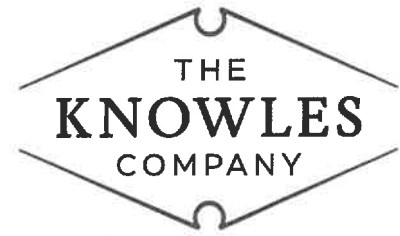


EASTSIDE WATERFRONT

207-50 Eastside Road

Hancock

\$240,000



*Distinctive properties.
Legendary service.*



- 3.4+/- mixed woods acres within Crabtree Stratton Subdivision.
- 270+/- feet of tidal frontage facing Mount Desert Narrows.
- Property has been surveyed.
- Near Schoodic National Scenic Byway & Tidal Falls Preserve.



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.


Public Detail Report
Seasonal: No

MLS #: 1600270
Status: Active

Nbd/Assn: none
County: Hancock
Property Type: Land


List Price: \$240,000
Original List Price: \$240,000

Directions: From Route 1, turn right onto Eastside Rd. After passing Long Pond Rd on the right, turn left onto small wooded driveway immediate after mailbox numbered #86, veering left. Trail will be marked shortly.



207-050 0 Eastside Rd
Hancock, ME 04640

List Price: \$240,000
MLS#: 1600270



Land Information

Lot Size Acres +/-:	3.4	Waterfront:	Yes	Waterfront Amount:	270	Road Frontage +/-:	170
Source of Acreage:	Public	Src of	Public Records;	Water Frontage	270	Source of Road	Survey
	Records	Wtrfrt:	Survey	Owned:		Frontage:	
Mobile Homes	Unknown	Water Views:	Yes	Waterfront Shared	0	Zoning:	Shoreland
Allowed:				+/-:		Zoning Overlay:	Unknown
				Water Body:	Mt Desert Narrows		
				Water Body Type:	Ocean		

Property Features

Driveway:	Gravel; Other	Electric:	No Electric	Roads:	Paved; Public
Parking:	1 - 4 Spaces; On Site	Gas:	Unknown	Site:	Wooded
Location:	Neighborhood; Subdivision	Water:	Well Needed on Site		
View:	Scenic; Trees/Woods	Sewer:	Septic Needed		

Tax/Deed Information

Book/Page	5292/229	Full Tax Amt/Yr:	\$857.85/ 2023	Map/Block/Lot:	207//050
				Tax ID:	0EastsideRdHancock04640

Remarks

Remarks: Beautiful 3.4 acre waterfront lot in the Crabtree Stratton Subdivision off Eastside Rd. Waterfront beach area faces serene Mt Desert Narrows and a view of the Hancock Sullivan Bridge. Generously wooded, with a mix of deciduous and evergreens. Lot is ready for your client's dream home in a private wooded setting, with waterfront views and access. Lot has been surveyed. Nearby attractions include the Schoodic National Scenic Byway and Tidal Falls Preserve.

LO: The Knowles Company

Listing provided courtesy of:

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

info@knowlesco.com

The information on MLS listings has been assembled from various sources of varying degrees of reliability. Any information that is critical to your buying decision should be independently verified. All dimensions are approximate and not guaranteed. Copyright Maine Listings © 2024 and FBS. Broker Attribution: 207 276-3322



PROPERTY LOCATED AT: Map 207, Lot 050, Hancock, ME

PROPERTY DISCLOSURE – LAND ONLY

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 – 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 your 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: _____

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

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

Comments: **no record at Town Office indicating underground storage tank(s)**

Source of information: _____

B. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☒ No ☐ Unknown

LAND FILL:..... ☐ Yes ☒ No ☐ Unknown

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

METHAMPHETAMINE:..... ☐ Yes ☒ No ☐ Unknown

Comments: **no record at Town Office indicating Hazardous Materials**

Source of information: **Seller; validated at Town Office by broker**

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

Buyer Initials _____

Page 1 of 4

Seller Initials AS

PROPERTY LOCATED AT: Map 207, Lot 050 , Hancock, ME

SECTION II – 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: _____

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? Owner

Road Association Name (if known): none

Source of information: Seller

SECTION III – 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: N/A

Have any flood events affected a structure on the property? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: N/A

Has any flood-related damage to a structure occurred on the property? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: N/A

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: N/A

Buyer Initials _____

Seller Initials _____

 _____

PROPERTY LOCATED AT: Map 207, Lot 050, Hancock, ME

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: N/A

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?
N/A

Relevant Panel Number: N/A Year: N/A (Attach a copy)

Comments: none

Source of Section III information: Seller and seller client broker

SECTION IV — GENERAL INFORMATION

Are there any shoreland zoning, resource protection or other overlay zone requirements on the property?..... ☒ Yes ☐ No ☐ Unknown

If Yes, explain: Setbacks from water for structures by law

Source of information: Seller

Is the property the result of a division within the last 5 years (i.e. subdivision)? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: N/A

Source of information: Seller

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

Tree Growth, Open Space and Farmland, Blind, Working Waterfront?..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: N/A

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

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

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

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

If Yes, are the results available?..... ☒ Yes ☐ No ☐ Unknown

Are mobile/manufactured homes allowed?..... ☐ Yes ☐ No ☒ Unknown

Are modular homes allowed?..... ☐ Yes ☐ No ☒ Unknown

Source of Section IV information: Seller and seller client broker

Additional Information: Nothing in Deed to suggest any restrictions on type of dwelling that would be allowed.

Buyer Initials _____

Page 3 of 4

Seller Initials _____



PROPERTY LOCATED AT: Map 207, Lot 050 , Hancock, ME

ATTACHMENTS CONTAINING ADDITIONAL INFORMATION:..... ☐ Yes ☒ No

Seller shall be responsible and liable for any failure to provide known information about property defects to Buyer. As Seller, I/we have provided the above information and represent that all information is correct.

<u>SELLER</u>	<u>DATE</u>	DocuSigned by: <i>Arlette Weinman</i> 8/9/2024	<u>SELLER</u>	<u>DATE</u>
		284B9370FA7A42D...		
		Arlette Weinman		
		Trustee for the Margaret K. Schemel 2005 Irrev Trust		
<u>SELLER</u>	<u>DATE</u>	<u>SELLER</u>	<u>DATE</u>	

I/We have read and received a copy of this disclosure and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

<u>BUYER</u>	<u>DATE</u>	<u>BUYER</u>	<u>DATE</u>
<u>BUYER</u>	<u>DATE</u>	<u>BUYER</u>	<u>DATE</u>

PROPERTY DISCLOSURE 2024 ADDENDUM (Flood Hazard)

For Property Located At: Map 207, Lot 050 , Hancock, ME

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: N/A

Have any flood events affected a structure on the property? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: N/A

Has any flood-related damage to a structure occurred on the property? ... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: N/A

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: N/A

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: N/A

Buyer Initials _____

Page 1 of 2

Seller Initials _____

^{DS}
aw

For Property Located At: Map 207, Lot 050 , Hancock, ME

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?

N/A

Relevant Panel Number: ~~*/~~ 23009C0794D ^{DS} aw Year: ~~*/~~ 2016 ^{DS} aw (Attach a copy)

Comments: none

9/3/2024

9/3/2024

Source of information: Seller and seller client broker

Seller _____ Date _____

DocuSigned by:
Arlette Weinman 8/9/2024
Seller Arlette Weinman Date _____
Trustee for the Margaret K. Schemel 2005 Irrev Trust

Seller _____ Date _____

Seller _____ Date _____

The undersigned hereby acknowledge receipt of this Property Disclosure Addendum.

Buyer _____ Date _____

Buyer _____ Date _____

Buyer _____ Date _____

Buyer _____ Date _____





USDA, USGS The National Map: Orthoimagery. Data refreshed June, 2024.

Powered by Esri

Approximate location based on user input and does not represent an authoritative property location

Selected Floodmap Boundary

Digital Data Available

No Digital Data Available

Unmapped

Area of Minimal Flood Hazard Zone X

Effective LOMR

Area of Undetermined Flood Hazard Zone D

Otherwise Protected Area

Coastal Barrier Resource System Area

Without Base Flood Elevation (BFE)

Zone A, X, AE

With BFE or Depth

Regulatory Floodway Zone AE, AO, AH, VE, AF

0.2% Annual Chance Flood Hazard. Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X

Future Conditions 1% Annual Chance Flood Hazard Zone X

Area with Reduced Flood Risk due to Level. See Notes. Zone Z

Area with Flood Risk due to Level Zone Z

Without Base Flood Elevation (BFE)

Water Surface Elevation

Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

Coastal Transect Baseline

Profile Baseline

Hydrographic Feature

Channel, Culvert, or Storm Sewer

Levee, Dike, or Floodwall

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SECTION 5: LAND USE STANDARDS (General)

B. 7. DIMENSIONAL REQUIREMENTS (continued)

b. DIMENSIONAL REQUIREMENTS DEVELOPMENT ZONES

The following table describes the dimensional requirements for the (SR) Shoreland Residential, (SD) Shoreland Development, (RU) Rural Undeveloped, (C) Commercial, (I) Industrial and (RR) Rural Residential Zones.

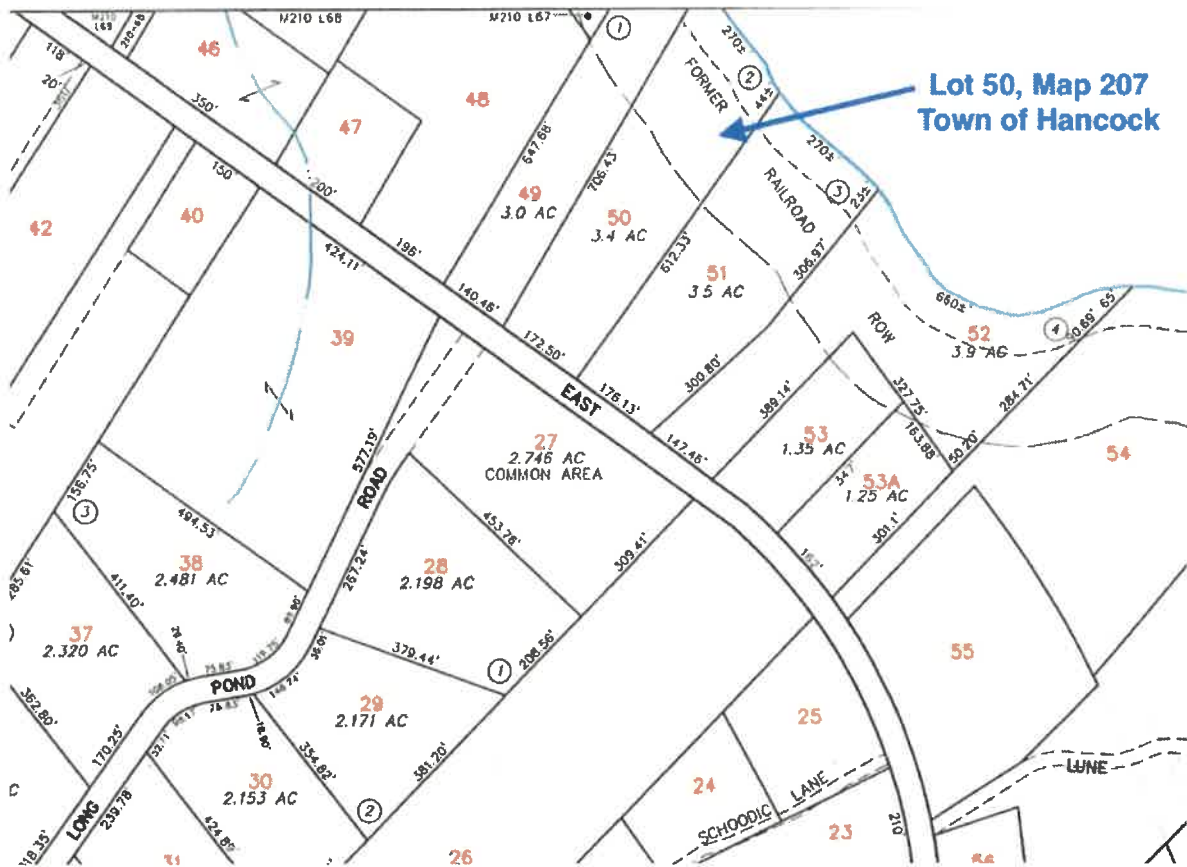
DIMENSIONAL REQUIREMENTS	(SR) Shoreland Residential Zone	(SD) Shoreland Development Zone	(RU) Rural Undeveloped Zone	(C) Commercial Zone	(I) Industrial Zone	(RR) Rural Residential Zone
Minimum Lot Size	40,000	60,000	40,000 ¹	40,000	60,000	40,000 ¹
Minimum Road Frontage	100 ft ⁴	100 ft ⁴	100 ft ⁴	100 ft ⁴	100 ft ⁴	100 ft ⁴
Minimum Shore Frontage ~Residential ~Commercial	200 ft na	200 ft 200 ft	Na Na	Na Na	Na Na	Na Na
Minimum Front Yard Setback ~From CL of road or R-O-W Edge ~From NHWL*	See ³ below 75 feet	See ³ below 100 feet ²	See ³ below na	See ³ below na	See ³ below na	See ³ below na
Minimum Side Yard Setback ~Principal structure ~Accessory structure	30 ft 30 ft	30 ft 20 ft	30 ft 30 ft	20 ft 20 ft	10 ft 10 ft	30 ft 30 ft
Minimum Rear Yard Setback ~Principal structure ~Accessory structure	30 ft 30 ft	30 ft 30 ft	30 ft 20 ft	30 ft 20 ft	10 ft 10 ft	30 ft 20 ft
Maximum Lot Coverage	20%	20%	30%	50%	90%	30%
Maximum Structure Height ⁵	35 ft	35 ft	35 ft	35 ft	35 ft	35 ft

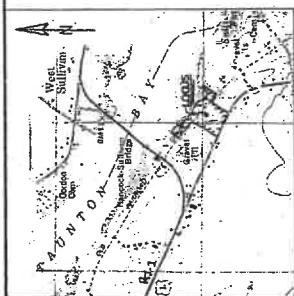
FOOTNOTES:

*See additional reference Section 5.C.12.

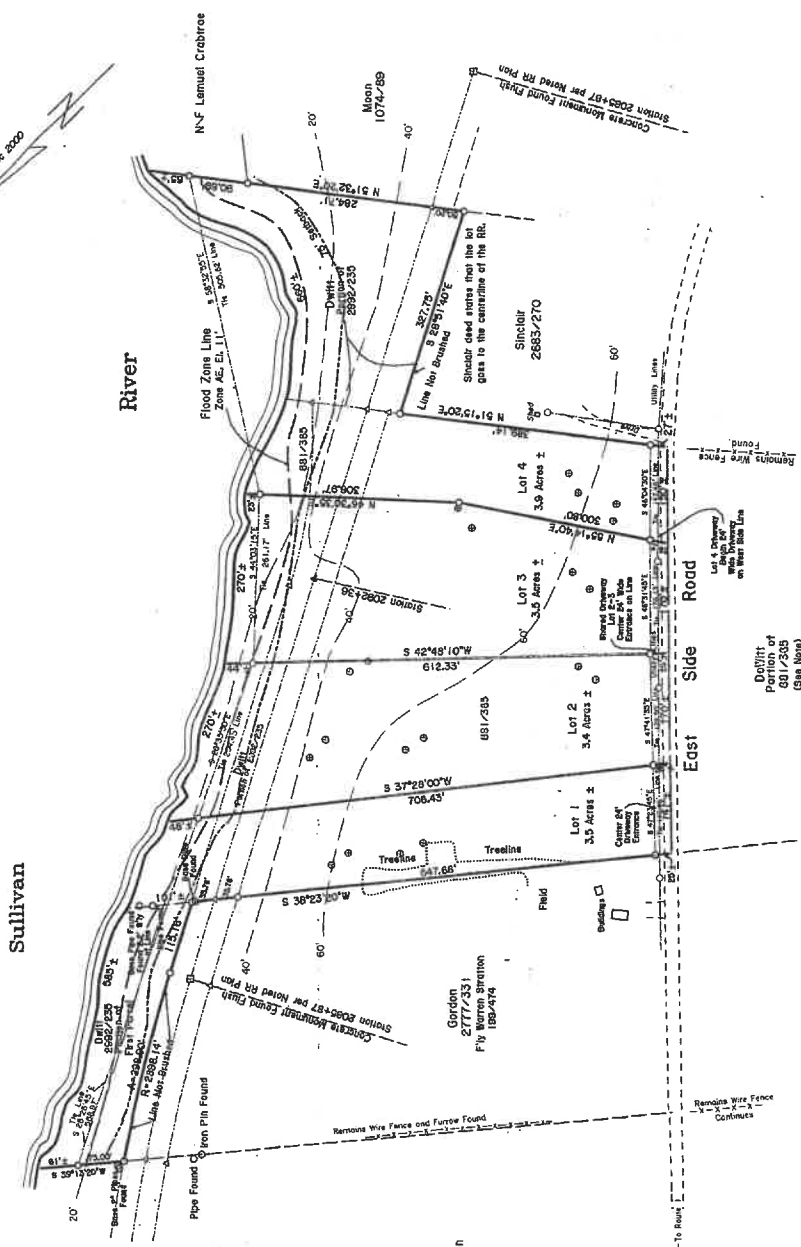
- Two (2) acres for new subdivisions, unless clustered.
- Except for functionally water dependent uses.
- Minimum Front Yard setbacks for all Development Zones are as follows:
~Frontage on Town Roads: 50 ft from CL.
~Frontage on State Aid Roads: 60 ft from CL.
~Frontage on State Roads (Routes 1 and 182): 40 ft from R-O-W Edge.
- Where lot fronts on public or subdivision road.
- Maximum structure height shall not apply to the following:
Small Wind Energy Systems (SWES), SWES height shall not exceed sixty (60) feet. See Sections 5:B.30., 5:C.12. and 5:C.16.
Wireless Telecommunication Facility (WTF) towers. WTF tower height shall not exceed one hundred ninety-five (195) feet. See Sections 5:B.34 and Section 5:C.12.

The dimensional requirements for the (MH) Mobile Home Park Zone shall be as required in the Hancock Mobile Home Park Ordinance.





Sullivan River



Fly Harry Stratton
11/5/2003

We the members of the HANCOCK PLANNING BOARD, in accordance with TITLE 30-A SECTION 4409 et. seq., hereby certify that the information contained herein was considered in connection with this Subdivision and all criteria having been met, we approve the Subdivision and this plan of the Subdivision.

Thomas W. Benson
Thomas W. Benson
Thomas W. Benson

Date: 9/11/02

The survey shown hereon conforms to the Board of Licensure for Land Surveyors Standards of Practice with the following exceptions:

All Private Records have not been identified or released. No other references are on record.

No Proposition or Report was prepared.

Thomas W. Benson, PLS #22662
T.W. Benson Land Surveying, Inc.
P.O. Box 408 Road
29 Seal Cove Road
Southwest Harbor, Maine 04879
(207) 244-7820



Thomas W. Benson
SEAL

Notes:
Owner/Developer: Gunn Dwell.

Surveyor: Thomas W. Benson, PLS #22662.

The subdivision shown hereon consists of 4 lots and contains 14.3 acres more or less.

Water will be supplied by individual wells, availability of water for 4 wells confirmed by P.L. Jones.

○ Ditches 3.4' deep not with surveyors and stamped "T.W."

○ Ditches shall rest pits by BR LeDalle, SE 1519.

Property lines shown hereon are based on plan entitled "Right-of-Way and Tract Map Maine Centre R.P. 2000-60 to 2113-717" dated June 20, 1910.

Reference shown hereon is a portion of the same as conveyed to the State of Maine, dated June 1, 1920 and recorded at HCRD in 681/2335. This lot passed by will to Gunn Dwell, as shown in the Plan.

Curves shown hereon are by chord definition.

Curves were taken from USGS Topographic sheet and are in feet.

Structures within the flood zone to keep the lowest floor 1' above the base flood elevation.

Three driveway permits were issued on 9/25/02 by Ruth Apple, Hancock Road Commissioner.

Enhance width of drives to be 24', surface to be gravel and a 15' culvert will be installed if needed.

Record Owner:
Gunn Dwell
1802 Bangor Road
Ellsworth, ME 04805

Final Plan For Crabtree Stratton Subdivision East Side Road Hancock, Maine

Scale 1" = 100'
August 27, 2002
Revised September 11, 2002





Fact Sheet: Arsenic Treated Wood

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

Maine CDC
Environmental and
Occupational Health Program
Toll Free in Maine: 866-292-3474
Fax: 207-287-3981
TTY: 207-287-8066
Email: ehu@maine.gov

IF YOU WORK WITH CCA WOOD

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

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

TO LEARN MORE

Eric 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)

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

About half of all Maine homes have a deck, or playground or some other structure that is made of wood treated with arsenic. This wood is called "CCA pressure-treated wood" or just "pressure-treated" wood. The wood was treated with arsenic to protect against rot and insects.

Too much arsenic can cause cancer. So it is good to prevent arsenic getting into your body when you can. When you touch wood treated with arsenic, you can get arsenic on your hands. The arsenic on your hands can get into your mouth if you are not careful about washing before eating. Young children are most at risk because they are more likely to put their hands in their mouths. The good news is that there are simple things you can do to protect yourself and your family from arsenic treated wood. This fact sheet will tell you how.



Children touching unsealed treated wood, and then putting their hands in their mouths is the biggest concern.

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

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

Second: If so, reduce contact with the arsenic.

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

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

Common Questions

What is CCA wood?

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

What is Arsenic?

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

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.

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**



Maine Center for Disease
Control and Prevention
An Office of the
Department of Health and Human Services

Paul E. LePage, Governor

Mary C. Mayhew, Commissioner

July 2012



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:

vices 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 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; 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/
Office Title Changed 09/

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.