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PROPERTY LOCATED AT: **65 Road Between the Ponds, Parsonsfield, ME 04047**

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: **7/16/2026** 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? **None needed test results available.**

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: **Front of home near the driveway.**
Installed by: **Unknown**
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: **N/A**

Source of Section I information: **Seller**

DS Initial

Real Estate 2000 ME/NH, 296 Emery Mills Road Shapleigh ME 04076 Phone: 2075023469 Fax: Halloran, Cindy
Abigail Chessie
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PROPERTY LOCATED AT: **65 Road Between the Ponds, Parsonsfield, ME 04047**

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: **N/A**

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

What steps were taken to remedy the problem? **N/A**

IF PRIVATE (Strike Section if Not Applicable):

Tank: ☒ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Other: **N/A**

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

Tank Size: ☐ 500 Gallon ☒ 1000 Gallon ☐ Unknown ☐ Other: **N/A**

Tank Type: ☒ Concrete ☐ Metal ☐ Unknown ☐ Other: **N/A**

Location: **Front yard** OR ☐ Unknown

Date installed: **1999** Date last pumped: **2024** Name of pumping company: **Anderson**

Have you experienced any malfunctions? ☐ Yes ☒ No

If Yes, give the date and describe the problem: **N/A**

Date of last servicing of tank: **N/A** Name of company servicing tank: **N/A**

Leach Field: ☒ Yes ☐ No ☐ Unknown

If Yes, Location: **Front yard**

Date of installation of leach field: **1999** Installed by: **N/A**

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: **Leachfield is concrete chambers and can be driven on.**

Source of Section II information: **Seller/previous owner**

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PROPERTY LOCATED AT: **65 Road Between the Ponds, Parsonsfield, ME 04047**

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	**FHW**	**Wood Stove**	**Propane Fireplace**	
Age of system(s) or source(s)	**2007**	**1999**	**2004**	
TYPE(S) of Fuel	**Oil**	**Wood**	**Propane**	
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	**250 gallons +/-**	**N/A**	**Varies on Usage**	
Name of company that services system(s) or source(s)	**A&W Plumbing**	**N/A**	**N/A**	
Date of most recent service call	Sept '26 ~~2024~~	**N/A**	**N/A**	
Malfunctions per system(s) or source(s) within past 2 years	**Replaced Circ. pump**	**N/A**	**None known**	
Other pertinent information	**N/A**	**Never used by seller**	**N/A**	

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

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

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

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

Date chimney(s) last cleaned: **N/A**

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

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

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

Comments: **N/A**

Source of Section III information: **Seller/ A&W Plumbing**

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 [X] Unknown

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

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

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

Location: **N/A**

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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 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: **N/A**

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: **N/A**

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: **N/A**

Source of information: **Seller**

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

Comments: **None known to seller**

Source of information: **Seller**

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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: **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: **N/A**

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: **N/A**

Source of information: **Seller**

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? **N/A**

Road Association Name (if known): **N/A**

Source of information: **Seller**

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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: **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?

Zone X

Relevant Panel Number: **23031C0040G** Year: **7/17/2024** (Attach a copy)

Comments: **N/A**

Source of Section VI information: **Seller**

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PROPERTY LOCATED AT: **65 Road Between the Ponds, Parsonsfield, ME 04047**

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: **N/A**

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: **N/A**

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 Tanks (2)**

Year Principal Structure Built: **1950s** What year did Seller acquire property? **2019**

Roof: Year Shingles/Other Installed: **2000**

Water, moisture or leakage: **Leak was noted due to a broken vent pipe**

Comments: **Vent pipe repaired.**

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: **Two pumps installed and any water remains in sump pits not in basement.**

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

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

Comments: **Mold mitigation done in attic 2019.**

Electrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: **100 Amp** ☐ Unknown

Comments: **N/A**

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: **N/A**

DS Initial

Buyer Initials CH AJK

Seller Initials _____

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PROPERTY LOCATED AT: **65 Road Between the Ponds, Parsonsfield, ME 04047**

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: **N/A**

Comments: **N/A**

Source of Section VII information: **Seller**

SECTION VIII - ADDITIONAL INFORMATION

Recent updates done to any electrical issues, bathroom vent repaired, outer wall behind deck repaired and additional list of improvements attached.

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.

DocuSigned by: Cynthia Halloran 5AD637B3C90F47A... 11/3/2026

SELLER DATE

Cynthia Halloran

SELLER DATE

Signed by: Alfred J. Kozloski 51AAAA2F4AB54CD... 11/3/2026

SELLER DATE

Alfred J. Kozloski

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

REALTOR®

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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.

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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.

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**

DS

Initial

March 2020

Real Estate 2000 ME/NH, 296 Emery Mills Road Shapleigh ME 04076 Phone: 2075023469 Fax: Halloran, Cindy
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DISCLOSED DUAL AGENCY CONSENT ACKNOWLEDGEMENT

Buyer/Seller acknowledge they have been informed by **Right at Home Realty** _____ (hereinafter "Agency") that the Agency has a policy that permits Disclosed Dual Agency. This practice is authorized under Maine State law and is regulated by the Maine Real Estate Commission. In a transaction where a Buyer Client desires to purchase a Seller Client's listing, Disclosed Dual Agency may arise. In serving as a Disclosed Dual Agent, Agency:

1. represents two clients, the Buyer and the Seller, whose interests are adverse and the agency duties are limited;

2. may disclose to Buyer any information provided by Seller and may disclose to Seller any information provided by Buyer except:

   A. the willingness or ability of Seller to accept less than the asking price;

   B. the willingness or ability of Buyer to pay more than has been offered;

   C. confidential negotiating strategy not disclosed in the sales offer as terms of the sale;

   D. the motivation of Seller for selling and the motivation of Buyer for buying.

By signing this form, Buyer/Seller acknowledge that they have read and understand this Agreement. Buyer/Seller understand they may choose to consent, or not consent, to Agency serving as a Disclosed Dual Agent and hereby voluntarily consents to the Agency and Appointed Agent, if any, acting as a Disclosed Dual Agent.

[X] **Yes** [ ] **No**

		DocuSigned by: Cynthia Halloran 5AD637B8C90F47A...	11/3/2026
Buyer	Date	Seller	Date
		Signed by: Alfred J. Kozloski 2CAA1A2F1AE54CD...	11/3/2026
Buyer	Date	Seller	Date
		Cynthia Halloran	
		Alfred J. Kozloski	
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date

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EQUAL HOUSING OPPORTUNITY

LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN **Cynthia Halloran, Alfred J. Kozloski** (hereinafter "Seller")

AND _____ (hereinafter "Buyer")

FOR PROPERTY LOCATED AT **65 Road Between the Ponds, Parsonsfield, ME 04047**

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.

Buyer	Date	Seller **Cynthia Halloran**	Date 11/3/2026
Buyer	Date	Seller **Alfred J. Kozloski**	Date 11/3/2026
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Agent	Date	Agent **Lorenda DayCoombs/Abigail Nest**	Date 11/3/2026

DocuSigned by: Cynthia Halloran 5AD6B7B8C90F47A...

Signed by: Alfred J. Kozloski 51A4AA2F1AE54CD...

Signed by: Abby Nest 72517AF8E42C4FC...

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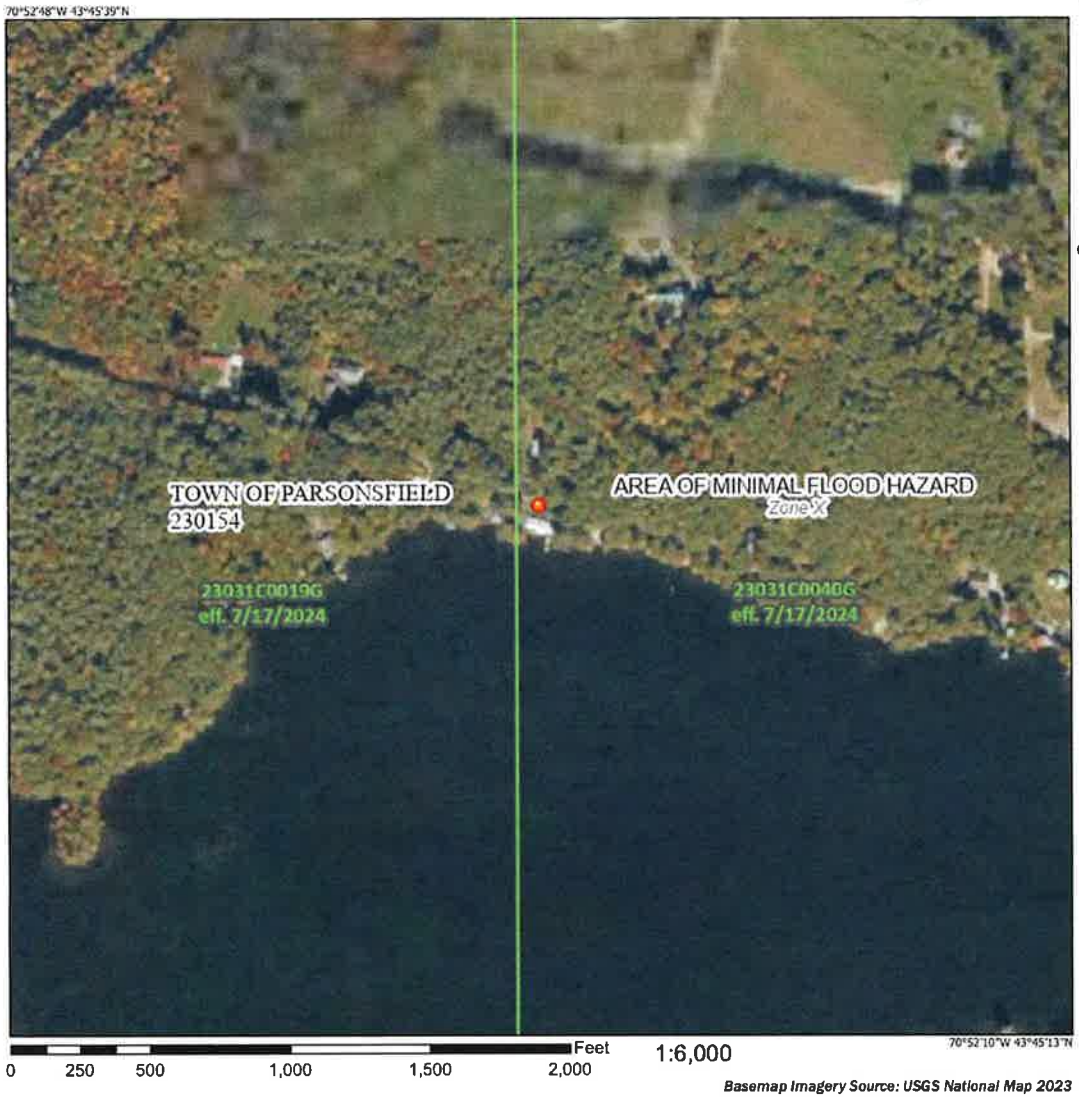
National Flood Hazard Layer FIRMette

FEMA



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 **6/16/2026 at 2:09 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.

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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: 10/09/2019
CLIENT NAME: Alfred Kozloski
CLIENT ADDRESS: 63 Hayden Road
Hollis, NH 03049
SAMPLE ID#: 1910-00776-001
SAMPLED BY: Customer
SAMPLE ADDRESS: Kozloski
65 Road Between The Ponds
Parsonsfield ME 04047
MORE LOC INFO: Outside Tap

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

DATE AND TIME COLLECTED: 10/04/2019 11:00AM
DATE AND TIME RECEIVED: 10/05/2019 9:15AM
ANALYSIS PACKAGE: A & L-IC-Basic+As-ME
RECEIPT TEMPERATURE: 19° CELSIUS
CLIENT JOB #

Test Description	Results	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	JLR-NH	10/08/19 11:39PM
Calcium	32.9	mg/L			0.1	No Limit	EPA 200.8	ES-NH	10/08/19 4:57PM
Copper*	0.0201	mg/L	✓		0.001	1.3 mg/L	EPA 200.8	JLR-NH	10/08/19 11:39PM
Hardness (calc.)	85.2	mg CaCO3/L			0.25	No Limit	EPA 200.8	JLR-NH	10/08/19 11:39PM
Iron	<0.1	mg/L	✓		0.1	0.3 mg/L	EPA 200.8	JLR-NH	10/08/19 11:39PM
Magnesium	0.73	mg/L			0.1	No Limit	EPA 200.8	JLR-NH	10/08/19 11:39PM
Manganese*	0.0068	mg/L	✓		0.001	0.05 mg/L	EPA 200.8	JLR-NH	10/08/19 11:39PM
Sodium	3.96	mg/L			0.1	No limit	EPA 200.8	JLR-NH	10/08/19 11:39PM
Chloride*	7	mg/L	✓		2	250 mg/L	EPA 300.0	JR-ME	10/05/19 1:42PM
Fluoride*	<0.2	mg/L	✓		0.2	4.0 mg/L	EPA 300.0	JR-ME	10/05/19 1:42PM
Nitrate as N*	<0.2	mg/L	✓		0.2	10 mg/L	EPA 300.0	JR-ME	10/05/19 1:42PM
Nitrite as N*	<0.2	mg/L	✓		0.2	1 mg/L	EPA 300.0	JR-ME	10/05/19 1:42PM
pH*	7.53	SU	✓	H	--	6.5 - 8.5 SU	SM 4500-H+ B	JR-ME	10/05/19 10:58AM
Coliform Bacteria*	Absent	P-A/100mL	✓		Absent	No Limit	SM 9223 B	JR-ME	10/07/19 7:45AM
E. coli Bacteria*	Absent	P-A/100mL	✓		Absent	Absent	SM 9223 B	JR-ME	10/07/19 7:45AM
					Total Coliform / E.coli Bacteria Preparation		SM 9223 B	JR-ME	10/05/19 10:25AM

The results presented in this report relate to the samples listed above in the condition in which they were received.
RL: "Reporting limit" means the lowest level of an analyte that can be accurately recovered from the matrix of interest.
The thermal preservation requirement of 4ºC for nitrate & nitrite has been waived by the Maine CDC for all samples submitted to the Drinking Water Program.
Data Qualifier (DQ) Flags: H = Hold time non-compliant.

Note: Calcium analyzed via EPA 200.7.

*** ME Certified Analysis**

Rebecca L. Labranche
Laboratory Director

This analysis meets State of Maine requirements except as noted.
State Certifications: | A & L Laboratory: ME ME00021 | Granite State Analytical Services LLC: NH NH00003 |
This certificate shall not be reproduced, except in full, without the written approval of Granite State Analytical Services, LLC

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NANCY E HAMMOND, REGISTER OF DEEDS
E-RECORDED **Bk 18044 PG 940**
Instr # 2019038737
09/13/2019 02:32:19 PM
Pages 1 YORK CO

Maine R.E. Transfer Tax Paid

DLN: 1001940071586

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that **Joseph Davock and Marijane Davock**, whose mailing address is 147 Mountain Road, Cape Neddick, ME 03902, for consideration paid, hereby grants to **Alfred J. Kozloski and Cynthia Halloran**, whose mailing address is 63 Hayden Road, Hollis, NH 03049, as joint tenants, with WARRANTY COVENANTS, a certain lot or parcel of land, together with any buildings thereon, situated at 65 Road Between the Ponds, referred to in prior deeds as West Pond Road, in the Town of Parsonsfield, County of York and State of Maine, bounded and described as follows:

> Beginning at the northeasterly corner of land now or formerly of Annie D. Irish and Florence Swasey on the Highway; thence easterly on said Highway one hundred (100) feet to a corner marked by an iron hub; thence southerly to Mudgett or West Pond; thence westerly along said pond one hundred (100) feet to land of said Irish and Swasey; thence northerly by said land of Irish and Swasey to said Highway and the point of beginning.
>
> Meaning and intending to convey the same premises described in Warranty Deed from Doris M. Lander to Joseph Davock and Marijane Davock dated June 10, 1999 and recorded in the York County Registry of Deeds Book 9523, Page 203.

Executed this 11th day of September, 2019.

Joseph Davock

Marijane Davock

STATE OF Maine

County of York, ss Date: 9-11-19

Then personally appeared before me on this day the said Joseph Davock and Marijane Davock and acknowledged the foregoing to be their free act and deed.

MELANIE MARIE YORKE TROMBLEE NOTARY PUBLIC MAINE My Commission Expires 04-16-2025

Notary Public/Attorney at Law

Melanie Yorke Tromblee

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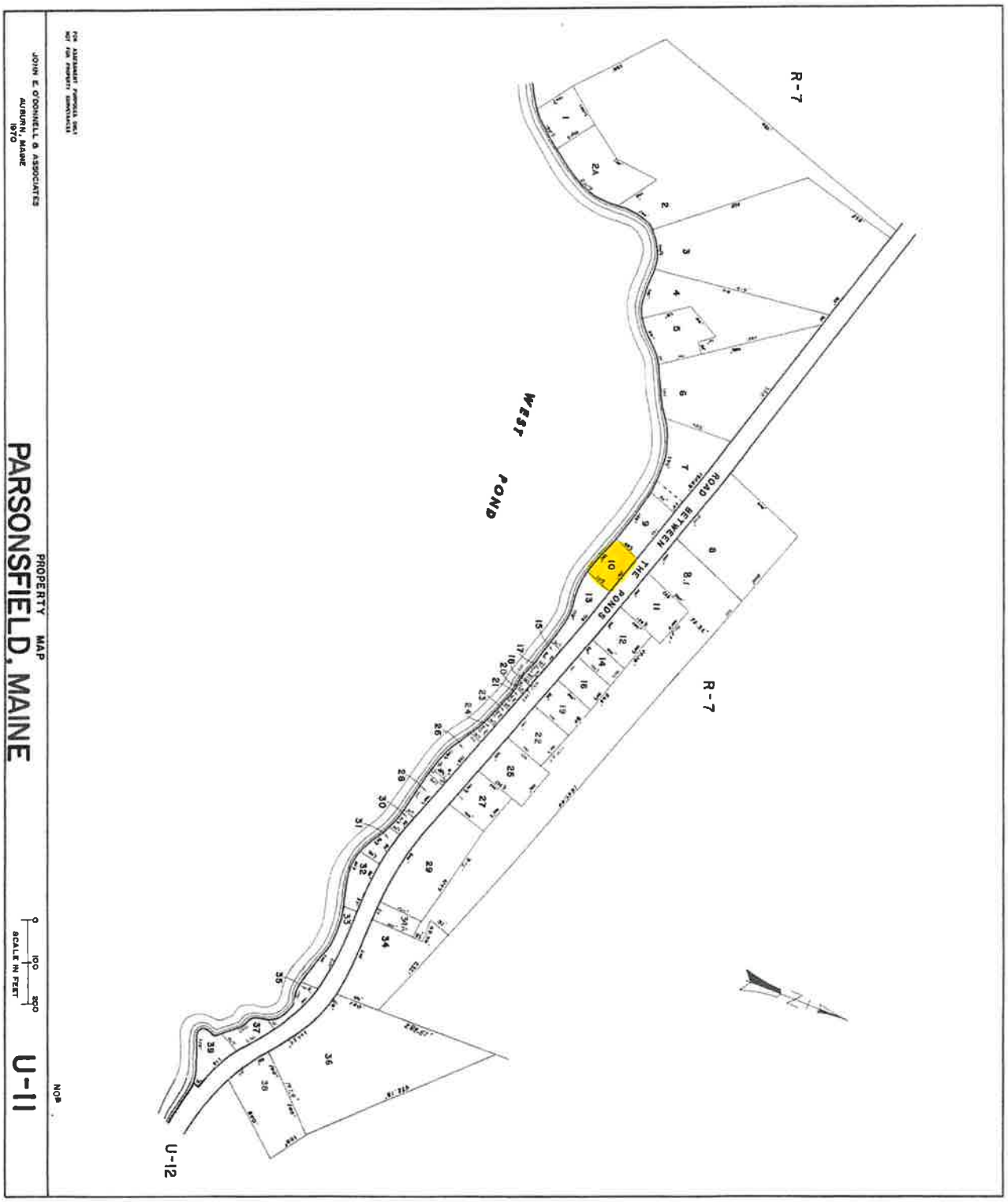

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DocuSign Envelope ID: DD1BF50D-64AB-40E8-AC66-67AEFAA7FDE5

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering
(207) 287-5672 FAX (207) 287-4172

PROPERTY LOCATION

Town or Plantation: Parsonsfield

Street Subdivision Lot #: Road Between the Ponds

PROPERTY OWNERS NAME

Last: Davock First: Joseph

Mailing Address of Owner: 32 Williams Avenue, Kittery, ME 03904

Daytime Tel. #:

PARSONSFIELD Date Permit Issued: 7/2/99 PERMIT # 906 STATE COPY $ 112.01-1- FEE ☐ If Double Fee Charged

Frank Santamaria Jr. Local Plumbing Inspector Signature

L.P.I. # 959

4/4/10

Municipal Tax Map # _____ Page # _____

Owner Statement

I state that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a Permit.

Joseph P. Davock 7/1/99
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 Application.

Local Plumbing Inspector Signature Date Approved

PERMIT INFORMATION

THIS APPLICATION IS FOR:
1. ☐ First Time System
2. ☐ Multi-User System
3. ☑ Replacement System
4. ☐ Expanded System
   a. ☐ One-time exempted
   b. ☐ Non-exempted
5. ☐ Experimental System
6. ☐ Seasonal Conversion

THIS APPLICATION REQUIRES:
1. ☐ No Rule Variance
2. ☐ First Time System Variance (Municipal)
3. ☐ First Time System Variance (State)
4. ☑ Replacement System Variance
   a. ☐ Local Plumbing Inspector approval
   b. ☑ State & Local Plumbing Inspector approval
5. ☐ Minimum Lot Size Variance
6. ☐ Seasonal Conversion Variance

DISPOSAL SYSTEM COMPONENT(S)
1. ☐ Non-Engineered System
2. ☐ Primitive System
3. ☐ Alternative Toilet
   Specify _____
4. Non-Engineered Treatment Tank
5. Holding Tank _____ Gallons
6. ☐ Non-Engineered Disposal Area (only)
7. ☐ Separated Laundry System
8. Engineered System (+2000 gpd)
9. ☐ Engineered Treatment Tank (only)
10. Engineered Disposal Area (only)

SIZE OF PROPERTY
≈ 66,000 Sq. Ft.

SHORELAND ZONING
☒ Yes ☐ No

DISPOSAL SYSTEM TO SERVE:
1. ☐ Single Family Dwelling Unit
2. ☐ Multiple Family Dwelling Unit
   Number of Units _____
3. ☒ Other Cottage (SPECIFY)

TYPE OF WATER SUPPLY
Well

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

TREATMENT TANK
1. ☒ Concrete
   ☑ Regular
   ☐ Low Profile
2. ☐ Plastic

SIZE 1000 Gallons

DISPOSAL AREA TYPE/SIZE
1. ☐ Stone Bed _____ Sq. Ft.
2. ☒ Proprietary Device 448 Sq. Ft.
   ☒ Chambered ☐ Linear
   ☐ Regular ☐ H-20
3. ☐ Trench _____ Lin. Ft.
4. ☐ Other _____

GARBAGE DISPOSAL UNIT
1. ☒ No
2. ☐ Yes
   ☐ Multi-compartment tank
   ☐ Tank in series
   ☐ Increase in tank capacity
   ☐ Filter on tank outlet

CRITERIA USED FOR DESIGN FLOW (Show Calculations)
3 Bedroom

PROFILE & DESIGN CLASS

PROFILE	DESIGN
4	C

DEPTH TO MOST LIMITING FACTOR 30"

DISPOSAL AREA SIZING
1. ☐ Small 2.0
2. ☒ Medium 2.60
3. ☐ Medium-Large 3.30
4. ☐ Large 4.10
5. ☐ Extra-Large 5.00

PUMPING
1. ☐ Not required
2. ☐ May be required
3. ☒ Required

DOSE _____ Gallons

DESIGN FLOW 370 (Gallons/Day)

SITE EVALUATOR'S STATEMENT

On 6 / 8 / 99 (date) I completed a site evaluation on this property and state that the data reported is accurate and that the proposed system is in compliance with the Subsurface Wastewater Disposal Rules.

Kenneth Gardner
Site Evaluator Signature

00073
SE #

6-16-99
Date

Kenneth Gardner
Print Name

207-637-2260
Telephone

Docusign Envelope ID: 104A6024-BB36-8DC3-8394-221919CD50F6

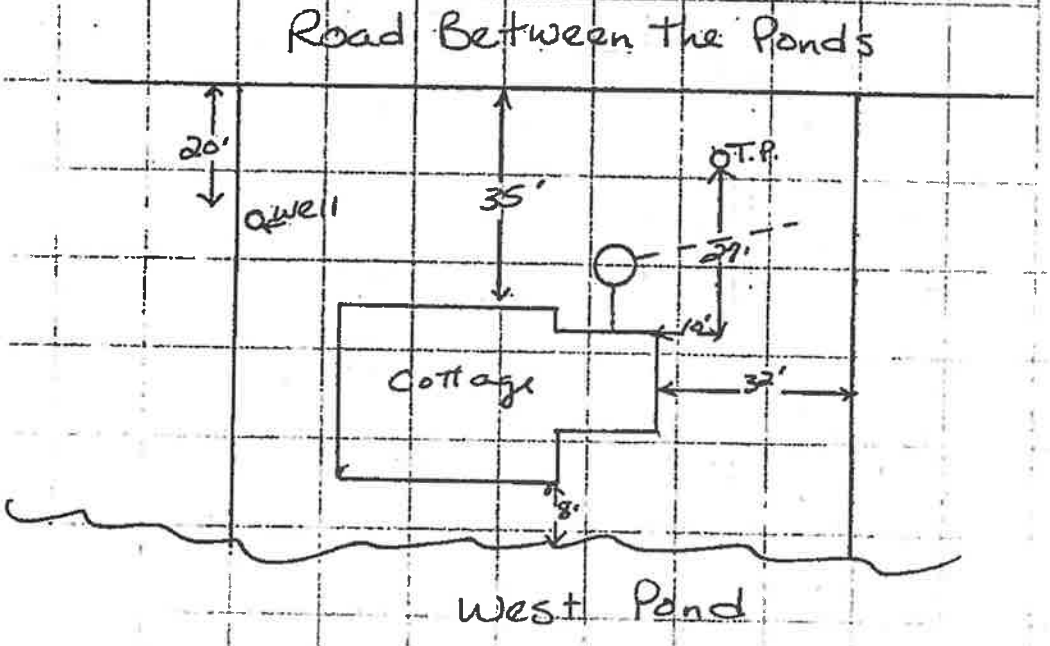
SURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering

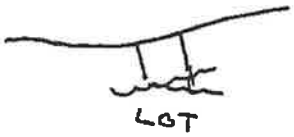
Town, City, Plantation	Street, Road, Subdivision	Owners Name
Parsonsfield	Road Between the Pond	Joseph Davock

SITE PLAN

Scale 1" = 30' Pt.



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



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

Observation Hole _____ ☐ Test Pit ☐ Boring

_____" Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (Inches)	Texture	Consistency	Color	Mottling
0				
6	Sandy loam		dark	
10		friable		
15	gravelly loamy sand		olive yellow brown	
20				
30			olive brown	few
40				
50				

Soil Profile	Classification Condition	Slope	Limiting Factor	
4	C	7 %	30"	☐ 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

Kenneth Gardner
Site Evaluator Signature

00073
SE#

6-16-99
Date

HHE-200 Rev. 1/84

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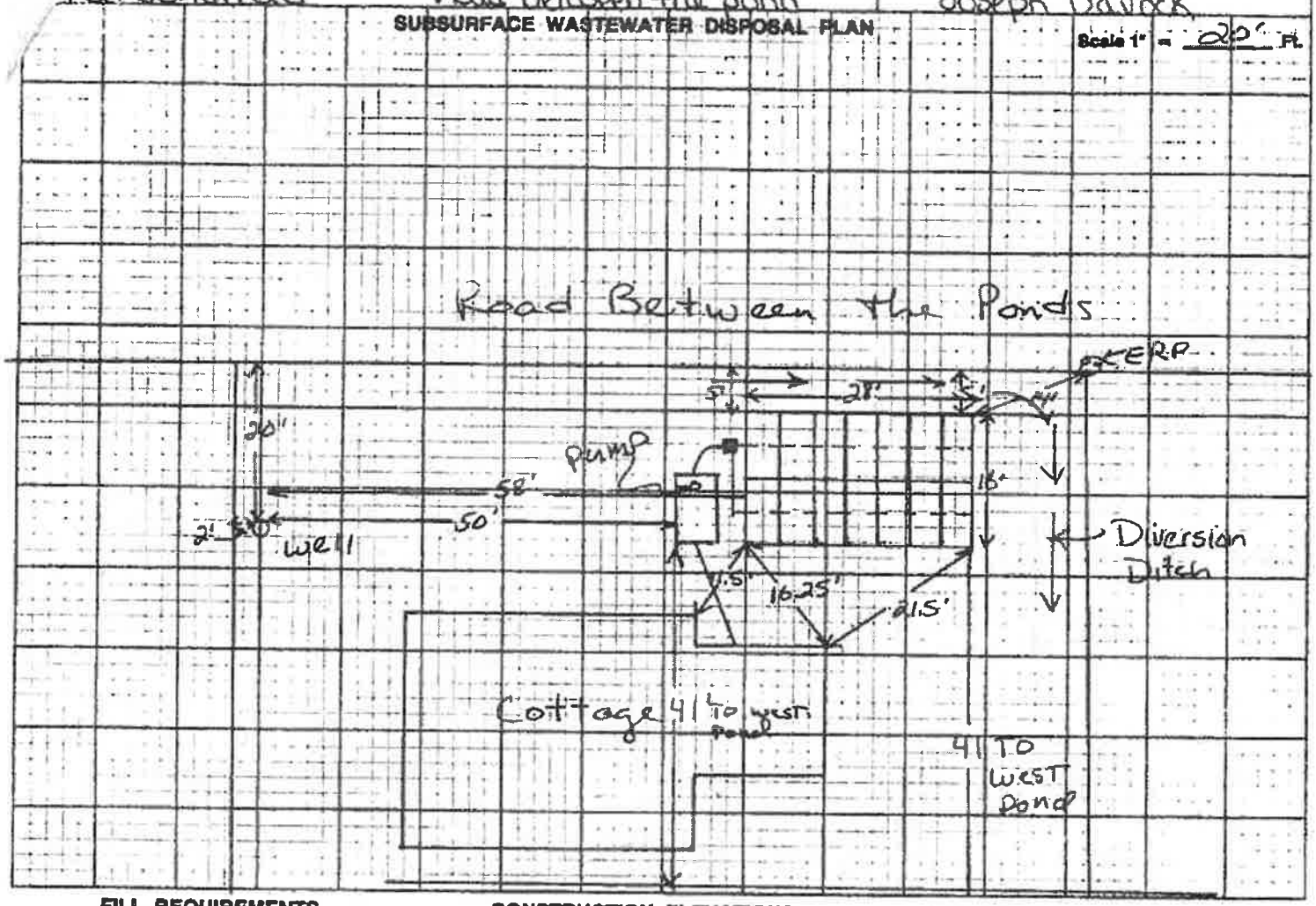
URFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering

City, Plantation: Parsonsfield
Street, Road, Subdivision: Road Between the ponds
Owners Name: Joseph Davock

SUBSURFACE WASTEWATER DISPOSAL PLAN

Scale 1" = 20' Ft.



FILL REQUIREMENTS

Depth of Fill (Upslope): 6"
Depth of Fill (Downslope): 21"

CONSTRUCTION ELEVATIONS

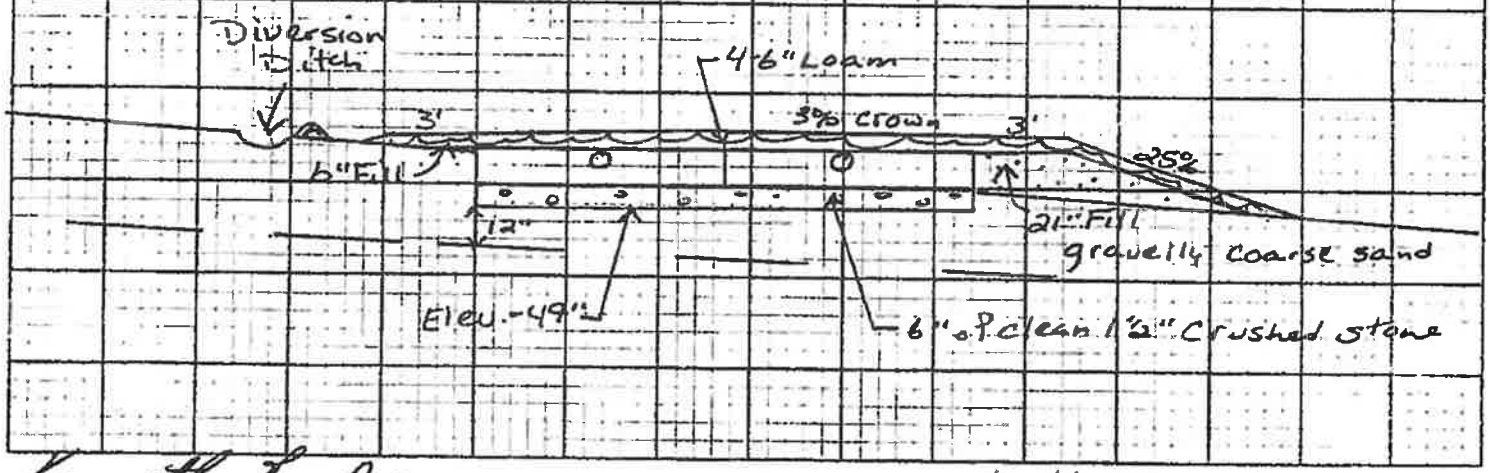
Reference Elevation is: 0
Bottom of Disposal Area: 43"
Top of Distribution Lines or Chambers: 30"

ELEVATION REFERENCE POINT LOCATION & DESCRIPTION

2" fur tree with a nail 17" above the ground at the base of the tree and is elev. 0"

DISPOSAL AREA CROSS SECTION

Scale:
Vertical: 1 Inch = 6 Ft.
Horizontal: 1 Inch = 6 Ft.



Kenneth Gardner
Site Evaluator Signature

SE# 73

6-16-97
Date

HHE-200 Rev. 1/94