

PROPERTY LOCATED AT: 237 East Main Street, Searsport, Me 04974

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? City Water

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: At Street, Public Water

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: 2 buildings and apartment

Source of Section I information: Seller

Buyer Initials _____ Page 1 of 7 Seller Initials _____

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: N/A

Tank Size: ☐ 500 Gallon ☒ 1000 Gallon ☐ Unknown ☐ Other: 150ppl, outside riser

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

Location: Behind building OR ☐ Unknown

Date installed: 1998 Date last pumped: 7-2023 Name of pumping company: Moore's Septic

Have you experienced any malfunctions? ☐ Yes ☒ No

If Yes, give the date and describe the problem: Riser installed- 2021, grease tank pumped & pumped

small outdoor grease trap, tank replaced -2023

Date of last servicing of tank: 08/03/2023 Name of company servicing tank: _____

Leach Field: ☐ Yes ☐ No ☐ Unknown

If Yes, Location: _____

Date of installation of leach field: 1998 Installed by: George Adams

Date of last servicing of leach field: 1998 Company servicing leach field: Moore's Septic

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: None

Source of Section II information: Seller

Buyer Initials _____

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SECTION III – HEATING SYSTEM(S)/HEATING SOURCES(S)

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	Hot Air Furnace	Heat Pump	Rail-	Apt.
Age of system(s) or source(s)	1995			
Name of company that services system(s) or source(s)	RH Foster			
Date of most recent service call				
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	oil 250 Gallons			
Malfunction per system(s) or source(s) within past 2 years	replaced nozzle & control va			
Other pertinent information				

Are there fuel supply lines? ☒ Yes ☐ No ☐ Unknown

Are any buried? ☐ Yes ☒ No ☐ Unknown

Are all sleeved? ☒ Yes ☐ No ☐ Unknown

Chimney(s): ☐ Yes ☒ No

 If Yes, are they lined: ☐ Yes ☐ No ☐ Unknown

 Is more than one heat source vented through one flue? ☐ Yes ☐ No ☐ Unknown

 Had a chimney fire: ☐ Yes ☐ No ☐ Unknown

 Has chimney(s) been inspected? ☐ Yes ☐ No ☐ Unknown

 If Yes, date: _____

 Date chimney(s) last cleaned: _____

Direct/Power Vent(s): ☐ Yes ☐ No ☐ Unknown

 Has vent(s) been inspected? ☐ Yes ☐ No ☐ Unknown

 If Yes, date: _____

Comments: _____

Source of Section III information: Seller

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 ☐ 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: No Tanks known on property

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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: None

Source of information: Seller

B. ASBESTOS — Is there now or has there been asbestos:

As insulation on the heating system pipes or duct work? ☐ Yes ☒ No ☐ Unknown

In the ceilings? ☐ Yes ☒ No ☐ Unknown

In the siding? ☐ Yes ☒ No ☐ Unknown

In the roofing shingles? ☐ Yes ☒ No ☐ Unknown

In flooring tiles? ☐ Yes ☒ No ☐ Unknown

Other: ☐ Yes ☒ No ☐ Unknown

Comments: None known

Source of information: seller

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: Not tested

Source of information: Seller

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? N/A

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

Are test results available? ☐ Yes ☒ No

Results/Comments: Public Water- Searsport Water District

Source of information: Seller

E. METHAMPHETAMINE - Current or previously existing:

Comments: None

Source of information: Seller

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

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

If Yes, describe location and basis for determination: _____

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

If Yes, describe: None

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

Comments: deck has some flaking

Source of information: Seller

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☒ No ☐ Unknown

LAND FILL: ☐ Yes ☒ No ☐ Unknown

RADIOACTIVE MATERIAL: ☐ Yes ☒ No ☐ Unknown

Other: N/A

Source of information: Seller

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

SECTION V — GENERAL INFORMATION

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: CMP, Bangor Aroostook Railroad, Northern Searport Railroad Co.

Source of information: Seller

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

If No, who is responsible for maintenance? City of Searsport

Road Association Name (if known): None

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Are there any tax exemptions or reductions for this property for any reason including but not limited to:

Tree Growth, Open Space and Farmland, Veteran's, Homestead Exemption, Blind, Working Waterfront?.....

☐ Yes ☒ No ☐ Unknown

If Yes, explain: N/A

Is a Forest Management and Harvest Plan available?..... ☐ Yes ☒ No ☐ Unknown

Is house now covered by flood insurance policy (not a determination of flood zone) ☐ Yes ☒ No ☐ Unknown

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: Propane Tanks

Year Principal Structure Built: 1910

What year did Seller acquire property? 6-5-2018

Roof: Year Shingles/Other Installed: 1999

Water, moisture or leakage: None

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: Full bakery in Basement

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

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

Comments: N/A

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

Comments: _____

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 Known

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 V information: Seller

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SECTION VI – ADDITIONAL INFORMATION

1.5 Acre parcel, 1 studio apartment 2nd floor. Land & Buildings only being sold

Bakery & Café equipment is negotiable if a party is interested not currently included in sale

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.

SELLER DATE

SELLER DATE

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



LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN _____ (hereinafter "Seller")
AND _____ (hereinafter "Buyer")
FOR PROPERTY LOCATED AT 237 East Main Street, Searsport, Me 04974

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).

☒ 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).

☒ 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

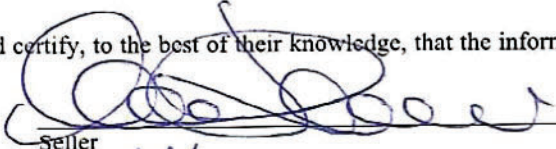
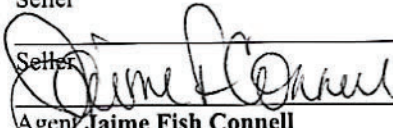
_____ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

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		Date
		A.M.	
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Agent	Date		Date
		Agent Jaime Fish Connell	8-9-2023



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REALTOR®
ERA Dawson Bradford Company, 15 Payne Avenue Rockland ME 04841
Jaime Fish Connell

Phone: 2076911130 Fax: 2075965548
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com



Wolo, LLC

DLN: 1001840029261

QUITCLAIM DEED WITH COVENANT

BAXTER R. COOK, SR. and JUNE F. COOK, whose mailing address is P. O. Box 79, Searsport, Maine 04974, for consideration paid, GRANT to **WOLO, LLC**, a Maine Limited Liability Company, whose mailing address is 132 Webster Avenue, Bangor, Maine 04401, with Quitclaim Covenant, the following described premises:

A certain lot or parcel of land, together with the buildings thereon, situated in SEARSPORT, County of Waldo and State of Maine, being more particularly bounded and described as follows, to wit:

PARCEL ONE: Beginning at a three-fourths (3/4) inch iron pipe set on the generally southerly bound of U.S. Route 1 at the northwesterly corner of land, now or formerly, of Albert V. Nickels heirs as described in a deed recorded in Waldo County Registry of Deeds in Book 238 at Page 374; thence running south fifty-eight degrees twenty-four minutes west (S. 58° 24' W.) along the southerly bound of U. S. Route 1 a distance of twenty-five (25) feet more or less to the center of a small brook; thence running in a generally southeasterly direction following the thread of said brook to a point on the generally northerly bound of land now or formerly of Bangor Investment Corporation as described in a deed recorded in Waldo County Registry of Deeds in Book 277 Page 154; thence running north thirty-two degrees ten minutes east (N. 32° 10' E.) along the generally northerly bound of the Bangor Investment Corporation a distance of one hundred seventy-five (175) feet, more or less, to a three fourths (3/4) inch iron pipe; thence running north eighty-eight degrees thirteen minutes west (N. 88° 13' W) along the generally westerly bound of land, now or formerly, of Nickels a distance of one hundred forty-two and six tenths (142.6) feet to a seven-eighths (7/8) inch rebar; thence running north sixty-six degrees fifty-three minutes west (N. 66° 53' W) a distance of eighty-five and two tenths (85.2) feet to a three fourths (3/4) inch pipe and the point of beginning.

The above described premises are subject to an easement to Central Maine Power Company as described in a deed recorded in Waldo County Registry of Deeds in Book 540, Page 94.

Being the same premises as described in the deed from Merrill A. Smith to Baxter R. Cook, Sr. and June E. Cook dated March 22, 1999 and recorded in the Waldo County Registry of Deeds, Book 1880, Page 031.

PARCEL TWO: Beginning at the northerly corner of the Light's Motel and Restaurant lot at the center of a brook and twenty-three (23) feet southeasterly from the center line of the highway (Route No. 1) leading from Belfast to Bucksport; thence North fifty-three degrees forty-five minutes East (N 53° 45' E) along said highway four hundred and five and one-half (405 1/2) feet to an iron stake driven thirty-five (35) feet southeasterly from the center line of said highway; thence south sixty-six degrees forty-five minutes east (S 66° 45' E) along a proposed Central Maine Power line one hundred ten (110) feet to a yellow iron pipe; thence south eighty-eight

"MAINE REAL ESTATE
TRANSFER TAX PAID"

degrees east (S 88° E) along said proposed power line one hundred seventy-three (173) feet to a yellow iron pipe driven at the approximate Bangor and Aroostook Railroad right-of-way; thence along said Bangor and Aroostook Railroad right-of-way southerly to the center of a brook; thence northwesterly along the center of said brook and along said Light's Motel and Restaurant lot to the point of beginning. All bearings magnetic and taken in month of June 1969.

Also hereby conveying all rights, easements, privileges and appurtenances belonging to premises hereinabove described, including the right of way excepted and reserved in deed of Elizabeth C. Nickels et al. to Northern Maine Seaport Railroad Company, recorded in said Registry in Book 277, Page 154.

Parcel two being the same premises as described in the deed from Elizabeth Nickels to Merrill A. Smith dated May 29, 1975 and recorded in the Waldo County Registry of Deeds, Book 723 Page 572. For further reference, see deed from The Inhabitants of Searsport to Baxter R. Cook, Sr. and June E. Cook dated August 5, 1997 and recorded in the Waldo County Registry of Deeds. See also deed from Baxter R. Cook, Sr. and June E. Cook to Baxter R. Cook, Sr. and June E. Cook dated May 28, 2004 and recorded in the Waldo County Registry of Deeds, Book 2615 Page 281.

WITNESS our hand(s) and seal(s) this 5 day of June, 2018

[Signature]
Witness

[Signature]
BAXTER R. COOK, SR

[Signature]
Witness

[Signature]
JUNE E. COOK

STATE OF MAINE
COUNTY OF PENOBSCOT

June 5, 2018

Personally appeared the above named Baxter R. Cook, Sr. and June E. Cook and acknowledged the foregoing instrument to be their free act and deed.

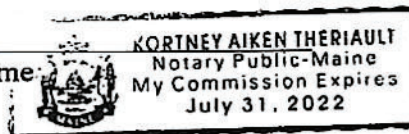
Before me,

[Signature]
Notary Public

WALDO SS: RECEIVED

Jun 11, 2018
at 12:41P
ATTEST: Stacy L. Grant
REGISTER OF DEEDS

Type/Print Name:



Map Lot 007-063863B1

Account 336

Location 237 E. MAIN ST.

Searsport

Card 1 Of 1 8/03/2023

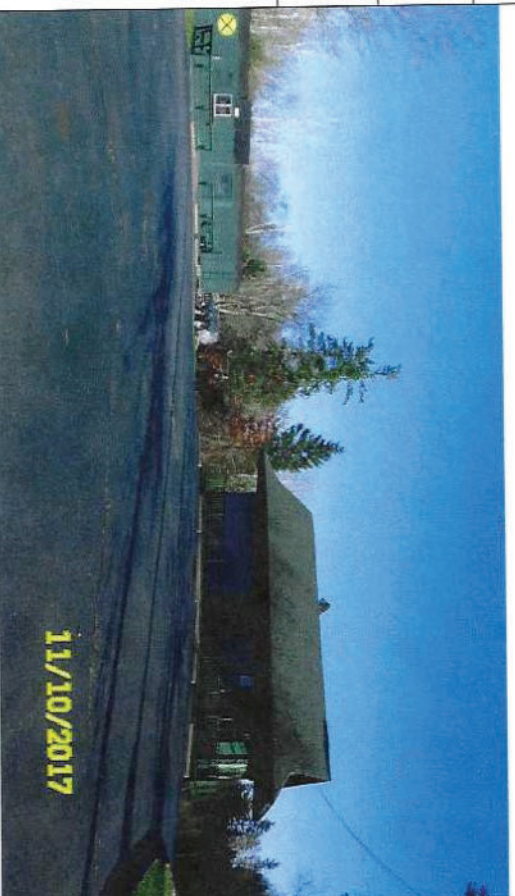
Building Style 0	5.Colonial	9.Condo	SF Brnt Living 0	0	0	0	Layout 0	0	0	0
1.Conv.	5.Colonial	9.Condo	Fin Brnt Grade	0	0	0	1.Typical	4.	7.	7.
2.Ranch	6.Split	10.Log	OPEN 5 OPTIONAL	0	0	0	2.Inadeq	5.	8.	8.
3.R Ranch	7.Contemp	11.Other	Heat Type 100%	0	0	0	3.	6.	9.	9.
4.Cape	8.Cottage	12.Gambrel	1.HWB	5.FWA	9.Heated	9.	Attic 0	0	0	0
Dwelling Units 0	2.HWCI	6.Grew/WA	3.H Pump	7.Electric	10.	10.	1.1/4 Fin	4.Full Fin	7.	7.
Other Units 0	4.Radiant	8.Fin/Wall	4.Radiant	9.None	12.	12.	2.1/2 Fin	5.Fin/Stair	8.	8.
Stories 0	1.1	4.1.5	7.3.50	8.4	9.	9.	3.3/4 Fin	6.	9	9
2.2	5.1.75	8.4	Cool Type 0%	9 None	7.	7.	Insulation 0	0	0	0
3.3	6.2.5	9.	1.Refrig	4.W/C Air	8.	8.	1.Full	4.Minimal	7.	7.
Exterior Walls 0	2.2	5.1.75	2.Evapor	5.	8.	8.	2.Heavy	5.Partial	8.	8.
1.Wood	5.Shingles	9.Other	3.H Pump	6.	9.None	9.None	3.Capped	6.	9.None	9.None
2.Vinyl	6.Brick	10.Alum	Unfinished % 0%	0%	0%	0%	Grade & Factor 0 0%	0	0	0
3.Compos.	7.Single	11.Log	1.E Grade	4.B Grade	7.AAA Grad	7.AAA Grad	2.D Grade	5.A Grade	8.MS Grade	8.MS Grade
4.Asbestos	8.Concrete	12.Stone	3.C Grade	6.AA Grade	9.Same	9.Same	SQFT (Footprint) 0	0	0	0
Roof Surface 0	1.Asphalt	4.Composit	Condition 0	0	0	0	1.Poor	4.Avg	7.V G	7.V G
2.Slate	5.Wood	8.	2.Fair	5.Avg+	8.Etc	8.Etc	3.Avg-	6.Good	9.Same	9.Same
3.Metal	6.Other	9.	Phys. % Good 0%	0%	0%	0%	Functional Code 9 None	9 None	9 None	9 None
SF Masonry Trim 0	OPEN 3-CUSTOM 0	0	Phys. % Good 100%	100%	100%	100%	1.Incomp	4.Pb/Heat	7.	7.
OPEN 4-CUSTOM 0	Year Built 0	0	2.O-Built	5.	6.	6.	3.Style	6.	9.None	9.None
Year Remodeled 0	Foundation 0	0	Econ. % Good 100%	100%	100%	100%	1.Location	4.Generative	8.	8.
1.Concrete	4.Wood	7.	2.Encroach	5.Detap/Da	9.	9.	Entrance Code 0	0	0	0
2.C Block	5.Slab	8.	1.Interior	4.Vacant	7.	7.	1.Owner	4.Agent	7.Vacant	7.Vacant
3.Br/Stone	6.Piers	9.	2.Refusal	5.Estimate	8.Exist R	8.Exist R	2.Relative	5.Estimate	8.Exist R	8.Exist R
Basement 0	4.Full Bmt	7.	3.Informed	6.Hanger	9.	9.	Information Code 0	0	0	0
1.1/4 Bmt	5.Crawl Sp	8.	1.Owner	4.Agent	7.Vacant	7.Vacant	2.Relative	5.Estimate	8.Exist R	8.Exist R
2.1/2 Bmt	6.	9 None	3.Tenant	6.Other	9.For Sale	9.For Sale	2.Relative	5.Estimate	8.Exist R	8.Exist R
3.3/4 Bmt	0	0	1.Owner	4.Agent	7.Vacant	7.Vacant	2.Relative	5.Estimate	8.Exist R	8.Exist R
Brnt Gar # Cars 0	1.Dry	4.Dirt	3.Tenant	6.Other	9.For Sale	9.For Sale	2.Relative	5.Estimate	8.Exist R	8.Exist R
Wet Basement 0	2.Damp	5.	3.Tenant	6.Other	9.For Sale	9.For Sale	2.Relative	5.Estimate	8.Exist R	8.Exist R
1.Dry	3.Wet	6.	3.Tenant	6.Other	9.For Sale	9.For Sale	2.Relative	5.Estimate	8.Exist R	8.Exist R



Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
269 Low Cost 'D'	2009	740	2 100	4	0	% 100 %	2.Two Story Fram
68 Deck	2009	396	3 100	4	0	% 100 %	3.Three Story Fr
270 Low Cost 'D'	2009	728	3 100	4	0	% 100 %	4.1 & 1/2 Story
21 Open Frame	2009	904	3 100	4	0	% 100 %	5.1 & 3/4 Story
	2009	388	2 100	4	0	% 100 %	6.2 & 1/2 Story
						%	21.Open Frame Por
						%	22.End Frame Por
						%	23.Frame Garage
						%	24.Frame Shed
						%	25.Finished 1/2 S
						%	26.1st Overhang
						%	27.Junfr Basement
						%	28.Unfinished Att
						%	29.Finished Attic







Fact Sheet: Arsenic Treated Wood

Maine CDC
Environmental and
Occupational Health Program

Department of Health and
Human Services
11 State House Station
Augusta, ME 04333

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

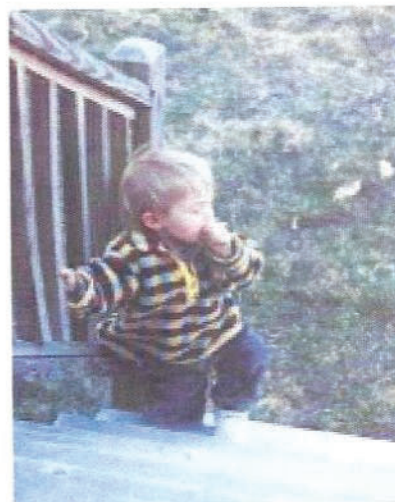
- **NEVER** burn CCA wood.
- Wear gloves when handling CCA wood
- Wear a dust mask when sanding or cutting CCA wood
- Don't work with CCA wood in an enclosed area (like a garage)

Apply a coating to seal the wood every 1-2 years

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.

TO LEARN MORE

Eric Frohberg
Environmental and
Occupational Health
Program
Maine CDC
Toll-free in Maine 866-
292-3474
TTY: 207-287-8066
[www.maine.gov/dhhs/
eohp](http://www.maine.gov/dhhs/eohp)

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.

Arsenic in Well Water: The Problem You Can't See, Smell, or Taste

It's hard to believe that water that looks, smells, and tastes fine may not be safe to drink. But the truth is that many private wells in Maine yield water that is high in arsenic.



Arsenic is a naturally occurring chemical found in soil and rocks. Some rocks have higher levels of arsenic, and this may explain why some drilled wells have high arsenic water. And in some areas, past use of arsenic-containing pesticides on blueberry, apple and potato crops may add to the arsenic water problem.

The Harm Caused by Arsenic

People who drink water high in arsenic for many years are more likely to get cancer. Drinking water very high in arsenic can also cause stomach pain, nausea, vomiting and diarrhea, numbness or tingling in the hands and feet, as well as effects on blood and the heart.

How likely you are to get cancer or any other health effects from arsenic in water depends on three major factors:

- ◆ How much arsenic is in your water;
- ◆ How much tap water you drink;
- ◆ How long you have been drinking the water.

If you are concerned about health problems possibly due to arsenic in your well water, you should discuss them with your doctor. The Bureau of Health recommends that all household wells be tested for arsenic.



Answers to Some Commonly Asked Questions



Q. How much is too much arsenic in well water?

Answer: Test results for arsenic in water are often reported as the number of *milligrams* of arsenic in a *liter* of water (mg/L for short). A liter is about a quart. The Bureau of Health guideline for arsenic in domestic well water is 0.01 milligrams of arsenic per liter of water. The current federal government standard for regulated water supplies is 0.05 mg/L, but this will be lowered to 0.01 mg/L.

Q. I just found out I have high arsenic water. What should I do?

Answer: If your water has more than 0.01 mg/L arsenic, we recommend you begin taking steps to reduce how much of this water you drink. Switching to bottled water will greatly reduce how much arsenic gets into your body. It will also allow you to safely take your time in deciding what, if any, treatment you want to have installed to remove arsenic from your well water. Sometimes, simply switching to bottled water is all that is needed.



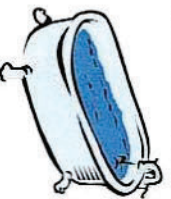
Q. Is there a way to remove arsenic from well water?



Answer: Yes. We advise consulting one or more water treatment companies to help in choosing an arsenic removal system. This is because the choice of a treatment system depends on what else is in your water and how much water you need to treat. While we do not recommend any specific treatment system, we do advise selection of treatment systems that have been certified for arsenic removal by NSF International (www.nsf.org). Also, be sure to test at least once a year after any system is installed to make sure it is working.

Q. Can I use my water for bathing if it has high arsenic?

Answer: Studies have shown that little arsenic gets into adults from bathing. But we do not have studies on young kids. Kids might get more arsenic in them while bathing because of their bathing habits. We have a study underway to check this. For now, if you are concerned, call us toll-free to discuss exposure from bathing.



Q. Can I use my water for cooking if it has arsenic in it?

Answer: The answer depends on how much arsenic is in your water, how much water is either absorbed or used when cooking a food, and how often you eat such foods. Pasta, rice, oatmeal and dried beans are examples of foods that absorb a lot of water when cooked. Soup and jello are examples of foods that use water by recipe. If your water has more than 0.05 mg/L arsenic, contact us for information about use in cooking.

Q. How likely is it that my well water has high arsenic?

Answer: Based on the current information we have, it looks like about 1 out of every 10 Maine homes with a private well have arsenic levels of concern. Drilled bedrock wells are more likely to have high arsenic levels than dug wells, wellpoints, or wells that are drilled into sand and gravel.

How do I get more information about arsenic in private well water?

➔ For more information on the health effects of arsenic, contact:

Andrew E. Smith, SM, ScD.
State Toxicologist
Environmental Toxicology Program
Bureau of Health
11 State House Station
Augusta, ME 04333
Toll Free: 866-292-3474
Email: andy.e.smith@state.me.us

Website:

janus.state.me.us/dhs/bohehp/index.html

➔ For more information on treatment systems for removing arsenic from well water, contact:

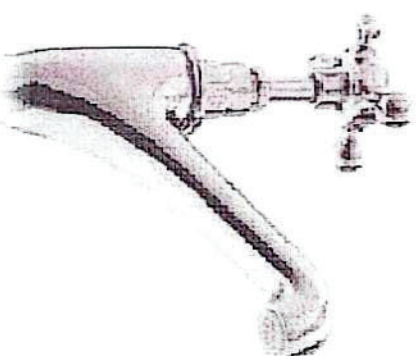
David Braley, Geologist
Drinking Water Program
Bureau of Health
11 State House Station
Augusta, ME 04333
Tel: (297) 287-3194
Email: david.braley@state.me.us

Website:

janus.state.me.us/dhs/eng/water/index.htm



**HAVE YOU TESTED
YOUR WELL WATER
FOR ARSENIC?**



**Health Information for
Private Well Users**

Arsenic in Well Water



Maine Bureau of Health

Kevin W. Concannon, Commissioner

May 13, 2002

Radon: Know the Numbers When You Buy or Sell a House

Radon Tipsheet #3



Living in a home with high radon levels is a major risk for lung cancer.

Radon is the 2nd leading cause of lung cancer. It occurs naturally in Maine soil and water, and can move up into a house from the ground. The house then traps the radon in the air inside. Radon gas can also dissolve into well water, which is then released into the air when you use the water. Simple air and well water tests can show whether home radon levels meet state and national safety guidelines.

When you buy or sell a house, test air and well water for radon.

Any house can have a radon problem. It doesn't matter if it's old or new, or where it's located.

- If you are **buying** a house, you have the right to ask for radon air and well water tests as part of a purchase agreement.
- If you are **selling** a house, it's wise to expect these requests. When a house is being sold, if a radon test is done, Maine law requires testing to be done by a registered radon tester. This helps assure that the test is done right.

To find and work with a registered radon tester:

- www.MaineRadiationControl.org
1-800-232-0842
- Use Tipsheet #5 *Working with a Registered Radon Tester*

If radon was tested before the house was put up for sale, the buyer should ask for test results and the seller must disclose those results. Use the Tipsheet, *Working with a Registered Radon Tester*, to understand test procedures. If results are more than 2 years old, new tests should be done.

If you are building a new house, see Tipsheet #4 *When You Build a New Home*.

Radon test results can help you plan next steps.

Air Test Results. If your air test number is:

- **4 or higher** – You need a treatment system.
- **Between 2 and 4** – maybe treat. Call us to discuss: 1-800-232-0842.
- **Below 2** and you tested in cold weather with the heat on—retest in 3 to 5 years. If you tested in warmer weather when heat is off, test again in cold weather when heat is on.

Water Test Results. If your well water number is:

- **10,000 or higher** – You need a treatment system.
- **Between 4,000 and 10,000** – maybe treat. Call us to discuss: 1-800-232-0842.
- **4,000 or lower** – Retest in 3 to 5 years.

If both air and well water tests are done, the results must be considered together to decide on the best and most cost effective fix. For advice about what to do, call state experts tollfree in Maine.
1-800-232-0842.

Radon problems can be fixed.

Current methods make it possible to get air levels in most houses to around 2 or below, and well water levels to 4000 or below. If air levels are between 2 and 4, it may cost extra to get down to 2 or below.

Be sure the sale/purchase contract states costs and conditions for fixing any problem.

Protect your family. Learn. Test. Treat if needed.

- Check this website: www.MaineRadiationControl.org
- For advice: 1-800-232-0842 • radon.dhhs@maine.gov • TTY: 800-606-0215

