

# JOYRIDE

23 Joy Road  
Northeast Harbor

\$850,000



*Distinctive properties.  
Legendary service.*



- Charming year-round, in-town Northeast Harbor bungalow on .25 +/- acres, level lot with a spacious deck. Separate cottage w/ 3/4 bath
- 2-bedrooms 2-bath; primary is an en-suite. Spacious, open concept kitchen/dining area.



For more information, please contact: THE KNOWLES COMPANY

One Summit Road  
Northeast Harbor, Maine 04662  
207.276.3322  
info@KnowlesCo.com  
www.KnowlesCo.com

*The Knowles Company represents both sellers and buyers, and practices an Appointed Agency Policy. We have a fiduciary responsibility to disclose to our client all information material to the sale of this property acquired from any source.*

# JOYRIDE

23 Joy Road  
Northeast Harbor



Living Room



Kitchen/Dine



En-suite



2nd Bedroom

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Public Detail Report  
Seasonal: No

MLS #: 1628652  
Status: Active  
Directions: From Main Street in Northeast Harbor follow Summit Road, then take a left onto Joy Road. Follow past Northeast Harbor Library and Mount Desert Elementary School. 23 Joy Rd is on the right, two houses past the side road, Look Out Way.

County: Hancock  
Property Type: Residential

List Price: \$850,000  
Original List Price: \$850,000



23 Joy Rd  
(Northeast Harbor)  
Mount Desert, ME  
04662

List Price: \$850,000  
MLS#: 1628652



General Information

Sub-Type:	Single Family Residence	Year Built:	1970	Rooms:	5	Sqft Fin Abv	1,144
Style:	Bungalow; Ranch	Fireplaces Total:	0	Beds:	2	Grd+/-:	
Color:	Natural Gray	Furniture:	Furnished	Baths:	2/0	Sqft Fin Blw	0
						Grd+/-:	
						Sqft Fin	1,144
						Total+/-:	
						Source of	Public Records
						Sqft:	
						Sqft Other	Main House 1144 /
						Source:	Cottage 336

Land Information

Leased Land:	No	Waterfront:	No	Zoning:	VR-1
Lot Size Acres +/-:	0.25	Water Views:	No	Zoning Overlay:	No
Source of Acreage:	Public Records				
Surveyed:	No				

Interior Information

Full Baths Bsmnt:	0	Half Baths Bsmnt:	0	VA Certification:	
Full Baths Lvl 1:	2	Half Baths Lvl 1:	0		
Full Baths Lvl 2:	0	Half Baths Lvl 2:	0		
Full Baths Lvl 3:	0	Half Baths Lvl 3:	0		
Full Baths Upper:	0	Half Baths Upper:	0		
Appliances:	Dishwasher; Disposal; Dryer; Gas Range; Microwave; Refrigerator; Tankless Water Heater; Washer				
Room Name	Length	Width	Level	Room Features	
Living Room	13	19	First		
Kitchen	13	23	First		
Dining Room			First		
Bedroom 1	11	12	First	Closet	
Bedroom 2	11	14	First	Full Bath	

Property Features

**Site:** Level; Well Landscaped  
**Driveway:** Gravel  
**Parking:** 1 - 4 Spaces  
**Location:** Intown; Near Country Club; Near Golf Course; Near Shopping;  
 Near Town; Neighborhood  
**Rec. Water:** Nearby; Public  
**Roads:** Paved; Public  
**Transportation:** Major Road Access  
**Electric:** Circuit Breakers  
**Gas:** Bottled  
**Sewer:** Public Sewer  
**Water:** Public  
**Equipment:** Cable; DSL; Internet Access Available  
**Basement Entry:** Bulkhead; Exterior Only

**2 Dtd Houses on 1 Lot:** Yes  
**Construction:** Wood Frame  
**Basement Info:** Bulkhead; Partial; Unfinished  
**Foundation Materials:** Block; Pillar/Post/Pier  
**Exterior:** Shingle Siding; Wood Siding  
**Roof:** Shingle  
**Heat System:** Baseboard; Heat Pump; Hot Water  
**Heat Fuel:** Electric; Oil  
**Water Heater:** Gas; Oil; Tankless  
**Cooling:** Heat Pump; Wall Unit(s)  
**Floors:** Laminate; Wood  
**Other Structures:** Outbuilding  
**Veh. Storage:** No Vehicle Storage  
**Garage:** No  
**Garage Spaces:** 0  
**Amenities:** 1st Floor Bedroom; 1st Floor Primary Bedroom w/Bath; Attic;  
 Bathtub; Laundry - 1st Floor; One-Floor Living; Pantry; Primary Bedroom w/  
 Bath; Shower  
**Patio and Porch Features:** Deck  
**Accessibility Amenities:** 32 - 36 Inch Doors; Other Accessibilities  
**View:** Scenic; Trees/Woods  
**Energy Efficiency:** Dehumidifier; Thermostat; Water Heater

#### Tax/Deed Information

<b>Book/Page/Deed:</b>	6469/129/All	<b>Full Tax Amt/Yr:</b> \$5,496/ 2024	<b>Map/Block/Lot:</b>	25//147
<b>Deed/Conveyance Type</b>	Quit Claim w/	<b>School District:</b> Mount Desert Public Schools	<b>Tax ID:</b> MTDS-000025-000000-000147	
<b>Offered:</b>	Covenant			

#### Remarks

**Remarks:** Joyride is a charming, year-round bungalow, providing single-level living, with polished finishes, amenities, and a thoughtful floor plan. Fully renovated in 2005. The bright living room has French door access to the deck and back yard for quiet mornings and al fresco gatherings, while the large kitchen and open concept dining area encourage time spent discovering your inner chef. The primary bedroom with en-suite full bath is serene and private. The second bedroom down the hall has access to a nearby full bath, with convenient first floor laundry. Heat pumps throughout the home cool during warmer months and provide heating in the winter for year round living. The spacious one-room, seasonal cottage located behind the main house welcomes guests to enjoy a classic "rusticator" visit, with ample space for king size bed, tidy sitting area, and kitchenette. The cottage has a full bath as well. With a lovely level lot and just enough landscaping to enhance, not burden, this turn-key property is ready for it's next steward. This quarter acre (+/-) property is located near the town village, with restaurants, shopping, library, and public marina. Private clubs for swimming, tennis, sailing, and golf also located nearby.

**LO:** The Knowles Company

#### Listing provided courtesy of:

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

*info@knowleco.com*

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MAINE  
Listings



PROPERTY LOCATED AT: 23 Joy Rd, 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: \_\_\_\_\_

Installed by: \_\_\_\_\_

Date of Installation: \_\_\_\_\_

USE: Number of persons currently using system: \_\_\_\_\_

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

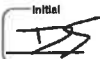
Comments: none

Source of Section I information: Public Record, Seller

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PROPERTY LOCATED AT: 23 Joy Rd, 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: \_\_\_\_\_ OR ☐ Unknown

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

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

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

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

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

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

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

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

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

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

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

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

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


Comments: none

Source of Section II information: Public Record, Seller

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PROPERTY LOCATED AT: 23 Joy Rd, 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	Hydronic (Forced Hot Water)	Heat pump		
Age of system(s) or source(s)	2017 boiler & coil water heater	2024		
TYPE(S) of Fuel	oil	electric		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	approximately 750 gallons	variable		
Name of company that services system(s) or source(s)	Coastal Energy	Mr. Heat Pump		
Date of most recent service call	05/01/2025	May 2024		
Malfunctions per system(s) or source(s) within past 2 years	Control board failure due to water intrusion; repair underway, May 2025	Sensor replaced under warranty, May 2024		
Other pertinent information				

Are there fuel supply lines? ..... ☒ Yes ☐ No ☐ UnknownAre any buried? ..... ☐ Yes ☒ No ☐ UnknownAre all sleeved? ..... partially 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: Home inspector checked in 2015 at the time of purchaseDate chimney(s) last cleaned: unknownDirect/Power Vent(s): ..... ☐ Yes ☒ No ☐ UnknownHas vent(s) been inspected? ..... ☐ Yes ☐ No ☐ Unknown

If Yes, date: \_\_\_\_\_

Comments: Seasonal cottage does not have a heating system. Can utilize plug in heater(s).Source of Section III information: Seller**SECTION IV - HAZARDOUS MATERIAL**

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

**A. UNDERGROUND STORAGE TANKS** - Are there now, or have there ever been, any underground storage tanks on the property? ..... ☐ Yes ☐ No ☒ 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: \_\_\_\_\_

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PROPERTY LOCATED AT: 23 Joy Rd, 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 knowledge of any underground tanksSource 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 ☒ 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: Home inspection in 2015 at time of purchase stated "none observed" for asbestosSource 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? \_\_\_\_\_

Has the property been tested since remedial steps? ..... ☐ Yes ☐ No ☐ UnknownAre test results available? ..... ☐ Yes ☐ No

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

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? \_\_\_\_\_

Has the property been tested since remedial steps? ..... ☐ Yes ☐ No ☐ UnknownAre test results available? ..... ☐ Yes ☐ No

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

Source of information: Seller**E. METHAMPHETAMINE** - Current or previously existing:☐ Yes ☐ No ☒ UnknownComments: NoneSource of information: Seller

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PROPERTY LOCATED AT: 23 Joy Rd, 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: none

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: none known

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: \_\_\_\_\_

Source of information: Public Record, Deed, Seller

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

If No, who is responsible for maintenance? \_\_\_\_\_

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

Source of information: Seller

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PROPERTY LOCATED AT: 23 Joy Rd, 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: \_\_\_\_\_

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: 23009C1216D Year: 2016 (Attach a copy)  
Comments: Zone X, Area of Minimal Flood Hazard, per National Flood Hazard Layer FIRMette

Source of Section VI information: Seller, FIRMette Map

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PROPERTY LOCATED AT: 23 Joy Rd, 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 ☐ UnknownAre 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 leasedYear Principal Structure Built: 1970 What year did Seller acquire property? 2015Roof: Year Shingles/Other Installed: 2005Water, moisture or leakage: noneComments: no comments

Foundation/Basement:

Is there a Sump Pump? ..... ☒ Yes ☐ No ☐ UnknownWater, moisture or leakage since you owned the property: ..... ☒ Yes ☐ No ☐ UnknownPrior water, moisture or leakage? ..... ☒ Yes ☐ No ☐ UnknownComments: seasonal cottage on piersMold: Has the property ever been tested for mold? ..... ☐ Yes ☒ No ☐ UnknownIf Yes, are test results available? ..... ☐ Yes ☐ No

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

Electrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: \_\_\_\_\_ ☐ UnknownComments: NoneHas all or a portion of the property been surveyed? ..... ☐ Yes ☒ No ☐ UnknownIf Yes, is the survey available? ..... ☐ Yes ☐ No ☐ Unknown

Manufactured Housing - Is the residence a:

Mobile Home ..... ☐ Yes ☒ No ☐ UnknownModular ..... ☐ Yes ☒ No ☐ Unknown

Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure

☐ Yes ☒ No ☐ UnknownComments: NoneKNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may  
have an adverse impact on health/safety: none knownComments: NoneSource of Section VII information: Seller, Prior owner disclosures in 2015 during purchase & sale

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PROPERTY LOCATED AT: 23 Joy Rd, Northeast Harbor, ME 04662

## SECTION VIII - ADDITIONAL INFORMATION

**1. Rinnai tankless water heater installed in bedroom closet (propane fuel), April 2024.**

**2. Four heat pumps throughout home: living room, dining room, both bedrooms.**

**3. Nest thermostat in living room. 4. InSinkErator disposal in kitchen.**

**5. Keypad front door entry. 6. Mudroom entry with separate door to home / living room.**

**7. Section of drainage system replaced replaced June 2025.**

**8. House renovated in 2005: kitchen/dining area, en-suite primary bedroom, entryway.**

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: David Scull III 6/27/2025  
SELLER DATE  
04475127982484...

SELLER DATE

Signed by: Ebony Sinclair Nicolas Scull 6/28/2025  
SELLER DATE  
05681274062E4CF...

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: 23 Joy Rd (Seasonal Cottage), Northeast Harbor, ME 04662

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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: \_\_\_\_\_  
 Installed by: \_\_\_\_\_  
 Date of Installation: \_\_\_\_\_  
 USE: Number of persons currently using system: \_\_\_\_\_  
 Does system supply water for more than one household? ☐ Yes ☐ No ☐ Unknown

Comments: none

Source of Section I information: Public Record, Seller

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PROPERTY LOCATED AT: 23 Joy Rd (Seasonal Cottage), 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: \_\_\_\_\_ OR ☐ Unknown

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

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

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

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

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

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

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

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

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

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

Do you have records of the design indicating the # of bedrooms the system was designed for? ☐ Yes ☐ NoIf Yes, are they available? ..... ☐ Yes ☐ NoIs System located in a Shoreland Zone? ..... ☐ Yes ☐ No ☐ UnknownComments: noneSource of Section II information: Public Record, Seller

Buyer Initials \_\_\_\_\_

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Seller Initials

Initial	Initial
<i>TS</i>	<i>ESMS</i>

PROPERTY LOCATED AT: 23 Joy Rd (Seasonal Cottage), 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	<b>No Heating System</b>			
Age of system(s) or source(s)				
TYPE(S) of Fuel				
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)				
Name of company that services system(s) or source(s)				
Date of most recent service call				
Malfunctions per system(s) or source(s) within past 2 years				
Other pertinent information				

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 ☐ Unknown

If Yes, date: \_\_\_\_\_

Date chimney(s) last cleaned: \_\_\_\_\_

Direct/Power Vent(s): ..... ☐ Yes ☒ No ☐ UnknownHas vent(s) been inspected? ..... ☐ Yes ☐ No ☐ Unknown

If Yes, date: \_\_\_\_\_

Comments: Seasonal cottage does not have a heating system. Can utilize plug in heater(s).Source of Section III information: Seller**SECTION IV - HAZARDOUS MATERIAL**

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

**A. UNDERGROUND STORAGE TANKS** - Are there now, or have there ever been, any underground storage tanks on the property? ..... ☐ Yes ☐ No ☒ 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 \_\_\_\_\_

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Seller Initials

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TS	ESMS

PROPERTY LOCATED AT: 23 Joy Rd (Seasonal Cottage), 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 knowledge of any underground tanks

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: Home inspection in 2015 at time of purchase stated "none observed" for asbestos

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? \_\_\_\_\_

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

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

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

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? \_\_\_\_\_

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

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

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

Source of information: Seller

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

☐ Yes ☐ No ☒ Unknown

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

Source of information: Seller

Buyer Initials \_\_\_\_\_

Seller Initials

Initial Initial  
TS ESMS



PROPERTY LOCATED AT: 23 Joy Rd (Seasonal Cottage), 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: none

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: none known

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: \_\_\_\_\_

Source of information: Public Record, Deed, Seller

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

If No, who is responsible for maintenance? \_\_\_\_\_

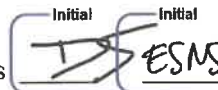
Road Association Name (if known): \_\_\_\_\_

Source of information: Seller

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 ESMS

PROPERTY LOCATED AT: 23 Joy Rd (Seasonal Cottage), 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: \_\_\_\_\_

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 ☐ UnknownIf yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map?  
\_\_\_\_\_  
\_\_\_\_\_Relevant Panel Number: 23009C1216D Year: 2016 (Attach a copy)Comments: Zone X, Area of Minimal Flood Hazard, per National Flood Hazard Layer FIRMetteSource of Section VI information: Seller, FEMA Map, Sellers Broker

Buyer Initials \_\_\_\_\_

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Seller Initials

Initial	Initial
<u>TS</u>	<u>ESMS</u>

PROPERTY LOCATED AT: 23 Joy Rd (Seasonal Cottage), 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: None leasedYear Principal Structure Built: 2005What year did Seller acquire property? 2015Roof: Year Shingles/Other Installed: 2005Water, moisture or leakage: noneComments: no comments

Foundation/Basement:

Is there a Sump Pump? .....

☐ Yes ☒ No ☐ Unknown

Water, moisture or leakage since you owned the property: .....

☐ Yes ☒ No ☐ Unknown

Prior water, moisture or leakage? .....

☐ Yes ☒ No ☐ UnknownComments: seasonal cottage on piers

Mold: Has the property ever been tested for mold? .....

☐ Yes ☒ No ☐ Unknown

If Yes, are test results available? .....

☐ Yes ☐ NoComments: noneElectrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: \_\_\_\_\_☐ UnknownComments: 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 ☐ UnknownComments: noneKNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: none knownComments: noneSource of Section VII information: Seller, Prior owner disclosures in 2015 during purchase & sale

Buyer Initials \_\_\_\_\_

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Seller Initials \_\_\_\_\_

PROPERTY LOCATED AT: 23 Joy Rd (Seasonal Cottage), 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.

Signed by: \_\_\_\_\_  
  
SELLER \_\_\_\_\_  
041759473A82484... DATE  
**David Scull III**

SELLER \_\_\_\_\_ DATE

Signed by: \_\_\_\_\_  
  
SELLER \_\_\_\_\_  
55451C2AB62E4CF... DATE  
**Ebony Sinclair Nicolas Scull**

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





# Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

Without Base Flood Elevation (BFE)  
Zone A, X, V, A99

With BFE or Depth Zone AE, AO, AH, VE, AR

Regulatory Floodway

0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile (Zone 1)

Future Conditions 1% Annual Chance Flood Hazard (Zone X)

Area with Reduced Flood Risk due to Levee. See Notes. (Zone X)

Area with Flood Risk due to Levee (Zone D)

NO SCREEN

Area of Minimal Flood Hazard (Zone X)

Effective LOMRS

Area of Undetermined Flood Hazard (Zone X)

Channel, Culvert, or Storm Sewer

Levee, Dike, or Floodwall

20.2

17.5

8

0

Cross Sections with 1% Annual Chance Water Surface Elevation

Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

Coastal Transect Baseline

Profile Baseline

Hydrographic Feature

Digital Data Available

No Digital Data Available

Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **5/13/2025 at 11:53 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN David Scull III, Ebony Sinclair Nicolas Scull (hereinafter "Seller")  
AND \_\_\_\_\_ (hereinafter "Buyer")  
FOR PROPERTY LOCATED AT 23 Joy Rd, 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).  
\_\_\_\_\_  
  
☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.  
  
(b) Records and reports available to the Seller (check one below):  
\_\_\_\_\_ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).  
\_\_\_\_\_  
  
☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's Acknowledgment

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

Agent's Acknowledgment

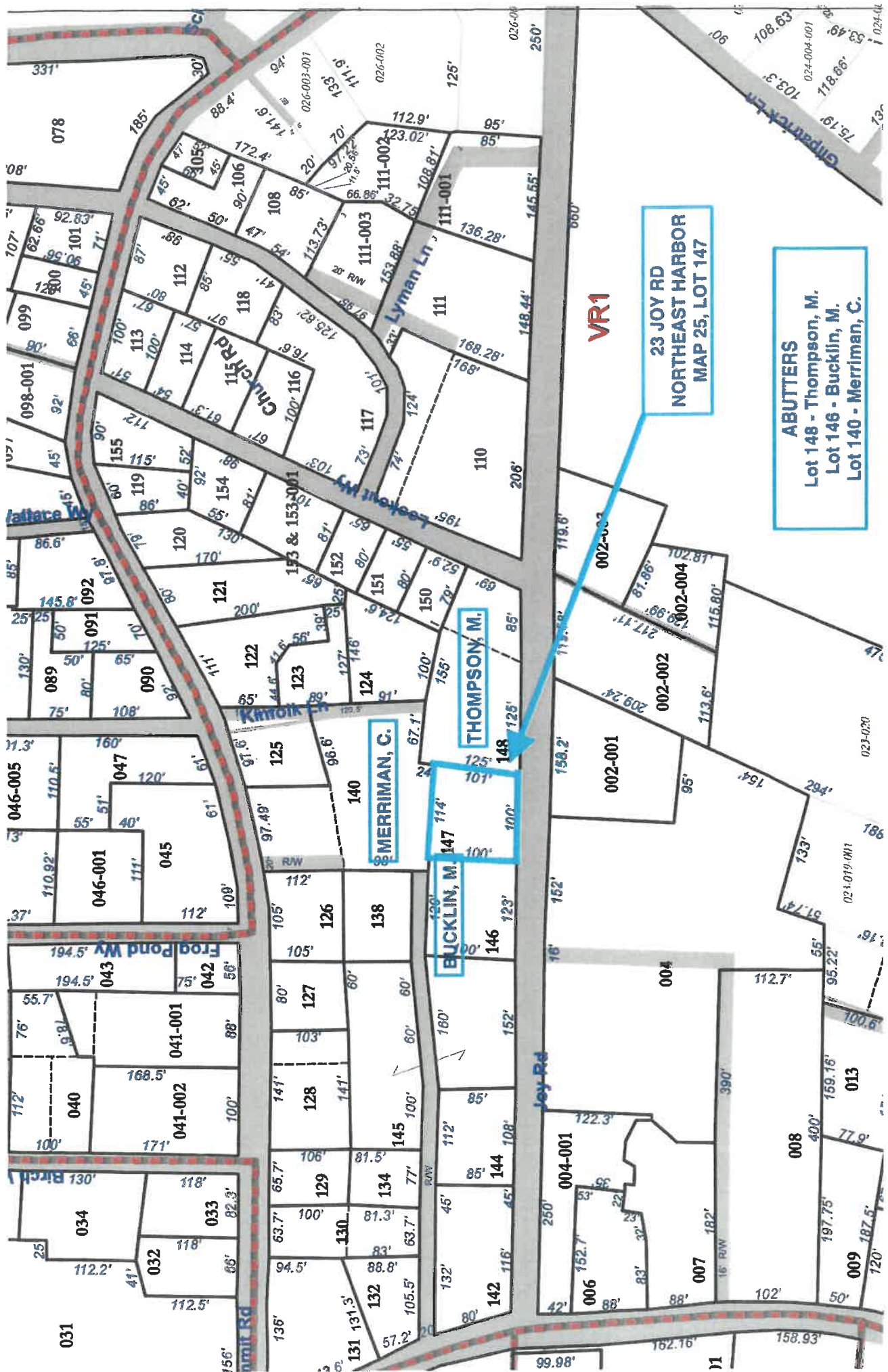
- (f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

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

Buyer	Date	Signed by: <u>David Scull III</u> 6/27/2025
Buyer	Date	Signed by: <u>Ebony Sinclair Nicolas Scull</u> 6/28/2025
Buyer	Date	Seller
Buyer	Date	Signed by: <u>Maria Spallino</u> 6/27/2025
Agent	Date	Signed by: <u>Maria Thompson</u> 6/28/2025





VR1

23 JOY RD  
NORTHEAST HARBOR  
MAP 25, LOT 147

ABUTTERS  
Lot 148 - Thompson, M.  
Lot 146 - Bucklin, M.  
Lot 140 - Merriman, C.

THOMPSON, M.

BUCKLIN, M.

MERRIMAN, C.

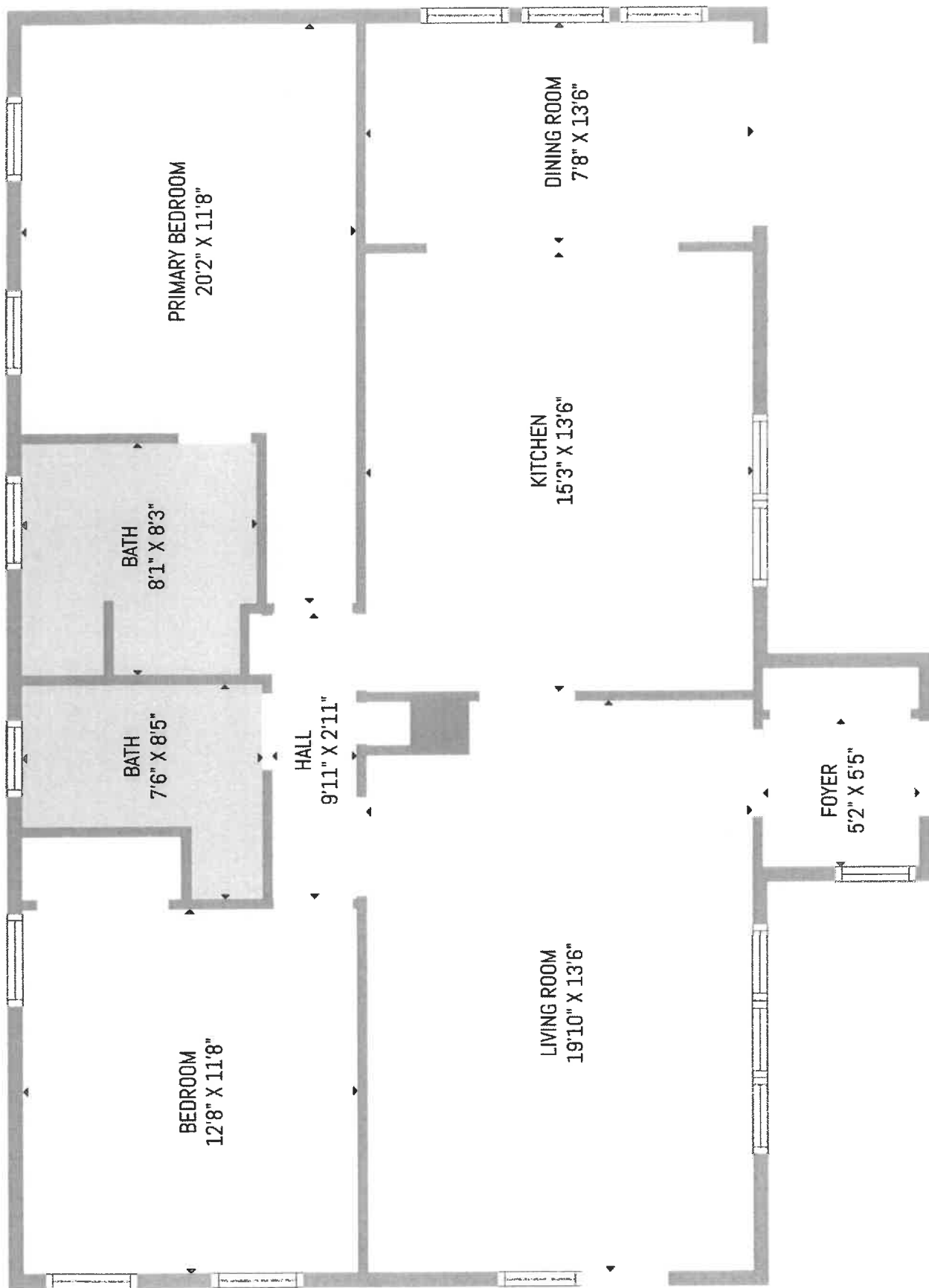
**Portion of Town of Mount Desert LUZO, page 3-14**  
**AMENDED MAY 6, 2025**

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

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







**TOTAL: 1148 sq. ft**  
**FLOOR 1: 1148 sq. ft**

MEASUREMENTS DEEMED HIGHLY RELIABLE, BUT NOT GAURANTEED.





**TOTAL: 332 sq. ft**  
**FLOOR 1: 332 sq. ft**

Measurements Deemed Highly Reliable, But Not Gauranteed.

# 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.
- Watch a video on how to do a water test: [youtube.com/user/MainePublicHealth](http://youtube.com/user/MainePublicHealth)

#### **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



MAINE DEPARTMENT OF HEALTH & HUMAN SERVICES

SEP 09/05



# 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 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](http://www.maine.gov/professionallicensing).  
Inactive licensees may not practice real estate brokerage.