

# TEE HOUSE

29 Millbrook Road  
Northeast Harbor  
\$825,000



*Distinctive properties.  
Legendary service.*



- Classic, seasonal, 3-bedroom, 1 full bath on 0.11 +/- acres in the village of Northeast Harbor with 980 +/- ft of living space. Abuts 10th tee of the Northeast Harbor Golf Course.



For more information, please contact: THE KNOWLES COMPANY

One Summit Road  
Northeast Harbor, Maine 04662  
207.276.3322  
[info@KnowlesCo.com](mailto:info@KnowlesCo.com)  
[www.KnowlesCo.com](http://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.*

MLS #: 1595380  
Status: Active

County: Hancock  
Property Type: Residential

Public Detail Report  
Seasonal: Yes

List Price: \$825,000  
Original List Price: \$825,000



29 Millbrook Rd.  
(Northeast Hrbr) Road  
Mount Desert, ME 04662

List Price: \$825,000  
MLS#: 1595380



General Information

Sub-Type: Single Family Residence	Year Built: 1920	Rooms: 5	Sqft Fin Abv Grd+/-: 984
Style: Cottage; Shingle Style	Fireplaces Total: 0	Beds: 3	Sqft Fin Blw Grd+/-: 0
		Baths: 1/0	Sqft Fin Total+/-: 984
			Source of Sqft: Public Records

Land Information

Leased Land: No	Waterfront: No	Zoning: VR2
Lot Size Acres +/-: 0.11	Water Views: No	Zoning Overlay: Unknown
Source of Acreage: Public Records		
Surveyed: Unknown		

Interior Information

Full Baths Bsmnt: 0	Half Baths Bsmnt: 0	VA Certification:
Full Baths Lvl 1: 0	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	
<u>Room Name</u>	<u>Length</u>	<u>Width</u>
Primary Bedroom		<u>Level</u>
Bedroom 2		<u>Room Features</u>
Bedroom 3		
Kitchen		
Living Room		

Property Features

Site: Well Landscaped	Construction: Wood Frame
Driveway: Gravel	Basement Info: None
Parking: 1 - 4 Spaces; On Site	Exterior: Shingle Siding
Location: Intown; Near Country Club; Near Golf Course; Near Shopping; Neighborhood	Roof: Shingle
Roads: Paved; Public	Heat System: Stove
Electric: Circuit Breakers	Heat Fuel: Wood
Gas: Natural - On Site	Water Heater: Gas
Sewer: Public Sewer	Cooling: None
Water: Public	Floors: Wood
Basement Entry: Not Applicable	Veh. Storage: No Vehicle Storage
	Garage: No

Tax/Deed Information

Book/Page 6539/239	Full Tax Amt/Yr: \$2,960/ 2023	Map/Block/Lot: 5/134
		Tax ID: MTDS-000005-000000-000034

Remarks

Remarks: Welcome to the "Tee House" -- lovingly named as it abuts the 10th tee of the Northeast Harbor Golf Course. This classic summer cottage exudes all the Northeast Harbor charm and and warmth of summers in Maine. The Tee House allows for proximity to town hand-in-hand with the privacy of a wooded backyard where you can enjoy your iced tea on the updated rear deck. Original hardwood fir flooring, brand new hot water heater, classic cast iron wood stove, and a new washer & dryer are just some off the things the Tee House has to offer. Reach out for a showing today! AGENT-ONLY OPEN HOUSE SUNDAY, JULY 7TH 11AM-1PM. Note: Lattice work around the perimeter of the house has been updated and will be painted to match before closing.

LO: The Knowles Company

Listing provided courtesy of:

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





## PROPERTY DISCLOSURE

Under Maine Law, certain information must be made available to buyers prior to or during preparation of an offer. This statement has been prepared to assist prospective buyers in evaluating this property. This disclosure is not a warranty of the condition of the property and is not part of any contract between Seller and any Buyer. Seller authorizes the disclosure of the information in this statement to real estate licensees and to prospective buyers of this property. The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

**DO NOT LEAVE ANY QUESTIONS BLANK. STRIKE, WRITE N/A OR UNKNOWN IF NEEDED.**

## SECTION I – WATER SUPPLY

TYPE OF SYSTEM: ☒ Public ☐ Private ☐ Seasonal \_\_\_\_\_ ☐ Unknown  
☐ Drilled ☐ Dug ☐ Other \_\_\_\_\_

**MALFUNCTIONS:** Are you aware of or have you experienced any malfunctions with the (public/private/other) water system?

Pump (if any): ..... ☐ N/A ☐ Yes ☐ No ☒ Unknown

Quantity: ..... ☐ Yes ☐ No ☒ Unknown

Quality: ..... ☐ Yes ☐ No ☒ Unknown

**If Yes to any question, please explain in the comment section below or with attachment.**

**WATER TEST:** Have you had the water tested? ..... ☐ Yes ☒ No

If Yes, Date of most recent test: \_\_\_\_\_ Are test results available? .. ☐ Yes ☒ No

To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notation? ..... ☐ Yes ☒ No

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

**What steps were taken to remedy the problem?**

~~IF PRIVATE: (Strike Section if Not Applicable):~~

**INSTALLATION: Location:** \_\_\_\_\_

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: \_\_\_\_\_

Source of Section I information: SELLER & LISTING AGENT

Buyer Initials \_\_\_\_\_ Page 1 of 7 Seller Initials BH NH

## 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: FINE

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: \_\_\_\_\_ OR ☐ Unknown~~

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

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

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

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

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

~~If Yes, Location: \_\_\_\_\_~~

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

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

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

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

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

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

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

~~Comments: \_\_\_\_\_~~

Source of Section II information: \_\_\_\_\_

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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	wood stove			
Age of system(s) or source(s)	unknown			
TYPE(S) of Fuel	wood			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	unknown			
Name of company that services system(s) or source(s)	unknown			
Date of most recent service call	unknown			
Malfunctions per system(s) or source(s) within past 2 years	unknown			
Other pertinent information	seasonal			

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: None

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: \_\_\_\_\_

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NH

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

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

Comments: \_\_\_\_\_

Source of information: 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: \_\_\_\_\_

Source of information: \_\_\_\_\_

**C. RADON/AIR** - Current or previously existing:

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

If Yes: Date: \_\_\_\_\_ By: \_\_\_\_\_

Results: \_\_\_\_\_

If applicable, what remedial steps were taken? \_\_\_\_\_

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

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

Results/Comments: \_\_\_\_\_

Source of information: \_\_\_\_\_

**D. RADON/WATER** - Current or previously existing:

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

If Yes: Date: \_\_\_\_\_ By: \_\_\_\_\_

Results: Property not tested

If applicable, what remedial steps were taken? \_\_\_\_\_

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

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

Results/Comments: \_\_\_\_\_

Source of information: \_\_\_\_\_

**E. METHAMPHETAMINE** - Current or previously existing:

☐ Yes ☒ No ☐ Unknown

Comments: No knowledge of methamphetamine

Source of information: seller & listing agent

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

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

If Yes, describe location and basis for determination: \_\_\_\_\_

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

If Yes, describe: \_\_\_\_\_

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

Comments: \_\_\_\_\_

Source of information: \_\_\_\_\_

**G. OTHER HAZARDOUS MATERIALS - Current or previously existing:**

TOXIC MATERIAL: ..... ☐ Yes ☐ No ☒ Unknown

LAND FILL: ..... ☐ Yes ☐ No ☒ Unknown

RADIOACTIVE MATERIAL: ..... ☐ Yes ☐ No ☒ Unknown

Other: Unknown

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: \_\_\_\_\_

Source of information: \_\_\_\_\_

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 is public

Road Association Name (if known): \_\_\_\_\_

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BH WH



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 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: \_\_\_\_\_

Year Principal Structure Built: 1920

What year did Seller acquire property? 1980

Roof: Year Shingles/Other Installed: WITHIN 10 YEARS.

Water, moisture or leakage: \_\_\_\_\_

Comments: \_\_\_\_\_

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: PROBLEM FIXED, NEW BACK SLIDING DOOR.

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

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

Comments: \_\_\_\_\_

Electrical: ☒ Fuses ☐ Circuit Breaker ☐ Other: \_\_\_\_\_ ☐ 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: \_\_\_\_\_

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: Unknown

Comments: \_\_\_\_\_

Source of Section V information: seller, listing agent

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**SECTION VI – ADDITIONAL INFORMATION**

NEW DRIVEWAY, NEW TREES  
NEW FENCE, NEW FOUNDATION/PIERS FRONT.  
NEW PAINT EXT.  
NEW WATER HEATER AND WASHER/DRYER

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: ..... ☐ Yes ☒ No

Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

Neither Seller nor any Broker makes any representations as to the applicability of, or compliance with, any codes of any sort, whether state, municipal, federal or any other, including but not limited to fire, life safety, building, electrical or plumbing.

As Sellers, we have provided the above information and represent that all information is correct. To the best of our knowledge, all systems and equipment, unless otherwise noted on this form, are in operational condition.

<u>Brock Houghton</u>	<u>6/13/24</u>	<u>NICK HOUGHTON</u>	<u>6.13.24</u>
SELLER	DATE	SELLER	DATE
BROCK HOUGHTON		NICHOLAS HOUGHTON	

_____ SELLER	_____ DATE	_____ SELLER	_____ DATE
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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
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_____ BUYER	_____ DATE	_____ BUYER	_____ DATE
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# LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN BROCK HOUGHTON, NICHOLAS HOUGHTON (hereinafter "Seller")  
AND \_\_\_\_\_ (hereinafter "Buyer")  
FOR PROPERTY LOCATED AT 29 MILLBROOK ROAD, NORTHEAST HARBOR, MOUNT DESERT, ME 04662

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 Acknowledgement

(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 \_\_\_\_\_

Buyer \_\_\_\_\_ Date \_\_\_\_\_

Buyer \_\_\_\_\_ Date \_\_\_\_\_

Buyer \_\_\_\_\_ Date \_\_\_\_\_

Agent \_\_\_\_\_ Date \_\_\_\_\_

Seller BROCK HOUGHTON

Date

NICHOLAS HOUGHTON

6.13.24  
Date

Seller \_\_\_\_\_

Date

Seller \_\_\_\_\_


Date

Seller \_\_\_\_\_

Date

Agent MEGAN ADLER MOORE

6.13.24  
Date

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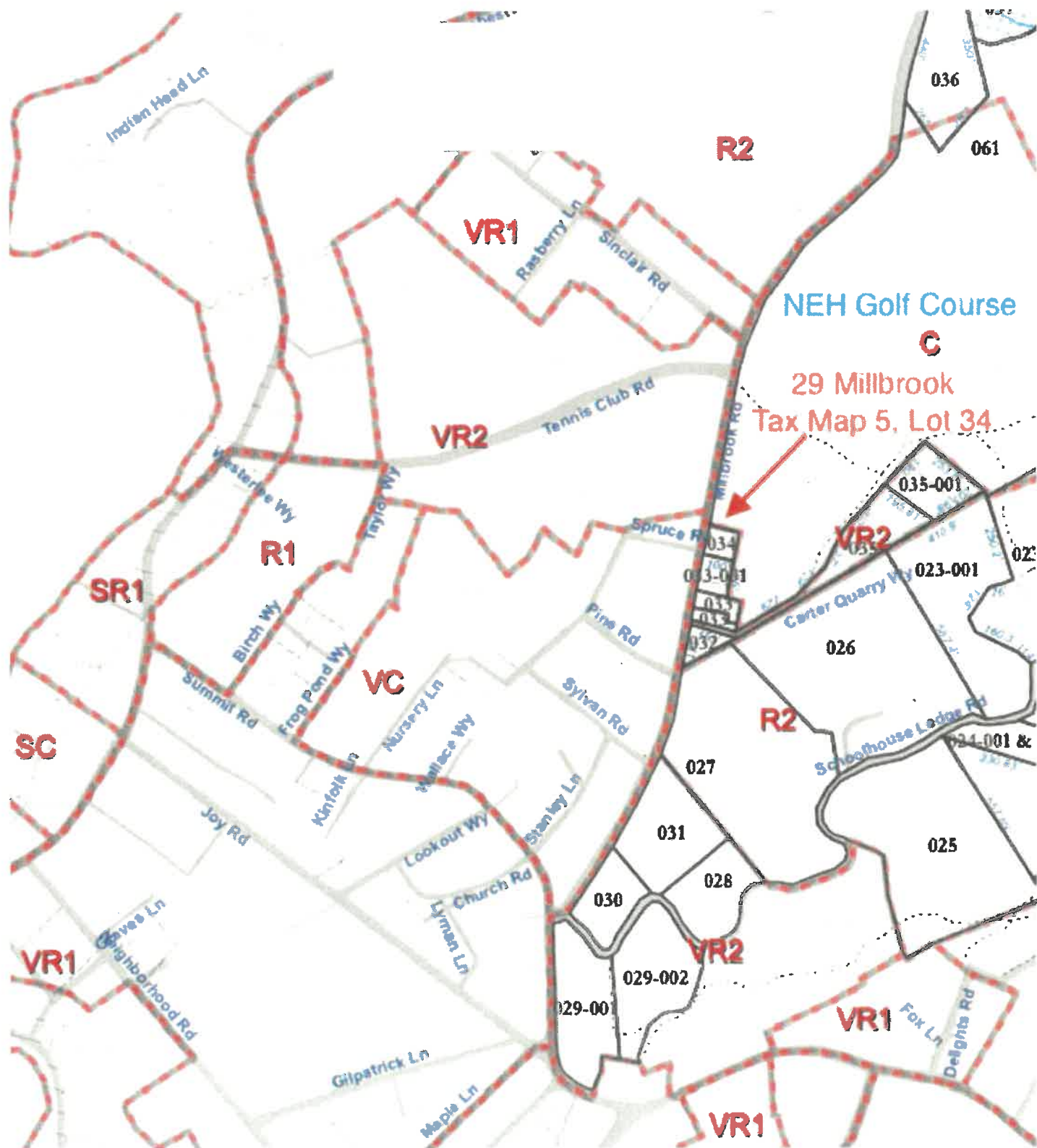
The Knowledge Company, P.O. Box 36, Northeast Harbor, ME 04662

Phone 2072663645

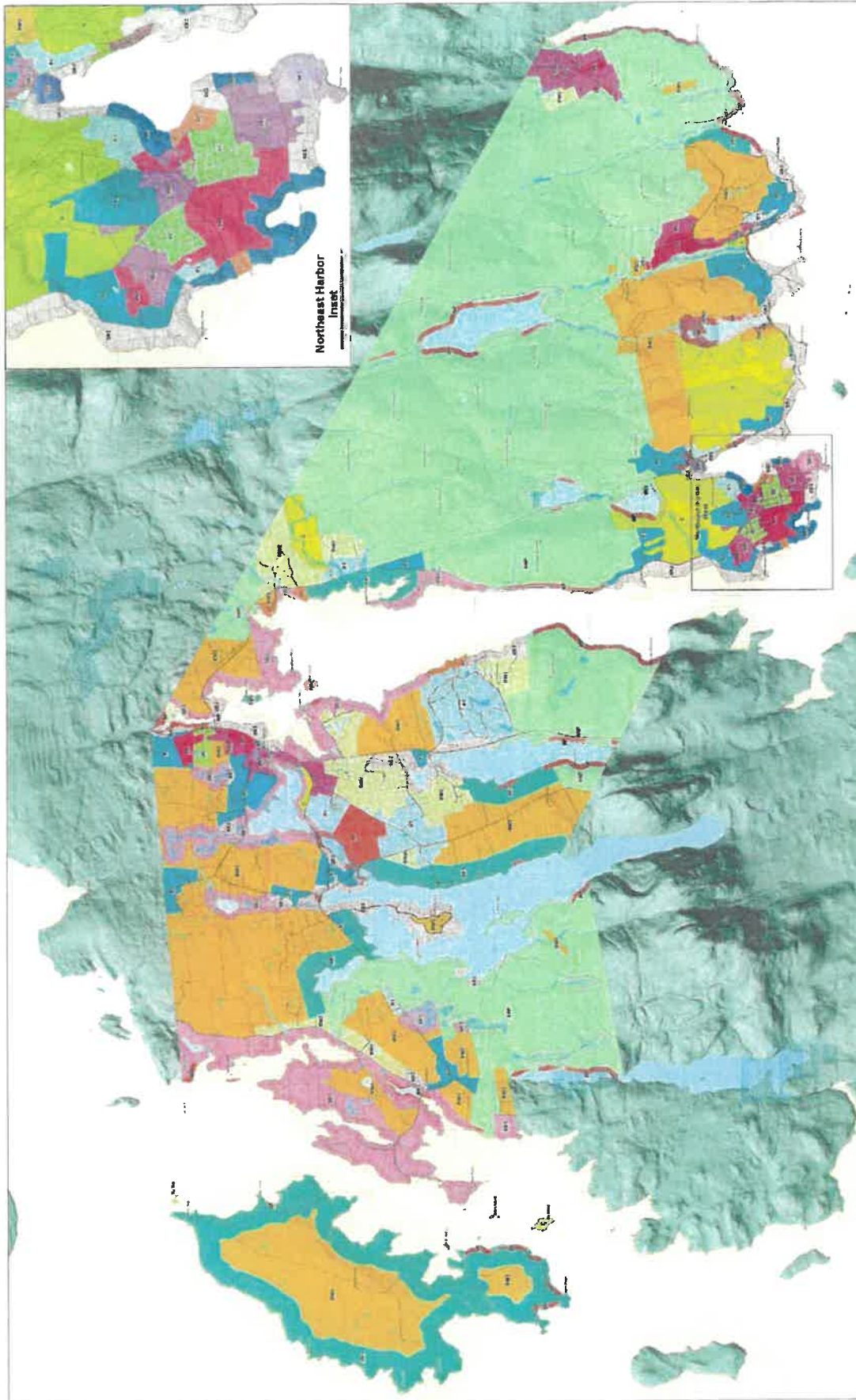
Fax



HOUGHTON







Northeast Harbor Inset

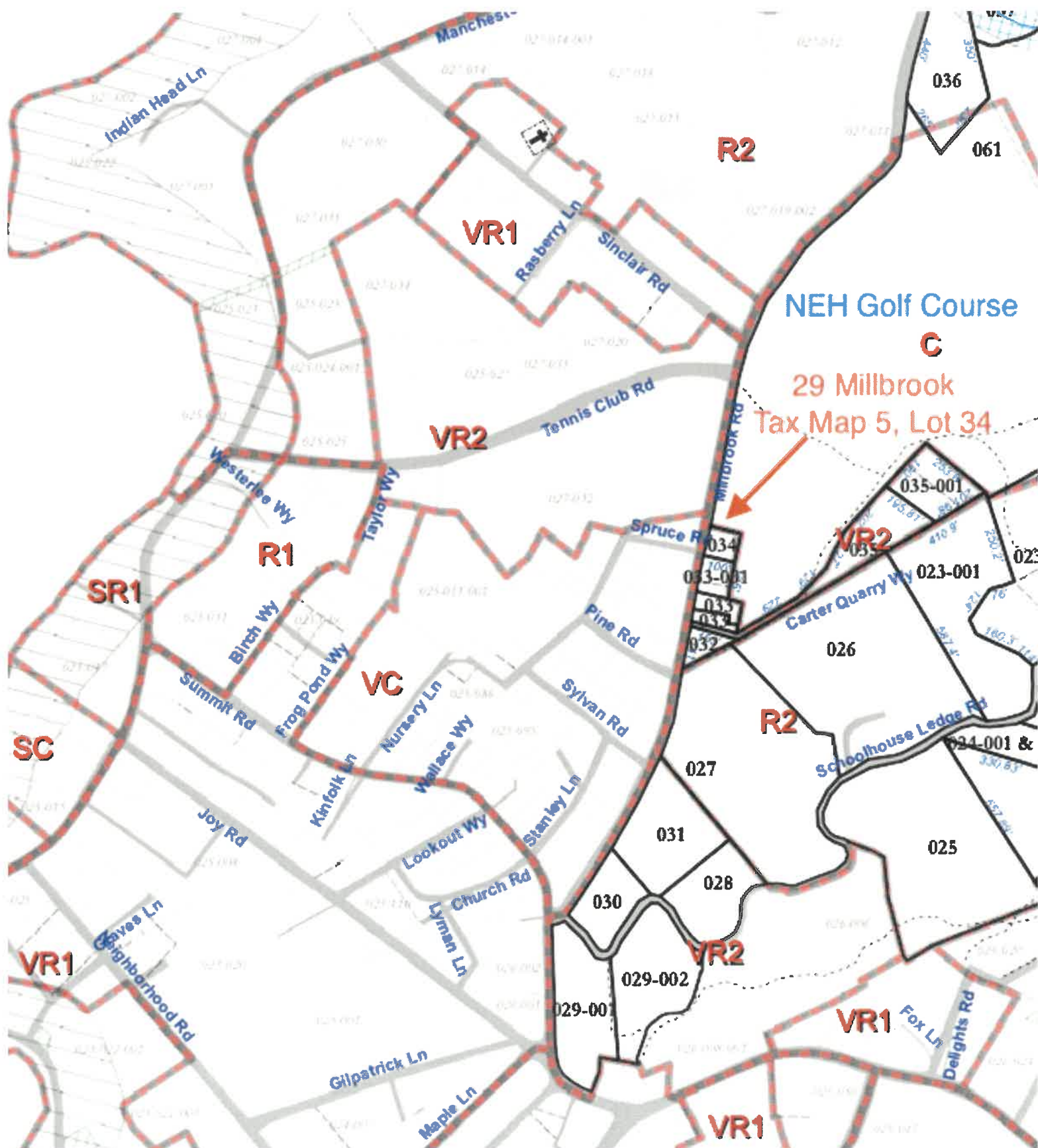
**Zoning Districts**

- Conservation
- Residential 1
- Residential 2
- Resource Protection
- Rural Woodland 2
- Rural Woodland 3
- Shoreland Commercial
- Shoreland Residential 1
- Shoreland Residential 2
- Shoreland Residential 3
- Shoreland Residential 5
- Village Commercial
- Village Residential 1
- Village Residential 2
- Village Residential 3
- Acadia Nat'l Park
- 250' Shoreland Buffer
- 75' Stream Protection Buffer
- Inland Waterfowl and Wading Bird Habitat
- Tidal Waterfowl and Wading Bird Habitat

# **Town of Mount Desert Land Use Map**

As Amended At Annual  
Town Meeting May 1, 2023







Section 3.5 Dimensional Requirements for Districts: minimum area, width of lots, setbacks, etc.

DISTRICTS	VR1	VR2	R1	R2
<b>DIMENSIONS see Notes (b) (h')</b>				
<b>MINIMUM LOT AREA:</b> A. with public sewer B. without public sewer. C. Cluster Subdivision w/sewer* D. Cluster Subdivision w/o sewer* E. Workforce Subdivision* * see Note (k)	10,000 sq ft 1 acre 5,000 sq ft 20,000 sq ft State Minimum	20,000 sq ft 1 acre 10,000 sq ft 20,000 sq ft State Minimum	1 acre 1 acre 20,000 sq ft 20,000 sq ft State Minimum	2 acres 2 acres 1 acre 1 acre State Minimum
<b>MINIMUM WIDTH OF LOTS:</b> Shore Frontage	N/A	N/A	N/A	N/A
<b>SETBACKS FROM:</b> normal high-water line of a water body (stream), tributary stream or upland edge of a wetland  Great Ponds  public road* * see Note (c) private roads or property lines** ** see Note (c) and Note (d)	75 ft  N/A 20 ft 10 ft	75 ft  N/A 30 ft 15 ft	75 ft  N/A 30 ft 15 ft	75 ft  N/A 30 ft 25 ft
<b>MAXIMUM LOT COVERAGE</b>	40%	40%	40%	40%
<b>MINIMUM DISTANCE BETWEEN PRINCIPAL BUILDINGS</b>	20 ft	20 ft	20 ft	20 ft





# 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

## 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.



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:

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 07/200  
Office Title Changed 09/201

*To check on the license status of the real estate brokerage company or affiliated licensee go to [www.maine.gov/professionallicensing](http://www.maine.gov/professionallicensing). Inactive licensees may not practice real estate brokerage.*