

# PRETTY MARSH PERCH

1700 Tremont Road

Tremont

\$799,000



*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

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For more information, please contact: THE KNOWLES COMPANY

One Summit Road  
Northeast Harbor, Maine 04662

207.276.3322

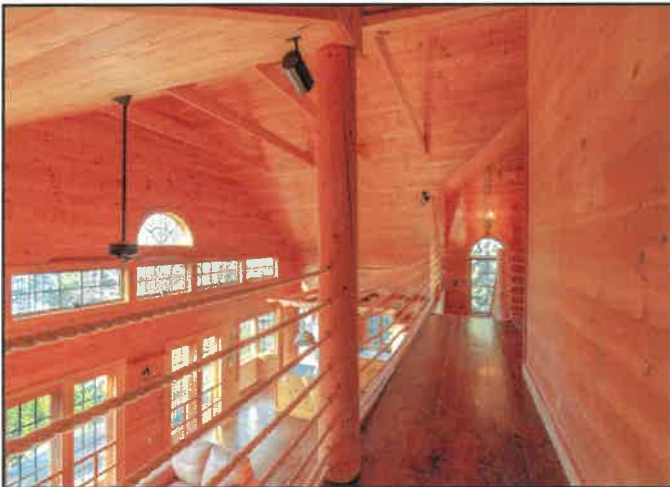
[info@KnowlesCo.com](mailto:info@KnowlesCo.com)

[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.*

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Public Detail Report

MLS #: 1611071  
Status: Active  
Directions: GPS. Tremont Road can be found off the Pretty Marsh Road. 1700 Tremont Rd is just past the Mount Desert-Tremont town line!

County: Hancock  
Property Type: Residential

Seasonal: No  
List Price: \$799,000  
Original List Price: \$925,000



1700 Tremont  
Road  
Tremont, ME  
04674

List Price:  
\$799,000  
MLS#: 1611071



General Information

|                                   |                     |            |                    |                |
|-----------------------------------|---------------------|------------|--------------------|----------------|
| Sub-Type: Single Family Residence | Year Built: 2004    | Rooms: 6   | Sqft Fin Abv       | 2,000          |
| Style: Shingle                    | 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 |                     |                   |              |                      |                  |               |              |              |                      |
| <u>Room Name</u>                                   | <u>Length</u>       | <u>Width</u>      | <u>Level</u> | <u>Room Features</u> | <u>Room Name</u> | <u>Length</u> | <u>Width</u> | <u>Level</u> | <u>Room Features</u> |
| 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; Walk-Out 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: Dirt; Gravel; Private Road               | 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 Tank               | Cooling: Other   |
| Water: Private; Well Existing on Site           | Floors: Wood   |
| Equipment: Generator; Internet Access Available | Window Features: Double Pane Windows   |
| Basement Entry: Interior                        | Veh. Storage: No Vehicle Storage   |
|   | Garage: No   |
|   | Garage Spaces: 0   |
|   | 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  |

Tax/Deed Information

Book/Page/Deed:

3941/130-132/

Full Tax Amt/Yr: \$7,894.88/ 2025

Deed/Conveyance Type

All

Map/Block/Lot:

Offered:

Quit Claim

Tax ID: 1700TremontRoadTremont04674

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*

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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

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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 ☐ UnknownDate installed: ~2004 Date last pumped: UNKNOWN Name of pumping company: UNKNOWNHave you experienced any malfunctions? ..... ☐ Yes ☒ NoIf Yes, give the date and describe the problem: NO KNOWN MALFUNCTIONS, INSTALLATION BY GOODWIN'S CONSTRUCTIONDate of last servicing of tank: UNKNOWN Name of company servicing tank: UNKNOWNLeach Field: ..... ☒ Yes ☐ No ☐ UnknownIf 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 INSTALLEDDate of last servicing of leach field: UNKNOWN Company servicing leach field: UNKNOWNHave you experienced any malfunctions? ..... ☐ Yes ☒ NoIf Yes, give the date and describe the problem and what steps were taken to remedy: NO KNOWN MALFUNCTIONSDo you have records of the design indicating the # of bedrooms the system was designed for? ☒ Yes ☐ NoIf Yes, are they available? ..... ☒ Yes ☐ NoIs System located in a Shoreland Zone? ..... ☐ Yes ☒ No ☐ UnknownComments: INFORMATION PROVIDED BY POA'S BEST KNOWLEDGESource of Section II information: SELLER, PUBLIC RECORD, GOODWIN'S CONSTRUCTION

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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 PELLET 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

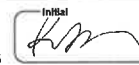
The licensee is disclosing that the Seller is making representations contained herein.

**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**

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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

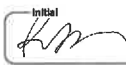
Comments: INFORMATION PROVIDED BY POA'S BEST KNOWLEDGE

Source of information: SELLER, PUBLIC RECORD

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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

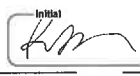
Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass? ..... ☐ Yes ☒ No ☐ Unknown

If No, who is responsible for maintenance? SELLER

Road Association Name (if known): N/A

Source of information: SELLER, PUBLIC RECORD

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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 KNOWLEDGESource of Section VI information: FEMA, SEE ATTACHED MAP

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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

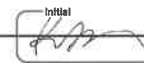
Comments: INFORMATION PROVIDED BY POA'S BEST KNOWLEDGE

Source of Section VII information: SELLER, AGENT OBSERVATION

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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  
406D690F3EBC438...  
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.**

Date: 2/20/2025

\_\_\_\_\_

Signed by:

Pearl Lewis, by Power of Attorney Robin Brill

Signature

Date: \_\_\_\_\_

Signature

Date: \_\_\_\_\_

Signature

Date: \_\_\_\_\_

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 \_\_\_\_\_

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

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

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

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

Signed by:

Pearl Lewis, by Power of Attorney Robin Brill 12/6/2024

Seller PEARL LEWIS, BY POWER OF ATTORNEY ROBIN BRILL Date \_\_\_\_\_

Seller \_\_\_\_\_ Date \_\_\_\_\_

Seller \_\_\_\_\_ Date \_\_\_\_\_

Seller \_\_\_\_\_ Date 12/6/2024

DocuSigned by:  
Megan Adler MooreDocuSigned by:  
Torie McMorrow-Hallock

Agent MEGAN ADLER MOORE, TORIE MCMORROW HALLOCK Date \_\_\_\_\_



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The Knowles Company, PO Box 367 Northeast Harbor ME 04662  
Megan Moore

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201

Phone: 2072665645

Fax:

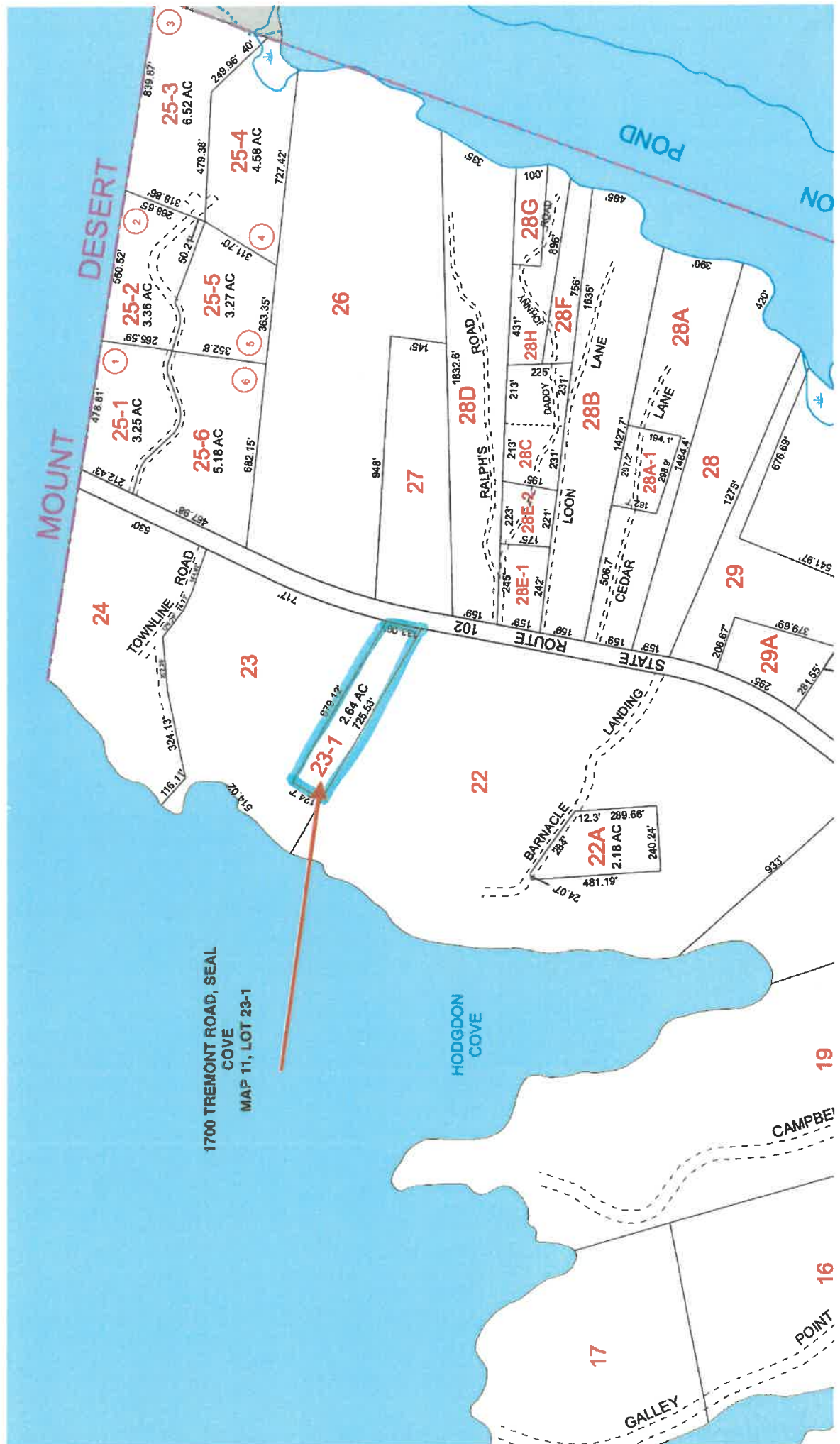
[www.lwolf.com](http://www.lwolf.com)

1700 TREMONT









## **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

|  |   |  |   |
|--|---|--|---|
| <b>PROPERTY LOCATION</b>   |   | <b>&gt;&gt; Caution: Permit Required -- Attach In Space Below &lt;&lt;</b>   |   |
| City, Town, or Plantation  | TREMONT   | <div style="display: flex; justify-content: space-between;"> <div> <p>TREMONT 1203 TOWN COPY</p> <p>Date Permit Issued: <u>7-19-02</u></p> <p><i>Michael Bellings</i><br/>Local Plumbing Inspector Signature</p> </div> <div> <p>\$ <u>190.00</u></p> <p>L.P.I. # <u>820</u></p> </div> <div> <p><input type="checkbox"/> If Double Fee Charged</p> </div> </div>  |   |
| Street or Road   | OLD WARF ROAD   |  |   |
| Subdivision, Lot #   | OFF PRETTY MARSH ROAD   |  |   |
| <b>OWNER/APPLICANT INFORMATION</b>   |   | <div style="display: flex; justify-content: space-between;"> <div> <p>Municipal Tax Map # <u>11</u> Lot # <u>23</u></p> </div> <div> <p><b>Caution: Inspection Required</b></p> <p>I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application.</p> </div> </div>  |   |
| Name (last, first, MI)   | <input type="checkbox"/> Owner<br><u>LEWIS, HOPE &amp; PEARL</u> <input type="checkbox"/>   |  |   |
| Applicant  |   |  |   |
| Mailing Address of   | <input checked="" type="checkbox"/> Owner<br><input type="checkbox"/> Applicant<br><u>SOMERS POINT, NT 08244</u>  |  |   |
| Daytime Tel. #   | <u>609-653-1603</u>   | <p>Signature of Owner or Applicant <u><i>Hope Lewis</i></u> Date <u>7/19/02</u></p> <p>Local Plumbing Inspector Signature _____ Date Approved _____</p>  |   |
| <b>PERMIT INFORMATION</b>  |   |  |   |
| <b>TYPE OF APPLICATION</b><br>1. <input checked="" type="checkbox"/> First Time System<br>2. <input type="checkbox"/> Replacement System<br>Type Replaced: _____<br>Year Installed: _____<br>3. <input type="checkbox"/> Expanded System<br>a. <input type="checkbox"/> Minor expansion<br>b. <input type="checkbox"/> Major expansion<br>4. <input type="checkbox"/> Experimental System<br>5. <input type="checkbox"/> Seasonal Conversion |   | <b>THIS APPLICATION REQUIRES</b><br>1. <input checked="" type="checkbox"/> No Rule Variance<br>2. <input type="checkbox"/> First Time System Variance<br>a. <input type="checkbox"/> Local Plumbing Inspector Approval<br>b. <input type="checkbox"/> State & Local Plumbing Inspector Approval<br>3. Replacement System Variance<br>a. <input type="checkbox"/> Local Plumbing Inspector Approval<br>b. <input type="checkbox"/> State & Local Plumbing Inspector Approval<br>4. <input type="checkbox"/> Minimum Lot Size Variance<br>5. <input type="checkbox"/> Seasonal Conversion Approval   |   |
| <b>SIZE OF PROPERTY</b><br><u>3+</u> sq. ft. <input type="checkbox"/><br>acres <input checked="" type="checkbox"/>   |   | <b>DISPOSAL SYSTEM TO SERVE</b><br>1. <input checked="" type="checkbox"/> Single Family Dwelling Unit, No. of Bedrooms: <u>2</u><br>2. <input type="checkbox"/> Multiple Family Dwelling, No. of Units: _____<br>3. <input checked="" type="checkbox"/> Other: <u>STUDIO NO LIVING QUARTERS</u><br>SPECIFY _____   |   |
| <b>SHORELAND ZONING</b><br><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No   |   | <b>DISPOSAL SYSTEM COMPONENT(S)</b><br>1. <input checked="" type="checkbox"/> Complete Non-engineered System<br>2. <input type="checkbox"/> Primitive System (graywater & alt toilet)<br>3. <input type="checkbox"/> Alternative Toilet, specify: _____<br>4. <input type="checkbox"/> Non-Engineered Treatment Tank (only)<br>5. <input type="checkbox"/> Holding Tank, _____ gallons<br>6. <input type="checkbox"/> Non-engineered Disposal Field (only)<br>7. <input type="checkbox"/> Separated Laundry System<br>8. <input type="checkbox"/> Complete Engineered System (2000 gpd or more)<br>9. <input type="checkbox"/> Engineered Treatment Tank (only)<br>10. <input type="checkbox"/> Engineered Disposal Field (only)<br>11. <input type="checkbox"/> Pre-treatment, specify: _____<br><b>TO BE TYPE OF WATER SUPPLY</b><br>1. <input checked="" type="checkbox"/> Drilled Well 2. <input type="checkbox"/> Dug Well 3. <input type="checkbox"/> Private<br>4. <input type="checkbox"/> Public 5. <input type="checkbox"/> Other: _____ |   |
| <b>DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)</b>  |   |  |   |
| <b>TREATMENT TANK</b><br>1. <input checked="" type="checkbox"/> Concrete<br>a. <input checked="" type="checkbox"/> Regular<br>b. <input type="checkbox"/> Low Profile<br>2. <input type="checkbox"/> Plastic<br>3. <input checked="" type="checkbox"/> Other: <u>LIFT STATION</u><br>CAPACITY <u>1000</u> gallons  | <b>DISPOSAL FIELD TYPE &amp; SIZE</b><br>1. <input type="checkbox"/> Stone Bed 2. <input type="checkbox"/> Stone Trench<br>3. <input checked="" type="checkbox"/> Proprietary Device<br>a. <input type="checkbox"/> Cluster array c. <input checked="" type="checkbox"/> Linear<br>b. <input checked="" type="checkbox"/> Regular load d. <input checked="" type="checkbox"/> H-20 load<br>4. <input type="checkbox"/> Other: _____ OR _____<br>SIZE <u>616</u> sq. ft. <input type="checkbox"/> lin. ft. | <b>GARBAGE DISPOSAL UNIT</b><br>1. <input checked="" type="checkbox"/> No 2. <input type="checkbox"/> Maybe<br>2. <input type="checkbox"/> Yes >> Specify one below:<br>a. <input type="checkbox"/> Multi-compartment Tank<br>b. <input type="checkbox"/> Tanks in Series<br>c. <input type="checkbox"/> Increase in Tank Capacity<br>d. <input type="checkbox"/> Filter on Tank Outlet  | <b>DESIGN FLOW</b><br><u>180</u> gallons per day<br>BASED ON:<br>1. <input checked="" type="checkbox"/> Table 901.1 (dwelling unit(s))<br>2. <input type="checkbox"/> Table 901.2 (other facilities)<br>SHOW CALCULATIONS<br>-- for other facilities -- |
| <b>SOIL DATA &amp; DESIGN CLASS</b><br>PROFILE CONDITION<br>DESIGN <u>3, C, 1</u><br>at Observation Hole # <u>1</u><br>Depth <u>16"</u> Elevation <u>-72'</u><br>OF MOST LIMITING SOIL FACTOR  | <b>DISPOSAL FIELD SIZING</b><br>1. <input type="checkbox"/> Small -- 2.0 sq. ft./gpd<br>2. <input type="checkbox"/> Medium -- 2.6 sq. ft./gpd<br>3. <input checked="" type="checkbox"/> Medium-Large -- 3.3 sq. ft./gpd<br>4. <input type="checkbox"/> Large -- 4.1 sq. ft./gpd<br>5. <input type="checkbox"/> Extra Large -- 5.0 sq. ft./gpd   | <b>PUMPING</b><br>1. <input type="checkbox"/> Not Required<br>2. <input type="checkbox"/> May Be Required<br>3. <input checked="" type="checkbox"/> Required >> Specify only for engineered or experimental systems:<br>DOSE: _____ gallons  | 3. <input type="checkbox"/> Section 903.0 (meter readings)<br>ATTACH WATER-METER DATA   |
| <b>SITE EVALUATOR STATEMENT</b>  |   |  |   |

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  
William A. LaBelle Jr  
Site Evaluator Name Printed

319  
SE #  
207-537-5900  
Telephone #

6-9-02  
Date



# SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

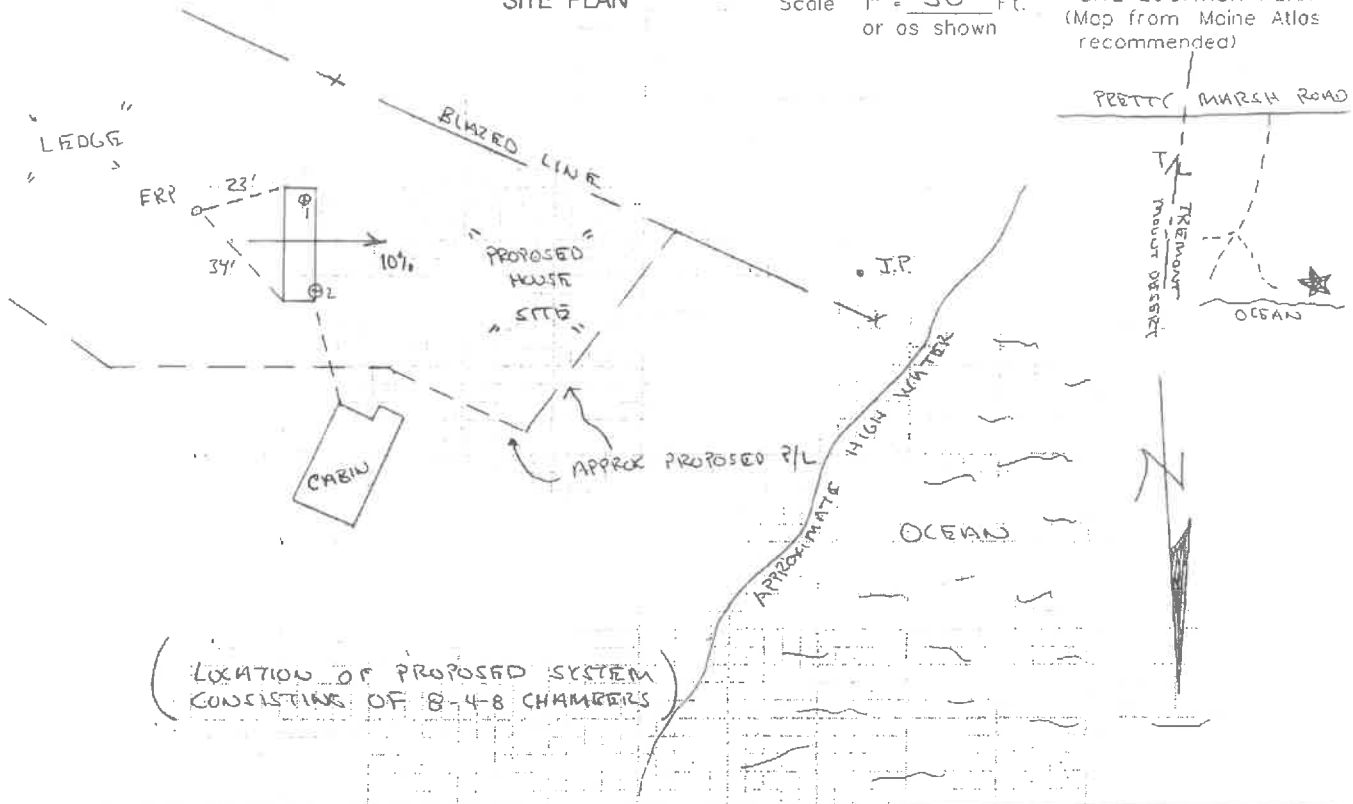
Department of Human Services  
Division of Health Engineering  
(207) 287-5672 FAX (207) 287-4172

Town, City, Plantation  
**TREMONT**

Street, Road Subdivision  
**OLD WARE ROAD**  
SITE PLAN

Scale 1" = 50 Ft.  
or as shown

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



## SOIL DESCRIPTION AND CLASSIFICATION

(Location of Observation Holes Shown Above)

Observation Hole #1 ☒ Test Pit ☐ Boring  
2" Depth of Organic Horizon Above Mineral Soil

Observation Hole #2 ☒ Test Pit ☐ Boring  
2" Depth of Organic Horizon Above Mineral Soil

| Texture    | Consistency | Color  | Mottling |
|------------|-------------|--------|----------|
| Mucky Loam | Friable     | Black  |          |
| Sand       |             | Grey   |          |
| Sandy      |             | Yellow |          |
| Gravelly   |             | Brown  |          |
| Cobbly     |             |        | Few      |
| Loam       | Firm        |        | Faint    |
|            |             |        |          |
|            |             |        |          |
|            |             |        |          |
|            |             |        |          |
|            |             |        |          |

Soil Classification: 3 Profile, C Condition, 10% Slope, Limiting Factor 16"  
☒ Ground Water  
☐ Restrictive Layer  
☐ Bedrock  
☐ Pit Depth

| Texture    | Consistency | Color   | Mottling |
|------------|-------------|---------|----------|
| Mucky Loam | Friable     | Black   |          |
| Sand       |             | Grey    |          |
| Sandy      |             | Yellow  |          |
| Gravelly   |             | Reddish |          |
| Loam       |             | Brown   |          |
|            | Firm        |         | Few      |
|            |             |         | Faint    |
|            |             |         |          |
|            |             |         |          |
|            |             |         |          |
|            |             |         |          |

Soil Classification: 3 Profile, C Condition, 10% Slope, Limiting Factor 16"  
☒ Ground Water  
☐ Restrictive Layer  
☐ Bedrock  
☐ Pit Depth

Willie A. B. Jr.  
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

TREMONT

Street, Road, Subdivision

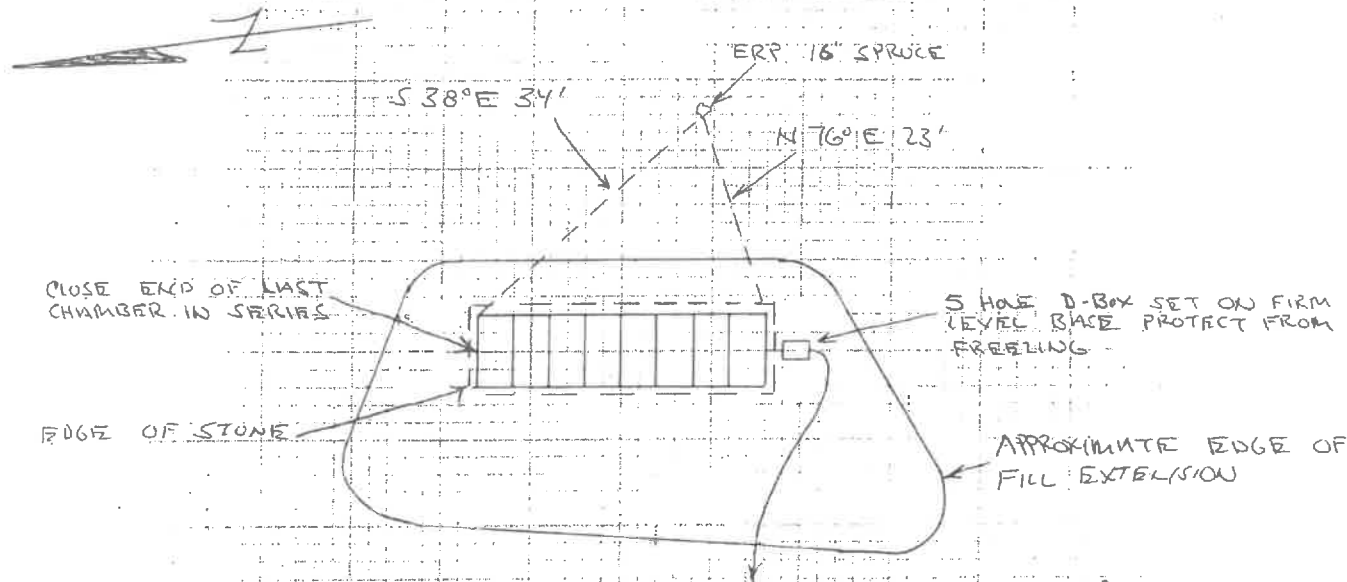
OFF PRETTY MARSH OLD WARE RD

Owner's Name

LEWIS, HOPE & PEARL

## SUBSURFACE WASTEWATER DISPOSAL PLAN

SCALE 1" = 20 FT



BUILDING ON FULL FOUNDATIONS MUST BE 20' MIN FROM STONE AROUND CHAMBERS / ON SLAB 15' MIN

TANK MUST BE 8' MIN FROM BUILDING RECOMMENDED OUTLET FILTER

WELL MUST BE 100' MIN FROM TANK & STONE AROUND CHAMBERS

USE DIVERSION DITCH ON UPHILL SIDE

### FILL REQUIREMENTS

|                           |     |
|---------------------------|-----|
| Depth of Fill (Upslope)   | 21" |
| Depth of Fill (Downslope) | 32" |

### CONSTRUCTION ELEVATIONS

|  |      |
|--|------|
| Finished Grade Elevation                       | -48' |
| Top of Distribution Pipe or Proprietary Device | -59' |
| Bottom of Disposal Area                        | -72" |

### ELEVATION REFERENCE POINT

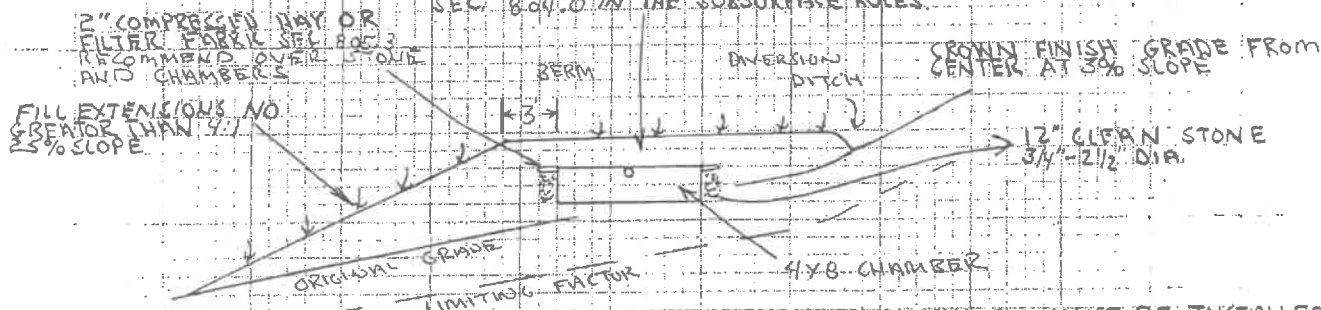
Location & Description N 76° E 23' FROM SE CORN CHAMBERS 16" SPRUCE NAIL "O" Reference Elevation 4" ABOVE GROUND

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

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. 8.04.0 IN THE SUBSURFACE RULES



FILL EXTENSIONS NO GREATER THAN 4:1 25% SLOPE

2" COMPRESSED LAY OR FILTER FABRIC SET 8" OR 3" RECOMMEND OVER STONE AND CHAMBERS

REMOVE VEGETATION AND SCARIFY ORIGINAL SOIL UNDER ENTIRE FILL AREA

BOTTOM OF CHAMBERS MUST BE LEVEL W/ MAX GRADE TOLERANCE OF 2" 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. L. 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](http://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](http://wellwater.maine.gov)
- Call for advice: **866-292-3474 • TTY: Call Maine Relay 711**



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](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.





Dept. of Professional & Financial Regulation  
Office of Professional & Occupational Regulation  
**MAINE REAL ESTATE COMMISSION**  
35 State House Station Augusta ME 04333-0035



## REAL ESTATE BROKERAGE RELATIONSHIPS FORM

### Right Now You Are A Customer

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

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

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

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

### You May Become A Client

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

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

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

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

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

### WHAT IS A DISCLOSED DUAL AGENT?

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

Working with a dual agent is not the same as having your own exclusive agent as a single or appointed agent. For instance, when representing both a buyer and a seller, the dual agent must not disclose to one party 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](http://www.maine.gov/professionallicensing). Inactive licensees may not practice real estate brokerage.