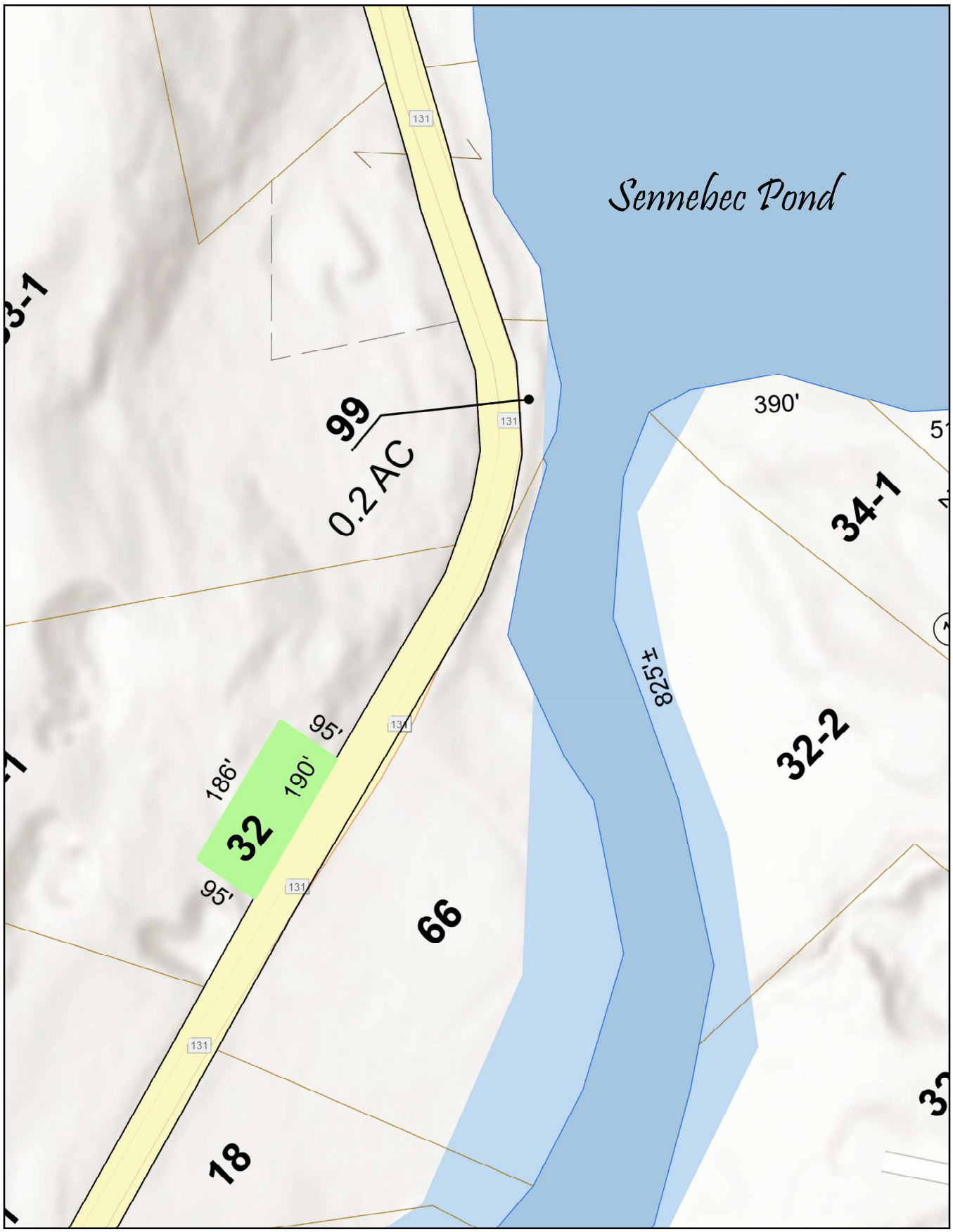
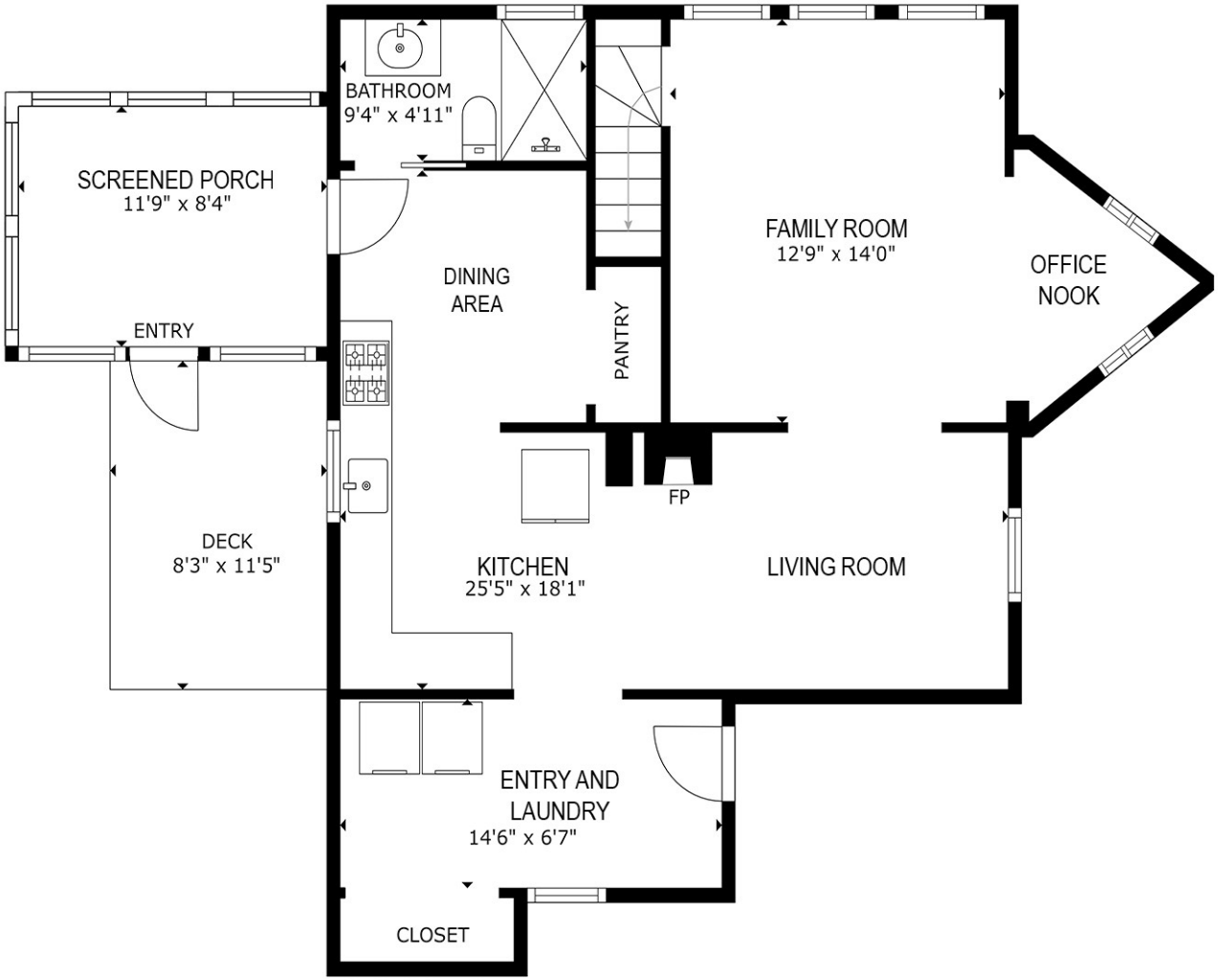
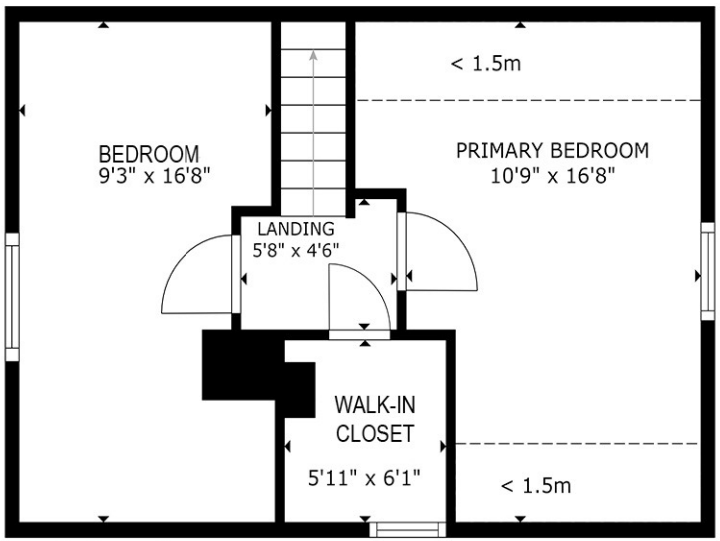
674 Appleton Road, Union



This is a tax map and not a survey. All measurements and building locations (if any) are approximate.
For more accurate boundary locations, a standard Boundary Survey is recommended.



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 850 sq. ft , FLOOR 2: 349 sq. ft
TOTAL : 1,199 sq. ft
EXCLUDED AREA : REDUCED HEADROOM: 56 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport®

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PROPERTY LOCATED AT: **674 Appleton Road, Union, ME 04862**

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: **6/8/2023** 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? **Point of Use arsenic mitigation in kitchen**

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: **To right of driveway, between road and driveway**
Installed by: **Brackett & Son, New Harbor, ME**
Date of Installation: **unknown**

USE: Number of persons currently using system: **2**
Does system supply water for more than one household? ☐ Yes ☒ No ☐ Unknown

Comments: **-----**

Source of Section I information: **Seller and previous owner's disclosure**

Camden Real Estate Company, 43 Elm St Camden ME 04843 Phone: (207) 236-6171 Fax: (207) 236-6091 Klumpp, Ethan and Annie Kassler
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PROPERTY LOCATED AT: **674 Appleton Road, Union, ME 04862**

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: **FujiClean System**
Location: **Between house and driveway** OR ☐ Unknown
Date installed: **7/2022** Date last pumped: **n/a** Name of pumping company: **n/a**
Have you experienced any malfunctions? ..... ☒ Yes ☐ No
If Yes, give the date and describe the problem: **Air feed line crushed by frost heave, repaired 10/2024**

Date of last servicing of tank: **4/28/2028** Name of company servicing tank: **Water Quality & Compliance Services**
Leach Field: ..... ☒ Yes ☐ No ☐ Unknown
If Yes, Location: **To left of driveway, between driveway and west ridge**
Date of installation of leach field: **7/2022** Installed by: **Andy Dinsmore; AKA Enterprise**
Date of last servicing of leach field: **n/a** Company servicing leach field: **n/a**
Have you experienced any malfunctions? ..... ☐ Yes ☒ No
If Yes, give the date and describe the problem and what steps were taken to remedy: **n/a**

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: **FujiClean System; see HHE-200; maintenance doc Bk ~~5003~~ 5903/P 339,**
Source of Section II information: **Seller and previous owner's disclosure; twice yearly maintenance service**

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PROPERTY LOCATED AT: **674 Appleton Road, Union, ME 04862**

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	**Rinnai**	**Wood stove**		
Age of system(s) or source(s)	**Approx 14 years old**	**unknown**		
TYPE(S) of Fuel	**propane**	**firewood**		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	**403 gallons (includes cooking) 6/1/25-5/31/26**	**2-3 cords when used to supplement heat**		
Name of company that services system(s) or source(s)	**Maritime Energy**	**Rocky's Stove Shoppe**		
Date of most recent service call	**filter cleaned by owner**	**8/2023 inspection**		
Malfunctions per system(s) or source(s) within past 2 years	**none**	**none**		
Other pertinent information	**none**	**Cleaned 3x year by owner**		

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: **8/2023**

Date chimney(s) last cleaned: **4/2026**

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

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

If Yes, date: **8/2023**

Comments: **Chimney cleaned 3x per year by owner**

Source of Section III information: **Seller and previous owner's disclosure**

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 [ ] 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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PROPERTY LOCATED AT: **674 Appleton Road, Union, ME 04862**

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

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

Comments: **No known underground storage tanks**

Source of information: **Seller and previous owner's disclosure**

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: **Seller has no knowledge of asbestos on the property**

Source of information: **Seller and previous owner's disclosure**

C. RADON/AIR - Current or previously existing:

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

If Yes: Date: **3/22/2022** By: **Inspect Maine**

Results: **0.6 pCi/L**

If applicable, what remedial steps were taken? **none needed**

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

Are test results available? ..... ☒ Yes ☐ No

Results/Comments: **Previous owner's disclosure**

Source of information: **Previous owner's disclosure**

D. RADON/WATER - Current or previously existing:

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

If Yes: Date: **July 16, 2026** By: **Inspect Maine**

Results: **780 pCi/L**

If applicable, what remedial steps were taken? **none needed**

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

Are test results available? ..... ☒ Yes ☐ No

Results/Comments: **Previous owner's disclosure**

Source of information: **Previous owner's disclosure**

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

Comments: **Seller is not aware of methamphetamine on the property**

Source of information: **Seller and previous owner's disclosure**

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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: **built 1850+/-**

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: **Exterior of shed window frames**

Source of information: **Seller and previous owner's disclosure, observation**

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL:	☐ Yes	☐ No	☒ Unknown
LAND FILL:	☐ Yes	☐ No	☒ Unknown
RADIOACTIVE MATERIAL:	☐ Yes	☐ No	☒ Unknown

Other: **Seller is not aware of hazardous materials on the property**

Source of information: **Seller and previous owner's disclosure**

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: **ROW over neighbor's property to access driveway**

Source of information: **Seller and previous owner's disclosure, 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: **23013C0135D** Year: **2016** (Attach a copy)

Comments: **Zone X. Seller is not aware of any flooding issues at the property**

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

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PROPERTY LOCATED AT: **674 Appleton Road, Union, ME 04862**

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

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 ☒ 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: **propane tank**

Year Principal Structure Built: **1850** What year did Seller acquire property? **2023**

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

Water, moisture or leakage: **Sm leak in roof of addition repaired 7/2023;**

Comments: **Occasional small leak near stove only during severe storm**

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: **No leakage observed by current owner**

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

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

Comments: -----

Electrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: _____ ☐ Unknown

Comments: **upstairs completely rewired in 2022**

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: -----

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PROPERTY LOCATED AT: **674 Appleton Road, Union, ME 04862**

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: **No known material defects at the property**

Comments: **-----**

Source of Section VII information: **Seller and previous owner's disclosure**

SECTION VIII - ADDITIONAL INFORMATION

Siding around dormer window upstairs needs to be replace. Seller noted vermiculite insulation in exterior corner wall of entry shed - it was not tested but to be cautious cleaned it up and sealed it and built a new wall over to encapsulate it.

See list of improvements and maintenance.

Additional work is recommended for the long-term stability of the house, which requires adding additional support to the beams under the house. A professional estimate for this work has been obtained and is available upon request.

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.

Signed by: Ethan Klumpp 7/23/2026

SELLER 4420R15DC244F8... DATE

Ethan Klumpp

DocuSigned by: Katie Grace Klumpp 7/23/2026

SELLER 1E9BA3BEBEC44A2... DATE

Katie Grace Klumpp

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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EQUAL HOUSING OPPORTUNITY

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674 Appleton Road, Union

List of Improvements

2022-2023 (performed by previous owner):

- New Fuji Septic System 2022 installed by AKA Enterprise
- New custom Kitchen (Contractor used- Ben Brodis)
- New windows in living room
- New entryway/ laundry room and appliances
- New entry doors
- New bathroom
- New source and waste plumbing
- New water heater
- Updated electrical upstairs

2026:

- Newly paint exterior
- Newly painted kitchen, pantry and cabinets
- Newly painted bathroom
- Newly painted family room

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LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN **Ethan Klumpp, Katie Grace Klumpp** (hereinafter "Seller")

AND _____ (hereinafter "Buyer")

FOR PROPERTY LOCATED AT **674 Appleton Road, Union, ME 04862**

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).

_____

_____

X Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Seller **(check 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).

_____

_____

X 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.

		Signed by: Ethan Klumpp	7/23/2026
Buyer	Date	Seller Ethan Klumpp	Date
		DocuSigned by: Katie Grace Klumpp	7/23/2026
Buyer	Date	Seller Katie Grace Klumpp	Date
Buyer	Date	Seller	Date
Buyer	Date	Seller DocuSigned by: Annie Kassler	Date 7/23/2026
Agent	Date	Agent Annie Kassler	Date

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EQUAL HOUSING OPPORTUNITY

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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

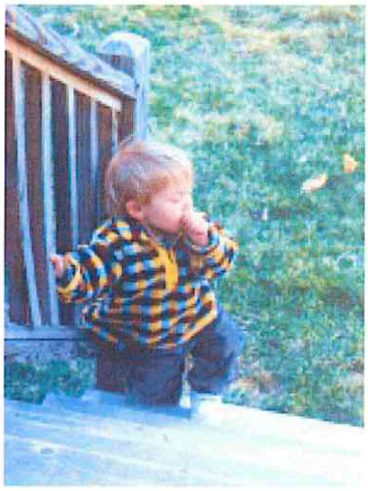
TO LEARN MORE

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.

Initial EK DS KGK

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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.

Initial EK DS KGK

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

Camden Real Estate Company, 43 Elm St Camden ME 04843 Phone: (207) 236-6171 Fax: (207) 236-6091 Klumpp, Ethan
Annie Kassler Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

Docusign Envelope ID: EC99ABA6-86B9-8261-838B-D33F13370A7F

National Flood Hazard Layer FIRMette

FEMA

69°17'6"W 44°14'21"N



69°16'28"W 44°13'55"N

Feet

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

1:6,000

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, Area of 1% annual chance flood with average depth less than one foot or with drainag areas of less than one square mile *Zone*
- 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*

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

OTHER FEATURES
- 20.2 / 17.5 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

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 represe 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 7/17/2026 at 6:34 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.

Receipt # 142841 KNOX SS: RECEIVED
VOL 6028 PG 235
07/13/2023 02:19:18 PM
2 Pages
Instr # 2023-4751
ATTEST:Madelene F. Cole, Knox Co Registry of Deeds

(SPACE ABOVE RESERVED FOR RECORDING INFORMATION)

WARRANTY DEED
Maine Statutory Short Form

KNOW ALL PERSONS BY THESE PRESENTS that we, Thomas R. Kennon and Sandra Schwartz Klein of Union, County of Knox and State of Maine, for consideration paid, grant to Ethan Klumpp and Katie Grace Klumpp, as joint tenants, of Rockland, County of Knox, State of Maine, with **WARRANTY COVENANTS**, certain property in the Town of Union, County of Knox and State of Maine, being:

REAL ESTATE TRANSFER TAX PAID

A certain lot or parcel of land, together with the buildings thereon, located at 674 Appleton Road, Union, Knox County, Maine, being more particularly described as follows:

Beginning at the Westerly side of Route No. 131 and the Northerly line of land of Central Maine Power Company and at a woods road; thence Westerly by land of Central Maine Power Company ninety-five (95) feet to a point near a dead pine tree; thence Northerly by other land of Central Maine Power Company and in part by a stone wall one hundred eighty-six (186) feet; thence Easterly by other land of Central Maine Power Company ninety-five (95) feet, more or less, to Route No. 131; then Southerly by Route No. 131 one hundred ninety (190) feet, more or less, to the place of beginning; TOGETHER WITH the buildings thereon.

MEANING AND INTENDING to convey and hereby conveying the same premises described in Deed from Amber Tika May to Thomas R. Kennon and Sandra Schwartz Klein dated May 26, 2022 and recorded in Book 5899, Page 217.

The premises are conveyed subject to any easements and restrictions of record, and together with all rights, easements, privileges and appurtenances belonging to the premises described herein.

WITNESS my/our hand(s) this 13th day of July, 2023.

Witness

Thomas R. Kennon

Sandra Schwartz Klein

STATE OF MAINE
COUNTY OF KNOX

The foregoing instrument was acknowledged before me this 13th day of July, 2023 by Thomas R. Kennon and Sandra Schwartz Klein.

~~Notary Public~~ Attorney at Law

Printed Name: Laura Hopkins, Esquire

My Commission Expires: _____



Paul R. LePage, Governor Mary C. Mayhew, Commissioner
Tel. (207) 287-2070

Department of Health and Human Services
Maine Center for Disease Control and Prevention
286 Water Street
11 State House Station
Augusta, Maine 04333-0011
Tel. (207) 287-8016
Fax (207) 287-9058; TTY (800) 606-0215
Subsurface Wastewater Team Fax (207) 287-4172

PRE-TREATMENT MAINTENANCE AGREEMENT

Property Owner: Complete and record this form with your County Registry of Deeds. Then forward a copy of the recorded deed covenant to the municipality's Local Plumbing Inspector.

County Registrar: Please cross-reference this document with book and page no.

Property Owner Statement: I(we), Thomas Kennon are the owner(s) of the property located at 674 Appleton Road (street) Union (town).

The property's deed is recorded in book no._____, page no._____.

We state that the pre-treatment installation for the aforementioned property received approval by the town of Union and its officials.

Stipulations of Covenant:

The pre-treatment unit Fuji Clean CEN 5 shall be installed and maintained for the duration of this system.
(Specify brand of pre-treatment)
Suspension of the use or replacement of the pretreatment system shall require municipal and Department approval.

Municipal Approval Conditions: This approval has been granted subject to the implementation of the above conditions and said approval will become null and void if the required and stated conditions of approval are violated.

Property Owner signature(s)

State of Maine

County KNOX, ss Date June 2, 2022

Then personally appeared the above named Thomas Kennon (and) _____ and (severally) acknowledged the foregoing instrument to be his (or their) free act and deed.

Before me Grant L. Watmough
Justice of the Peace or Notary Public

Grant L. Watmough, Notary Public
State of Maine
My Commission Expires 2/2/2024

HHB-300 Rev. 3/97

Receipt # 136081 KNOX SS; RECEIVED
VOL 5903 PG 339
06/10/2022 10:59:03 AM
1 Pages
Instr # 2022-5214
ATTEST:Madelene F. Cole, Knox Co Registry of Deeds

Disclaimer to Buyers Acreage/Structure

Our company makes no representations regarding the boundary locations, dimensions, acreage, or the size of any structures on the property under consideration. If you have questions, concerns, or require clarification about these measurements, we recommend consulting a licensed surveyor, engineer, architect, or attorney.

Information provided in MLS listings has been compiled from a variety of sources with varying reliability. Any details that are critical to your purchasing decision should be independently verified. All measurements are approximate and not guaranteed.