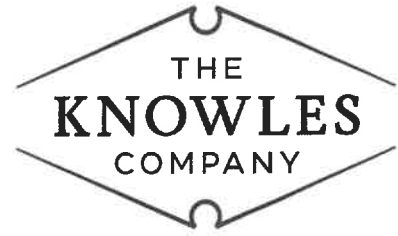


HIDEAWAY COTTAGE

119 Island Retreat Road

Swans Island

\$698,000



*Distinctive properties.
Legendary service.*



Contemporary. 500' waterfront, 4 bed. Strong rentals.

- 500+/- ' Waterfront on Back Cove in a private setting
- Spacious 4-Bedroom with strong rental history.
- Designed for water views
- Private Mooring, Shared Dinghy dock
- Beautifully Renovated Kitchen

For more information, please contact: THE KNOWLES COMPANY

One Summit Road
Northeast Harbor, Maine 04662

207.276.3322

info@KnowlesCo.com

www.KnowlesCo.com

The Knowles Company represents both sellers and buyers, and practices an Appointed Agency Policy. We have a fiduciary responsibility to disclose to our client all information material to the sale of this property acquired from any source.

HIDEAWAY COTTAGE

119 Island Retreat Road
Swans Island



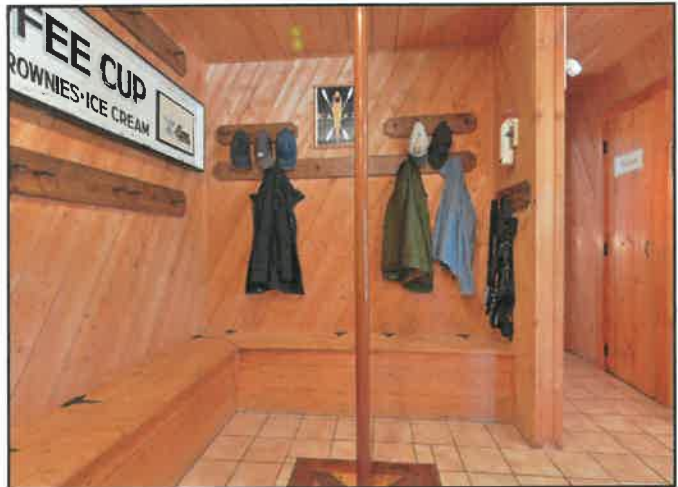
Beautifully designed spacious kitchen



Cathedral ceilings and water views



Multi-level decks surrounds the house.



Fireman's Pole

For more information, please contact: **THE KNOWLES COMPANY**

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Public Detail Report

MLS #: 1587448
Status: Active
Directions: Swans Island Ferry, 119 Island Retreat Rd

County: Hancock
Property Type: Residential

Association Fee: \$900/ Annually
Seasonal: No

List Price: \$698,000
Original List Price: \$795,000



**119 Island Retreat Road
 Swans Island, ME
 04685**

**List Price: \$698,000
 MLS#: 1587448**



General Information

Sub-Type: Single Family Residence	Year Built: 1981	Rooms: 6	Sqft Fin Abv Grd+/-: 2,544
Style: Contemporary	Fireplaces Total: 1	Beds: 4	Sqft Fin Blw Grd+/-: 0
		Baths: 2/0	Sqft Fin Total+/-: 2,544
			Source of Sqft: Seller

Land Information

Leased Land: No	Waterfront: Yes	Waterfront Amount: 500	Zoning: shoreland
Lot Size Acres +/-: 1.91	Srcce of Wtrfrt: Public Records	Waterfront Owned +/-: 500	Zoning Overlay: No
Source of Acreage: Public Records	Water Views: Yes	Waterfront Shared +/-: 1,600	
Surveyed: Yes		Water Body: Back Cove/ Mackeral Cove	
		Water Body Type: Cove; Ocean	

Interior Information

Full Baths Bsmnt: 0	Half Baths Bsmnt: 0	VA Certification:
Full Baths Lvl 1: 1	Half Baths Lvl 1: 0	
Full Baths Lvl 2: 1	Half Baths Lvl 2: 0	
Full Baths Lvl 3: 0	Half Baths Lvl 3: 0	
Full Baths Upper: 0	Half Baths Upper: 0	

Appliances: Dishwasher; Dryer; Electric Range; Microwave; Refrigerator; Washer

<u>Room Name</u>	<u>Length</u>	<u>Width</u>	<u>Level</u>	<u>Room Features</u>
Kitchen			First	Eat-in Kitchen, Island, Pantry
Primary Bedroom			First	Balcony/Deck, Closet
Living Room			First	Cathedral Ceiling, Wood Burning Fireplace
Bedroom 1			Second	Balcony/Deck, Cathedral Ceiling, Closet
Bedroom 2			Second	Balcony/Deck, Cathedral Ceiling, Closet
Bedroom 3			Second	Built-Ins, Closet

Property Features

Site: Level; Wooded	Construction: Wood Frame
Driveway: Gravel	Basement Info: Dirt Floor; Full; Unfinished
Parking: 1 - 4 Spaces; On Site	Foundation Materials: Poured Concrete
Location: Rural; Subdivision	Exterior: Wood Siding
Rec. Water: Boat Mooring; Oceanfront; Waterfront Tidal	Roof: Composition; Shingle
Island: Yes	Heat System: Forced Air
Roads: Association; Gravel/Dirt	Heat Fuel: Oil; Wood
Transportation: Deep Water Access	Water Heater: Electric
Electric: Circuit Breakers; On Site	Cooling: None
Gas: Bottled	Floors: Carpet; Tile; Wood
Sewer: Private Sewer; Septic Existing on Site	Veh. Storage: No Vehicle Storage
Water: Private; Well Existing on Site	Garage: No
Equipment: Generator; Satellite Dish	Amenities: 1st Floor Bedroom; Clubhouse; Laundry - 1st Floor
Basement Entry: Exterior Only	Patio and Porch Features: Deck

Tax/Deed Information

Book/Page 7087/963	Full Tax Amt/Yr: \$3,905/ 2023	Map/Block/Lot: 3/1/12
		Tax ID: 001549760

Remarks

Remarks: MOTIVATED SELLER! What's Special.... 500' of oceanfront living with a private peninsula Protected tidal swimming cove Spectacular scenery from various viewpoints Adjacent to and across from preserved land Uniquely modern rustic Maine home with multi-level balconies and surrounding water views Imagine waking each morning to the sound of loons and sipping your coffee while watching a spectacular sunrise across the water. Envision yourself living in a paradise so serene that you'd have to remind yourself that you are a short ferry ride away from all of the adventure and activities of Acadia National Park and Bar Harbor, Maine. This Swan's Island home invites you to experience Swan's Island which many have described as '6 miles east of ordinary'. Beautifully designed, this special home has multi-levels with many private spaces both inside and outside of the house. It is light and bright with water views throughout the house which sits on 500' of ocean frontage that virtually wraps around two sides of the property. Waterside decks lead down to the shorefront with paths and seating areas along the peninsula. From majestic granite boulders to patches of sand, a seasonal waterfall that flows into an azure green swimming lagoon, nature presents itself in every direction and invites one to be still and enjoy each moment. Swan's Island offers one the opportunity to step back in time to a simpler way of life and experience Maine's best on various trails, beaches, and incredible scenery without crowds or traffic. This 4 bedroom/2 bath home with additional loft is being sold fully furnished and boasts a solid rental history if desired. As part of the neighborhood association, this home comes with a shared waterfront clubhouse area, and a tidal mini-island leading to a dinghy dock and private mooring.

LO: The Knowles Company

Listing provided courtesy of:

The Knowles Company
One Summit Road
Northeast Harbor, ME 04662
207-276-3322

info@knowlesco.com

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MAINE
Listings



PROPERTY LOCATED AT: 119 Island Retreat Rd, Swans Island, ME 04685

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: 10/21/2020 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? Satisfactory water

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: Front of house, in center island of circular drive by road

Installed by: _____

Date of Installation: 1981

USE: Number of persons currently using system: Varies 2-10

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

Comments: New well pump in March 2013. Coupling off of line to well replaced 2020. HG Reed serviced the plumbing.

Source of Section I information: Seller, Broker

Buyer Initials _____

Seller Initials SC SC

PROPERTY LOCATED AT: 119 Island Retreat Rd, Swans Island, ME 04685

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: _____

Tank Size: 500 Gallon 1000 Gallon Unknown Other: _____

Tank Type: Concrete Metal Unknown Other: _____

Location: In yard on west side of the house OR Unknown

Date installed: 1989 Date last pumped: _____ Name of pumping company: _____

Have you experienced any malfunctions? Yes No

If Yes, give the date and describe the problem: Seller will relocate propane tanks (servicing generator) for better access to the septic tank to allow for easy of pumping prior to closing.

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

Leach Field: Yes No Unknown

If Yes, Location: In yard on west side of the house.

Date of installation of leach field: 1989 Installed by: Bill Banks

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: Lift pump for leach field replaced in 2015 by HG Reed. Septic System Inspected 10/21/020. No issues noted.

Source of Section II information: Selle, Broker observation

Buyer Initials _____

Seller Initials SC SC

PROPERTY LOCATED AT: **119 Island Retreat Rd, Swans Island, ME 04685**

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	Forced Hot Air Oil)			
Age of system(s) or source(s)	17+/- years			
TYPE(S) of Fuel	oil			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	500 +/- gallons			
Name of company that services system(s) or source(s)	HG Reed			
Date of most recent service call	Fall 2024			
Malfunctions per system(s) or source(s) within past 2 years	None			
Other pertinent information	Seasonal May-Nov			

- 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: **Selle, Broker observation**

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: _____

Buyer Initials _____

Seller Initials Initial
SC Initial
SC

PROPERTY LOCATED AT: 119 Island Retreat Rd, Swans Island, ME 04685

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

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

Comments: **No known Underground tanks.**

Source of information: **Seller, Broker observation**

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: **No Known Asbestos**

Source of information: **Seller, Broker observation.**

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: **Never tested for radon air.**

Source of information: **Seller, Broker**

D. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: **February 21, 2025** By: **Michael Chaisson**

Results: **Over limit but no reports provided to Seller.**

If applicable, what remedial steps were taken? **None taken.**

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

Are test results available? Yes No

Results/Comments: **Any remediation to be at Buyers expense.**

Source of information: **Seller, Broker**

E. METHAMPHETAMINE - Current or previously existing:

Yes No Unknown

Comments: **No known methamphetamines**

Source of information: **Seller**

Buyer Initials _____

Seller Initials 

PROPERTY LOCATED AT: 119 Island Retreat Rd, Swans Island, ME 04685

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: Exterior trim painted 2023-2024

Source of information: Seller, Broker observation

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown

LAND FILL: Yes No Unknown

RADIOACTIVE MATERIAL: Yes No Unknown

Other: No known hazardous materials

Source of information: Seller, Broker

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: Road right of way and deed covenants.

Source of information: Deed, Seller, Broker

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? Island Retreat Road Association

Road Association Name (if known): Island Retreat Road Association

Source of information: Seller, Broker

Buyer Initials _____

Seller Initials SC SC

PROPERTY LOCATED AT: 119 Island Retreat Rd, Swans Island, ME 04685

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?

Zone VE and Zone X Shoreline only in flood zone. All structures sit out of shoreland flood zone.

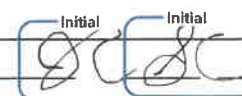
Relevant Panel Number: 23009c1412D Year: 2016 (Attach a copy)

Comments: _____

Source of Section VI information: Seller, Broker, FEMA Flood Map

Buyer Initials _____

Seller Initials



PROPERTY LOCATED AT: 119 Island Retreat Rd, Swans Island, ME 04685

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

Are there any actual or alleged violations of a shoreland zoning ordinance including those that are imposed by the state or municipality? Yes No Unknown

If Yes, explain: _____

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

Year Principal Structure Built: 1981 What year did Seller acquire property? 2020

Roof: Year Shingles/Other Installed: 2013

Water, moisture or leakage: none

Comments: New roof 2013.

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: Puddle after a very heavy rain or storm. Not significant. Normal moisture of dirt basement.

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

If Yes, are test results available? Yes No

Comments: Dirt basement.

Electrical: Fuses Circuit Breaker Other: _____ Unknown

Comments: Elect. panel (double tap/blanks). Missing a few junction box covers in basement.

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: Surveyed in 2021.

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: Deck ledger board needs additional reinforcement. Seller to address prior to closing. Some minor electrical issues as disclosed above.

Comments: Items found in inspection Dec. 2024

Source of Section VII information: Seller, Broker

Buyer Initials _____ Page 7 of 8 Seller Initials SC SC

PROPERTY LOCATED AT: 119 Island Retreat Rd, Swans Island, ME 04685

SECTION VIII - ADDITIONAL INFORMATION

S Skylights replaced 2013. Replaced sliding doors 2015. Bathrooms-replaced countertops and sinks 2015. Kitchen remodel 2016. Pressure tank replaced 2020. New bedroom carpeting 2022. Full house generator 2022. Many new furnishings 2020-2023. Exterior siding bleached 2023. Exterior trim painted 2023-2024.

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:  3/19/2025
SELLER _____ DATE
55BD45A833754A3...
John D. Clause

Signed by:  3/19/2025
SELLER _____ DATE
123E666F71C8437...
Susan R. Clause

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

National Flood Hazard Layer FIRMette



68°27'19"W 44°10'21"N



Legend

SEE FIS REPR

SPECIAL HAZARD

OTHER ARI FLOOD H

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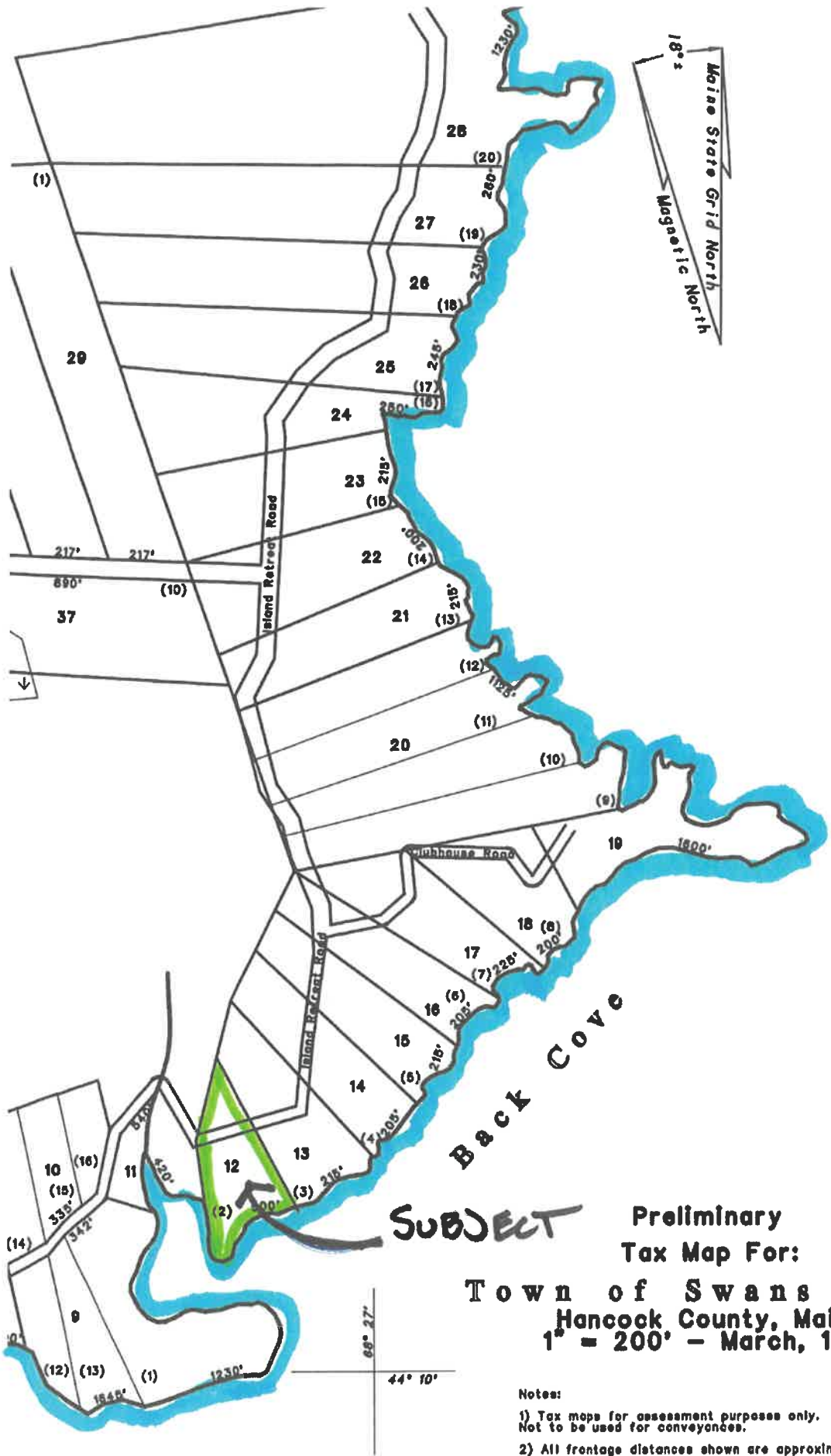
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MAP F

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Basemap Imagery Source: USGS National Map 2023



SUBJECT

**Preliminary
Tax Map For:**

**Town of Swans Is
Hancock County, Maine
1" = 200' - March, 1999**

- Notes:**
- 1) Tax maps for assessment purposes only. Not to be used for conveyances.
 - 2) All frontage distances shown are approximate.

F. Dimensional Requirements

The placement of principal and accessory structures on all lots shall meet or exceed the following minimum requirements:

Seventy-five (75) foot setback from the shoreline boundary of any salt water body;

Seventy-five (75) foot setback from the normal high-water line of tributary streams, freshwater body, or upland edge of a wetland;

One hundred (100) foot setback from the normal high-water line of a great pond;

4. Sixty (60) foot setback from the centerline of the traveled way of all roads open to the public;
5. Ten (10) foot setback from the centerline of any utility right-of-way;
6. Thirty (30) foot setback from all property lines.
7. The first floor elevation or openings of all buildings and structures including basements shall be elevated at least one foot above the elevation of the 100-year flood, the flood of record, or in the absence of these, the flood as defined by soil types identifiable as recent flood plain soils.

Provisions one (1), two (2), three (3), four (4) and seven (7) shall not apply to marine-related structures which require direct access to the water as an operational necessity. Provisions six (6) and seven (7) shall not apply to marine-related structures in the Fishery District.



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

Does Your New Home Have Arsenic (CCA) Treated Wood?

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

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

First: Does your house have arsenic treated (CCA) wood?

When arsenic treated wood is new, it tends to have a greenish tint. When CCA wood is older, it is harder to tell. Ask your realtor if the seller knows whether CCA wood was used. You can also test the wood to find out if it contains arsenic. Call us to find out how.

Second: If so, reduce contact with the arsenic.

You can lower the amount of arsenic on the surface of the wood by applying a coating on the wood every 1-2 years. Oil-based sealants, varnishes, or polyurethane work best for sealing arsenic in the wood. Be sure to wash your children's hands when they finish playing on or near CCA wood.

Third: If you have any questions, call us toll-free in Maine: 866-292-3474

Common Questions

What is CCA wood?

CCA wood is made by dipping the wood in a mixture of chemicals. These chemicals include chromium, copper, and arsenic. This protects the wood against insects and rot. This wood is known as CCA wood or "pressure treated" wood. Most pressure treated wood in the U.S. is CCA wood. After December 31, 2003, no more CCA wood will be made for use around homes. CCA wood may still be sold for home use until April 1, 2004 in the state of Maine.

What is Arsenic?

Arsenic is found in soil and rocks. Most people get a little arsenic every day from the food they eat. Also, some people have arsenic in their private wells, which is why it is important that anyone with a well have it tested for arsenic. People who are exposed to too much arsenic over many years are more likely to get cancer.

Have you tested your well water for arsenic?



Your water looks, smells and tastes fine. So why do you need to test it?

It is hard to believe that water that looks, smells and tastes fine may not be safe to drink. But the truth is that 1 in 10 wells in Maine has water that is high in arsenic. There are wells high in arsenic in all parts of Maine.

Protect your family. Test your well for arsenic every 3 to 5 years.

How to Test Your Well Water

1. Call a lab.

- Call a certified lab and ask for an arsenic test kit for your well water. You can find a lab at this website: wellwater.maine.gov. Or call the Maine Lab Certification Officer at 207-287-1929.
- If you have never tested your well water for bacteria, nitrites and nitrates, or other chemicals like radon, uranium and fluoride, 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.
- Watch a video on how to do a water test: youtube.com/user/MainePublicHealth

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**



April 2013



Dept. of Professional & Financial Regulation
Office of Professional & Occupational Regulation
MAINE REAL ESTATE COMMISSION

35 State House Station Augusta ME 04333-0035



REAL ESTATE BROKERAGE RELATIONSHIPS FORM

Right Now You Are A Customer

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in

a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

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

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

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

You May Become A Client

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

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

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

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

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

WHAT IS A DISCLOSED DUAL AGENT?

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

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

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

THIS IS NOT A CONTRACT

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

To Be Completed By Licensee

This form was presented on (date) _____

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

by _____
Licensee's Name

on behalf of The Knowles Company
Company/Agency

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

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