Owners Name: F. KNIGHTLY

SITE PLAN

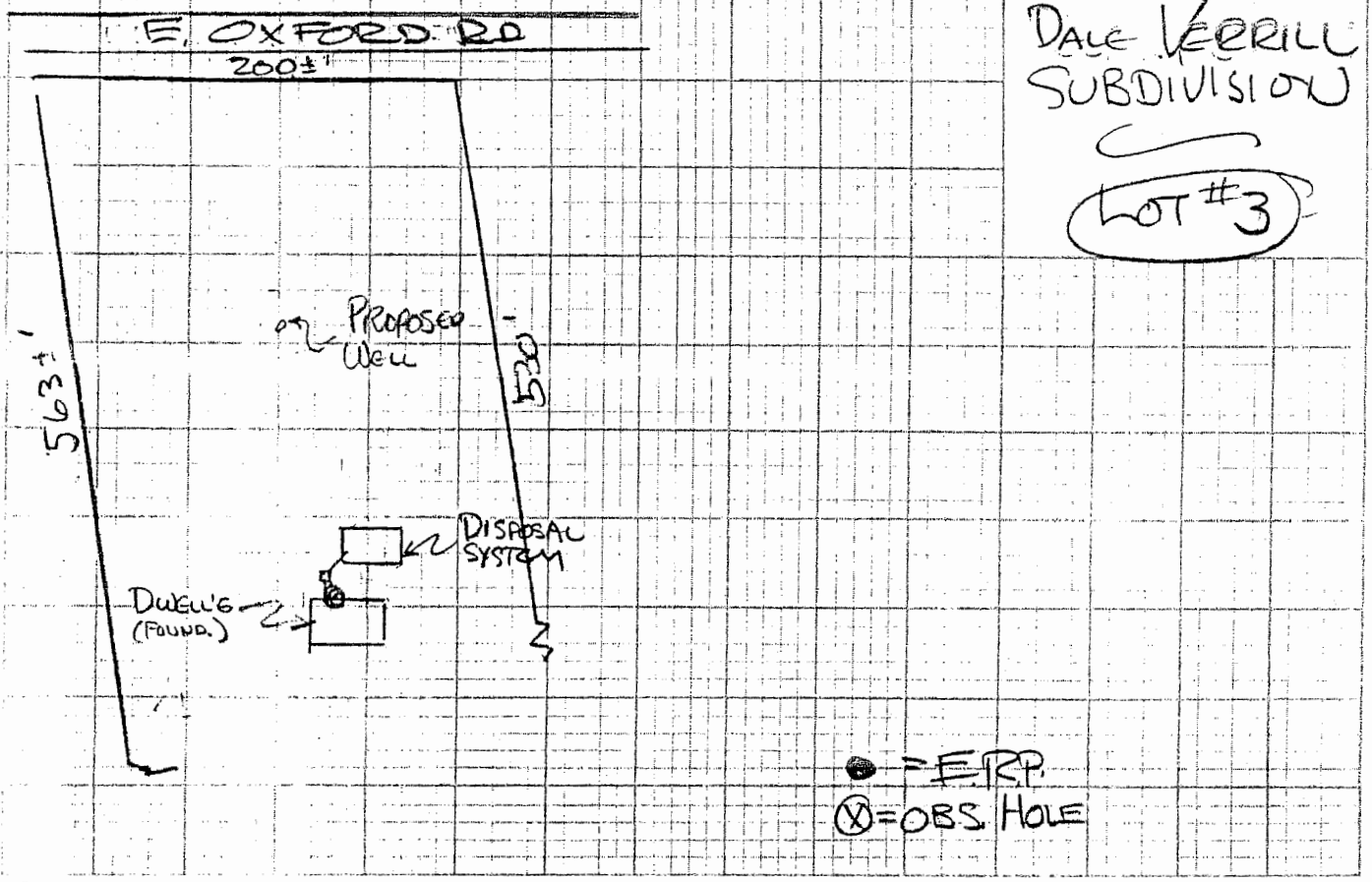
LOT #3

Scale 1" = 100 Ft.

SITE LOCATION PLAN (Attach Map from Maine Atlas for New System Variance)

DALE MERRILL SUBDIVISION

LOT #3



SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole _____ ☑ Test Pit ☐ Boring

1½ " Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (Inches)	Texture	Consistency	Color	Mottling
0	F.S. LOAM		DK BR.	
6	LOAMY SAND	1	BROWN	1
10				
15		0		0
20	MED. SAND	3	BROWN	2
30			OLIVE	
40				
50				

Soil Profile	Classification Condition	Slope	Limiting Factor	
5	B	5 %	NONE	☐ Ground Water ☐ Restrictive Layer ☐ Bedrock

Observation Hole _____ ☐ Test Pit ☐ Boring

_____ " Depth of Organic Horizon Above Mineral Soil

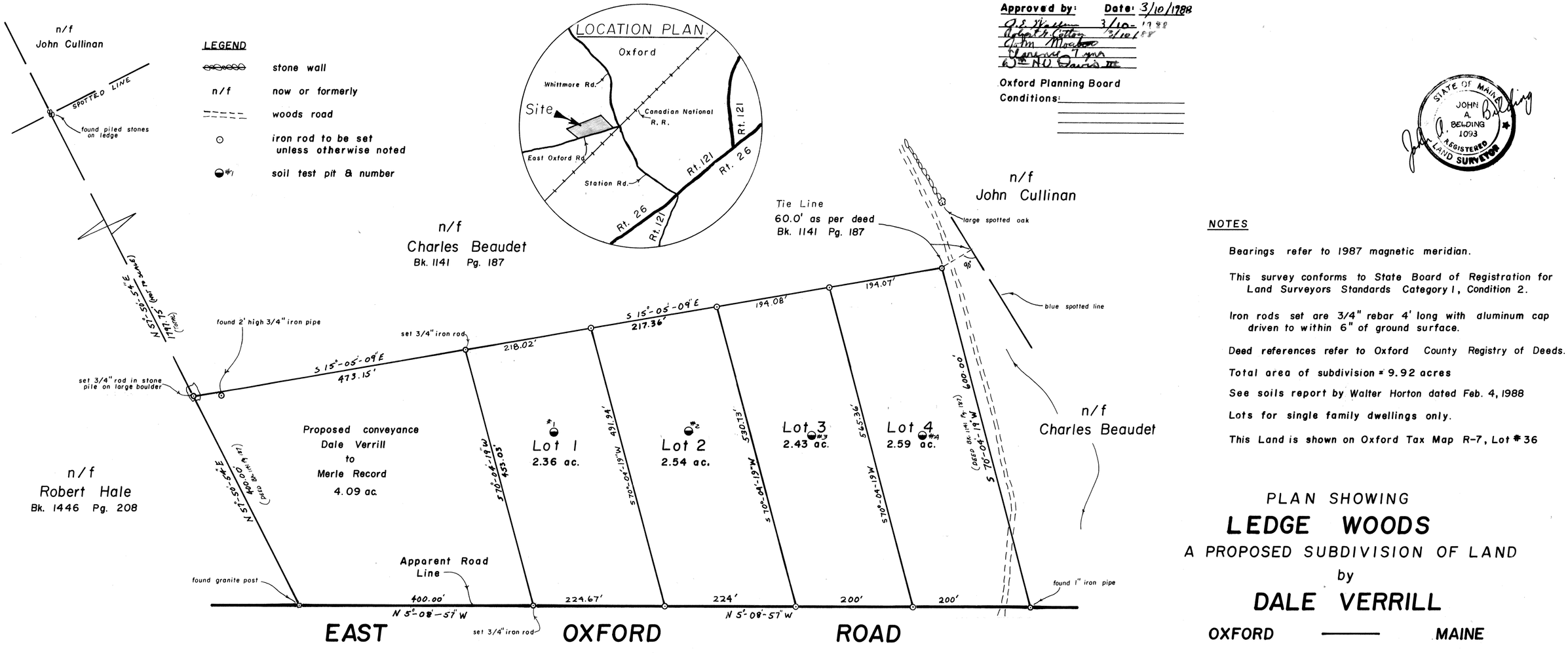
DEPTH BELOW MINERAL SOIL SURFACE (Inches)	Texture	Consistency	Color	Mottling
0				
6				
10				
15				
20				
30				
40				
50				

Soil Profile	Classification Condition	Slope	Limiting Factor	
		%		☐ Ground Water ☐ Restrictive Layer ☐ Bedrock

Wells Horton — Site Evaluator Signature

67

5/17/88



Approved by: **Date:** 3/10/1988

Oxford Planning Board

Conditions: _____

STATE OF MAINE
JOHN A. BELDING
1093
REGISTERED LAND SURVEYOR

NOTES

Bearings refer to 1987 magnetic meridian.

This survey conforms to State Board of Registration for Land Surveyors Standards Category 1, Condition 2.

Iron rods set are 3/4" rebar 4' long with aluminum cap driven to within 6" of ground surface.

Deed references refer to Oxford County Registry of Deeds.

Total area of subdivision = 9.92 acres

See soils report by Walter Horton dated Feb. 4, 1988

Lots for single family dwellings only.

This Land is shown on Oxford Tax Map R-7, Lot # 36

ADDITIONAL NOTES

Dwellings must be set back a minimum of 100' from road line.

Lots limited to single family dwellings only.

Lot clearing shall remove not more than forty percent of the volume of trees in any ten year period.

RECEIVED
RECORDED REGISTRY OF DEEDS
88 MAR 22 PM 2:27
OXFORD COUNTY

2319

PLAN SHOWING
LEDGE WOODS
A PROPOSED SUBDIVISION OF LAND
by
DALE VERRILL

OXFORD —— **MAINE**

Scale 1" = 100'

Dec. 11, 1987

Surveyed by:
John A. Belding
Otisfield, Maine

Drawn by:
Anthony P. Burke
Revised- 1/5/88
Revised- 1/11/88 & 2/10/88 & 2/23/88

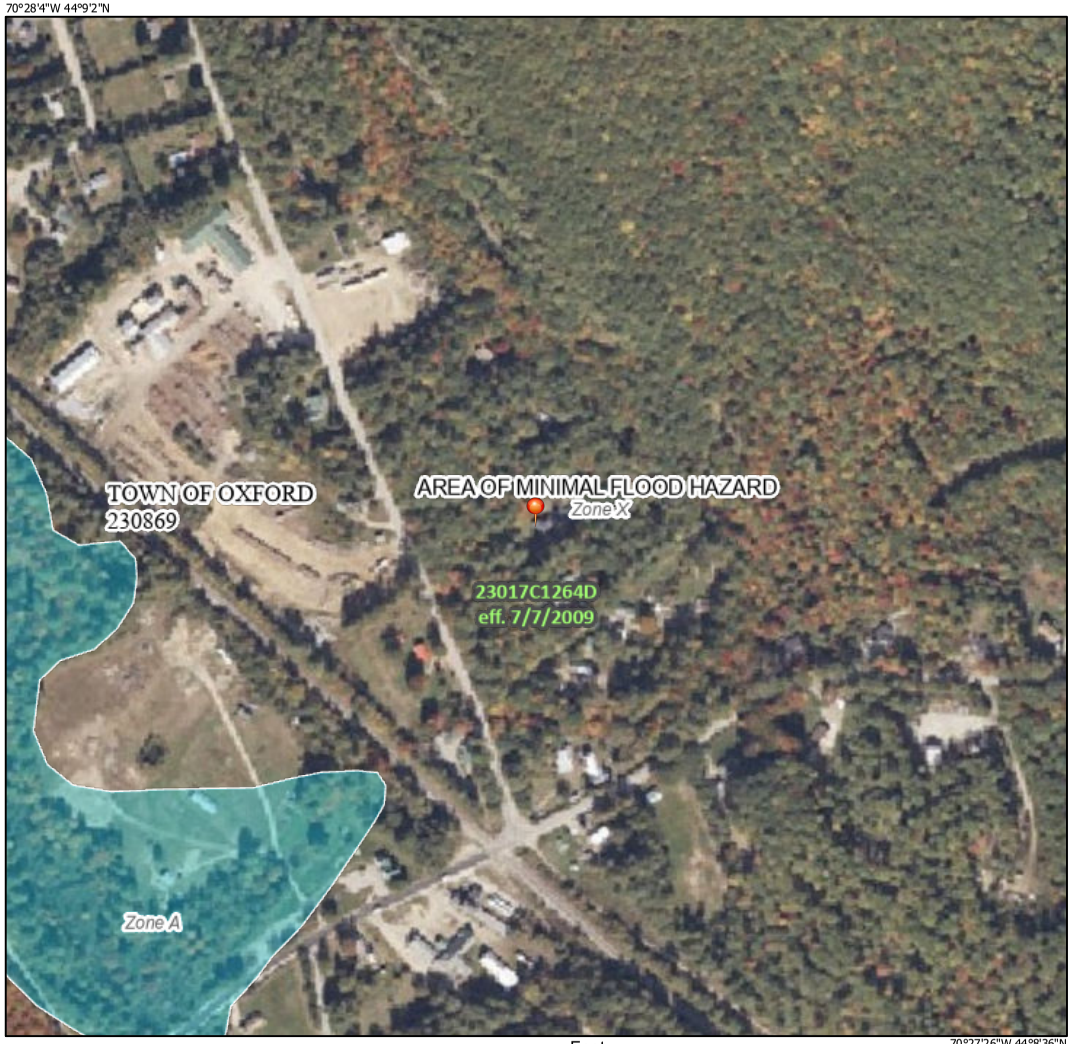
0 50 100 200 300 400 500

99 — 182

National Flood Hazard Layer FIRMette

FEMA

70°28'4"W 44°9'2"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

70°27'26"W 44°8'36"N

Basemap Imagery Source: USGS National Map 2023

Legend

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

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- 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*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

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 9/21/2026 at 11:41 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.

House Remodel @ 25 E Oxford Rd. Oxford ME

THROUGHOUT THE WHOLE HOUSE

Painted all the walls, interior doors, trim, baseboards, crown molding, shiplap, and window casings

Replaced all lights and ceiling fans

Replaced all outlets, light switches, and covers

Replaced all the baseboards, trim, window casings, and crown molding

Replaced siding

Replaced windows

Upgraded all the flooring

Installed brand new stair treads, risers, and handrailing leading up to the 2nd floor

Upgraded all the register covers

Upgraded closet doors and painted them

Replaced some interior doors

Replaced interior door hinges and knobs

Replaced front and back doors

Added a screen door to the front door

Cold and hot water lines replaced in the basement

Shut offs added

New spigots installed

KITCHEN

Replaced cabinets

Replaced countertops

Brand new microwave and dishwasher

Fridge and stove replaced around 2018

Replaced sink

1st FLOOR BATHROOM

Replaced sink/vanity

Replaced medicine cabinet

Installed shiplap and wainscoting

Installed wall clothes drying rack

Replaced toilet

2nd FLOOR BATHROOM

Replaced toilet

Replaced vanity/sink

Replaced mirror

Replaced toilet paper holder, towel rack, etc

1st FLOOR HALL CLOSET

Installed cabinets

Installed butcherblock countertop

Installed rechargeable lights

Installed shiplap

1st FLOOR BEDROOM/BONUS ROOOM

Installed tongue and groove pine

Installed cabinet

Installed built in shelf

Added a small fridge

Installed wainscoting

OTHER THINGS DONE

Had a new drilled well installed

Regraveled some of the driveway

Excavation work done on the back lawn after the well was drilled

Reseeded and fertilized the back and front lawns

Replaced all the ridge caps on the roof and had any broken shingles replaced

Replaced 4 blocks on the chimney, added liner blocks, added a cap, and bracing

Outside lighting replaced/upgraded

Added a motion sensor light to garage

Outside outlets replaced and new protector boxes added

Replaced front deck

Replaced back steps that go up to the deck

Proposal

PRESBY
Masonry & Roofing

PRESBY MASONRY

207-890-4845
451 Pleasant St. • Mechanic Falls, ME 04256
www.chimneyrestorationmaine.com

PROPOSAL SUBMITTED TO	PHONE	DATE
Scott Clifford / Angela.	CAP Redo.	7-7-26
STREET: 25 East Oxford Rd.	JOB NAME: 739-9088	
CITY, STATE, ZIP: Oxford Maine.	JOB LOCATION: Oxford	
DATE OF PLANS: 7-6-26	JOB PHONE: 8904845	

We hereby submit specifications and estimates for:

RECAP ENTIRE ROOF CAP OF House
Replace new BLACK CAP
Any Broken Shingles Replaced material $600.00
(No charge) LABOR COST $1,000
Clean up & hauling 400.00

Roof ok custom supply shingles OXFX BLK
Pd in full upon completion of $1 install
Remove 2 Satellite TOTAL CAP ~~2000.00~~
Replace 8 Shingles Not to Exceed for any reason 1,700.00 SS
Presby Masonry Assumes All Responsibility For Liability
For Any Injury Occured At This Address. T A Presby

We Propose hereby to furnish material and labor - complete in accordance with above specifications, for the sum of:
Sixteen hundred dollars ($ 1600/400.).

payment to be made as follows: Check # 125
Two thousand dollars and 00/100 Paid in full
-200.00 for left-over shingles -100.00 for damage

All material is guaranteed to be as specified. All work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are full covers by Workman's Compensation Insurance.

Authorized Signature T A Presby

Note: This proposal may be withdrawn by us if not accepted within _____ days

Acceptance of Proposal The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlines above.

Date of Acceptance: 7-7-26

Signature [signature]

Signature

A-NC3819 / T-3850 - 3-part carbonless

contractors proposal

Proposal

Page # _____ of _____ pages

PROPOSAL SUBMITTED TO: Scott Clifford	JOB NAME: Chimney Build Top out	JOB #:
ADDRESS: 25 East Oxford Rd Oxford Maine	JOB LOCATION: Oxford Maine	
	DATE: July 2-26	DATE OF PLANS:
PHONE #: 207739-9088	FAX #:	ARCHITECT:

We hereby submit specifications and estimates for:

Stage chimney. Build. Top 3-4 courses. replace liner as needed.

Install 9x9 cover, crown top $300.00
clean chimney included
2400.00

Rec'd dep. ck # 123
7/6-/26 1200.00
Angela Clifford.

TRAP ROCKS - 100.00
Stainless cap 240.00
340.

We propose hereby to furnish material and labor – complete in accordance with the above specifications for the sum of:

$ 2400.00 TOTAL. 1200 dep / $1,540 BAL upon completion Dollars

with payments to be made as follows:

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted: T A Prince

Note — this proposal may be withdrawn by us if not accepted within _____ days.

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature: X [signature]

TS-26

Dyer Septic, Inc.
207-583-4546
PO Box 436 - 722 Norway Rd
Harrison, ME 04040

DATE 4-25-25

NAME Scott Clifford

SVC ADDRESS 25 East Oxford Rd

TOWN Oxford

AMOUNT DUE: $350

QTY PUMPED: 1000 gal - Level Good $ 350

BAFFLE / FILTER: Concrete outlet - Good $ _____

DIG / RISER: _____ $ _____

ADDITIONAL WORK: _____ $ _____

NOTES

Check #1206 Paid

Thank You!

132774

Robert Kahkonen
PO Box 639
Oxford Me. 04270
207-515-0031

CUSTOMER'S ORDER NO.	DEPARTMENT	DATE
207-890-8748	boiler Cleaning	9-23-25

NAME: Scott & Angela Clifford

ADDRESS: 25 E oxford Rd

CITY, STATE, ZIP: oxford Me. 04270

SOLD BY	CASH	C.O.D.	CHARGE	ON. ACCT.	MDSE. RETD.	PAID OUT

	QUANTITY	DESCRIPTION	PRICE	AMOUNT
1	1	1.A 250.1 Cartrage		
2	1	75-70B nozzle		
3		cleaning Supply Mat		50 00
4		Lab		125 00
5		Paid $		175
6				
7		Paid		
8		CK 1205		
9		CC 175.00		
10		9-23-25		
11				
12				
13				
14				
15				
16				
17				
18				

RECEIVED BY

01-11

A-5805
T-46320/46350

KEEP THIS SLIP FOR REFERENCE

GOODWIN
WELL & WATER INC.
2282 Auburn Road, PO Box 661 · North Turner, ME 04266
(207) 224-7861 · www.goodwinwellandwater.com

Service Invoice

Invoice #: 357304
Invoice Date: 12/29/2023
Due Date: 01/13/2024
Completion: 12/21/2023
Job #: 2023347

Billed To: 21210
SCOTT CLIFFORD
25 EAST OXFORD RD.
OXFORD ME 04270

Project:
SCOTT CLIFFORD
25 EAST OXFORD RD.
OXFORD ME 04270

Description of Work:

COMPLETE PUMP INSTALL:
INSTALLED A NEW BERKELEY 7 GPM, 1 HP 3 PHASE WATER END & 1 HP MOTOR WITH A NEW PID10 CONTROLLER AND A NEW WR-60 WELLRITE 20 GAL PRESSURE TANK, PITLESS ADAPTOR, ALL WIRING, PIPING & CONTROLS.

5 YR WARRANTY ON PUMP & TANK AT NO ADDITIONAL CHARGE.

Part#	Description	Qty.	Unit	Price	Ext Price
1023	LUMP SUM PRICE: LABOR	1.00	LS	$550.00	$550.00
1031	FOUNDATION HOLE	1.00	EA	$75.00	$75.00
52	BERKELEY 7GPM 1 HP W.E.	1.00	EA	$834.02	$834.02
1083	1 HP 3 PHASE MOTOR	1.00	EA	$907.92	$907.92
1264	PENTEK PID 10 CONTROLLER	1.00	EA	$1,708.57	$1,708.57
1295	#4710 PIPE, 1" 250#	400.00	FT	$1.71	$683.42
412	12/3 PVC PUMP WIRE W/G	415.00	FT	$1.60	$663.59
180	AG DELUXE RUBBER TORQUE	5.00	EA	$18.34	$91.70
1295	#4710 PIPE, 1" 250#	78.00	FT	$1.71	$133.27
414	12/3 UF W/GR WIRE	95.00	FT	$2.19	$208.38
1178	WR60 WELLRITE 20 GAL TANK	1.00	EA	$532.25	$532.25
317	RB BRASS INS ADPT, 1 M	5.00	EA	$15.27	$76.35
258	BRASS ADPT 1 INS X 3/4M	1.00	EA	$36.46	$36.46
190	A4C SPLICE KIT	3.00	EA	$5.56	$16.67
195	BC10X PITLESS ADAPTER	1.00	EA	$357.03	$357.03
174	1" S.S. CLAMPS	16.00	EA	$2.81	$44.99
755	GROUND LUG	1.00	EA	$5.77	$5.77
178	1/4 NUT & BOLT	1.00	EA	$1.93	$1.93
655	PVC SCH40 MALE ADPT., 1"	1.00	EA	$1.60	$1.60

Our finance charge is 1.5% per month (an annual rate of 18%) of the unpaid balance.
Finance charges are applied after the DUE DATE.

Thank you for your prompt payment!

Non-Taxable Amount:	$7,486.60
Taxable Amount:	$0.00
Sales Tax:	$0.00
Amount Due	**$7,486.60**

GOODWIN
WELL & WATER INC.

2282 Auburn Road, PO Box 661 · North Turner, ME 04266
(207) 224-7861 · www.goodwinwellandwater.com

Service Invoice

Invoice #: 357303
Invoice Date: 12/29/2023
Due Date: 01/13/2024
Completion: 12/21/2023
Job #: 2023347

Billed To: 21210
SCOTT CLIFFORD
25 EAST OXFORD RD.
OXFORD ME 04270

Project:
SCOTT CLIFFORD
25 EAST OXFORD RD.
OXFORD ME 04270

Description of Work:

WELL DRILLER'S INSTALLATION:
TOTAL DEPTH: 520'
TOTAL CASING: 109'
TOTAL YIELD: 6 GPM

Part#	Description	Qty.	Unit	Price	Ext Price
1022	LUMP SUM PRICE	1.00	LS	11,665.00	$11,665.00
1024	DRILLING	320.00	FT		
1024	ADD - FOR ADDITIONAL DRILLING BEYOND 320'	200.00	FT	$25.00	$5,000.00
822	STEEL WELL CASING 6"	100.00	FT		
822	ADD - FOR ADDITIONAL CASING BEYOND 100'	9.00	FT	$27.00	$243.00
815	6" CABLE TOOL THREADED SHOE	1.00	EA		
210	WELL CAP, IMPRINTED 6"	1.00	EA		
1035	WYBEN HIGHYIELD GELL	4.00	EA		

Our finance charge is 1.5% per month (an annual rate of 18%) of the unpaid balance.
Finance charges are applied after the DUE DATE.

Thank you for your prompt payment!

Non-Taxable Amount:	$16,908.00
Taxable Amount:	$0.00
Sales Tax:	$0.00
Amount Due	**$16,908.00**

A & L LABORATORY

A DIVISION OF GRANITE STATE ANALYTICAL SERVICES, LLC.

155 Center Street, Building C, Auburn, Maine 04210

Phone (207) 784-5354 website www.allaboratory.com

CERTIFICATE OF ANALYSIS FOR DRINKING WATER

DATE PRINTED: 03/04/2024
CLIENT NAME: Scott Clifford
CLIENT ADDRESS: scittclifford0376@yahoo.com

SAMPLE ID #: 2402-04664-001
SAMPLED BY: Scott Clifford
SAMPLE ADDRESS: Clifford
25 East Oxford Road
Oxford ME 04270
MORE LOC INFO: Bath

Legend	
Passes	✓
Fails EPA Primary	⊗
Fails EPA Secondary	▽
Fails State Guideline	✕
Attention	⚠

DATE AND TIME COLLECTED: 02/29/2024 06:43AM
DATE AND TIME RECEIVED: 02/29/2024 08:04AM
ANALYSIS PACKAGE: A & L-IC-Comp-MPN-ME
RECEIPT TEMPERATURE: ON ICE 6° CELSIUS
CLIENT JOB #:

Test Description	Result	Test Units	Pass /Fail	DQ Flag	RL	Limit	Method	Analyst	Date - Time Analyzed
Arsenic*	<0.001	mg/L	✓		0.001	0.010 mg/L	EPA 200.8	JP-NH	03/01/2024 03:14PM
Calcium	7.00	mg/L			0.1	No Limit	EPA 200.8	JP-NH	03/01/2024 03:14PM
Copper*	0.0025	mg/L	✓		0.001	1.3 mg/L	EPA 200.8	JP-NH	03/01/2024 03:14PM
Hardness (calc.)	23.2	mg CaCO3/L			0.25	No Limit	EPA 200.8	JP-NH	03/01/2024 03:14PM
Iron	<0.1	mg/L	✓		0.1	0.3 mg/L	EPA 200.8	JP-NH	03/01/2024 03:14PM
Lead*	<0.001	mg/L	✓		0.001	0.015 mg/L	EPA 200.8	JP-NH	03/01/2024 03:14PM
Magnesium	1.38	mg/L			0.1	No Limit	EPA 200.8	JP-NH	03/01/2024 03:14PM
Manganese*	0.0052	mg/L	✓		0.001	0.05 mg/L	EPA 200.8	JP-NH	03/01/2024 03:14PM
Sodium	66.1	mg/L			0.1	No limit	EPA 200.8	JP-NH	03/01/2024 03:14PM
Uranium*	4.7	ug/L	✓		1	30 ug/L	EPA 200.8	JP-NH	03/01/2024 03:14PM
Uranium	3.2	pCi/L	✓		0.67	20 pCi/L	EPA 200.8 Calc.	JP-NH	03/01/2024 03:14PM
Chloride*	26	mg/L	✓		2	250 mg/L	EPA 300.0	JR-ME	02/29/2024 12:38PM
Fluoride*	3.57	mg/L	✓		0.2	4.0 mg/L	EPA 300.0	JR-ME	02/29/2024 12:38PM
Nitrate as N*	<0.2	mg/L	✓		0.2	10 mg/L	EPA 300.0	JR-ME	02/29/2024 12:38PM
Nitrite as N*	<0.2	mg/L	✓		0.2	1 mg/L	EPA 300.0	JR-ME	02/29/2024 12:38PM
pH*	8.48	SU	✓	H	--	6.5 - 8.5 SU	SM 4500H+B	JR-ME	02/29/2024 10:51AM
Coliform MPN*	<1	MPN/100mL	✓		1	No Limit	SM 9223 B	JR-ME	03/01/2024 09:45AM
E. coli MPN*	<1	MPN/100mL	✓		1	0	SM 9223 B	JR-ME	03/01/2024 09:45AM
Total Coliform / E.coli Bacteria Preparation	(Colilert®-18 Quanti-Tray®) 20th ED						SM 9223 B	JR-ME	02/29/2024 12:15PM

Rebecca L. Labranche
Laboratory Director

Fact Sheet: Arsenic Treated Wood

Department of Health and Human Services
11 State House Station
Augusta, ME 04333

Maine CDC
Environmental and Occupational Health Program
Toll Free in Maine: 866-292-3474
Fax: 207-287-3981
TTY: 207-287-8066
Email: ehu@maine.gov

IF YOU WORK WITH CCA WOOD

- **NEVER** burn CCA wood.
- Wear gloves when handling CCA wood
- Wear a dust mask when sanding or cutting CCA wood
- Don't work with CCA wood in an enclosed area (like a garage)

Apply a coating to seal the wood every 1-2 years

TO LEARN MORE

Eric Frohmberg
Environmental and Occupational Health Program
Maine CDC
Toll-free in Maine 866-292-3474
TTY: 207-287-8066
www.maine.gov/dhhs/eohp

Does Your New Home Have Arsenic (CCA) Treated Wood?

About half of all Maine homes have a deck, or playground or some other structure that is made of wood treated with arsenic. This wood is called "CCA pressure-treated wood" or just "pressure-treated" wood. The wood was treated with arsenic to protect against rot and insects.

Too much arsenic can cause cancer. So it is good to prevent arsenic getting into your body when you can. When you touch wood treated with arsenic, you can get arsenic on your hands. The arsenic on your hands can get into your mouth if you are not careful about washing before eating. Young children are most at risk because they are more likely to put their hands in their mouths. The good news is that there are simple things you can do to protect yourself and your family from arsenic treated wood. This fact sheet will tell you how.



Children touching unsealed treated wood, and then putting their hands in their mouths is the biggest concern.

First: Does your house have arsenic treated (CCA) wood?

When arsenic treated wood is new, it tends to have a greenish tint. When CCA wood is older, it is harder to tell. Ask your realtor if the seller knows whether CCA wood was used. You can also test the wood to find out if it contains arsenic. Call us to find out how.

Second: If so, reduce contact with the arsenic.

You can lower the amount of arsenic on the surface of the wood by applying a coating on the wood every 1-2 years. Oil-based sealants, varnishes, or polyurethane work best for sealing arsenic in the wood. Be sure to wash your children's hands when they finish playing on or near CCA wood.

Third: If you have any questions, call us toll-free in Maine: 866-292-3474

Common Questions

What is CCA wood?

CCA wood is made by dipping the wood in a mixture of chemicals. These chemicals include chromium, copper, and arsenic. This protects the wood against insects and rot. This wood is known as CCA wood or "pressure treated" wood. Most pressure treated wood in the U.S. is CCA wood. After December 31, 2003, no more CCA wood will be made for use around homes. CCA wood may still be sold for home use until April 1, 2004 in the state of Maine.

What is Arsenic?

Arsenic is found in soil and rocks. Most people get a little arsenic every day from the food they eat. Also, some people have arsenic in their private wells, which is why it is important that anyone with a well have it tested for arsenic. People who are exposed to too much arsenic over many years are more likely to get cancer.

The Maine Real Estate Experience, 81 Main Street Auburn ME 04210 2077405813 25 East Oxford Rd
Kim McManus

Have you tested your well water for arsenic?



Your water looks, smells and tastes fine. So why do you need to test it?

It is hard to believe that water that looks, smells and tastes fine may not be safe to drink. But the truth is that 1 in 10 wells in Maine has water that is high in arsenic. There are wells high in arsenic in all parts of Maine.

Protect your family. Test your well for arsenic every 3 to 5 years.

How to Test Your Well Water

1. Call a lab.

- Call a certified lab and ask for an arsenic test kit for your well water. You can find a lab at this website: wellwater.maine.gov. Or call the Maine Lab Certification Officer at 207-287-1929.
- If you have never tested your well water for bacteria, nitrites and nitrates, or other chemicals like radon, uranium and flouride, ask your lab for a test kit for all of these.

2. Do the test.

- Your test kit will arrive in the mail. It will have empty bottles, directions and forms to fill out.
- Follow the directions and mail the bottles back to the lab with the forms.

3. Get your results.

- Your test results will come to you in the mail.
- If you have too much arsenic in your water, or if you are not sure you understand your test results, call 866-292-3474 (toll-free in Maine) or 207-287-4311 to speak to an expert.

Why Arsenic is Bad

People who drink water with too much arsenic for many years are more likely to get cancer. Arsenic can cause skin, bladder and lung cancers.

It may cause low birthweight and affect brain development in babies if pregnant women drink water with too much arsenic in it. Arsenic can also affect brain development in young children. Other problems from drinking water with very high arsenic levels include: stomach pain, nausea, diarrhea, numbness or tingling in the hands and feet and changes in skin.

Your chance of having any of these health problems depends on:

- how much arsenic is in your water;
- how much water you drink;
- how long you have been drinking the water.

Solving Arsenic Problems

There are actions you can take to protect your family if your water has too much arsenic. First, you can switch to bottled water for drinking and making drinks. This will allow you time to decide if you want to install a water treatment system.

Call us at 866-292-3474 (toll-free in Maine) or 207-287-4311 if you have high arsenic. We can help you decide how to solve the problem.

Protect your family. Test your well.

- For more information: wellwater.maine.gov
- Call for advice: **866-292-3474 • TTY: Call Maine Relay 711**

March 2020