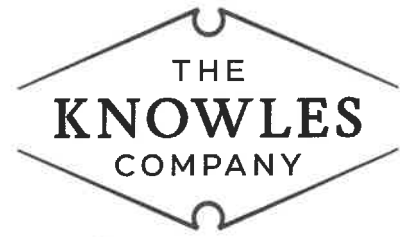


PRETTY MARSH PERCH

1700 Tremont Road

Tremont

\$850,000



*Distinctive properties.
Legendary service.*



- 2-bedroom year-round home on 2.64+/- well landscaped acres with southwesterly water views toward Hardwood and Bartlett Islands. Three decks and two additional screened porches.
- Unique architecture in kitchen with garden -inspired pergola
- Primary en-suite w/ personal balcony

For more information, please contact: THE KNOWLES COMPANY

One Summit Road
Northeast Harbor, Maine 04662

207.276.3322

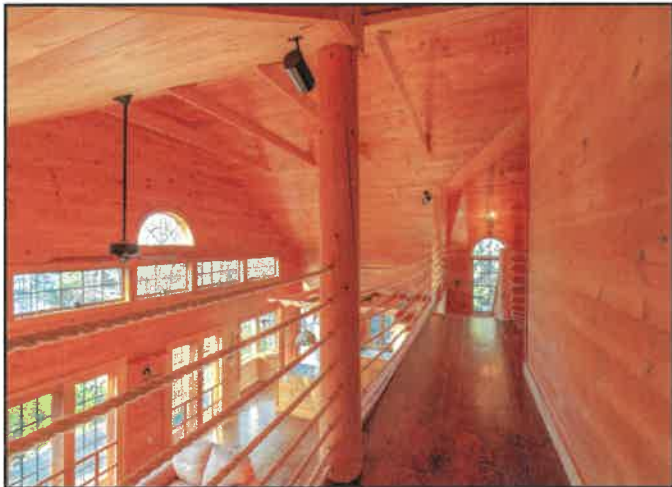
info@KnowlesCo.com

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.

PRETTY MARSH PERCH

1700 Tremont Road
Tremont



For more information, please contact: THE KNOWLES COMPANY

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Public Detail Report

MLS #: 1611071

County: Hancock

Seasonal: No

List Price: \$850,000

Status: Active

Property Type: Residential

Original List Price: \$925,000

Directions: GPS. Tremont Road can be found off the Pretty Marsh Road. 1700 Tremont Rd is just past the Mount Desert-Tremont town line!



**1700 Tremont Road
Tremont, ME
04674**

**List Price:
\$850,000
MLS#: 1611071**



General Information

Sub-Type: Single Family Residence	Year Built: 2004	Rooms: 6	Sqft Fin Abv: 2,000
Style: Shingle Style	Fireplaces Total: 0	Beds: 2	Grd+/-:
		Baths: 2/0	Sqft Fin Blw: 0
			Grd+/-:
			Sqft Fin Total+/-: 2,000
			Source of Sqft: Other
			Sqft Other Source: BEING VERIFIED

Land Information

Leased Land: No	Waterfront: No	Water Body: Atlantic Ocean	Zoning: Residential
Lot Size Acres +/-: 2.64	Water Views: Yes	Water Body Type: Ocean	Zoning Overlay: Unknown
Source of Acreage: Public Records			
Surveyed: Yes			

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: Dryer; Microwave; Refrigerator; Washer									
Room Name	Length	Width	Level	Room Features	Room Name	Length	Width	Level	Room Features
Primary Bedroom			Second		Office			Second	
Bedroom 2			First						
Bedroom 3			First						
Kitchen			First						
Living Room			First						

Property Features

Utilities On: Yes	Construction: Wood Frame
Site: Wooded	Basement Info: Full; Slab; Walkout Access
Driveway: Gravel	Foundation Materials: Poured Concrete
Parking: 1 - 4 Spaces; On Site	Exterior: Wood Siding
Location: Near Public Beach; Near Town	Roof: Shingle
Roads: Gravel/Dirt; Private	Heat System: Direct Vent Furnace; Stove
Electric: Circuit Breakers; Underground	Heat Fuel: Pellets; Propane
Gas: Unknown	Water Heater: Electric; On Demand
Sewer: Private Sewer; Septic Existing on Site	Cooling: Other
Water: Private; Well Existing on Site	Floors: Wood
Equipment: Generator; Internet Access Available	Veh. Storage: No Vehicle Storage
Basement Entry: Interior; Walk-Out	Garage: No
	Amenities: 1st Floor Bedroom; Laundry - 1st Floor; Primary Bedroom w/Bath; Shower; Walk-in Closets
	Patio and Porch Features: Deck; Porch-Screened
	Accessibility Amenities: Roll-in Shower
	View: Scenic; Trees/Woods
	Energy Efficiency: Ceiling Fans; Double Pane Windows

Tax/Deed Information

Book/Page/Deed:	3941/130-132/	Full Tax Amt/Yr: \$7,894.88/ 2025	Map/Block/Lot:	11/23
	All		Tax ID: 1700TremontRoadTremont04674	
Deed/Conveyance Type Offered:	Quit Claim			

Remarks

Remarks: Welcome to Pretty Marsh Perch! There are few words to describe the beauty of this raw, organic home with southwesterly water views towards Hardwood and Bartlett Islands. The woods surrounding this property are abundant with large, mature spruce of Seal Cove. 1700 Tremont Road was built by Dan Norwood starting in 2004 and completed in 2005, ensuring quality building integrity and amenities. This property sits on 2.64 +/- acres of long-standing family estate land and features a wondrous primary en-suite, an additional bedroom, and 3 flex rooms (think home office/entertainment spaces) and very large walkout basement with plenty of natural light. After traveling down Pretty Marsh Perch's private, serene driveway, you'll be greeted by the lush green landscaping to match the green trim adorning this home. The structure of Pretty Marsh Perch is set into the slope connecting land to views of the shore, with expansive pine interior throughout and cable railing detail, there was no detail spared to capture the full footprint. Additional features include the two decks and two additional screened-in porches. You'll have no choice but to delight in the natural beauty located just outside each door and window. Air, light, and circulation is well-addressed. Unique architecture is found in the kitchen with garden-inspired pergola inscribing the space. Schedule your showing of Pretty Marsh Perch today — you won't want to miss this opportunity! PLEASE NOTE: The stained glass light fixture in the dining/kitchen area does not convey. PLEASE SEE UPDATED PROPERTY DISCLOSURE.

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 © 2025 and FBS. Broker Attribution: 207 276-3322



PROPERTY LOCATED AT: 1700 TREMONT ROAD, TREMONT, ME 04674

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: UNDERNEATH DECOY ROCK, LEFT-HAND SIDE OF HOUSE, OFF DRIVEWAY

Installed by: UNKNOWN

Date of Installation: EXACT DATE UNKNOWN, ~2005

USE: Number of persons currently using system: 2

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

Comments: INFORMATION PROVIDED BY POA'S BEST KNOWLEDGE

Source of Section I information: SELLER, PUBLIC RECORD

Buyer Initials _____

Seller Initials  _____

PROPERTY LOCATED AT: 1700 TREMONT ROAD, TREMONT, ME 04674

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: NORTHEAST OF THE HOUSE, OFF KITCHEN WINDOW APPROX. 25' OR Unknown

Date installed: ~2004 Date last pumped: UNKNOWN Name of pumping company: UNKNOWN

Have you experienced any malfunctions? Yes No

If Yes, give the date and describe the problem: NO KNOWN MALFUNCTIONS, INSTALLATION BY GOODWIN'S CONSTRUCTION

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

Leach Field: Yes No Unknown

If Yes, Location: NORTHEAST OF THE HOUSE, OFF KITCHEN WINDOW APPROX. 25'

Date of installation of leach field: ~2004 Installed by: GOODWIN'S IS BELIEVED TO HAVE INSTALLED

Date of last servicing of leach field: UNKNOWN Company servicing leach field: UNKNOWN

Have you experienced any malfunctions? Yes No

If Yes, give the date and describe the problem and what steps were taken to remedy: NO KNOWN MALFUNCTIONS

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: INFORMATION PROVIDED BY POA'S BEST KNOWLEDGE

Source of Section II information: SELLER, PUBLIC RECORD, GOODWIN'S CONSTRUCTION

Buyer Initials _____

Seller Initials  _____

PROPERTY LOCATED AT: 1700 TREMONT ROAD, TREMONT, ME 04674

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	PROP. DIR. VENT BOILER	2X PELLETT STOVES		
Age of system(s) or source(s)	UNKNOWN	UNKNOWN		
TYPE(S) of Fuel	PROPANE	PELLETS		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	2,373.4 GALLONS	UNKNOWN		
Name of company that services system(s) or source(s)	ACADIA FUEL	UNKNOWN		
Date of most recent service call	UNKNOWN	UNKNOWN		
Malfunctions per system(s) or source(s) within past 2 years	UNKNOWN	UNKNOWN		
Other pertinent information	FUEL CONSUMPTION PROVIDED BY ACADIA	-----		

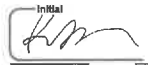
Are there fuel supply lines? Yes No Unknown
 Are any buried? Yes No Unknown
 Are all sleeved? Yes No Unknown
 Chimney(s): Yes No
~~If Yes, are they lined: Yes No Unknown~~
~~Is more than one heat source vented through one flue? Yes No Unknown~~
~~Had a chimney fire: Yes No Unknown~~
~~Has chimney(s) 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: **INFORMATION PROVIDED BY POA'S BEST KNOWLEDGE**
 Source of Section III information: **SELLER, PUBLIC RECORD, ACADIA FUEL**

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): UNKNOWN Size of tank(s): UNKNOWN
 Location: ROUGHLY 10' SOUTH OFF THE HOUSE, MARKED WITH ORANGE STICK

Buyer Initials _____ Page 3 of 8 Seller Initials 

PROPERTY LOCATED AT: 1700 TREMONT ROAD, TREMONT, ME 04674

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

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

Comments: INFORMATION PROVIDED BY POA'S BEST KNOWLEDGE

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: SELLER

C. RADON/AIR - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: _____ By: _____

Results: _____

If applicable, what remedial steps were taken? NOT APPLICABLE

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

~~Are test results available? Yes No~~

Results/Comments: NO RADON TESTS COMPLETED TO POA'S BEST KNOWLEDGE

Source of information: SELLER

D. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: _____ By: _____

Results: _____

If applicable, what remedial steps were taken? NOT APPLICABLE

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

~~Are test results available? Yes No~~

Results/Comments: NO RADON TESTS COMPLETED TO POA'S BEST KNOWLEDGE

Source of information: SELLER

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

Comments: INFORMATION PROVIDED BY POA'S BEST KNOWLEDGE

Source of information: SELLER, PUBLIC RECORD

Buyer Initials _____

Seller Initials 

PROPERTY LOCATED AT: 1700 TREMONT ROAD, TREMONT, ME 04674

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: INFORMATION PROVIDED BY POA'S BEST KNOWLEDGE

Source of information: SELLER

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown

LAND FILL: Yes No Unknown

RADIOACTIVE MATERIAL: Yes No Unknown

Other: INFORMATION PROVIDED BY POA'S BEST KNOWLEDGE

Source of information: SELLER

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: Neighboring parcel has the right to use the driveway to access their septic system, see deed

Source of information: SELLER, PUBLIC RECORD, DEED FOR 1700 TREMONT ROAD

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? SELLER

Road Association Name (if known): N/A

Source of information: SELLER, PUBLIC RECORD

Buyer Initials _____

Seller Initials  _____

PROPERTY LOCATED AT: 1700 TREMONT ROAD, TREMONT, ME 04674

SECTION VI – FLOOD HAZARD

For the purposes of this section, Maine law defines "flood" as follows:

- (1) A general and temporary condition of partial or complete inundation of normally dry areas from:(a) The overflow of inland or tidal waters; or (b) The unusual and rapid accumulation or runoff of surface waters from any source; or
- (2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event that results in flooding as described in subparagraph (1), division (a).

For purposes of this section, Maine law defines "area of special flood hazard" as land in a floodplain having 1% or greater chance of flooding in any given year, as identified in the effective federal flood insurance study and corresponding flood insurance rate maps.

During the time the seller has owned the property:

Have any flood events affected the property? Yes No Unknown

If Yes, explain: _____

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

If Yes, explain: _____

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

If Yes, explain: _____

Has there been any flood insurance claims filed for a structure on the property? Yes No Unknown

If Yes, indicate the dates of each claim: _____

Has there been any past disaster-related aid provided related to the property or a structure on the property from federal, state or local sources for purposes of flood recovery? Yes No Unknown

If Yes, indicate the date of each payment: _____

Is the property currently located wholly or partially within an area of special flood hazard mapped on the effective flood insurance rate map issued by the Federal Emergency Management Agency on or after March 4, 2002? Yes No Unknown

If yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map? _____

Relevant Panel Number: 23009C1183D Year: 2016 (Attach a copy)

Comments: INFORMATION PROVIDED BY POA'S BEST KNOWLEDGE

Source of Section VI information: FEMA, SEE ATTACHED MAP

Buyer Initials _____

Seller Initials 

PROPERTY LOCATED AT: 1700 TREMONT ROAD, TREMONT, ME 04674

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: HOMESTEAD EXEMPTION

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: NONE KNOWN

Year Principal Structure Built: 2004-2005 What year did Seller acquire property? 2004

Roof: Year Shingles/Other Installed: ~2005

Water, moisture or leakage: NONE KNOWN/FOUND

Comments: INFORMATION PROVIDED BY POA'S BEST KNOWLEDGE

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: INFORMATION PROVIDED BY POA'S BEST KNOWLEDGE

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

~~If Yes, are test results available? Yes No~~

Comments: INFORMATION PROVIDED BY POA'S BEST KNOWLEDGE

Electrical: Fuses Circuit Breaker Other: _____ Unknown

Comments: INFORMATION PROVIDED BY POA'S BEST KNOWLEDGE

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: INFORMATION PROVIDED BY POA'S BEST KNOWLEDGE

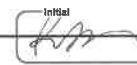
KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: NONE KNOWN

Comments: INFORMATION PROVIDED BY POA'S BEST KNOWLEDGE

Source of Section VII information: SELLER, AGENT OBSERVATION

Buyer Initials _____

Seller Initials



PROPERTY LOCATED AT: 1700 TREMONT ROAD, TREMONT, ME 04674

SECTION VIII - ADDITIONAL INFORMATION

HHE-200 IS ATTACHED & SHOWS APPROVAL FOR FOR A TWO-BEDROOM HOME.
ALL INFORMATION PROVIDED IS TO THE BEST KNOWLEDGE OF THE POA.
FEBRUARY 2025: THE PROPERTY SUSTAINED WATER DAMAGE FROM A BURST WATER
LINE. THIS DAMAGE OCCURRED IN THE LIVING AREA AND LEAKED INTO THE Continued...
See Addendum Additional information 1

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:
Pearl Lewis, by Power of Attorney Robin Brill 2/20/2025
408D889F3EBC43B...

SELLER _____ DATE _____
PEARL LEWIS, BY POWER OF ATTORNEY ROBIN BRILL

SELLER _____ DATE _____

SELLER _____ DATE _____

SELLER _____ DATE _____

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

BUYER _____ DATE _____

BUYER _____ DATE _____

BUYER _____ DATE _____

BUYER _____ DATE _____



ADDENDUM

PROPERTY: 1700 TREMONT ROAD, TREMONT, ME 04674

1) Additional information

BASEMENT. THE PROPERTY HAS BEEN REMEDIATED AND THE ISSUE ADDRESSED PROMPTLY.

Lined area for additional information.

Date: 2/20/2025

Date: _____

Signed by:
Pearl Lewis, by Power of Attorney Robin Brill

Signature _____

Signature _____

Date: _____

Date: _____

Signature _____

Signature _____

Addendum

LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN PEARL LEWIS, BY POWER OF ATTORNEY ROBIN BRILL (hereinafter "Seller")
AND _____ (hereinafter "Buyer")
FOR PROPERTY LOCATED AT 1700 TREMONT ROAD, TREMONT, ME 04674

Said contract is further subject to the following terms:

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check one below):
____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

 Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Seller (check one below):
____ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

 Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's Acknowledgment

(c) Buyer has received copies of all information listed above.
(d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.
(e) Buyer has (check one below):
____ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
____ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment

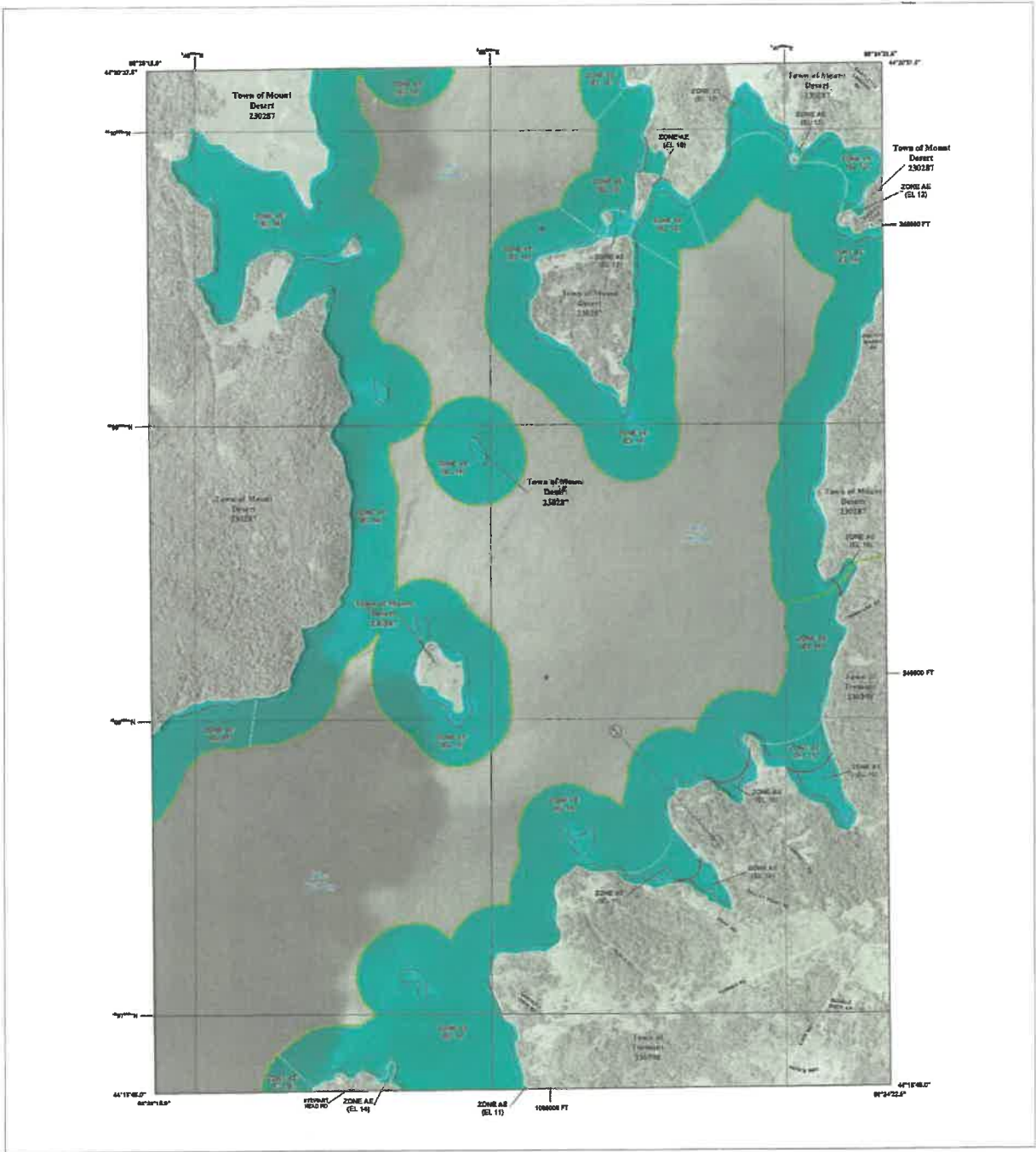
(f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

____	Buyer	____	Date	Signed by: <u>Pearl Lewis, by Power of Attorney Robin Brill</u>	____	Date
____	Buyer	____	Date	4DED060F3EDC436 Seller PEARL LEWIS, BY POWER OF ATTORNEY ROBIN BRILL	____	Date
____	Buyer	____	Date	Seller	____	Date
____	Buyer	____	Date	Seller	____	Date
____	Buyer	____	Date	Seller	____	Date
____	Agent	____	Date	DocuSigned by: <u>Megan Adler Moore</u>	DocuSigned by: <u>Torie McMorro-Hallock</u>	12/6/2024
____	Agent	____	Date	MEGAN ADLER MOORE, TORIE MCMORROW HALLOCK	____	Date





FLOOD HAZARD INFORMATION

SEE THE REPORT FOR DETAILS AND HOW TO ORDER A MAP FROM THE FIRM. LAYOUT OF THE INFORMATION ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT [HTTP://MSG.FEMA.GOV](http://msc.fema.gov)

- | | |
|--|--|
| | Without Base Flood Elevation (BFE) |
| | Regulatory Floodway |
| | 0.2% Annual Chance Flood Elevation Areas of 1% Annual Chance Flood with average depth less than one foot or with drainage areas of less than one square mile |
| | Future Conditions 1% Annual Chance Flood Elevation Areas |
| | Areas with Reduced Flood Risk due to Levee See Notes, Zone L |
| | Areas of Minimal Flood Hazard, Zone X |
| | Area of Unidentified Flood Hazard, Zone U |
| | Channel, Culvert or Storm Sewer |
| | Accreted or Provisionally Accreted Levee, Dike, or Floodwall |
| | Non-accreted Levee, Dike or Floodwall |
| | Cross Sections with 1% Annual Chance Water Surface Elevations (BFE) |
| | Coastal Transect |
| | Coastal Transect Baseline |
| | Profile Baseline |
| | Hydrographic Feature |
| | Base Flood Elevation Line (BFE) |
| | Link of Chain |
| | Jurisdiction Boundary |

NOTES TO USERS

This information and statistics about risk are not available or not comparable with the FEMA National Flood Insurance Program (NFIP) data. The information is intended for informational purposes only and is not to be used for regulatory or insurance purposes. The information is based on the most current data available and is subject to change without notice. For more information about the data and the information on this map, please contact the FEMA Region 1 office at www.fema.gov.

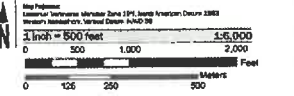
Consultation concerning land use and other FEMA programs should be directed to the FEMA Regional Office or the FEMA National Flood Insurance Program at 1-800-455-7878.

BASE MAP AND DATA: This map was prepared from the FEMA National Flood Insurance Program (NFIP) data and other data available at the time of publication. The information on this map is based on the most current data available and is subject to change without notice. For more information about the data and the information on this map, please contact the FEMA Region 1 office at www.fema.gov.

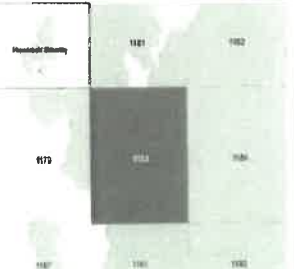
The 1% Zone category has been modified by a Letter of Map Amendment (LOMA). The LOMA requires that the LOMA be prepared by the applicant and the LOMA is not available on this map. The LOMA is available on the FEMA National Flood Insurance Program (NFIP) website at www.fema.gov.

UNIT OF MODERATE WAVE ACTION (LIMWA)

SCALE



PANEL LOCATOR



NATIONAL FLOOD INSURANCE PROGRAM

RANDOLPH COUNTY, ME

MAP NUMBER: **1183** OF **1552**

COMMUNITY: **15041** COUNTY: **1004** OF **1000** STATE: **1000**

MAP NUMBER: **1183** OF **1552**

DATE: **2009**

PROJECT NUMBER: **23009C1183D**

DATE: **July 20, 2016**

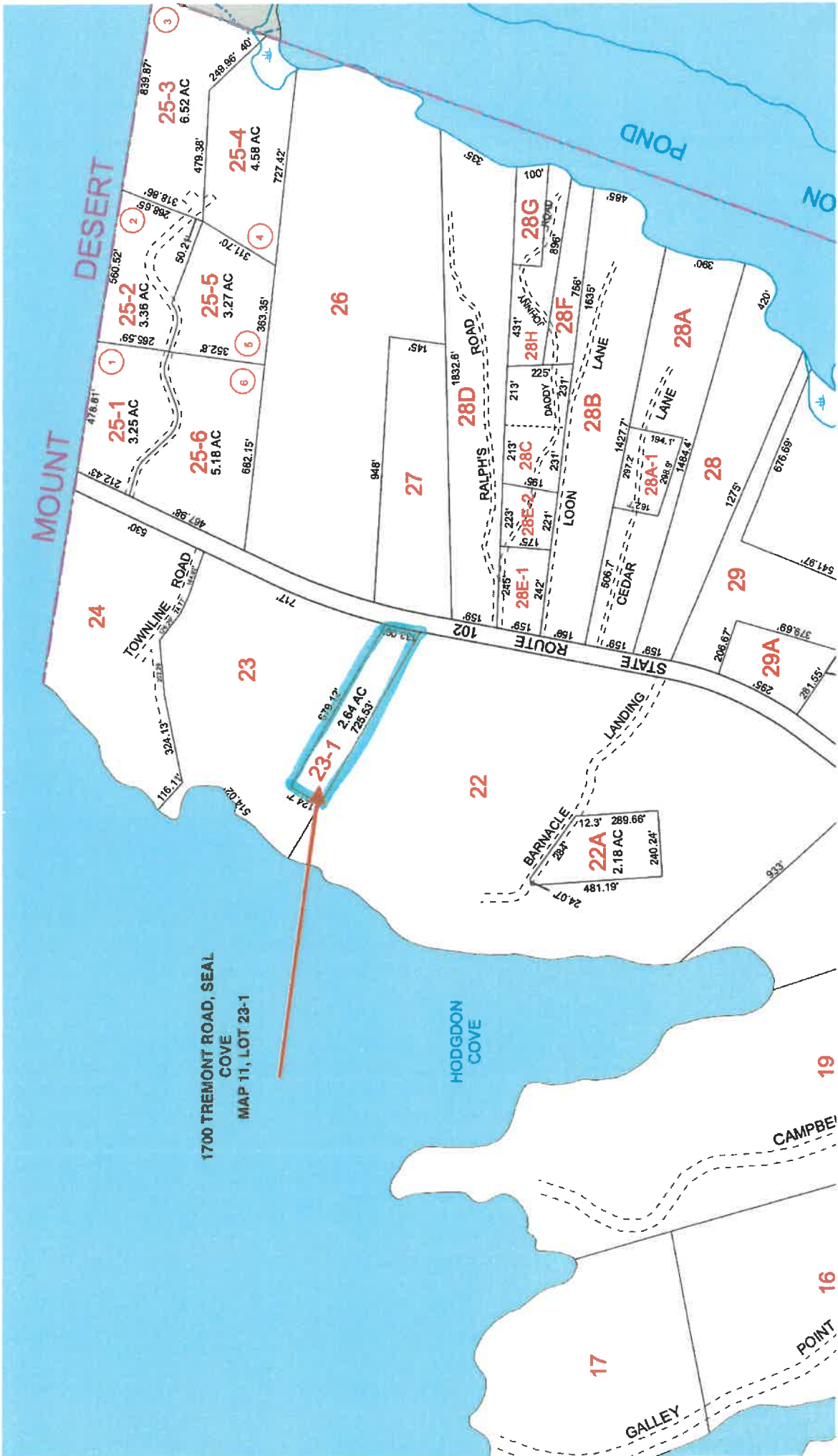


NO.	DATE	DESCRIPTION



SITE PLAN
FOR
HOPE LEWIS
TOWN OF HAWKOCK COUNTY MAINE





MOUNT
DESERT

POND

ON

25-3
6.52 AC

25-4
4.58 AC

25-5
3.27 AC

25-6
5.18 AC

25-1
3.25 AC

25-2
3.36 AC

26

27

22

28

28A

28B

28C

28D

28E

28F

28G

28H

28I

28J

28K

28L

28M

28N

28O

28P

28Q

28R

28S

28T

28U

28V

28W

28X

28Y

28Z

28AA

28AB

28AC

28AD

28AE

28AF

28AG

28AH

28AI

28AJ

28AK

28AL

28AM

28AN

28AO

28AP

28AQ

28AR

28AS

28AT

28AU

28AV

28AW

28AX

28AY

28AZ

28BA

28BB

28BC

28BD

28BE

28BF

28BG

28BH

28BI

28BJ

28BK

28BL

28BM

28BN

28BO

28BP

28BQ

28BR

28BS

28BT

28BU

28BV

28BW

28BX

28BY

28BZ

28CA

28CB

28CC

28CD

28CE

28CF

28CG

28CH

28CI

28CJ

28CK

28CL

28CM

28CN

28CO

28CP

28CQ

28CR

28CS

28CT

28CU

28CV

28CW

28CX

28CY

28CZ

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28DV

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28DX

28DY

28DZ

28EA

28EB

28EC

28ED

28EE

28EF

28EG

28EH

28EI

28EJ

28EK

28EL

28EM

28EN

28EO

28EP

28EQ

28ER

28ES

28ET

28EU

28EV

28EW

28EX

28EY

28EZ

28FA

28FB

28FC

28FD

28FE

28FF

1700 TREMONT ROAD, SEAL
COVE
MAP 11, LOT 23-1

23-1
2.64 AC
725.53'

22A
2.18 AC
289.66'

19

16

17

HODGDON
COVE

GALLEY

CAMPBELL

POINT

BARMACLE
LANE

LANDING

STATE
ROUTE

102

LOON
LANE

28B
LANE

28F
LANE

28H
LANE

28D
ROAD

RALPH'S
ROAD

TOWNLIN
ROAD

SEAL
COVE

1700
TREMONT
ROAD

B. RESIDENTIAL-BUSINESS ZONE (R-B ZONE)

The purpose of the Residential-Business Zone is to preserve the integrity of the residential uses while allowing for maritime related and light commercial activity which are compatible with the physical capability of the land.

1. Land Use Standards

All uses are permitted subject to the Lot, Structure, Performance and Conversion Standards.

2. Lot Standards

Lot area:

- a. **Minimum:** 40,000 sqft. per lot and per residential dwelling unit or principal non-residential structure
- b. **Multi-unit residential:**
 - (1) 40,000 sq. ft. for first unit
 - (2) 20,000 sq. ft. for each additional unit

3. Structure Standards

- a. **Setbacks (minimum):**
 - (1) **Lot Lines:** 15' for residential principal and accessory structures
25' for non-residential principal and accessory structures
 - b. **Height:** 40' maximum. Whenever physically possible, buildings taller than 25' should be positioned so as to minimize visual impact and protect residential views.
 - c. **Lot coverage:** 25% maximum
 - d. **Building Size:** Non-maritime related uses not to exceed 5000 square feet.

4. Conversion Standards

- a. Structures that existed on May 9, 1994 in their current form may convert to any use permitted by this section without regard to lot line setback requirements provided the buffering standards are met.
- b. Structures built or rebuilt after May 9, 1994 may convert to any use permitted in this zone provided that the structure complies with all the standards for the new use.

C. RESIDENTIAL ZONE

1. Land Use Standards

The following uses are allowed subject to Lot, Structure and Performance Standards:

- a. Single-family residential use and its accessory uses.
- b. All multi-unit residential use and its accessory uses.
- c. Home Occupations as an accessory use.
- d. Governmental and institutional use.

No commercial or industrial activity is allowed.

2. Lot Standards

a. **Lot area:**

- (1) Minimum: 40,000 sq. ft. per lot and per residential dwelling unit or institutional or governmental principal structure.
- (2) Multi-unit residential:
 - (a) 40,000 sq. ft. minimum for first unit
 - (b) 20,000 sq. ft. for each additional unit

3. Structure Standards

a. **Setbacks (minimum):**

- (1) 15' from lot lines

b. **Height: 40' maximum**

c. **Lot coverage: 20% maximum**

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Department of Human Services
 Division of Health Engineering, Station 10
 (207) 287-5672 FAX (207) 287-4172

PROPERTY LOCATION		>> Caution: Permit Required -- Attach In Space Below <<	
City, Town, or Plantation	TREMONT	TRENTONT	1203 TOWN COPY
Street or Road	OLD WARE ROAD	Date Permit Issued: <u>7.19.02</u>	\$ <u>100.00</u> <input type="checkbox"/> If Double Fee Charged
Subdivision, Lot #	OFF PRETTY MARSH ROAD	<i>M. Reed Bellings</i>	L.P.I. # <u>820</u>
OWNER/APPLICANT INFORMATION			
Name (last, first, MI)	<input type="checkbox"/>		
<input checked="" type="checkbox"/> Owner	LEWIS, HOPE & PEARL <input type="checkbox"/>		
Applicant			
Mailing Address of	21 BROADWAY		
<input checked="" type="checkbox"/> Owner	SOMERS POINT, NJ 08244		
<input type="checkbox"/> Applicant			
Daytime Tel. #	609-653-1603	Municipal Tax Map # <u>11</u>	Lot # <u>23</u>
Owner or Applicant Statement		Caution: Inspection Required	
I state that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a Permit.		I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application.	
<i>Hope Lewis</i> Signature of Owner or Applicant		Local Plumbing Inspector Signature	
Date <u>7/19/02</u>		Date Approved	

PERMIT INFORMATION		
TYPE OF APPLICATION	THIS APPLICATION REQUIRES	DISPOSAL SYSTEM COMPONENT(S)
1. <input checked="" type="checkbox"/> First Time System 2. <input type="checkbox"/> Replacement System Type Replaced: _____ Year Installed: _____ 3. <input type="checkbox"/> Expanded System a. <input type="checkbox"/> Minor expansion b. <input type="checkbox"/> Major expansion 4. <input type="checkbox"/> Experimental System 5. <input type="checkbox"/> Seasonal Conversion	1. <input checked="" type="checkbox"/> No Rule Variance 2. <input type="checkbox"/> First Time System Variance a. <input type="checkbox"/> Local Plumbing Inspector Approval b. <input type="checkbox"/> State & Local Plumbing Inspector Approval 3. Replacement System Variance a. <input type="checkbox"/> Local Plumbing Inspector Approval b. <input type="checkbox"/> State & Local Plumbing Inspector Approval 4. <input type="checkbox"/> Minimum Lot Size Variance 5. <input type="checkbox"/> Seasonal Conversion Approval	1. <input checked="" type="checkbox"/> Complete Non-engineered System 2. <input type="checkbox"/> Primitive System (graywater & alt toilet) 3. <input type="checkbox"/> Alternative Toilet, specify: _____ 4. <input type="checkbox"/> Non-Engineered Treatment Tank (only) 5. <input type="checkbox"/> Holding Tank, _____ gallons 6. <input type="checkbox"/> Non-engineered Disposal Field (only) 7. <input type="checkbox"/> Separated Laundry System 8. <input type="checkbox"/> Complete Engineered System (2000 gpd or more) 9. <input type="checkbox"/> Engineered Treatment Tank (only) 10. <input type="checkbox"/> Engineered Disposal Field (only) 11. <input type="checkbox"/> Pre-treatment, specify: _____
SIZE OF PROPERTY	DISPOSAL SYSTEM TO SERVE	TO BE TYPE OF WATER SUPPLY
3+ <input type="checkbox"/> sq. ft. <input checked="" type="checkbox"/> acres	1. <input checked="" type="checkbox"/> Single Family Dwelling Unit, No. of Bedrooms: <u>2</u> 2. <input type="checkbox"/> Multiple Family Dwelling, No. of Units: _____ 3. <input checked="" type="checkbox"/> Other: <u>STUDIO NO LIVING QUARTERS</u>	1. <input checked="" type="checkbox"/> Drilled Well 2. <input type="checkbox"/> Dug Well 3. <input type="checkbox"/> Private 4. <input type="checkbox"/> Public 5. <input type="checkbox"/> Other: _____
SHORELAND ZONING	SPECIFY	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)			
TREATMENT TANK	DISPOSAL FIELD TYPE & SIZE	GARBAGE DISPOSAL UNIT	DESIGN FLOW
1. <input checked="" type="checkbox"/> Concrete a. <input checked="" type="checkbox"/> Regular b. <input type="checkbox"/> Low Profile 2. <input type="checkbox"/> Plastic 3. <input checked="" type="checkbox"/> Other: <u>LIFT STATION</u> CAPACITY <u>1000</u> gallons	1. <input type="checkbox"/> Stone Bed 2. <input type="checkbox"/> Stone Trench 3. <input checked="" type="checkbox"/> Proprietary Device a. <input type="checkbox"/> Cluster array c. <input checked="" type="checkbox"/> Linear b. <input checked="" type="checkbox"/> Regular load d. <input checked="" type="checkbox"/> H-20 load 4. <input type="checkbox"/> Other: _____ OR _____ SIZE: <u>616</u> <input checked="" type="checkbox"/> sq. ft. <input type="checkbox"/> lin. ft.	1. <input checked="" type="checkbox"/> No 2. <input type="checkbox"/> Maybe 2. <input type="checkbox"/> Yes >> Specify one below: a. <input type="checkbox"/> Multi-compartment Tank b. <input type="checkbox"/> Tanks in Series c. <input type="checkbox"/> Increase in Tank Capacity d. <input type="checkbox"/> Filter on Tank Outlet	<u>180</u> gallons per day BASED ON: 1. <input checked="" type="checkbox"/> Table 901.1 (dwelling unit(s)) 2. <input type="checkbox"/> Table 901.2 (other facilities) SHOW CALCULATIONS - for other facilities -
SOIL DATA & DESIGN CLASS	DISPOSAL FIELD SIZING	PUMPING	
PROFILE CONDITION DESIGN <u>3, C, 1</u> at Observation Hole # <u>1</u> Depth <u>16</u> • Elevation <u>-72</u> OF MOST LIMITING SOIL FACTOR	1. <input type="checkbox"/> Small -- 2.0 sq. ft./gpd 2. <input type="checkbox"/> Medium -- 2.6 sq. ft./gpd 3. <input checked="" type="checkbox"/> Medium-Large -- 3.3 sq. ft./gpd 4. <input type="checkbox"/> Large -- 4.1 sq. ft./gpd 5. <input type="checkbox"/> Extra Large -- 5.0 sq. ft./gpd	1. <input type="checkbox"/> Not Required 2. <input type="checkbox"/> May Be Required 3. <input checked="" type="checkbox"/> Required >> Specify only for engineered or experimental systems: DOSE: _____ gallons	3. <input type="checkbox"/> Section 903.0 (meter readings) ATTACH WATER-METER DATA

SITE EVALUATOR STATEMENT

I Certify that on 6-4-02 (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241).

William A. LaBelle Jr
 Site Evaluator Signature SE # 319 Date 6-9-02
 William A. LaBelle Jr Telephone # 207-537-5900

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

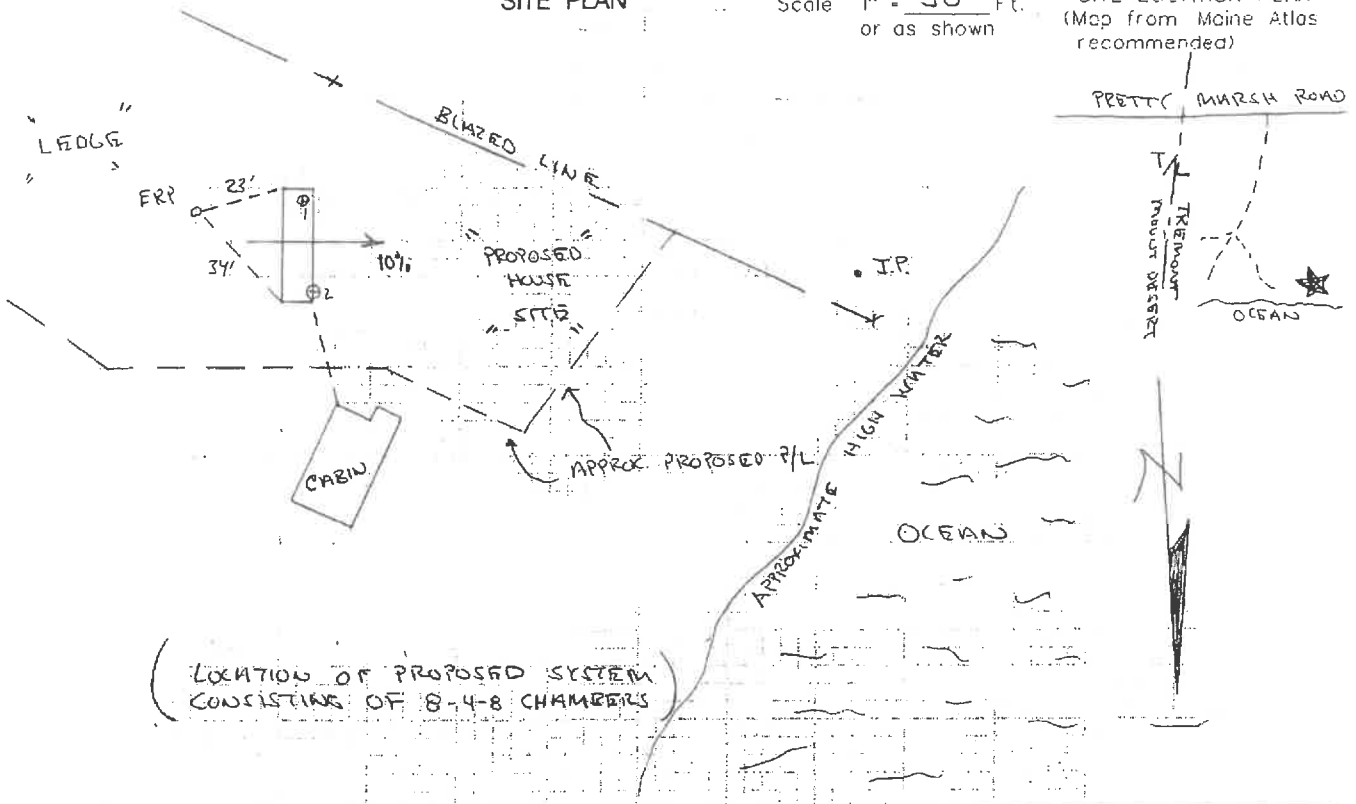
Department of Human Services
Division of Health Engineering
(207) 287-5672 FAX (207) 287-4172

Town, City, Plantation
TREMONT

Street, Road Subdivision
OLD WIRE ROAD
SITE PLAN

Owner's Name
LEWIS, HOPE E PEARL
SITE LOCATION PLAN
(Map from Maine Atlas recommended)

Scale **1" = 50 Ft.**
or as shown



(LOCATION OF PROPOSED SYSTEM CONSISTING OF 8-4-8 CHAMBERS)

SOIL DESCRIPTION AND CLASSIFICATION				Location of Observation Holes Shown Above				
Observation Hole #1 <input checked="" type="checkbox"/> Test Pit <input type="checkbox"/> Boring				Observation Hole #2 <input checked="" type="checkbox"/> Test Pit <input type="checkbox"/> Boring				
2" Depth of Organic Horizon Above Mineral Soil				1" Depth of Organic Horizon Above Mineral Soil				
Texture	Consistency	Color	Mottling	Texture	Consistency	Color	Mottling	
0-5	Friable	Black		0-5	Friable	Black		
Sand		Grey		5-10		Sand	Grey	
Sandy		Yellow		10-20		Sandy	Yellow	
Gravelly	Firm	Brown		20-25	Firm	Reddish		
Cobbly				25-30		Loam	Brown	
Loam			Few				Few	
			Faint				Faint	
30				30				
40				40				
50				50				
Soil Classification	Slope	Limiting Factor	<input checked="" type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth	Soil Classification	Slope	Limiting Factor	<input checked="" type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth	
3 Profile	C Condition	10%	16"	3 Profile	C Condition	10%	16"	

William A. B. J.
Site Evaluator Signature

319
SE *

6-9-02
Date

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering
(207) 287-5672 FAX (207) 287-4172

Town, City, Plantation

Street, Road, Subdivision

Owner's Name

TREMONT

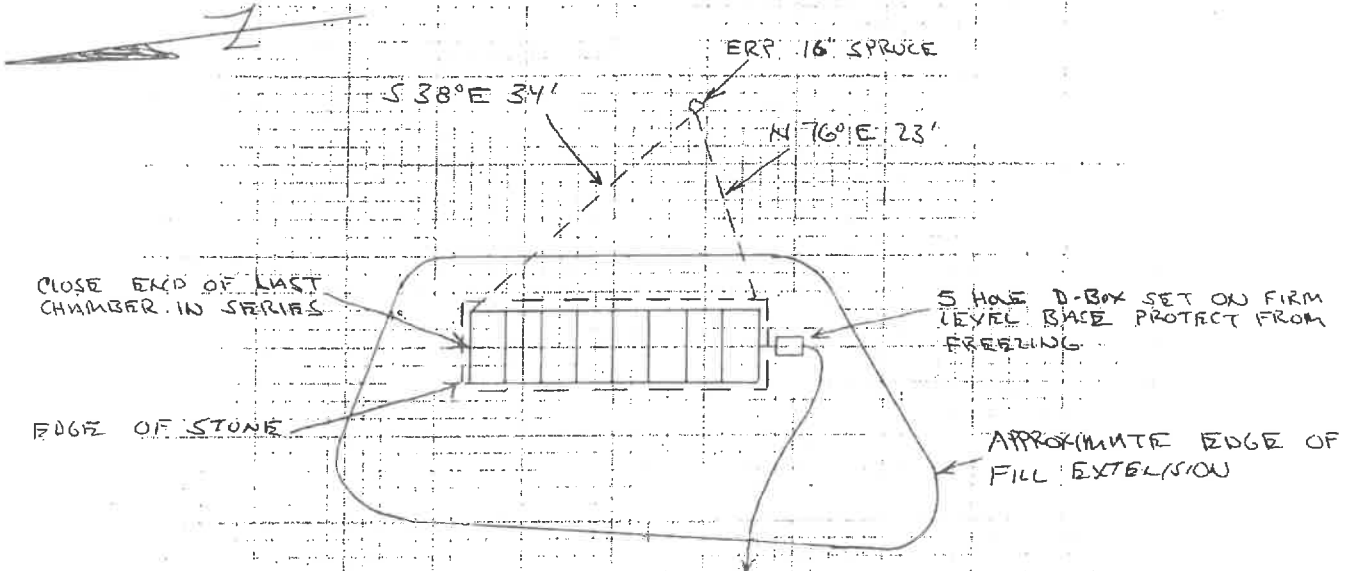
OFF PRETTIC MARSH OLD WMPF RD.

LEWIS,

HOPE & PEARL

SUBSURFACE WASTEWATER DISPOSAL PLAN

SCALE 1" = 20 FT



BUILDING ON FULL FOUNDATIONS MUST BE 20' MIN FROM STOVE AROUND CHAMBERS / ON SLAB 15' MIN
TANK MUST BE 8' MIN FROM BUILDING RECOMMEND OUTLET FILTER
WELL MUST BE 100' MIN FROM TANK & STOVE AROUND CHAMBERS
USE DIVERSION DITCH ON UPHILL SIDE

2" PRESSURE LINE PROTECT FROM FREEZING

PROPOSED SYSTEM CONSISTING OF 8 4x8 CONCRETE CHAMBERS PLACED IN A ROW THE 4 CORNERS ARE STAKED OUT.

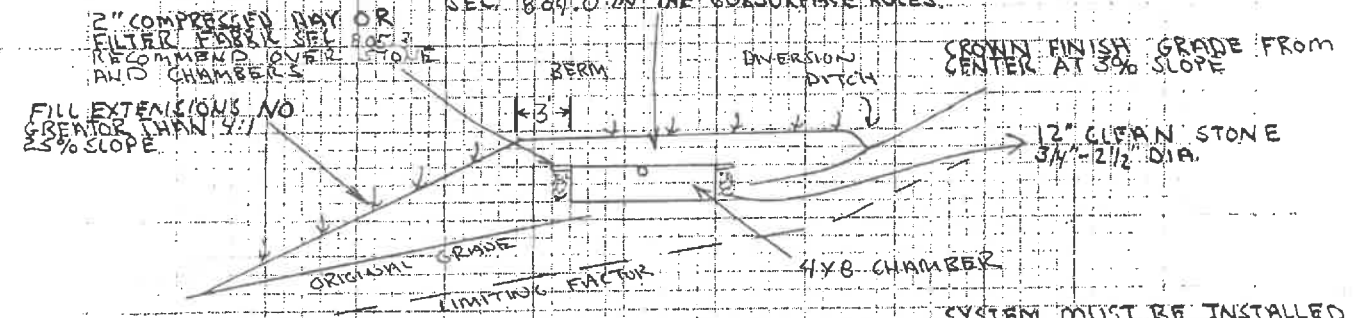
FILL REQUIREMENTS		CONSTRUCTION ELEVATIONS		ELEVATION REFERENCE POINT	
Depth of Fill (Upslope)	21"	Finished Grade Elevation	-48	Location & Description	N 76° E 23'
Depth of Fill (Downslope)	32"	Top of Distribution Pipe or Proprietary Device	-59	FROM SE CORN CHAMBERS	16" SPRUCE NAIL O
		Bottom of Disposal Area	-72"	Reference Elevation	4" ABOVE GROUND

TOP 4" OF FILL TO BE A GOOD LOAM SOIL MIX TO ESTABLISH A GOOD VEGETATIVE COVER SEED AND MULCH TO PREVENT EROSION

DISPOSAL AREA CROSS SECTION

FILL MATERIAL SHALL BE 8"-12" THICK OVER CHAMBERS AND SHALL BE GRAVELLY COURSE SAND TO THE STANDARDS IN SEC. 804.0 IN THE SUBSURFACE RULES.

SCALE:
VERTICAL: 1" = 5'
HORIZONTAL: 1" = 10'



REMOVE VEGETATION AND SKARIFY ORIGINAL SOIL UNDER ENTIRE FILL AREA

BOTTOM OF CHAMBERS MUST BE LEVEL W/ MAX GRADE TOLERANCE OF 12" PER 100'

SYSTEM MUST BE INSTALLED ACCORDING TO THE RULES AND PRACTICES SET FORTH IN THE SUBSURFACE WASTEWATER RULES IN EFFECT AT THIS TIME

Will A. By
Site Evaluator Signature

319
SE

6-9-02
Date

Have you tested your well water for arsenic?



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

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

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

How to Test Your Well Water

1. Call a lab.

- Call a certified lab and ask for an arsenic test kit for your well water. You can find a lab at this website: wellwater.maine.gov. Or call the Maine Lab Certification Officer at 207-287-1929.
- If you have never tested your well water for bacteria, nitrites and nitrates, or other chemicals like radon, uranium and flouride, ask your lab for a test kit for all of these.

2. Do the test.

- Your test kit will arrive in the mail. It will have empty bottles, directions and forms to fill out.
- Follow the directions and mail the bottles back to the lab with the forms.

3. Get your results.

- Your test results will come to you in the mail.
- If you have too much arsenic in your water, or if you are not sure you understand your test results, call 866-292-3474 (toll-free in Maine) or 207-287-4311 to speak to an expert.

Why Arsenic is Bad

People who drink water with too much arsenic for many years are more likely to get cancer. Arsenic can cause skin, bladder and lung cancers.

It may cause low birthweight and affect brain development in babies if pregnant women drink water with too much arsenic in it. Arsenic can also affect brain development in young children. Other problems from drinking water with very high arsenic levels include: stomach pain, nausea, diarrhea, numbness or tingling in the hands and feet and changes in skin.

Your chance of having any of these health problems depends on:

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

Solving Arsenic Problems

There are actions you can take to protect your family if your water has too much arsenic. First, you can switch to bottled water for drinking and making drinks. This will allow you time to decide if you want to install a water treatment system.

Call us at 866-292-3474 (toll-free in Maine) or 207-287-4311 if you have high arsenic. We can help you decide how to solve the problem.

Protect your family. Test your well.

- For more information: wellwater.maine.gov
- Call for advice: **866-292-3474** • TTY: Call Maine Relay 711



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

Paul J. LePage, Governor

Mary C. Hynes, Commissioner

July 2012



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

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.



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 all 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 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 07/20
Office Title Changed 09/20

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.