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PROPERTY LOCATED AT: **32 Kimberly Court, Portland, ME 04103**

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: [X] 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): ..... [X] N/A [ ] Yes [ ] No [ ] Unknown
Quantity: ..... [ ] Yes [X] No [ ] Unknown
Quality: ..... [ ] Yes [X] 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 [X] No
If Yes, Date of most recent test: ---------- Are test results available? .. [ ] Yes [X] No
To your knowledge, have any test results ever:

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

If Yes to (a) and/or (b) above, are test results available? ..... [ ] Yes [X] No
What steps were taken to remedy the problem? ----------

IF PRIVATE: (Strike Section if Not Applicable):

~~INSTALLATION: Location:~~
~~Installed by:~~
~~Date of Installation:~~

USE: ~~Number of persons currently using system:~~
~~Does system supply water for more than one household? [ ] Yes [ ] No [ ] Unknown~~

Comments: **None**

Source of Section I information: **Janet Hamilton, Trustee**

Buyer Initials _____ _____ _____ _____ Seller Initials Initial JGH _____ _____ _____

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PROPERTY LOCATED AT: **32 Kimberly Court, Portland, ME 04103**

SECTION II - WASTE WATER DISPOSAL

TYPE OF SYSTEM: [X] Public [ ] Private [ ] Quasi-Public ---------- [ ] Unknown

IF PUBLIC OR QUASI-PUBLIC (Strike Section if Not Applicable):

Have you had the sewer line inspected?..... [ ] Yes [X] No

If Yes, what results: ----------

Have you experienced any problems such as line or other malfunctions? ..... [ ] Yes [X] 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: OR [ ] Unknown~~

~~Date installed: Date last pumped: Name of pumping company:~~

~~Have you experienced any malfunctions? ..... [ ] Yes [ ] No~~

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

~~Date of last servicing of tank: Name of company servicing tank:~~

~~Leach Field: ..... [ ] Yes [ ] No [ ] Unknown~~

~~If Yes, Location:~~

~~Date of installation of leach field: Installed by:~~

~~Date of last servicing of leach field: Company servicing leach field:~~

~~Have you experienced any malfunctions? ..... [ ] Yes [ ] No~~

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

~~Do you have records of the design indicating the # of bedrooms the system was designed for? [ ] Yes [ ] No~~

~~If Yes, are they available? ..... [ ] Yes [ ] No~~

~~Is System located in a Shoreland Zone? ..... [ ] Yes [ ] No [ ] Unknown~~

Comments: **None**

Source of Section II information: **Trustee**

Buyer Initials _____ _____ _____ _____ Page 2 of 8 Seller Initials Initial GRH _____ _____ _____

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SECTION III - HEATING SYSTEM(S)/HEATING SOURCE(S)

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S) of System	**FHW**	**Heat Pumps**	**Gas Fireplace**	
Age of system(s) or source(s)	**original**	**2-3 Years**	**original**	
TYPE(S) of Fuel	**oil**	**electric**	**Propane**	
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	**unknown (Dead River)**	**unknown**	**unknown (Fieldings)**	
Name of company that services system(s) or source(s)	**Dead River**	----------	**unknown**	
Date of most recent service call	**June 2026/ Annual**	----------	----------	
Malfunctions per system(s) or source(s) within past 2 years	**unknown**	----------	----------	
Other pertinent information	**Trustee has not lived in in the home**	---------- ----------	---------- ----------	

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 [X] No [ ] Unknown

If Yes, date: ----------

Date chimney(s) last cleaned: ----------

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

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

If Yes, date: ----------

Comments: **None**

Source of Section III information: **Trusteee**

SECTION IV - HAZARDOUS MATERIAL

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

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

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

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

If tanks are no longer in use, have tanks been abandoned according to DEP? [ ] Yes [X] No [ ] Unknown

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

Age of tank(s): ---------- 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: **Trustee**

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: **none that Trustee is aware of** ☐ Yes ☒ No ☐ Unknown

Comments: **none**

Source of information: **Trustee**

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: **Trustee**

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: **Trustee ,Seller**

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

Comments: ----------

Source of information: **Trustee**

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

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

If Yes, describe location and basis for determination: ----------

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

If Yes, describe: ----------

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

Comments:----------

Source of information: **Trustee**

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

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

Other: ----------

Source of information: **Trustee**

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: **Radcliffe Glen**

Source of information: **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? **Condo Association**

Road Association Name (if known): ----------

Source of information: **Trustee and Condo documents**

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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: **23005C0684F** Year: **6/20/2024** (Attach a copy)

Comments: **none**

Source of Section VI information: **FEMA online maps**

Initial

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PROPERTY LOCATED AT: **32 Kimberly Court, Portland, ME 04103**

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: **Stormwater/Sewer is billed separately**

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, solar panels, wind turbines): Type: **Propane Tanks**

From Whom: **Fieldings**

Year Principal Structure Built: **2003** What year did Seller acquire property? **2003**

Roof: Year Shingles/Other Installed: **2003**

Water, moisture or leakage: **None Known**

Comments: **None**

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: **none**

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

Comments: **None**

Has all or a portion of the property been surveyed? ..... ☒ Yes ☐ No ☐ Unknown

If Yes, is the survey available? ..... ☐ Yes ☒ No ☐ Unknown

Manufactured Housing - Is the residence a:

Mobile Home ..... ☐ Yes ☒ No ☐ Unknown

Modular ..... ☐ Yes ☒ No ☐ Unknown

Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure ..... ☐ Yes ☐ No ☒ Unknown

Comments: **None that the Trustee is aware of**

Initial JRH

PROPERTY LOCATED AT: **32 Kimberly Court, Portland, ME 04103**

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

Comments: **Trustee has not lived in the home**

Source of Section VII information: **Trustee**

SECTION VIII - ADDITIONAL INFORMATION

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:
Janet R Hamilton
D169BB8CAC044A3...

11/3/2026

SELLER DATE	SELLER DATE
Sara M Reed Revocable Trust	**Janet Hamilton, Trustee**
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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CONDOMINIUM ADDENDUM - RESALES

To Agreement dated _____, between
Sara M Reed Revocable Trust, Janet Hamilton, Trustee
_____ ("Seller")
and _____
_____ ("Buyer")
for property located at **32 Kimberly Court, Portland, ME 04103**
_____

The Purchase and Sale Agreement is further subject to the following terms:

1. Seller shall provide Buyer, at Seller's expense, with the following within the indicated number of days from the Effective Date of this Agreement:
   a. A copy of the current Condominium Declaration, Bylaws and Rules/Regulations within **5** _____ days;
   b. Copies of the minutes of meetings of the Association and its Board of Directors for the preceding **6** months within **5** days; and
   c. An original Resale Certificate for the Condominium Association in accordance with the Maine Condominium Act * within **14** days.

2. Buyer shall have **5** days (by statute cannot be less than 5 calendar days) from receipt to review and approve the above documents. If Buyer is not satisfied with such documents, Buyer may terminate this Agreement by written notice to Seller within the specified number of days in which case the earnest money deposit shall be returned to Buyer. In the event Buyer does not so notify Seller within the specified number of days, this contingency is waived by Buyer.

3. Seller shall provide Buyer with an updated Resale Certificate if required by Buyer's lender or closing agent and shall provide Buyer with a lender questionnaire if required by Buyer's lender. Buyer will pay any fee charged by the association for these documents when due.

4. Seller represents that condominium association fees in the current amount of $**521.00** are due [X] monthly [ ] quarterly, and include the following:

• Water:	[X] Yes	[ ] No	[ ] Unknown
• Sewer:	[X] Yes	[ ] No	[ ] Unknown
• Heat:	[ ] Yes	[X] No	[ ] Unknown
• Hot Water:	[ ] Yes	[X] No	[ ] Unknown
• Insurance: (common areas)	[X] Yes	[ ] No	[ ] Unknown
• Maintenance: (common areas)	[X] Yes	[ ] No	[ ] Unknown
• Other: **Snow**	[X] Yes	[ ] No	[ ] Unknown
• Other: **lawn**	[X] Yes	[ ] No	[ ] Unknown
• Other: **irrigation**	[X] Yes	[ ] No	[ ] Unknown
• Other: **trash/recycles**	[X] Yes	[ ] No	[ ] Unknown

Buyer Initials _____ Seller Initials Initial JKH

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For Property Located At: **32 Kimberly Court, Portland, ME 04103**

5. Are there any special assessments known to the Seller? ☐ Yes ☒ No ☐ Unknown
   If Yes, explain: **----------**

6. Buyers are required to pay an entry fee of $ **none** to the association at closing.
   The association fees are payable to **Radcliff Glenn Condo Assocaition**
   at the following address: **202 US Route one Falmouth, ME 04105 or online portal**

Buyer	Date	Seller **Sara M Reed Revocable Trust** Signed by: D169BB8CAC044A3... 11/3/2026	Date
Buyer	Date	Seller **Janet Hamilton, Trustee**	Date
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date

* The Maine Condominium Act establishes the following requirements in connection with the resale of a condominium unit: A unit owner is required to furnish to a purchaser a copy of the declaration (other than the plats and plans), the bylaws, the rules or regulations of the association, and a reasonably current certificate containing the items set forth in 33 MRSA §1604-108. The condominium's association is required, within 10 calendar days after a request by a unit owner and payment of any reasonable fee established by the association, to furnish a certificate containing the information necessary to enable the unit owner to comply with this requirement. If the certificate is not provided prior to execution of the purchase contract, the purchase contract is voidable by the purchaser until the certificate has been provided and for 5 calendar days thereafter or until conveyance, whichever first occurs.

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WARRANTY DEED

KNOW ALL BY THESE PRESENTS, that **NIAL CONSTRUCTION, INC.**, a Massachusetts corporation with a place of business at 191 State Road, Suite 2, Kittery Maine, grants to **SARA M. READ TRUSTEE OF THE SARA M. READ REVOCABLE TRUST U/A dated 6/19/02** of PO Box 289, Saco, Maine with WARRANTY COVENANTS, the following described property in Portland, County of Cumberland, and State of Maine, bounded and described as follows:

SEE ATTACHED EXHIBIT A

IN WITNESS WHEREOF, the said **NIAL CONSTRUCTION, INC.** has caused this instrument to be signed in its corporate name by David A. Sullivan, its President thereunto duly authorized this 15th day of September, 2003.

Witness

NIAL CONSTRUCTION, INC.
By David A. Sullivan
Its President

MAINE REAL ESTATE TAX PAID

State of MAINE
County of CUMBERLAND

On September 15, 2003, personally appeared the above-named David A. Sullivan, President of said Nial Construction, Inc. and acknowledged the foregoing to be his free act and deed and the free act and deed of said Nial Construction, Inc.

~~Notary Public~~/Attorney
Name: David Provost

EXHIBIT A

Unit No. #4 together with its allocated interest of the Radcliffe Glen Condominium, located in the City of Portland, County of Cumberland and State of Maine, all as more fully appears in the "Declaration of Radcliffe Glen Condominium, Portland, Maine," pursuant to the Maine Condominium Act, Chapter 31 of Title 33 of the Maine Revised Statutes, as amended, dated November 1, 2002, and recorded in the Cumberland County Registry of Deeds in Book 18348, Page 270, in the First Amendment to the Declaration, dated April 16, 2003, and recorded in said Registry in Book 19337, Page 149 and in the Second Amendment to the Declaration as recorded in Book 19838, Page 342, and in the Third Amendment to the Declaration, dated September 15, 2003 and recorded in Book _____, Page _____.

This conveyance is made subject to and with the benefit of the terms, provisions, developer's rights and easements set forth and referred to in the Maine Condominium Act and the said Declaration, as amended, including without limitation, the Plat and Plans, as amended, and the By-Laws and Rules and Regulations of the Radcliffe Glen Condominium Association.

This conveyance is made subject to the easements, exceptions and other encumbrances affecting title set forth to in said Declaration, as amended, the Plats and Plans, as amended.

Reference is made to the Plats and Plans for said Condominium recorded in the Cumberland County Registry of Deeds in Plan Book 202, Pages 667, 668, 669, the amended Plans as recorded in Plan Book 203, Pages 284-285 and the amended Plans recorded in Plan Book 203, Page 436-437, and as further amended in Plan Book _____, Page _____.

Being a portion of the premises conveyed by Lawrence J. Sturdivant to the Grantor herein, by deed dated August 16, 2002 and recorded in said Registry in Book 17963, Page 272.

Received
Recorded Register of Deeds
Sep 22,2003 09:44:02A
Cumberland County
John B. O Brien

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.