PROPERTY LOCATED AT: **36 Wadleigh Street, Parsonfield, 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: [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): ..... [ ] N/A [ ] Yes [X] 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 [ ] 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: **Maine Water Company**

Source of Section I information: **Sellers**

EXP Realty LLC, 41 Hutchins Drive Building 3 Portland ME 04102 Phone: 2072401641 Fax: Matthew Buzikowski
Carol Chaffee
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PROPERTY LOCATED AT: **36 Wadleigh Street, Parsonfield, ME 04047**

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: **1500 Gallons**

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

Location: **Back of Home** OR ☐ Unknown

Date installed: **2000** Date last pumped: **Summer 2025** Name of pumping company: **Anderson Septic**

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

If Yes, give the date and describe the problem: **n/a**

Date of last servicing of tank: **summer 2025** Name of company servicing tank: **Anderson Septic**

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

If Yes, Location: **Back of Home**

Date of installation of leach field: **7/2016** Installed by: **Unknown**

Date of last servicing of leach field: **2016 Install** Company servicing leach field: **Unknown**

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

If Yes, give the date and describe the problem and what steps were taken to remedy: **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 installed in 2016, tank was not needing replacement**

Source of Section II information: **Prior Property Disclosures, Septic inspection**

Buyer Initials _____ _____ _____ _____

Seller Initials MB TC _____ _____

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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	"A" FHW - K1	"B" FHW - K1		
Age of system(s) or source(s)	10+ years	10-+		
TYPE(S) of Fuel	K1	K1		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	575-600 gallons	565.9 gallons		
Name of company that services system(s) or source(s)	Dead River	Dead River		
Date of most recent service call	December 2024	Annually w/service plan		
Malfunctions per system(s) or source(s) within past 2 years	replaced compression tank	replaced burner component		
Other pertinent information	Previous Dead River Current Frederick Bro	Previous Dead River Current Lakes Region	"B" replaced bb heat in LR	

Are there fuel supply lines? ..... [X] Yes [ ] No [ ] Unknown
Are any buried? ..... [ ] Yes [ ] No [X] Unknown
Are all sleeved? ..... [ ] Yes [ ] No [X] Unknown
Chimney(s): ..... [X] Yes [ ] No
If Yes, are they lined: ..... [X] Yes [ ] No [ ] Unknown
Is more than one heat source vented through one flue? ..... [ ] Yes [X] No [ ] Unknown
Had a chimney fire: ..... [ ] Yes [X] No [ ] Unknown
Has chimney(s) been inspected? ..... [X] Yes [ ] No [ ] Unknown
If Yes, date: **Feb 3, 2022**
Date chimney(s) last cleaned: **Unknown**
Direct and/or Power Vent(s): ..... [ ] Yes [X] No [ ] Unknown
Has vent(s) been inspected? ..... [ ] Yes [X] No [ ] Unknown
If Yes, date: _____
Comments: **New flashing and mortar on chimney on both**
Source of Section III information: **Sellers, Inspection Report**

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? _____
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): _____ Size of tank(s): _____
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: **Sellers have no knowledge of Underground Storage Tanks**

Source of information: **Sellers and Previous Property Disclosures**

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: **Sellers have no knowledge of Asbestos**

Source of information: **Sellers and Previous Property Disclosures**

C. RADON/AIR - Current or previously existing:

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

If Yes: Date: _____ By: _____

Results: **unknown**

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: **Seller has no knowledge of Radon/Air**

Source of information: **Sellers**

D. RADON/WATER - Current or previously existing:

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

If Yes: Date: _____ By: _____

Results: **Public Water**

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: **Public Water**

Source of information: **Sellers**

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

Comments: **Sellers has no knowledge of Methamphetamine**

Source of information: **Sellers**

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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: **Sellers have no know knowledge of Lead Based Paint/Paint Hazards**

Source of information: **Sellers and Previous Property Disclosures**

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

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

Other: **n/a**

Source of information: **Sellers and Previous Property Disclosures**

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: **Water Pipe Easement**

Source of information: **Deed and Previous Property Disclosures**

Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass? ..... ☒ Yes ☐ No ☐ Unknown

If No, who is responsible for maintenance? _____

Road Association Name (if known): _____

Source of information: **Public Record**

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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: _____ Year: _____ (Attach a copy)

Comments: **FEMA MAP**

Source of Section VI information: **FEMA Map**

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National Flood Hazard Layer FIRMette

FEMA

70°53'21"W 43°48'33"N



70°52'44"W 43°48'7"N

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

1:6,000

Legend

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

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

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainag areas of less than one square mile Zone
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

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

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

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

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

N

The pin displayed on the map is an approximate point selected by the user and does not represe an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/28/2026 at 9:44 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.

PROPERTY LOCATED AT: **36 Wadleigh Street, Parsonfield, 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: _____

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: **none**

From Whom: _____

Year Principal Structure Built: **1900+/-** What year did Seller acquire property? **2022**

Roof: Year Shingles/Other Installed: **metal roof 10+ years ago**

Water, moisture or leakage: **none since 2022**

Comments: **Longer screws and new OSB under the metal roofing - suggested during inspection**

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: **occational water, heavy rains and springtime**

Mold: Has the property ever been tested for mold?	☐ Yes	☒ No	☐ Unknown
If Yes, are test results available?	☐ Yes	☒ No	

Comments: **Seller has no knowledge of Mold**

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: **Seller has pest control service - Ranger Rick**

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PROPERTY LOCATED AT: **36 Wadleigh Street, Parsonfield, ME 04047**

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: **none**

Source of Section VII information: **Sellers**

SECTION VIII - ADDITIONAL INFORMATION

See 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.

	10/31/2026	Tracy Corro	10/31/2026
SELLER	DATE	SELLER	DATE
Matthew Buzikowski		**Tracy Corro**	
SELLER	DATE	SELLER	DATE

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

BUYER	DATE	BUYER	DATE
BUYER	DATE	BUYER	DATE

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EQUAL HOUSING OPPORTUNITY

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Matthew Buzikowski

Unit A Updates MP TC

- New ceiling and insulation in laundry room
- New lower kitchen cabinetry
- New kitchen counters
- New exhaust fan in bathroom
- New sump pump in basement
- New front door
- Cosmetic updates

Unit B Updates

Laundry Room

- Added Cabinets
- Added insulation
- New flooring
- Added countertop

Kitchen

- New cabinetry
- New island
- New countertops
- Chimney facing
- Pot/Pan hanging rack
- Wine Rack/Bread box
- New appliances – microwave, electric stove/oven, refrigerator
- Track lighting
- New floors
- New window by sink
- New side-entry door
- Cosmetic Updates

Living Room

MP TC

- Stripped to studs
- New insulation throughout
- New/added ceiling joists
- New walls
- New floors

- Recessed lighting
- Updated built in bookshelf/cabinet
- New front door
- New/updated baseboard heat

Hallway

- New carpeting
- New interior doors
- Updated light switches
- Cosmetic updates

Bedrooms

- New Floors
- Closet updates (added built in closet to Master bedroom)
- Cosmetic updates

Bathroom

- New tub/shower surround
- New toilet
- New floors
- New built-in medicine cabinet
- New vanity lighting
- Updated built-in linen cabinet
- Cosmetic updates

MB TC

Basement

- New sump pump

Outdoors

- Removed giant tree
- Added storage shed
- Porch updates – both units
- New front gardens
- New side shed door – Unit B
- Planted grass seed throughout
- Freshened the paint/replaced some shutters
- New chimney flashing/mortar on both units
- New, longer screws in metal roofing

FIXTURES INCLUDED – UNIT B

- Grey outdoor shed
- Possible screen doors
- Over-the-toilet storage shelving unit
- Kitchen hanging pot and pan rack
- Wall-mounted coat hooks and floating shelf
- Built-in closet storage in Master Bedroom
- TV wall mount in living room
- Floating shelves in living room and kitchen

FIXTURES EXCLUDED – UNIT B

- N/A

PERSONAL PROPERTY – UNIT B

- Washer/dryer
- Refrigerator
- Electric Range
- Microwave

MB TC

- Electric Fireplace/Mantle
- Kitchen Stools
- Paint (for touch-ups)
- Possibly partially furnished

LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN **Matthew Buzikowski, Tracy Corro** (hereinafter "Seller")

AND _____ (hereinafter "Buyer")

FOR PROPERTY LOCATED AT **36 Wadleigh Street, Parsonfield, 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 **Matthew Buzikowski**	Date 10/31/2026
Buyer	Date	Seller **Tracy Corro**	Date 10/31/2026
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date 10/30/2026
Agent	Date	Agent **Carol Chaffee**	Date

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EQUAL HOUSING OPPORTUNITY

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.

EXP Realty LLC, 41 Hutchins Drive Building 3 Portland ME 04102
Carol Chaffee
2072401641
Matthew Buzikowski

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

MAINE Listings

Income and Expense

MB TC

Address: 36 Wadleigh Street, Parsonfield, ME 04047 # Units: 2

RENTAL INFORMATION: ML #:

	#BR	#Baths	Rent	Security Deposit	Lease	Date Lease Expires	Utilities Paid by Tenant
Unit #1	2	1	$ $1,350.00 ☐ Estimated ☒ Actual	$1,350.00	yes	10/31/2028	heat, electric, wifi
Unit #2	2	1	$ n/a ☐ Estimated ☐ Actual	n/a	n/a	n/a	OWNER Occupied
Unit #3			$ ☐ Estimated ☐ Actual				
Unit #4			$ ☐ Estimated ☐ Actual				
Unit #5			$ ☐ Estimated ☐ Actual				

INCOME:

Monthly Rental Income	$ 1,350.00	
Annual Rental Income	$ 16,200.00	
Vacancy	$	%
Gross Income	$ 16,200.00	

OWNER EXPENSES:

Gas	$ n/a	☐ Monthly	☐ Annual
Propane	$ n/a	☐ Monthly	☐ Annual
Oil	$ $3,045.00	☐ Monthly	☒ Annual
Water	$ 660(2 units)	☐ Monthly	☒ Annual
Sewer	$ n/a	☐ Monthly	☐ Annual
Electricity	$ $2,274.00	☐ Monthly	☒ Annual
Taxes	$ $2,243.00	☐ Monthly	☒ Annual
Insurance	$ $69.92	☒ Monthly	☐ Annual
Snow Removal	$ n/a	☐ Monthly	☐ Annual
Mowing	$ n/a	☐ Monthly	☐ Annual
Repairs/Maintenance	$ $1,500.00	☐ Monthly	☒ Annual
Other:	$	☐ Monthly	☐ Annual
Other:	$	☐ Monthly	☐ Annual
Other:	$	☐ Monthly	☐ Annual
Operating Expenses	$		
Management Fee	$		
Total Expenses	$ $7,658.04		
NOI	$		

Additional Comments:

At time of signing, the tenant paid first month's rent, last month's rent, and a refundable security deposit of $2,100 ($1,350 standard security deposit plus $750 for two cats and one dog at $250 per pet). The total of $3,450 in prepaid rent and deposits will transfer to the buyer at closing.

NOTE: The information provided in this document are estimates only. The creator makes no guarantees of accuracy.

MB TC

NANCY E HAMMOND, REGISTER OF DEEDS
E-RECORDED **Bk 18972 PG 798**
Instr # 2022011058
03/09/2022 12:44:50 PM
Pages 2 YORK CO

Return to:
Matthew Buzikowski
Tracy Corro
34 Wadleigh St. Unit B
Parsonsfield, ME 04047

DLN:1002240185403

Maine R.E. Transfer Tax Paid

QUITCLAIM DEED WITH COVENANT

KNOW ALL PERSONS BY THESE PRESENTS: That **William H. Call, Jr.**, of 3 Steven Lane, Steep Falls, ME 04085, for consideration paid, grants to **Matthew Buzikowski** and **Tracy Corro**, of P.O. Box 802, Glen, NH 03838, as joint tenants, with QUITCLAIM COVENANT:

A certain lot or parcel of land together with the buildings thereon known as the "Double House", so-called, situated in Kezar Falls Village in said town of Parsonsfield, York County, Maine, on the Northerly side of Wadleigh Street, now called Forest Ave. so-called in said village and bounded and described as follows:

Beginning at a point marked by an iron pipe driven in the ground on the Northerly side of said road evidencing the corner of land now or formerly of Delia S. Sawyer; thence Northerly 15 feet to the edge of a well between the aforesaid described lot and land of said Sawyer and continuing through the center line of said well in a straight line to an iron pipe driven in the ground on the Southerly side of a small ditch and on the division line of the parcel hereby conveyed and on other land now or formerly owned by Grace E. Ridlon, heretofore purchased from one Emily F. Ridlon; thence Easterly by said other land above referred to and land now or formerly of William Garner in a straight line to an iron pipe driven in the ground, common corner of said Garner parcel and land formerly owned by Ida E. Davis and in a straight line to an iron pipe driven in the ground on the Northerly side of said road at a point 121 feet Easterly from the point of beginning; thence by said road in a Westerly direction a distance of 121 feet to the point of beginning.

This conveyance is made subject, however, to the following: (1) water pipe easement reserved by Grace E. Ridlon in deed dated September 16, 1942 and recorded in Book 995, Page 39; and (2) sewer easement conveyed by Edson Hadlock to Parsonsfield-Kezar Falls Village Corporation by instrument dated July 9, 1947 and recorded in Book 1100, Page 177.

Meaning and intending to describe and convey the same premises conveyed to William H. Call, Jr., by virtue of a Quitclaim Deed with Covenant, of Kellie D. Call, dated December 14, 1998 and recorded January 11, 1999 in the York County Registry of Deeds at Book 9257, Page 328.

MB TC

Executed this 7 day of March, 2022.

William H. Call, Jr.

State of Maine

County of Cumberland

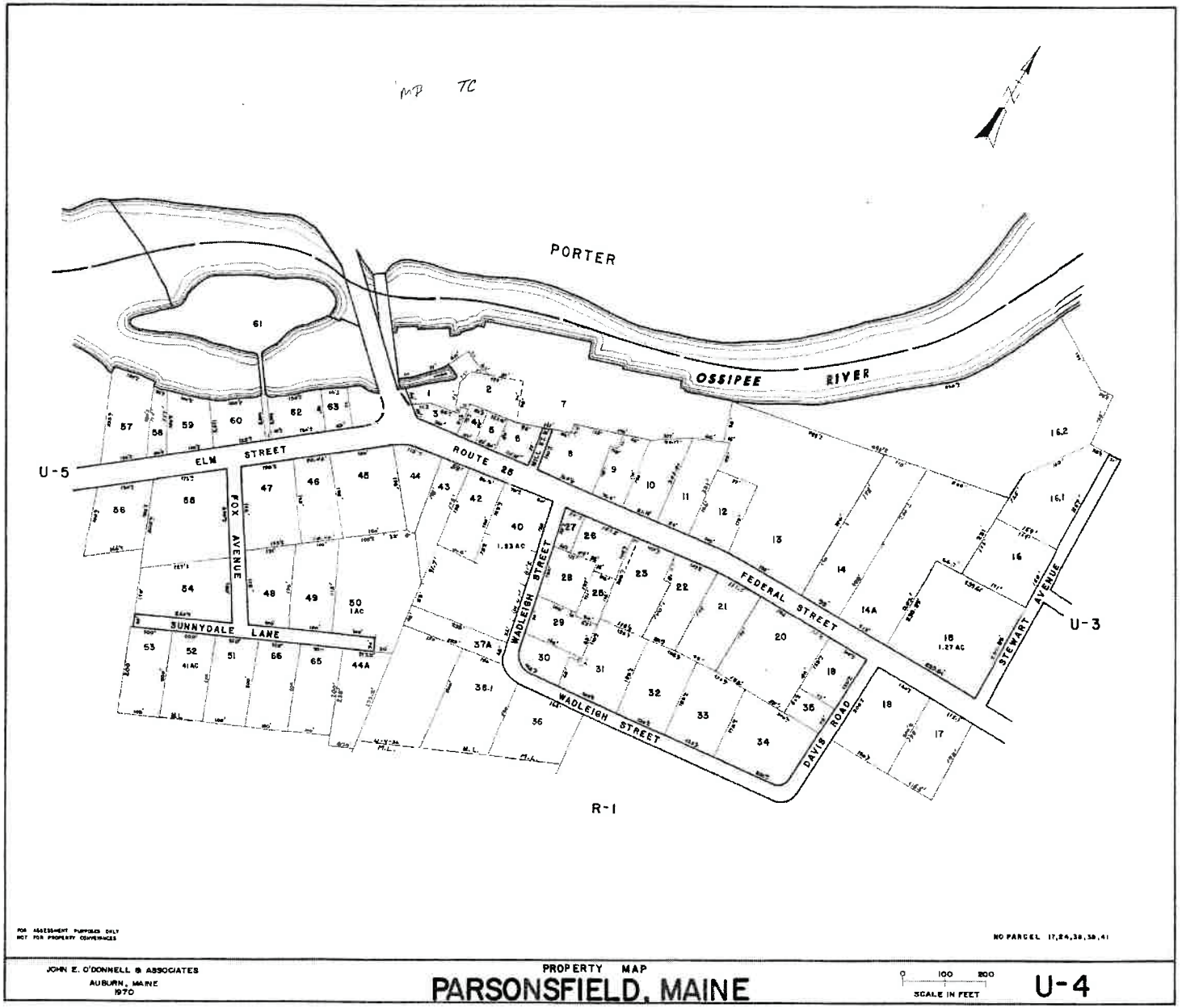
Then personally appeared before me on this 7 day of March, 2022 the said William H. Call, Jr. and acknowledged the foregoing to be his voluntary act and deed.

Notary Public

Commission expiration:

Amanda DeRaspe NOTARY PUBLIC Exp. 12/21/2027 STATE OF MAINE

DigiSign Verified - 442ad5b9-6cc8-435d-8a12-683c57eb36f7



FOR ASSESSMENT PURPOSES ONLY
NOT FOR PROPERTY CONVEYANCES

NO PARCEL 17,24,38,38,41

JOHN E. O'DONNELL & ASSOCIATES
AUBURN, MAINE
1970

PROPERTY MAP
PARSONSFIELD, MAINE

0 100 200
SCALE IN FEET

U-4