

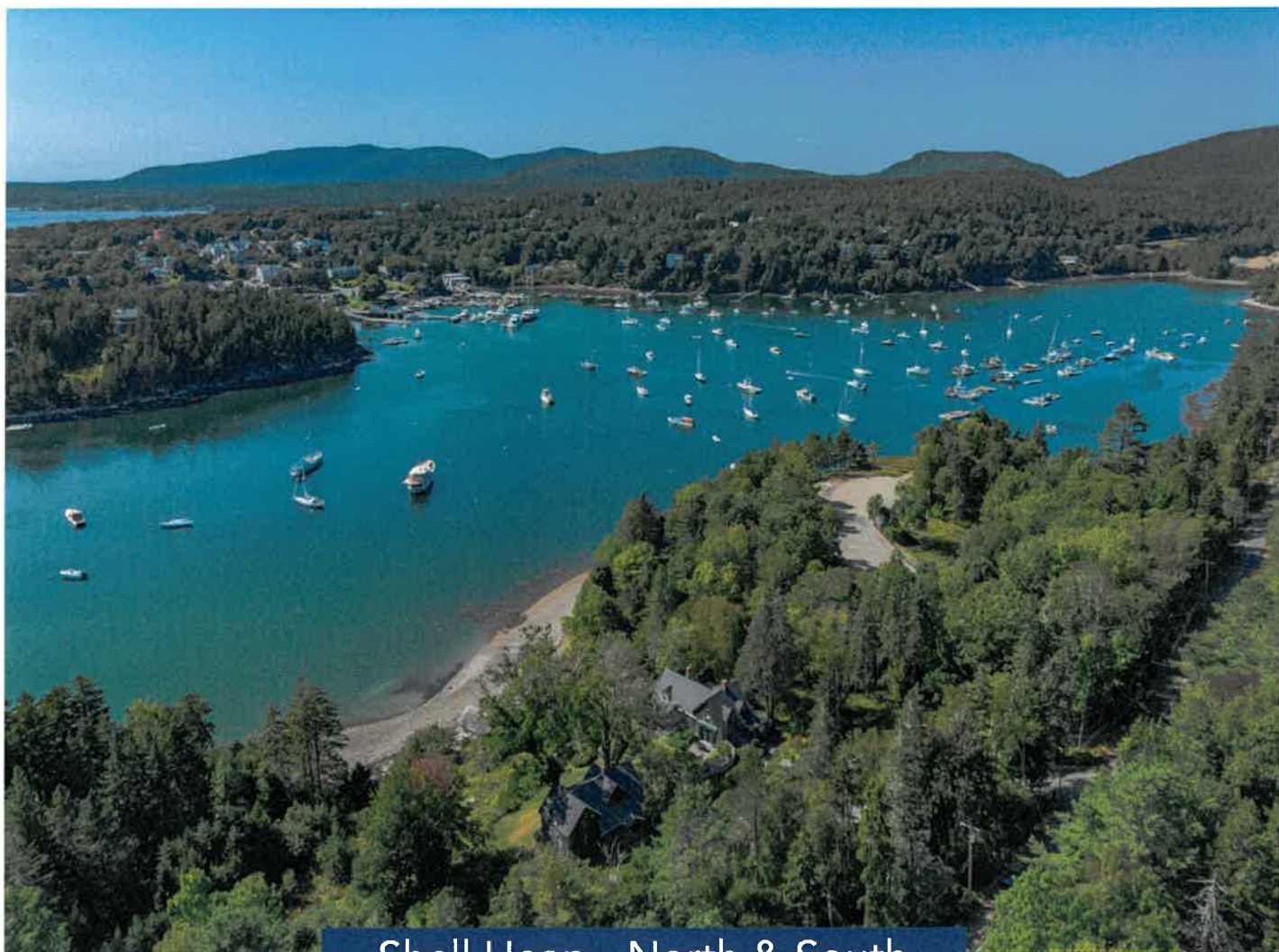
SHELL HEAP

87 Peabody Drive
Northeast Harbor

\$6,200,000



*Distinctive properties.
Legendary service.*



Shell Heap - North & South

Offered exclusively through:

THE KNOWLES COMPANY

One Summit Road
Northeast Harbor, Maine 04662

207.276.3322

info@KnowlesCo.com

www.KnowlesCo.com

SHELL HEAP

87 Peabody Drive
Northeast Harbor



North & South



Porch - South



Shell Heap is a rare legacy estate nestled along the pristine shoreline of Northeast Harbor, and steps away from the entrance to Thuya Gardens and Eliot Mountain. Set on 3+ acres with a rare and distinctive seashore of traditional stone beach and expansive sand flats at low tide. With sweeping views of the Harbor and out to the Western Way, one can enjoy countless hours watching boats and the tide gracefully roll in & out. Start your day watching the morning light cascade onto moored boats as the sun rises slowly over Eliot Mountain, and at the end of the day, enjoy the breathtaking sunset over the inner harbor. Originally built in 1897 for noted rusticator Joseph Curtis, this historic property has remained in the same family for generations. Now, it offers a once-in-a-lifetime opportunity for new stewards to shape its next chapter. With two distinct residences: Shell Heap North and Shell Heap South, it presents one with a wonderful compound supported by a classic boathouse, and 3-car garage with a 2-bedroom apartment located above.

SHELL HEAP

87 Peabody Drive
Northeast Harbor



Shell Heap - North

Shell Heap North, the original home, exudes timeless character with 4 bedrooms and 3 bathrooms. Its gracious stone terrace is perfect for alfresco dining under an awning lit by sunset glow. Shell Heap South, originally built as a guest house, study, and staff quarters, has been thoughtfully renovated into a standalone home featuring a galley-style kitchen, 4 bedrooms & 2.5 baths. Its bright north facing living room is adorned with a floor-to-ceiling window that frames the private garden.

Coupled with a covered porch off the living room, that takes in the rolling field, beach & broad harbor views. Located just moments from the village of Northeast Harbor and the trails of Acadia National Park, Shell Heap offers the rare balance of seclusion & convenience. Shell Heap is a coastal Maine treasure ready to be discovered.



Shell Heap - South

SHELL HEAP

87 Peabody Drive
Northeast Harbor

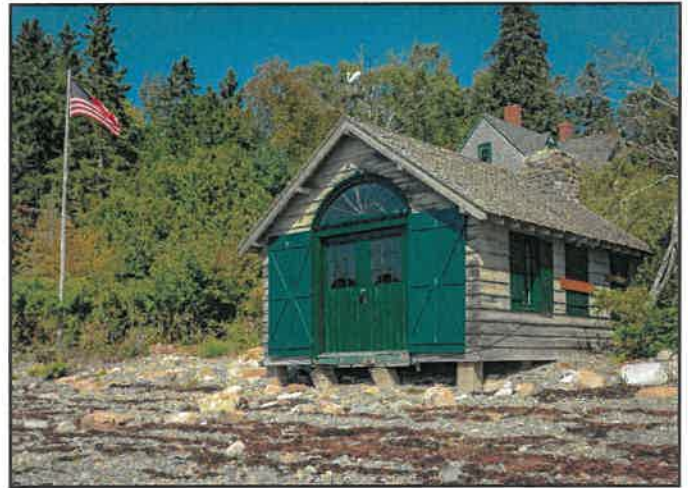


SHELL HEAP

87 Peabody Drive
Northeast Harbor



Beach



Public Detail Report

MLS #: 1623168
Status: Active
Directions: From Sound Drive, turn left onto Peabody Drive. After 0.8 miles, turn right at the sign that reads "Shell Heap" -- additionally designated by the "For Sale" sign. GPS accommodating.

County: Hancock
Property Type: Residential

Seasonal: Yes
List Price: \$6,200,000
Original List Price: \$6,200,000



**87 Peabody Drive
(Northeast Hrbr)
Mount Desert, ME
04662**

**List Price:
\$6,200,000
MLS#: 1623168**



General Information

Sub-Type: Single Family Residence	Year Built: 1897	Rooms: 18	Sqft Fin Abv Grd+/-: 4,715
Style: Cottage	Fireplaces Total: 4	Beds: 10	Sqft Fin Blw Grd+/-: 0
		Baths: 5/1	Sqft Fin Total+/-: 4,715
			Source of Sqft: Public Records

Land Information

Leased Land: No	Waterfront: Yes	Waterfront Amount: 1	Zoning: SR2
Lot Size Acres +/-: 3.75	Src of Waterfront Other	Waterfront Owned 1	Zoning Overlay: Unknown
Source of Acreage: Public Records	Wtrfrt: Source: BEING VERIFIED, SURVEY TO COME	+/-:	
Surveyed: Yes	Wtrfront Oth BEING VERIFIED, SURVEY TO COME	Waterfront Shared 0	
	SrcH: SURVEY TO COME	+/-:	
	Water Views: Yes	Water Body: Northeast Harbor	
		Water Body Type: Harbor	

Interior Information

Full Baths Bsmnt: 0				Half Baths Bsmnt: 0				VA Certification:			
Full Baths Lvl 1: 3				Half Baths Lvl 1: 1							
Full Baths Lvl 2: 2				Half Baths Lvl 2: 0							
Full Baths Lvl 3: 0				Half Baths Lvl 3: 0							
Full Baths Upper: 0				Half Baths Upper: 0							
<u>Room Name</u>	<u>Length</u>	<u>Width</u>	<u>Level</u>	<u>Room Features</u>	<u>Room Name</u>	<u>Length</u>	<u>Width</u>	<u>Level</u>	<u>Room Features</u>		
Kitchen			Upper		Mud Room			First			
Kitchen			First		Media Room			First			
Dining Room			First		Bedroom 9			Upper			
Primary Bedroom			First		Bedroom 10			Second			
Primary Bedroom			Second								
Bedroom 2			Second								
Bedroom 3			Second								
Bedroom 4			Second								
Bedroom 2			First								
Bedroom 3			Second								
Bedroom 3			Second								
Dining Room			First								
Kitchen			First								
Kitchen			First								

Property Features

Site: Well Landscaped	Construction: Wood Frame
Driveway: Gravel	Basement Info: Full; Walk-Out Access
Parking: 1 - 4 Spaces; On Site	Exterior: Shingle Siding
Location: Near Town	Roof: Shingle
Roads: Public	Heat System: Baseboard
Electric: Circuit Breakers	Heat Fuel: Oil
Gas: No Gas	Water Heater: Oil
Sewer: Private Sewer	Cooling: None
Water: Private; Seasonal; Well Existing on Site	Floors: Wood
Basement Entry: Interior	Veh. Storage: 3 Car; Detached
	Garage: Yes
	Garage Spaces: 3

Tax/Deed Information

Book/Page 2796/388	Full Tax Amt/Yr: \$26,942/ 2024	Map/Block/Lot: 3/145
		Tax ID: MTDS-000003-000000-000045

Remarks

Remarks: On the market for the first time in a century, Shell Heap is a rare legacy estate nestled along the pristine shoreline of Northeast Harbor, and steps away from the entrance to Thuya Gardens and Eliot Mountain. Shell Heap is set on 3+ acres with a rare and distinctive seashore of traditional stone beach and expansive sand flats at low tide. With sweeping views of the Harbor and out to the Western Way, one can enjoy countless hours watching boats and the tide gracefully roll in & out. Start your day watching the morning light cascade onto moored boats as the sun rises slowly over Eliot Mountain, and at the end of the day, enjoy the breathtaking sunset over the inner harbor. Originally built in 1897 for noted rusticator Joseph Curtis, this historic property has remained in the same family for generations. Now, it offers a once-in-a-lifetime opportunity for new stewards to shape its next chapter. With two distinct residences: Shell Heap North + Shell Heap South, it presents one w/ a wonderful compound supported by a classic boathouse, and 3-car garage w/ a 2-bedroom apartment located above. Shell Heap North, the original home, exudes timeless character w/ 4 bedrooms and 3 bathrooms. Its gracious stone terrace is perfect for alfresco dining under an awning lit by sunset glow. Shell Heap South, originally built as a guest house, study, and staff quarters, has been thoughtfully renovated into a standalone home featuring a galley-style kitchen, 4 bedrooms & 2.5 baths. Its bright north facing living room is adorned w/ a floor-to-ceiling window that frames the private garden. Coupled w/ a covered porch off the living room, that takes in the rolling field, beach & broad harbor views. Located just moments from the village of Northeast Harbor and the trails of Acadia National Park, Shell Heap offers the rare balance of seclusion & convenience. Shell Heap is a coastal Maine treasure ready to be discovered.

LO: The Knowles Company

Listing provided courtesy of:

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

info@knowlesco.com

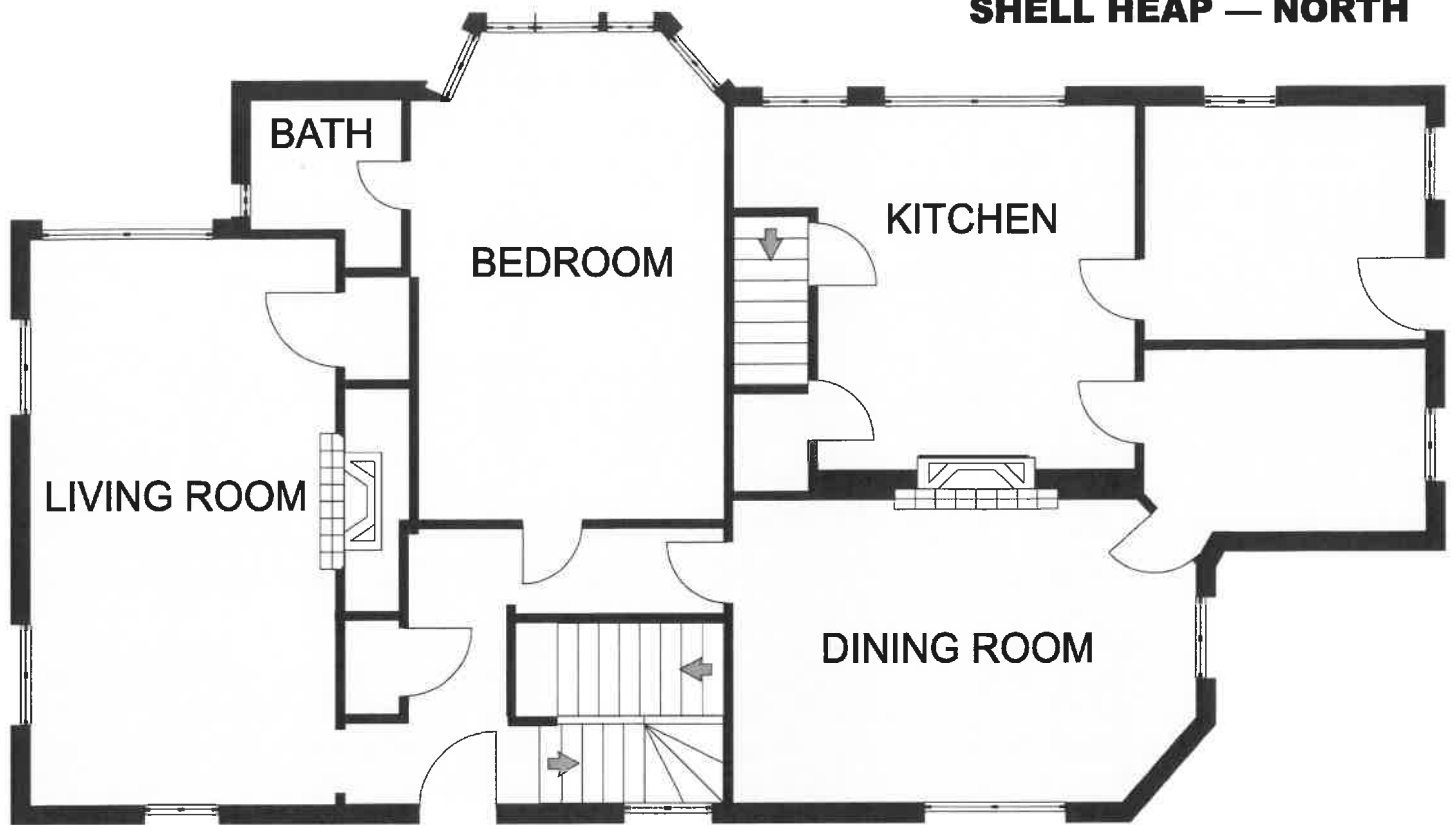
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MAINE
Listings

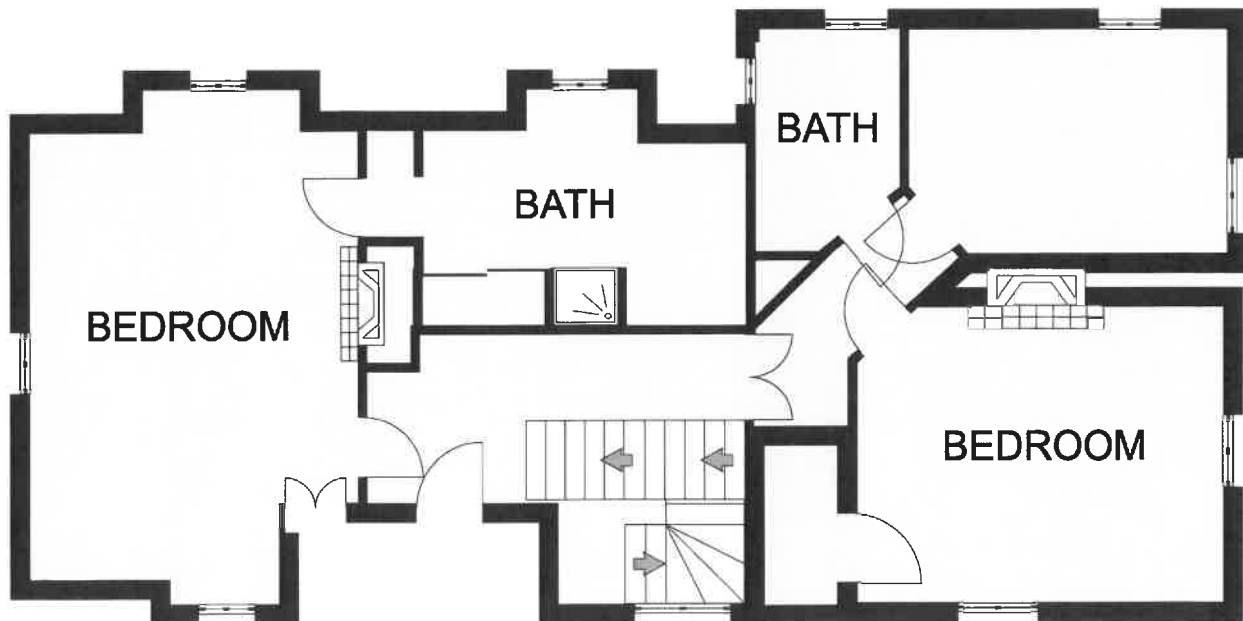


▼ Ground Floor

SHELL HEAP — NORTH

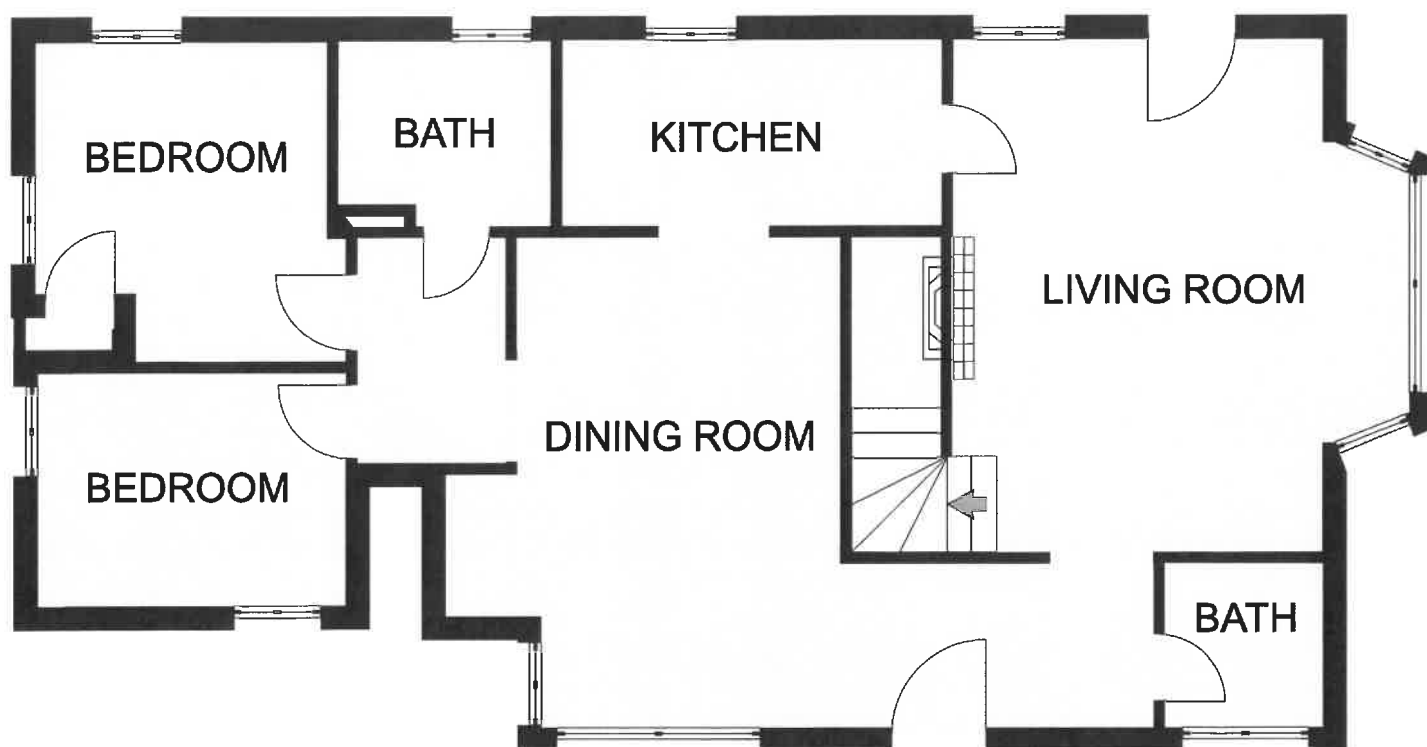


▼ 1st Floor

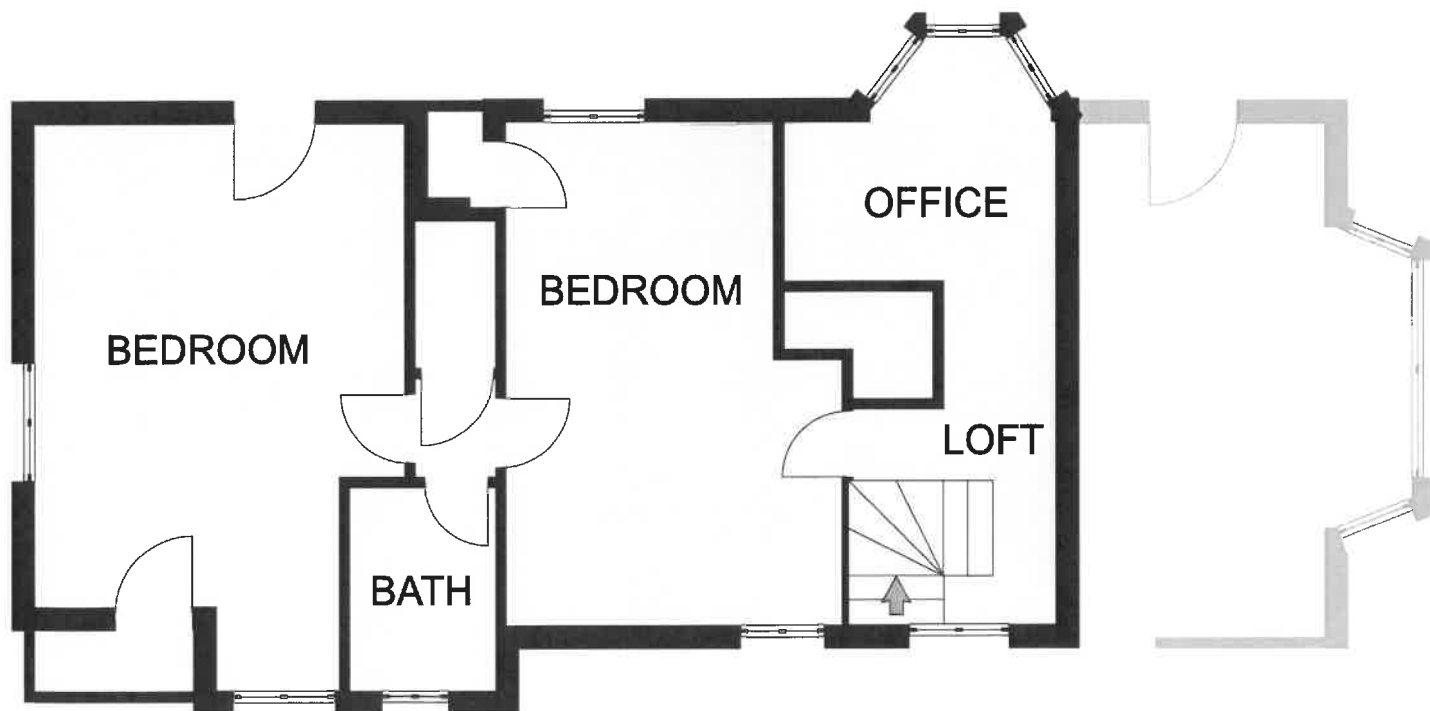


▼ Ground Floor

SHELL HEAP — SOUTH



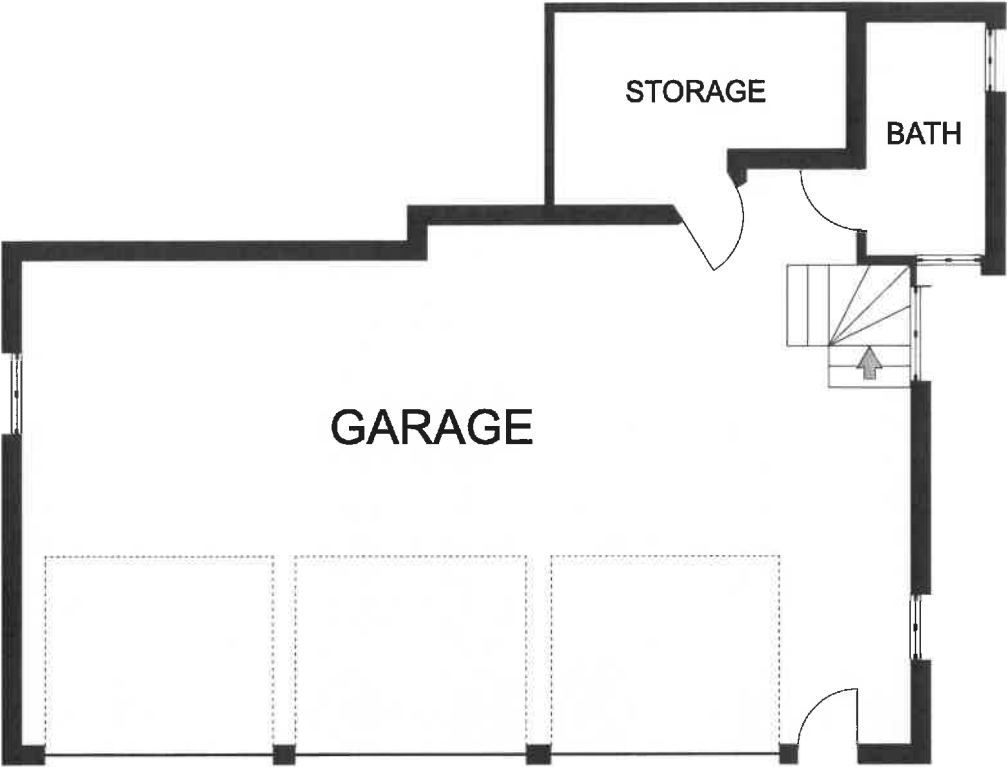
▼ 1st Floor



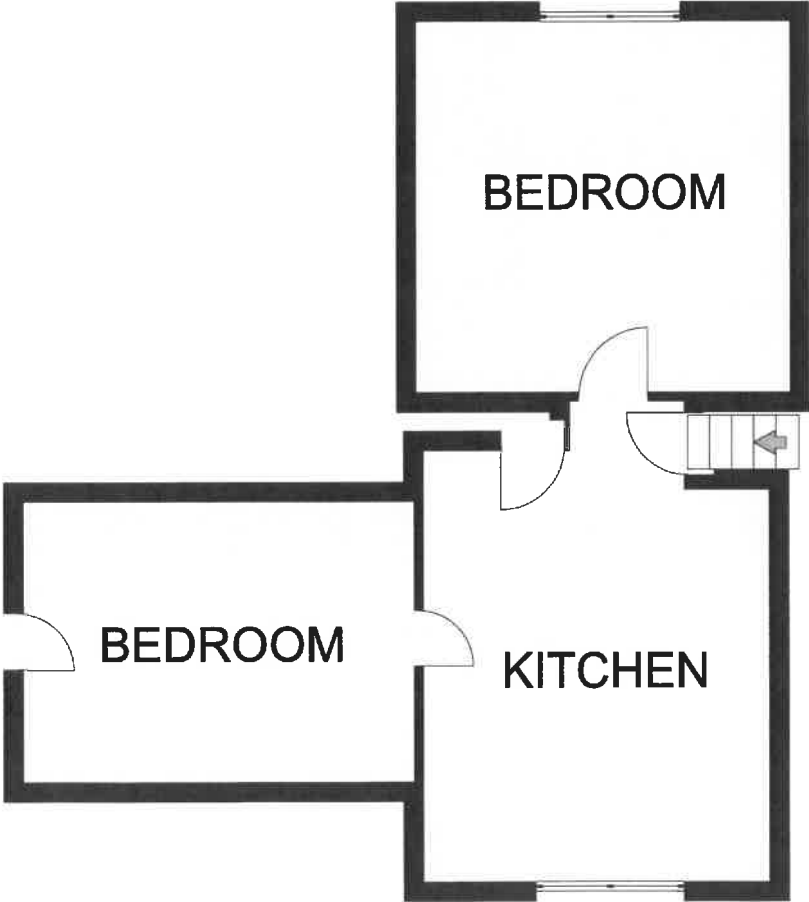
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0' 4' 8' 12' 1:78
Page 1/1

▼ Ground Floor



▼ 1st Floor



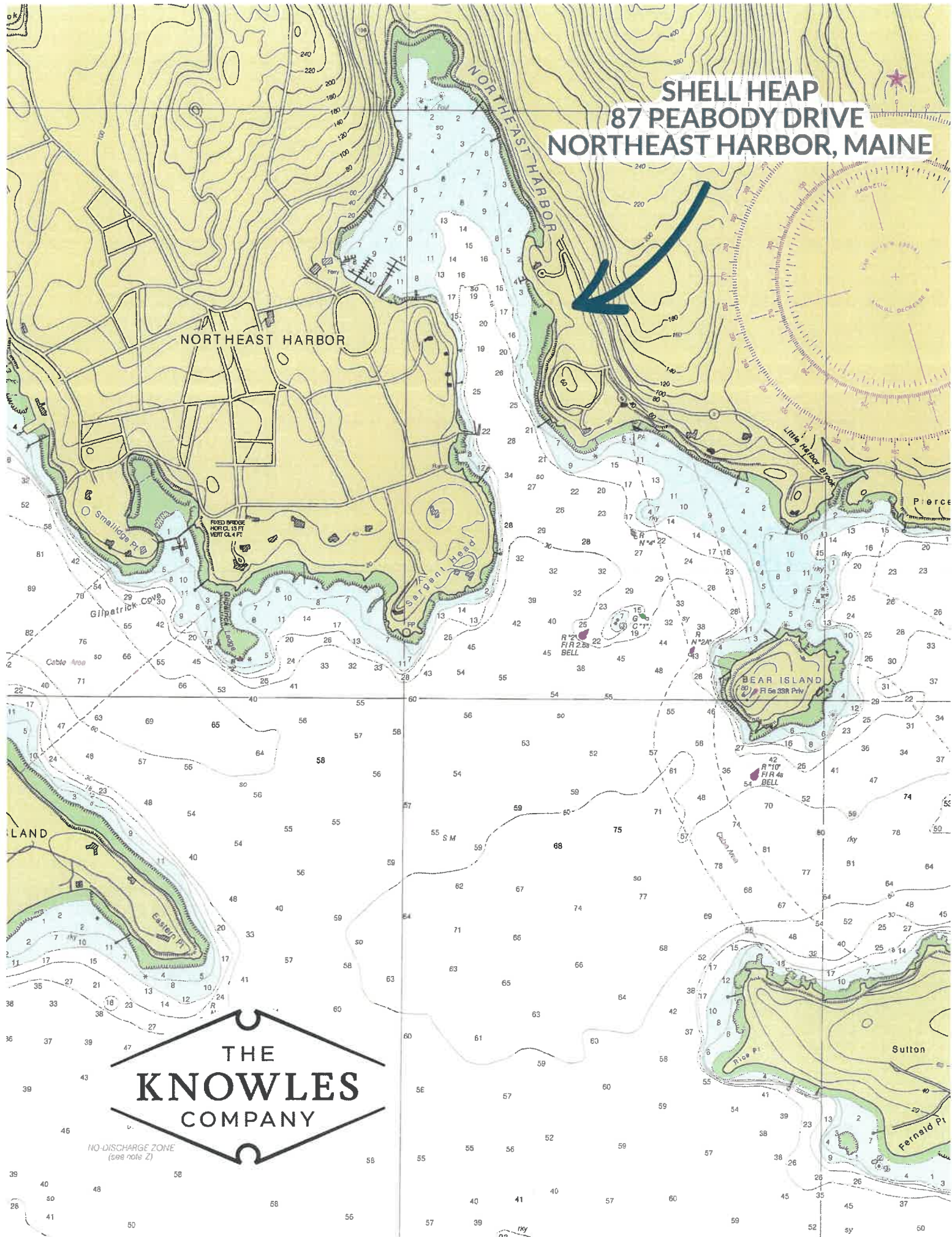
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**SHELL HEAP
87 PEABODY DRIVE
NORTHEAST HARBOR, MAINE**

NORTHEAST HARBOR

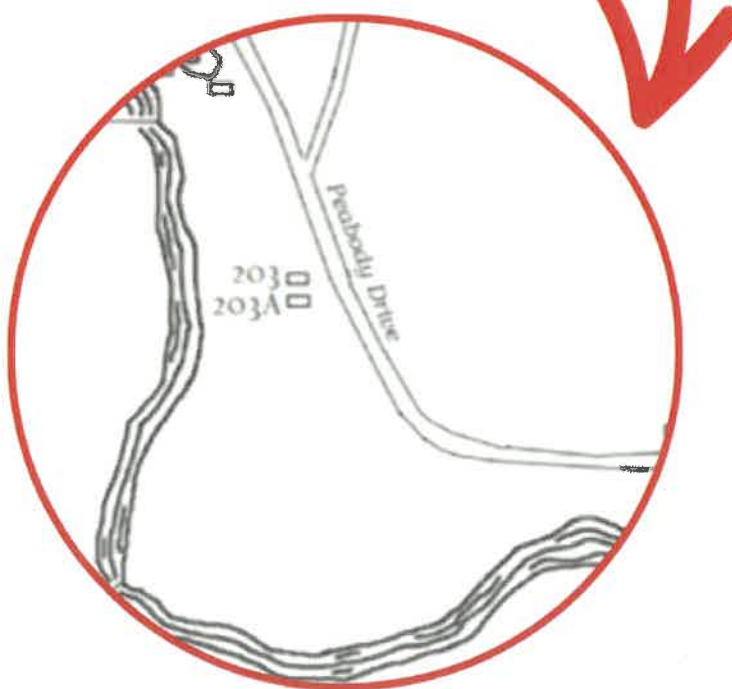
THE
KNOWLES
COMPANY

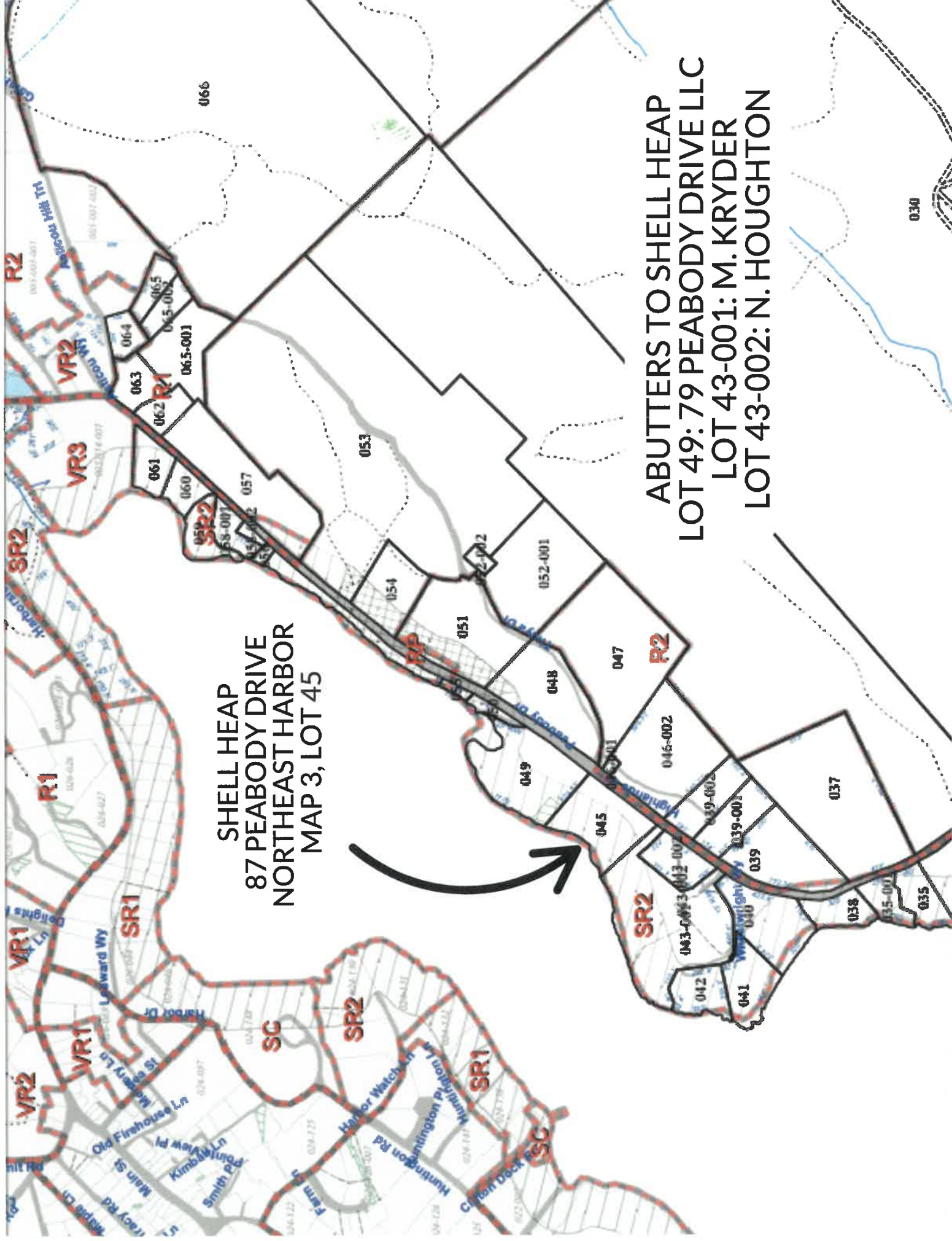
NO-DISCHARGE ZONE
(see note 2)





SHELL HEAP
87 Peabody Drive
Northeast Harbor
MLS: 1623168





SHELL HEAP
87 PEABODY DRIVE
NORTHEAST HARBOR
MAP 3, LOT 45

ABUTTERS TO SHELL HEAP
LOT 49: 79 PEABODY DRIVE LLC
LOT 43-001: M. KRYDER
LOT 43-002: N. HOUGHTON

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

DISTRICTS	SR1 see Note (f)	SR2 see Note (f)	SR3 see Note (f)	SR5 see Note (f)
DIMENSIONS see Notes (b) (ft²)				
MINIMUM LOT AREA: with public sewer	1 acre	2 acres	3 acres	5 acres
without public sewer	N/A	2 acres	3 acres	5 acres
MINIMUM WIDTH OF LOTS: Shore Frontage	200 ft	200 ft	200 ft	200 ft
SETBACKS FROM: normal high water line of a water body (stream), tributary stream or upland edge of a wetland	75 ft	75 ft	75 ft	75 ft
Great Ponds (n)	100 ft (n)	100 ft (n)	100 ft (n)	100 ft (n)
public or private road*	50 ft	50 ft	50 ft	50 ft
property lines (d)** * see Note (c) ** see Note (d)	25 ft	25 ft	25 ft	25 ft
MAXIMUM LOT COVERAGE	20%	20%	20%	20%
MINIMUM DISTANCE BETWEEN PRINCIPAL BUILDINGS	30 ft	30 ft	30 ft	30 ft

Continued...

PROPERTY LOCATED AT: 87 PEABODY DRIVE (S.H. SOUTH), NORTHEAST HARBOR, ME 04662

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: NORTHEAST OF THE HOUSE

Installed by: UNKNOWN

Date of Installation: UNKNOWN

USE: Number of persons currently using system: VARIES

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

Comments: PUBLIC WATER IS AVAILABLE. GARAGE IS ON SEASONAL PUBLIC WATER, SEE GARAGE DISC.

Source of Section I information: OWNER(S)

Buyer Initials _____

Page 1 of 8

Seller Initials

LEP DWS GSP MWS

PROPERTY LOCATED AT: 87 PEABODY DRIVE (S.H. SOUTH), NORTHEAST HARBOR, ME 04662**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: (2) 1000 GALLON TANKSTank Type: ☒ Concrete ☐ Metal ☐ Unknown ☐ Other: _____Location: WEST OF THE HOUSE OR ☐ UnknownDate installed: 2025 Date last pumped: N/A Name of pumping company: N/AHave you experienced any malfunctions? ☐ Yes ☒ No

If Yes, give the date and describe the problem: _____

Date of last servicing of tank: 2025 Name of company servicing tank: JOHN W. GOODWINLeach Field: ☒ Yes ☐ No ☐ UnknownIf Yes, Location: EAST OF THE HOUSEDate of installation of leach field: 2025 Installed by: JOHN W. GOODWINDate of last servicing of leach field: N/A Company servicing leach field: N/AHave you experienced any malfunctions? ☐ Yes ☒ No

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

Do you have records of the design indicating the # of bedrooms the system was designed for? ☒ Yes ☐ NoIf Yes, are they available? ☒ Yes ☐ NoIs System located in a Shoreland Zone? ☒ Yes ☐ No ☐ UnknownComments: SYSTEM INSTALLED THIS SPRING AND ACCTS FOR 2 BDRMS IN GARAGE, HHE-200 AVAILABLE UPON REQUESTSource of Section II information: OWNER(S)

Buyer Initials _____

Page 2 of 8

Seller Initials

Initial
CEPDS
DWSDS
GSPInitial
MWS

PROPERTY LOCATED AT: 87 PEABODY DRIVE (S.H. SOUTH), NORTHEAST HARBOR, ME 04662

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	HWBB			
Age of system(s) or source(s)	~32 YRSO			
TYPE(S) of Fuel	OIL			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	350-500 GALLONS			
Name of company that services system(s) or source(s)	HILLARD WALLS			
Date of most recent service call	4/2025			
Malfunctions per system(s) or source(s) within past 2 years	NONE			
Other pertinent information	ANNUAL MAINT., & PARTS UPGRADES			

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: UNKNOWN
 Direct/Power Vent(s): ☐ Yes ☐ No ☒ Unknown
 Has vent(s) been inspected? ☐ Yes ☐ No ☒ Unknown
 If Yes, date: _____

Comments: **SEE SECTION VIII**

Source of Section III information: **OWNER(S)**

SECTION IV - HAZARDOUS MATERIAL

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

A. UNDERGROUND STORAGE TANKS - Are there now, or have there ever been, any underground storage tanks on the property? ☐ Yes ☐ No ☒ Unknown
 If Yes, are tanks in current use? ☐ Yes ☐ No ☒ Unknown
 If no longer in use, how long have they been out of service? _____
 If tanks are no longer in use, have tanks been abandoned according to DEP? ☐ Yes ☐ No ☒ Unknown
 Are tanks registered with DEP? ☐ Yes ☐ No ☒ Unknown
 Age of tank(s): _____ Size of tank(s): _____
 Location: _____

Buyer Initials _____

Page 3 of 8

Seller Initials

Initial DS DS Initial
 LEP DWS GSP MWS

PROPERTY LOCATED AT: 87 PEABODY DRIVE (S.H. SOUTH), NORTHEAST HARBOR, ME 04662

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

Have you experienced any problems such as leakage: ☐ Yes ☐ No ☒ UnknownComments: **NO KNOWN UNDERGROUND STORAGE TANKS**Source of information: OWNER(S)**B. ASBESTOS** - Is there now or has there been asbestos:As insulation on the heating system pipes or duct work? ☐ Yes ☐ No ☒ UnknownIn the ceilings? ☐ Yes ☐ No ☒ UnknownIn the siding? ☐ Yes ☐ No ☒ UnknownIn the roofing shingles? ☐ Yes ☒ No ☐ UnknownIn flooring tiles? ☐ Yes ☒ No ☐ UnknownOther: _____ ☐ Yes ☐ No ☒ UnknownComments: **NO KNOWN ASBESTOS**Source of information: OWNER(S)**C. RADON/AIR** - Current or previously existing:Has the property been tested? ☐ Yes ☐ No ☒ Unknown

If Yes: Date: _____ By: _____

Results: _____

If applicable, what remedial steps were taken? _____

Has the property been tested since remedial steps? ☐ Yes ☐ No ☒ UnknownAre test results available? ☐ Yes ☒ NoResults/Comments: **NO KNOWN RADON, THIS STRUCTURE HAS NO BASEMENT**Source of information: OWNER(S)**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? _____

Has the property been tested since remedial steps? ☐ Yes ☐ No ☒ UnknownAre test results available? ☐ Yes ☐ NoResults/Comments: **NO KNOWN RADON**Source of information: OWNER(S)**E. METHAMPHETAMINE** - Current or previously existing:Comments: **PROPERTY NOT KNOWN TO HAVE CONTAINED METHAMPHETAMINE**Source of information: OWNER(S)

Buyer Initials _____

Page 4 of 8

Seller Initials

Initial
CEPDS
DWSDS
ESPInitial
MWS

PROPERTY LOCATED AT: 87 PEABODY DRIVE (S.H. SOUTH), NORTHEAST HARBOR, ME 04662

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: SOME MINOR FLAKING CAN BE FOUND

Source of information: OWNER(S)

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☒ No ☐ Unknown

LAND FILL: ☐ Yes ☒ No ☐ Unknown

RADIOACTIVE MATERIAL: ☐ Yes ☒ No ☐ Unknown

Other: NO KNOWN HAZARDOUS MATERIALS

Source of information: OWNER(S)

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: EASEMENT CONSIDERED EXTINGUISHED BY FAMILY, PIER DESTROYED IN 1950S HURRICANE, SURVEY IN PROGRESS

Source of information: OWNER(S)

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

If No, who is responsible for maintenance? _____

Road Association Name (if known): N/A

Source of information: OWNER(S)

Buyer Initials _____

Page 5 of 8

Seller Initials LEP DWS GSP MWS

PROPERTY LOCATED AT: 87 PEABODY DRIVE (S.H. SOUTH), NORTHEAST HARBOR, ME 04662

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: JANUARY 2024 STORM AFFECTED THE BOATHOUSE

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

If Yes, explain: JANUARY 2024 STORMS AFFECTED THE BOATHOUSE FOUNDATION, PIERS, AND CHIMNEY

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

If Yes, explain: JANUARY 2024 STORM AFFECTED BOATHOUSE FOUNDATION, PIERS, AND CHIMNEY

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

If Yes, indicate the dates of each claim: _____

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

If Yes, indicate the date of each payment: _____

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

If yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map?
ZONE VE (EL 12)

Relevant Panel Number: 23009C1217D Year: 2016 (Attach a copy)

Comments: ALL STRUCTURES EXCLUDING THE BOAT HOUSE ARE IN AN AREA OF MIN. FLOOD HAZARD

Source of Section VI information: FEMA, OWNER(S)

Buyer Initials _____

Page 6 of 8

Seller Initials

Initial
CEP

DS
DWS

DS
GSP

Initial
ACTUS

PROPERTY LOCATED AT: 87 PEABODY DRIVE (S.H. SOUTH), NORTHEAST HARBOR, ME 04662

SECTION VII - GENERAL INFORMATION

Are there any tax exemptions or reductions for this property for any reason including but not limited to: Tree Growth, Open Space and Farmland, Veteran's, Homestead Exemption, Blind, Working Waterfront?.....
☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

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

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

If Yes, explain: _____

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

Year Principal Structure Built: 1897 What year did Seller acquire property? 1990s*

Roof: Year Shingles/Other Installed: 2023

Water, moisture or leakage: NONE KNOWN

Comments: SEE SECTION VIII

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: THIS STRUCTURE DOES NOT HAVE A BASEMENT

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

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

Comments: PROPERTY IS NOT KNOWN TO HAVE BEEN TESTED FOR MOLD

Electrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: _____ ☐ Unknown

Comments: _____

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

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

Manufactured Housing - Is the residence a:

Mobile Home ☐ Yes ☒ No ☐ Unknown

Modular ☐ Yes ☒ No ☐ Unknown

Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure ☐ Yes ☐ No ☐ Unknown

Comments: SURVEY IN PROGRESS

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: NO KNOWN MATERIAL DEFECTS

Comments: *CURRENT TRUSTESS ACQUIRED PROPERTY IN 1990s BUT PROPERTY HAS BEEN IN THE SAME FAMILY SINCE 1925

Source of Section VII information: OWNER(S)

Buyer Initials _____

Page 7 of 8

Seller Initials

Initial DS DS Initial
CEP DWS GSP MWS

PROPERTY LOCATED AT: 87 PEABODY DRIVE (S.H. SOUTH), NORTHEAST HARBOR, ME 04662

SECTION VIII - ADDITIONAL INFORMATION

PLEASE SEE ATTACHMENT FOR BRIEF HISTORY OF THIS STRUCTURE.

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.

DocuSigned by:
George S. Peabody 5/21/2025
SELLER DATE
GEORGE S. PEABODY, TRUSTEE

Signed by:
Carey E. Peabody 5/21/2025
SELLER DATE
CAREY W. PEABODY, TRUSTEE

DocuSigned by:
David W. Swetznoff 5/22/2025
SELLER DATE
DAVID W. SWETZOFF, TRUSTEE

Signed by:
Martha W. Swetznoff 5/22/2025
SELLER DATE
MARTHA W. SWETZOFF, TRUSTEE

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



SHELL HEAP SOUTH, A BRIEF HISTORY

WRITTEN BY SHELL HEAP SOUTH OWNER(S)

Between the 1930s and 1960s the Shell Heap South building was a combination of office and study for George Cheever Shattuck and servants quarters. Thereafter it was used by Francis Peabody and his family. During 1993, he rebuilt the interior of the building to create four bedrooms, a galley kitchen, and modern bathrooms. The heating and hot water systems were updated then as well. Both are fueled by oil with both the furnace and water heater located in the adjacent shed building. Heating and hot water lines are buried and insulated. The furnace and hot water system are maintained annually by Hillard Walls.

The shed was reroofed in 2018 and the shed chimney was repointed the same year.

The main building was reroofed in 2023. The chimney above the roof was rebuilt in 2024. The fireplace works but is not in use.

The building is seasonal and is effectively uninsulated. Windows are single pane glass. The building foundation is wood pilings. Generally, the building is opened in late April and closed by the end of October. With regular occupancy during three of those months, heating oil use ranges between 350 and 500 gallons

SELLER INITIALS:

Initial
GEP

DS
DWS

DS
GSP

Initial
MWS

PROPERTY LOCATED AT: 87 PEABODY DRIVE (S.H. NORTH), NORTHEAST HARBOR, ME 04662

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: EAST OF THE HOUSE
Installed by: UNKNOWN
Date of Installation: UNKNOWN
USE: Number of persons currently using system: VARIES
Does system supply water for more than one household? ☒ Yes ☐ No ☐ Unknown
Comments: PUBLIC WATER IS AVAILABLE. GARAGE IS ON SEASONAL PUBLIC WATER, SEE GARAGE DISC.

Source of Section I information: OWNER(S)

Buyer Initials _____ Page 1 of 8 Seller Initials VP USP WLB

PROPERTY LOCATED AT: 87 PEABODY DRIVE (S.H. NORTH), NORTHEAST HARBOR, ME 04662

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 S.H. NORTH HOUSE OR | Unknown
Date installed: 2004 Date last pumped: 4/2025 Name of pumping company: ROYAL FLUSH
Have you experienced any malfunctions? ☒ Yes | No
If Yes, give the date and describe the problem: 4/2025 SERVICING ADDRESSED
NON-FUNCTIONING BAFFLING & HAS BEEN REPLACED/REPAIRED
Date of last servicing of tank: 4/2025 Name of company servicing tank: ROYAL FLUSH
Leach Field: ☒ Yes ☐ No ☐ Unknown
If Yes, Location: SEE ATTACHED
Date of installation of leach field: 2021 Installed by: JOHN W. GOODWIN
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: _____

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: SEE ATTACHED FOR MORE INFORMATION, HHE-200 AVAIL. UPON REQUEST
Source of Section II information: OWNER(S)

Buyer Initials _____ Page 2 of 8 Seller Initials VP US WB

PROPERTY LOCATED AT: **87 PEABODY DRIVE (S.H. NORTH), NORTHEAST HARBOR, ME 04662****SECTION III - HEATING SYSTEM(S)/HEATING SOURCE(S)**

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S) of System	FORCED HOT WATER			
Age of system(s) or source(s)	UNKNOWN			
TYPE(S) of Fuel	OIL			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	VARIES BASED ON RENTALS			
Name of company that services system(s) or source(s)	HILLARD WALLS			
Date of most recent service call	4/2025			
Malfunctions per system(s) or source(s) within past 2 years	NONE			
Other pertinent information	NEW HOT WATER TANK INSTALLED IN 2020			

Are there fuel supply lines? ☐ Yes ☐ No ☒ UnknownAre any buried? ☐ Yes ☐ No ☒ UnknownAre all sleeved? ☐ Yes ☐ No ☒ UnknownChimney(s): ☒ Yes ☐ NoIf Yes, are they lined: ☒ Yes ☐ No ☐ UnknownIs more than one heat source vented through one flue? ☐ Yes ☒ No ☐ UnknownHad a chimney fire: ☐ Yes ☒ No ☐ UnknownHas chimney(s) been inspected? ☒ Yes ☐ No ☐ UnknownIf Yes, date: 2022/2023Date chimney(s) last cleaned: 2023Direct/Power Vent(s): ☐ Yes ☒ No ☐ UnknownHas vent(s) been inspected? ☐ Yes ☒ No ☐ Unknown

If Yes, date: _____

Comments: **PLEASE SEE SECTION VIII, ADDITIONAL INFORMATION**Source of Section III information: **OWNER(S)****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 ☒ UnknownIf 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 ☒ UnknownAre tanks registered with DEP? ☐ Yes ☐ No ☒ Unknown

Age of tank(s): _____ Size of tank(s): _____

Location: _____

Buyer Initials _____

Page 3 of 8

Seller Initials

Initial
VPMDS
VSPInitial
MB

PROPERTY LOCATED AT: **87 PEABODY DRIVE (S.H. NORTH), NORTHEAST HARBOR, ME 04662**

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

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

Comments: **NO KNOWN UNDERGROUND STORAGE TANKS**

Source of information: **OWNER(S)**

B. ASBESTOS - Is there now or has there been asbestos:

As insulation on the heating system pipes or duct work? ☐ Yes ☐ No ☒ Unknown

In the ceilings? ☐ Yes ☐ No ☒ Unknown

In the siding? ☐ Yes ☐ No ☒ Unknown

In the roofing shingles? ☐ Yes ☐ No ☒ Unknown

In flooring tiles? ☐ Yes ☐ No ☒ Unknown

Other: ☐ Yes ☐ No ☒ Unknown

Comments: **NO KNOWN ASBESTOS**

Source of information: **OWNER(S)**

C. RADON/AIR - Current or previously existing:

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

If Yes: Date: _____ By: _____

Results: **N/A**

If applicable, what remedial steps were taken? _____

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

Are test results available? ☐ Yes ☒ No

Results/Comments: **NO KNOWN RADON**

Source of information: **OWNER(S)**

D. RADON/WATER - Current or previously existing:

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

If Yes: Date: _____ By: _____

Results: **N/A**

If applicable, what remedial steps were taken? _____

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

Are test results available? ☐ Yes ☒ No

Results/Comments: **NO KNOWN RADON**

Source of information: **OWNER(S)**

E. METHAMPHETAMINE - Current or previously existing:

☐ Yes ☐ No ☒ Unknown

Comments: **PROPERTY NOT KNOWN TO HAVE CONTAINED METHAMPHETAMINE**

Source of information: **OWNER(S)**

Buyer Initials _____

Page 4 of 8

Seller Initials

Initial
VPM

DS
VSP

Initial
UNB

PROPERTY LOCATED AT: 87 PEABODY DRIVE (S.H. NORTH), NORTHEAST HARBOR, ME 04662

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: BASEMENT HAS SOME CRACKING/PEELING/FLAKING PAINT

Source of information: OWNER(S)

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☐ No ☒ Unknown

LAND FILL: ☐ Yes ☐ No ☒ Unknown

RADIOACTIVE MATERIAL: ☐ Yes ☐ No ☒ Unknown

Other: NO KNOWN HAZARDOUS MATERIALS

Source of information: OWNER(S)

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: EASEMENT CONSIDERED EXTINGUISHED BY FAMILY, PIER DESTROYED IN 1950S HURRICANE, SURVEY IN PROGRESS

Source of information: OWNER(S)

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

If No, who is responsible for maintenance? _____

Road Association Name (if known): N/A

Source of information: OWNER(S)

Buyer Initials _____ Page 5 of 8 Seller Initials VP VS WB

PROPERTY LOCATED AT: 87 PEABODY DRIVE (S.H. NORTH), NORTHEAST HARBOR, ME 04662

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: JANUARY 2024 STORM AFFECTED THE BOATHOUSE

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

If Yes, explain: JANUARY 2024 STORM AFFECTED BOATHOUSE FOUNDATION, PIERS, AND CHIMNEY

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

If Yes, explain: JANUARY 2024 STORM AFFECTED BOATHOUSE FOUNDATION PIERS, AND CHIMNEY

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

If Yes, indicate the dates of each claim: _____

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

If Yes, indicate the date of each payment: _____

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

If yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map?
ZONE VE (EL 12)

Relevant Panel Number: 23009C1217D Year: 2016 (Attach a copy)

Comments: ALL STRUCTURES EXCLUDING THE BOAT HOUSE ARE IN AN AREA OF MIN. FLOOD HAZARD

Source of Section VI information: FEMA, OWNER(S)
Buyer Initials _____ Page 6 of 8 Seller Initials UPM VSP WLB

PROPERTY LOCATED AT: 87 PEABODY DRIVE (S.H. NORTH), NORTHEAST HARBOR, ME 04662

SECTION VII - GENERAL INFORMATION

Are there any tax exemptions or reductions for this property for any reason including but not limited to: Tree Growth, Open Space and Farmland, Veteran's, Homestead Exemption, Blind, Working Waterfront?.....
..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____
Is a Forest Management and Harvest Plan available?..... ☐ Yes ☒ No ☐ Unknown

Are there any actual or alleged violations of a shoreland zoning ordinance including those that are imposed by the state or municipality? ☐ Yes ☐ No ☒ Unknown
If Yes, explain: _____

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

Year Principal Structure Built: 1897 What year did Seller acquire property? 1990s*

Roof: Year Shingles/Other Installed: 2023-2024 BY ACADIA BUILDING COMPANY

Water, moisture or leakage: NONE OBSERVED

Comments: SEE SECTION VIII, ADDITIONAL INFORMATION

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: FOUNDATION CONSISTS OF LEDGE & STONE, SLIGHT OCCASIONAL MOISTURE

Mold: Has the property ever been tested for mold? ☐ Yes ☐ No ☒ Unknown
~~If Yes, are test results available? ☐ Yes ☐ No~~

Comments: NO KNOWN MOLD TESTING COMPLETED

Electrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: _____ ☐ Unknown
Comments: NONE

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: SURVEY IN PROGRESS

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: NO KNOWN MATERIAL DEFECTS

Comments: *THE CURRENT TRUSTEES ACQUIRED IN 1990s BUT PROPERTY HAS BEEN IN THE SAME FAMILY SINCE 1925

Source of Section VII information: OWNER(S)
Buyer Initials _____ Page 7 of 8 Seller Initials VPAL USP WLB

PROPERTY LOCATED AT: 87 PEABODY DRIVE (S.H. NORTH), NORTHEAST HARBOR, ME 04662

SECTION VIII - ADDITIONAL INFORMATION

CHIMNEYS: SERVICED IN 2023 BY ACADIA CHIMNEY SERVICE, FURNACE CHIMNEY WAS RELINED. FIREPLACE CHIMNEY WAS INSULATED AND FLUE SEALED SHUT AS THE FIREPLACES ARE NOT USED.

ROOF: RE-SINGLED IN 2024 BY ACADIA BUILDING COMPANY

PLEASE SEE SHELL HEAP CAPITAL IMPROVEMENTS LIST FOR MORE INFORMATION

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: VERLINDA P. MOORE 5/18/2025
3ED03DC15156403
SELLER _____ DATE
VERLINDA P. MOORE, TRUSTEE

Signed by: Whitney L. Buckley 5/18/2025
4670AFA16B174F3...
SELLER _____ DATE
WHITNEY L. BUCKLEY, TRUSTEE

DocuSigned by: virginia s. Peabody 5/18/2025
8EBEC67A7D95440
SELLER _____ DATE
VIRGINIA S. PEABODY, TRUSTEE

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

PROPERTY LOCATED AT: 87 PEABODY DRIVE (GARAGE), NORTHEAST HARBOR, ME 04662

PROPERTY DISCLOSURE

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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: NORTHEAST OF S.H. SOUTH BUILDING

Installed by: UNKNOWN

Date of Installation: UNKNOWN

USE: Number of persons currently using system: VARIES

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

Comments: _____

Source of Section I information: OWNER(S), TOWN OF MT. DESERT

Buyer Initials _____

Page 1 of 8

Seller Initials

Initial
CEP

DS
DWS

Initial
MWS

DS
ESP

PROPERTY LOCATED AT: 87 PEABODY DRIVE (GARAGE), NORTHEAST HARBOR, ME 04662

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: (2) 1000 GALLON TANKS

Tank Type: ☒ Concrete ☐ Metal ☐ Unknown ☐ Other: _____

Location: WEST OF SHELL HEAP SOUTH BUILDING OR ☐ Unknown

Date installed: 2025 Date last pumped: N/A Name of pumping company: N/A

Have you experienced any malfunctions? ☐ Yes ☒ No

If Yes, give the date and describe the problem: _____

Date of last servicing of tank: 2025 Name of company servicing tank: JOHN W. GOODWIN

Leach Field: ☒ Yes ☐ No ☐ Unknown

If Yes, Location: EAST OF SHELL HEAP SOUTH BUILDING

Date of installation of leach field: 2025 Installed by: JOHN W. GOODWIN

Date of last servicing of leach field: N/A Company servicing leach field: N/A

Have you experienced any malfunctions? ☐ Yes ☒ No

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

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

If Yes, are they available? ☒ Yes ☐ No

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

Comments: SYSTEM INSTALLED THIS SPRING & CONNECTS TO S.H. SOUTH, HHE-200 AVAILABLE UPON REQUEST

Source of Section II information: OWNERS(S)

Buyer Initials _____

Page 2 of 8

Seller Initials

^{Initial}
CEP

^{DS}
DWS

^{Initial}
MWS

^{DS}
GSP

PROPERTY LOCATED AT: 87 PEABODY DRIVE (GARAGE), NORTHEAST HARBOR, ME 04662

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	ELECTRIC BASEBOARD			
Age of system(s) or source(s)	UNKNOWN			
TYPE(S) of Fuel	ELECTRIC			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	UNKNOWN			
Name of company that services system(s) or source(s)	UNKNOWN			
Date of most recent service call	UNKNOWN			
Malfunctions per system(s) or source(s) within past 2 years	NONE KNOWN			
Other pertinent information	N/A			

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: MANY DETAILS OF THE HEATING SYSTEM ARE UNKNOWN

Source of Section III information: OWNER(S)

SECTION IV - HAZARDOUS MATERIAL

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

A. UNDERGROUND STORAGE TANKS - Are there now, or have there ever been, any underground storage tanks on the property? ☐ Yes ☐ No ☒ Unknown
 If Yes, are tanks in current use? ☐ Yes ☐ No ☒ Unknown
 If no longer in use, how long have they been out of service? _____
 If tanks are no longer in use, have tanks been abandoned according to DEP? ☐ Yes ☐ No ☒ Unknown
 Are tanks registered with DEP? ☐ Yes ☐ No ☒ Unknown
 Age of tank(s): _____ Size of tank(s): _____
 Location: _____

Buyer Initials _____

Page 3 of 8

Seller Initials

Initial
CEP

DS
DWS

Initial
MWS

DS
GSP

PROPERTY LOCATED AT: 87 PEABODY DRIVE (GARAGE), NORTHEAST HARBOR, ME 04662

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

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

Comments: NO KNOWN UNDERGROUND STORAGE TANKS

Source of information: OWNER(S)

B. ASBESTOS - Is there now or has there been asbestos:

As insulation on the heating system pipes or duct work? ☐ Yes ☐ No ☒ Unknown

In the ceilings? ☐ Yes ☐ No ☒ Unknown

In the siding? ☐ Yes ☐ No ☒ Unknown

In the roofing shingles? ☐ Yes ☐ No ☒ Unknown

In flooring tiles? ☐ Yes ☐ No ☒ Unknown

Other: _____ ☐ Yes ☐ No ☒ Unknown

Comments: NO KNOWN ASBESTOS

Source of information: OWNER(S)

C. RADON/AIR - Current or previously existing:

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

If Yes: Date: _____ By: _____

Results: _____

If applicable, what remedial steps were taken? _____

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

Are test results available? ☐ Yes ☒ No

Results/Comments: NO KNOWN RADON

Source of information: OWNER(S)

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? _____

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

Are test results available? ☐ Yes ☒ No

Results/Comments: NO KNOWN RADON

Source of information: OWNER(S)

E. METHAMPHETAMINE - Current or previously existing:

☐ Yes ☐ No ☒ Unknown

Comments: PROPERTY IS NOT KNOWN TO HAVE CONTAINED METHAMPHETAMINE

Source of information: OWNER(S)

Buyer Initials _____

Page 4 of 8

Seller Initials

Initial
LEP

DS
DWS

Initial
MWS

DS
GSP

PROPERTY LOCATED AT: 87 PEABODY DRIVE (GARAGE), NORTHEAST HARBOR, ME 04662

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: CRACKED/FLAKING PAINT CAN BE SEEN ON THE EXTERIOR WINDOW FRAMES

Source of information: OWNERS(S)

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☐ No ☒ Unknown

LAND FILL: ☐ Yes ☐ No ☒ Unknown

RADIOACTIVE MATERIAL: ☐ Yes ☐ No ☒ Unknown

Other: NO KNOWN HAZARDOUS MATERIALS

Source of information: OWNER(S)

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: EASEMENT CONSIDERED EXTINGUISHED BY FAMILY, PIER DESTROYED IN 1950s HURRICANE, SURVEY IN PROGRESS

Source of information: OWNER(S)

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

If No, who is responsible for maintenance? _____

Road Association Name (if known): N/A

Source of information: OWNER(S)

Buyer Initials _____

Page 5 of 8

Seller Initials Initial CEP DS DWS Initial MWS DS GSP

PROPERTY LOCATED AT: **87 PEABODY DRIVE (GARAGE), NORTHEAST HARBOR, ME 04662**

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: **JANUARY 2024 STORM AFFECTED THE BOATHOUSE**

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

If Yes, explain: **JANUARY 2024 STORM AFFECTED BOATHOUSE FOUNDATION, PIERS, AND CHIMNEY**

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

If Yes, explain: **JANUARY 2024 STORM AFFECTED BOATHOUSE FOUNDATION PIERS, AND CHIMNEY**

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

If Yes, indicate the dates of each claim: _____

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

If Yes, indicate the date of each payment: _____

Is the property currently located wholly or partially within an area of special flood hazard mapped on the effective flood insurance rate map issued by the

Federal Emergency Management Agency on or after March 4, 2002? ☒ Yes ☐ No ☐ Unknown

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

ZONE VE (EL 12)

Relevant Panel Number: **23009C1217D** Year: **2016** (Attach a copy)

Comments: **ALL STRUCTURES EXCLUDING THE BOAT HOUSE ARE IN AN AREA OF MIN. FLOOD HAZARD**

Source of Section VI information: **FEMA, OWNER(S)**

Buyer Initials _____

Page 6 of 8

Seller Initials

Initial
LEP

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MWS

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MWS

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PROPERTY LOCATED AT: 87 PEABODY DRIVE (GARAGE), NORTHEAST HARBOR, ME 04662

SECTION VII - GENERAL INFORMATION

Are there any tax exemptions or reductions for this property for any reason including but not limited to: Tree Growth, Open Space and Farmland, Veteran's, Homestead Exemption, Blind, Working Waterfront?.....
 ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

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

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

If Yes, explain: _____

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

Year Principal Structure Built: UNKNOWN What year did Seller acquire property? 1990s*

Roof: Year Shingles/Other Installed: UNKNOWN

Water, moisture or leakage: UNKNOWN

Comments: AGE OF THE GARAGE IS UNKNOWN, ORIGINALLY CONSTRUCTED AS A BARN A LONG TIME AGO

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: _____

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

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

Comments: NONE

Electrical: ☒ Fuses ☐ Circuit Breaker ☐ Other: _____ ☐ Unknown

Comments: NONE

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: SURVEY IN PROGRESS

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: NO KNOWN MATERIAL DEFECTS

Comments: *THE CURRENT TRUSTEES ACQUIRED IN 1990s, BUT PROPERTY HAS BEEN IN THE SAME FAMILY SINCE 1925

Source of Section VII information: OWNER(S)

Buyer Initials _____

Page 7 of 8

Seller Initials

Initial DS Initial DS
 CEP DWS MWS GSP

PROPERTY LOCATED AT: 87 PEABODY DRIVE (GARAGE), NORTHEAST HARBOR, ME 04662**SECTION VIII - ADDITIONAL INFORMATION**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.

DocuSigned by:
George S. Peabody 5/22/2025
8C73083EB37CB45A
 SELLER DATE
GEORGE S. PEABODY, TRUSTEE

Signed by:
Carey E. Peabody 5/22/2025
CCF488384EE46D...
 SELLER DATE
CAREY W. PEABODY, TRUSTEE

DocuSigned by:
David W. Swetzoff 5/22/2025
4A4D2A4F1568484
 SELLER DATE
DAVID W. SWETZOFF, TRUSTEE

Signed by:
Martha W. Swetzoff 5/27/2025
72F88F1955AB448
 SELLER DATE
MARTHA W. SWETZOFF, TRUSTEE

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



LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN SHELL HEAP TRUSTEES, SHELL HEAP NOMINEE TRUSTEES (hereinafter "Seller")
AND (hereinafter "Buyer")
FOR PROPERTY LOCATED AT 87 PEABODY DRIVE, NORTHEAST HARBOR, ME 04662

Said contract is further subject to the following terms:

Lead Warning Statement

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

Seller's Disclosure

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

X 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).

X 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	Seller SHELL HEAP TRUSTEES	Date
Buyer	Date	Seller SHELL HEAP NOMINEE TRUSTEES	Date
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Agent	Date	Agent MEGAN ADLER MOORE, MIA THOMPSON	Date

see addendum #1
see addendum #1
DocuSigned by: Megan Adler Moore
DocuSigned by: Mia Thompson
5/18/2025

SIGNATORY PAGE
LEAD PAINT ADDENDUM
DATED 5/17/2025

THE SELLERS FOR 87 PEABODY DRIVE, NORTHEAST HARBOR
(BOOK 2796, PAGES 388-390 & BOOK 2201, PAGE 110) ARE AS FOLLOWS:

FROM THE SHELL HEAP TRUST:

<div>Signed by: VERLINDA P. MOORE</div>	5/18/2025
VERLINDA P. MOORE, TRUSTEE	DATE
<div>DocuSigned by: virginia s. Peabody</div>	5/18/2025
VIRGINIA S. PEABODY, TRUSTEE	DATE
<div>Signed by: Whitney L. Buckley</div>	5/18/2025
WHITNEY L. BUCKLEY, TRUSTEE	DATE

FROM THE SHELL HEAP NOMINEE TRUST:

GEORGE S. PEABODY, TRUSTEE	DATE
CAREY E. PEABODY, TRUSTEE	DATE
DAVID W. SWETZOFF, TRUSTEE	DATE
MARTHA W. SWETZOFF, TRUSTEE	DATE



Fact Sheet: Arsenic Treated Wood

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

Maine CDC
Environmental and
Occupational Health Program

Toll Free in Maine: 866-292-3474
Fax: 207-287-3981
TTY: 207-287-8066
Email: ehu@maine.gov

IF YOU WORK WITH CCA WOOD

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

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

TO LEARN MORE

Eric Frohberg
Environmental and
Occupational Health
Program
Maine CDC
Toll-free in Maine 866-
292-3474
TTY: 207-287-8066
[www.maine.gov/dhhs/
eohp](http://www.maine.gov/dhhs/eohp)

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

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

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



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

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

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

Second: If so, reduce contact with the arsenic.

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

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

Common Questions

What is CCA wood?

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

What is Arsenic?

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

Have you tested your well water for arsenic?



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

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

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

How to Test Your Well Water

1. Call a lab.

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

2. Do the test.

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

3. Get your results.

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

Why Arsenic is Bad

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

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

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

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

Solving Arsenic Problems

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

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

Protect your family. Test your well.

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





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

35 State House Station Augusta ME 04333-0035



REAL ESTATE BROKERAGE RELATIONSHIPS FORM

Right Now You Are A Customer

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

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

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

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

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

You May Become A Client

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

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

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

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

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

WHAT IS A DISCLOSED DUAL AGENT?

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

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

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

THIS IS NOT A CONTRACT

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

To Be Completed By Licensee

This form was presented on (date) _____

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

by _____

on behalf of _____
Licensee's Name
The Knowles Company
Company/Agency

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

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