PROPERTY LOCATED AT: **14 Elk Drive, Embden, ME 04958**

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: _____ 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? _____

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: **West of house beyond shed**

Installed by: **Seller**

Date of Installation: **2017**

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

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

Comments: **Seller doesn't drink water, only used sporadically for showers, etc.**

Source of Section I information: **Sellers**

Buyer Initials _____ _____ _____ _____ Seller Initials DF, KF _____ _____

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: **East of house toward pond, gravity fed system** OR ☐ Unknown

Date installed: **2016** Date last pumped: **Not as yet** Name of pumping company: _____

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

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

_____

Date of last servicing of tank: **Not as yet** Name of company servicing tank: _____

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

If Yes, Location: **Beyond tank**

Date of installation of leach field: **2016** Installed by: **Seller**

Date of last servicing of leach field: **Not as yet** Company servicing leach field: _____

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

If Yes, give the date and describe the problem and what steps were taken to remedy: _____

_____

Do you have records of the design indicating the # of bedrooms the system was designed for? ☒ Yes ☐ No

If Yes, are they available? ..... ☒ Yes ☐ No

Is System located in a Shoreland Zone? ..... ☒ Yes ☐ No ☐ Unknown

Comments: **Gravity system, 2 bedroom**

Source of Section II information: **Sellers**

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PROPERTY LOCATED AT: **14 Elk Drive, Embden, ME 04958**

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	**Propane Heater, Stove**	**None**		
Age of system(s) or source(s)	**2018**			
TYPE(S) of Fuel	**Propane**			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	**Seasonal usage**			
Name of company that services system(s) or source(s)	**Bob's Cash**			
Date of most recent service call	**Not needed as yet**			
Malfunctions per system(s) or source(s) within past 2 years	**No**			
Other pertinent information	**All like new.**			

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

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

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

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

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

If Yes, date: _____

Date chimney(s) last cleaned: _____

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

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

If Yes, date: **When installed**

Comments: **Not used much. Like new**

Source of Section III information: **Sellers**

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

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

Comments: _____

Source of information: **Sellers**

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: _____

Source of information: **Sellers**

C. RADON/AIR - Current or previously existing:

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

If Yes: Date: _____ By: _____

Results: _____

If applicable, what remedial steps were taken? _____

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

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

Results/Comments: _____

Source of information: **Sellers**

D. RADON/WATER - Current or previously existing:

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

If Yes: Date: _____ By: _____

Results: _____

If applicable, what remedial steps were taken? _____

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

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

Results/Comments: _____

Source of information: **Sellers**

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

Comments: _____

Source of information: **Sellers**

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 [X] No [ ] Unknown [ ] Unknown (but possible due to age)

If Yes, describe location and basis for determination: _____

Do you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards: [ ] Yes [X] No

If Yes, describe: _____

Are you aware of any cracking, peeling or flaking paint? ..... [ ] Yes [X] No

Comments: _____

Source of information: **Sellers**

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL:	[ ] Yes	[X] No	[ ] Unknown
LAND FILL:	[ ] Yes	[X] No	[ ] Unknown
RADIOACTIVE MATERIAL:	[ ] Yes	[X] No	[ ] Unknown

Other: _____

Source of information: **Sellers**

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

If Yes, explain: **Road Association and driveway is shared.**

Source of information: **Sellers**

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 [X] No [ ] Unknown

If No, who is responsible for maintenance? **TBD fluctuates for road maintenance, or just plowing**

Road Association Name (if known): **Loon Road Association**

Source of information: **Sellers**

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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: **230359 B** Year: **1985** (Attach a copy)

Comments: **Not in flood zone**

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

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PROPERTY LOCATED AT: **14 Elk Drive, Embden, ME 04958**

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: _____

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: **2017** What year did Seller acquire property? **2015**

Roof: Year Shingles/Other Installed: **No leaks. New metal roof installed to shed snow more easily.**

Water, moisture or leakage: **None**

Comments: **Always remove deep snow or ice (agent)**

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: _____

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: **Generator Hook-up.** ☐ Unknown

Comments: **Generator not included**

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: **Everything is like new.**

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PROPERTY LOCATED AT: **14 Elk Drive, Embden, ME 04958**

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: **Everything is in like new condition**

Comments:

Source of Section VII information: **Sellers**

SECTION VIII - ADDITIONAL INFORMATION

Refrigerator, gas stove, propane heater, (hook-up for washer/dryer)

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.

Duane E. Farmer 6/19/26 Kathleen B Farmer 6/19/26

SELLER	DATE	SELLER	DATE
Duane E. Farmer		**Kathleen B. Farmer**	
SELLER	DATE	SELLER	DATE

I/We have read and received a copy of this disclosure, the arsenic in wood fact sheet, the arsenic in water brochure, and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

BUYER	DATE	BUYER	DATE
BUYER	DATE	BUYER	DATE

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LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN **Duane E. Farmer, Kathy Farmer** (hereinafter "Seller")

AND _____ (hereinafter "Buyer")

FOR PROPERTY LOCATED AT **14 Elk Drive, Embden, ME 04958**

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).
Home built in 2017, no known lead in structure

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 **Duane E. Farmer**	Date 6-19-26
Buyer	Date	Seller **Kathy Farmer**	Date 6-19-26
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Agent	Date	Agent **Donald Berry; Cyndy Berry**	Date

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EQUAL HOUSING OPPORTUNITY

CORSON & BLAISDELL, P.A. • Attorneys At Law • 160 Main Street, Madison, Maine 04950

ATTORNEY'S CERTIFICATE OF TITLE

TO: **Duane E. Farmer**
Kathy Farmer
591 Mercer Road
Norridgewock, ME 04957

RE: **Eugene J. Armbrister and Linda M. Armbrister, Loon Road, Embden, Maine Property**

This certificate has been prepared for the sole benefit of the persons designated above, and the responsibility therefor does not and shall not extend to any other person or persons.

THIS IS TO CERTIFY that I have examined or caused to be examined the Records in the Registry of Deeds and, where applicable, the Registry of Probate and State Courts of record within and for the County of Somerset and State of Maine, and all instruments of record therein as reflected by indices, affecting the title of the premises described as follows:

A certain lot or parcel of land situated on the westerly shore of Sandy Pond, so-called, located in the Town of **Embden**, County of Somerset and State of Maine, and more particularly described as follows, to wit:

Commencing at the point of intersection of the northwesterly corner of land herein conveyed; the southwesterly corner of Lot Thirteen (13); and the easterly boundary of the Loon Road, so-called; thence S 81° 53' 39" E a distance of Four Hundred Thirty-two and Ninety-four One-hundredths (432.94) feet; thence S 18° 16' 20" E a distance of One Hundred Sixty-nine and Seven Tenths (169.7) feet; thence N 82° 54' 35" W a distance of Five Hundred Forty-five and Seventy-seven One-hundredths (545.77) feet; thence in a northerly direction following the easterly boundary of the Loon Road, so-called, a distance of One Hundred Sixty-one and Forty One-hundredths (161.40) feet to the point of beginning.

Together with the right in common with others entitled thereto to pass and repass over and across the road shown on said recorded plan and known as Loon Road. Together with the right to install utilities over, across, under, and within the right of way to said Loon Road for the service of single family residencies to service said lot, including electricity, telephone, cable television, water and sewer lines.

Subject to and with the benefit of the terms and conditions of a declaration of protective covenants and restrictions for the Loon Road Homeowners Association dated May 1, 1991, to be recorded.

Subject to the Department of Environmental Protection Sight Location Orders at Book 1498, Page 139, and as amended at Book 1519, Page 26.

Meaning and intending to convey and hereby conveying Lot Fourteen (14) as described in the Sandy Pond Subdivision, revised July 18, 1988, and recorded on April 23, 1989, in the Somerset County Registry of Deeds at Plan Book B-89-038.

Being the same premises conveyed to Eugene J. Armbrister and Linda M. Armbrister by Warranty Deed of Richard E. Arnold and Barbara Arnold dated July 1, 2011 and recorded at the Somerset County Registry of Deeds in Book 4409, Page 148.

Examination of the title covered the period commencing with a Warranty Deed from Raymond N. Higgins to Patrick Jacques dated March 27, 1946 and recorded at the Somerset County Registry of Deeds in Book 512, Page 331, and ending at 8:00 a.m. on June 30, 2015.

I further certify that on June 30, 2015, at 8:00 a.m. the said Eugene J. Armbrister and Linda M. Armbrister were record owners of said premises in FEE SIMPLE WITH GOOD AND MARKETABLE TITLE THERETO, free and clear of all encumbrances, except as follows, to wit:

(1) GENERAL EXCEPTIONS (as to matters not ascertainable from the Records): Any state of facts which constitutes an objection to title that might be shown by an accurate survey; or any outstanding real estate taxes, or other taxes, mechanic, materialmen, or labor liens, or attachments; any encroachments, easements, measurements, conflicts in boundary lines, shortages in area, content, party walls or other facts which a correct survey and examination of the premises would show; any rights or claims of parties in possession; roads, ways, streams or easements, if any, not shown of record, riparian rights and the title to any filled-in lands; any bankruptcy proceeding and any and all provisions of any ordinance, municipal regulation or private law; the particular use of land not assured without licensing from the proper governmental agencies; whether property is subject to Title 36 M.R.S.A. Section 571 to 584-A as amended, "Tree Growth Tax Law," unless otherwise specified herein; Liens, whether presently existing or hereafter arising on account of any indebtedness or liability to the State of Maine arising pursuant to the provisions of the Maine Hazardous Waste Law, Title 38 M.R.S.A. Section 1361 et. seq. and 1306-C4(B).

(2) SPECIAL EXCEPTIONS:

The property is subject to the following conditions and restrictions:

a. The above described parcels are conveyed together with the right, in common with others and title thereto, to pass and repass over and across the road shown on said Plan recorded in Plan File B089, Page 38 as Loon Road. Together with the right to install utilities over, across and within the right-of-way of said Loon Road for the service of single family residence to service said lots, including electricity, telephone, cable television, water and sewer lines.

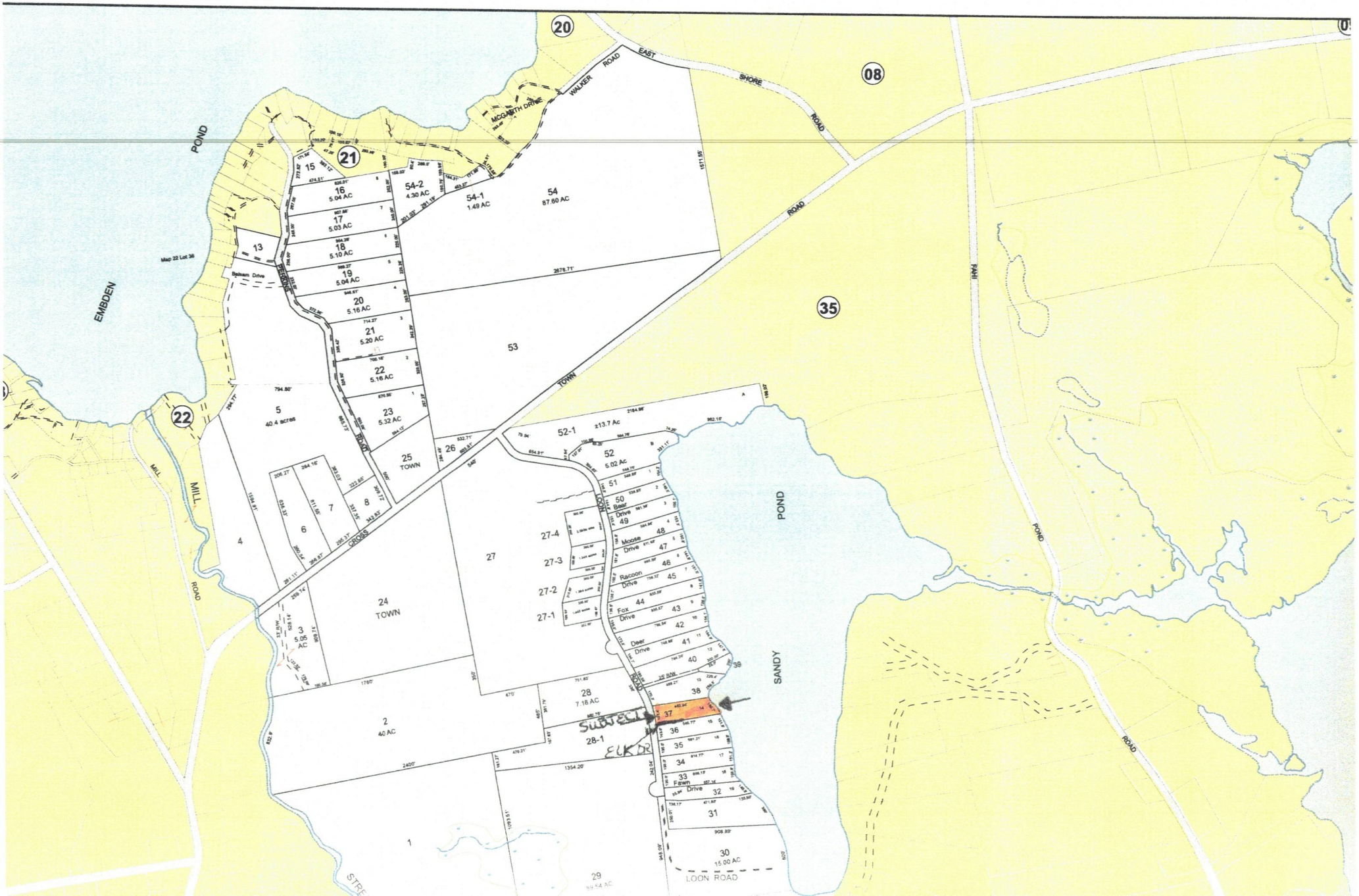
b. Subject to and with the benefit of the terms and conditions of a Declaration of Protective Covenants and Restrictions for the Loon Road Home Owners Association dated June 15, 1999 and recorded at the Somerset County Registry of Deeds in Book 2564, Page 347.

c. Also subject to the terms and conditions of a Maine Department of Environmental Protection Site Location Order #L-015122-86-A-N dated February 9, 1989 and recorded at said Registry in Book 1498, Page 134, as amended by a Modification Order #L-015122-86-B-Z dated April 12, 1989 and recorded at said Registry in Book 1519, Page 26.

d. By acceptance of this deed, the Grantees, their heirs and assigns, covenant and agree that any house trailer or mobile home must be set back five hundred (500) feet from Loon Road.

DATED: June 30, 2015

Hannah M. McMullen, Esq.
Corson & Blaisdell, P.A.
160 Main Street
P.O. Box 250
Madison, Maine 04950-0250



EMBDEN POND
MILL ROAD
EAST SHORE ROAD
WALKER ROAD
MCGARTH DRIVE
TOWN ROAD
CROSS ROAD
LOON ROAD
SANDY POND
FAHI POND ROAD
Map 22 Lot 38
Balsam Drive
Bear Drive
Moose Drive
Racoon Drive
Fox Drive
Deer Drive
Fawn Drive
SUBJECT
ELK DR
20
21
22
08
35
15
16
5.04 AC
17
5.03 AC
18
5.10 AC
19
5.04 AC
20
5.16 AC
21
5.20 AC
22
5.16 AC
23
5.32 AC
25
TOWN
26
54-2
4.30 AC
54-1
1.49 AC
54
87.60 AC
53
52-1
±13.7 Ac
52
5.02 Ac
51
50
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48
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46
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42
41
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35
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33
32
31
30
15.00 AC
29
59.54 AC
28
7.18 AC
28-1
27
27-4
27-3
27-2
27-1
24
TOWN
3
5.05 AC
2
40 AC
1
4
5
40.4 acres
6
7
8
13

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.

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

Dept. of Professional & Financial Regulation
Office of Professional & Occupational Regulation

MAINE REAL ESTATE COMMISSION

35 State House Station Augusta ME 04333-0035

REAL ESTATE BROKERAGE RELATIONSHIPS FORM

Right Now You Are A Customer

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

Maine law requires all real estate brokerage companies and their affiliated licensees ("licensee") to perform certain basic duties when dealing with a buyer or seller. You can expect a real estate licensee you deal with to provide the following **customer-level services:**

- ✓ To disclose all material defects pertaining to the physical condition of the real estate that are known by the licensee;
- ✓ To treat both the buyer and seller honestly and not knowingly give false information;
- ✓ To account for all money and property received from or on behalf of the buyer or seller; and
- ✓ To comply with all state and federal laws related to real estate brokerage activity.

Until you enter into a written brokerage agreement with the licensee for client-level representation you are considered a "customer" and the licensee is not your agent. **As a customer, you should not expect the licensee to promote your best interest, or to keep any information you give to the licensee confidential, including your bargaining position.**

You May Become A Client

If you want a licensee to represent you, you will need to enter into a written listing agreement or a written buyer representation agreement. These agreements **create a client-agent relationship** between you and the licensee. As a client you can expect the licensee to provide the following services, **in addition to** the basic services required of all licensees listed above:

- ✓ To perform the terms of the written agreement with skill and care;
- ✓ To promote your best interests;
  - For seller clients this means the agent will put the seller's interests first and negotiate the best price and terms for the seller;
  - For buyer clients this means the agent will put the buyer's interests first and negotiate for the best prices and terms for the buyer; and
- ✓ To maintain the confidentiality of specific client information, including bargaining information.

COMPANY POLICY ON CLIENT-LEVEL SERVICES - WHAT YOU NEED TO KNOW

The real estate brokerage company's policy on client-level services determines which of the three types of agent-client relationships permitted in Maine may be offered to you. The agent-client relationships permitted in Maine are as follows:

- ✓ The company and all of its affiliated licensees represent you as a client (called **"single agency"**);
- ✓ The company appoints, with your written consent, one or more of the affiliated licensees to represent you as an agent(s) (called **"appointed agency"**);
- ✓ The company may offer limited agent level services as a **disclosed dual agent.**

WHAT IS A DISCLOSED DUAL AGENT?

In certain situations a licensee may act as an agent for and represent both the buyer and the seller in the same transaction. This is called **disclosed dual agency**. *Both the buyer and the seller must consent to this type of representation in writing.*

Working with a dual agent is not the same as having your own exclusive agent as a single or appointed agent. For instance, when representing both a buyer and a seller, the dual agent must not disclose to one party any confidential information obtained from the other party.

Remember!
Unless you enter into a written agreement for agency representation, you are a customer—not a client.

THIS IS NOT A CONTRACT

It is important for you to know that this form is not a contract. The licensee's completion of the statement below acknowledges that you have been given the information required by Maine law regarding brokerage relationships so that you may make an informed decision as to the relationship you wish to establish with the licensee/company.

To Be Completed By Licensee

This form was presented on (date) _____

To _____
Name of Buyer(s) or Seller(s)

by Don Berry, Cyndy Berry
Licensee's Name

on behalf of Allied Realty
Company/Agency

MREC Form#3 Revised 07/2006
Office Title Changed 09/2011

To check on the license status of the real estate brokerage company or affiliated licensee go to www.maine.gov/professionallicensing.
Inactive licensees may not practice real estate brokerage.