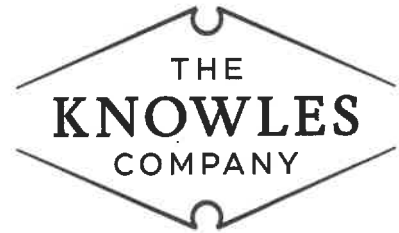


TIR NA NOG

20 Lorimer Road
Marlboro / Lamoine
\$950,000



*Distinctive properties.
Legendary service.*



- Classic, c. 1910 Maine oceanfront cottage.
- 4-bedrooms, 1.5 baths with .78+/- acres with 190+/- ft on Frenchman Bay.
- Property offers spectacular ocean and mountain views.



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.

TIR NA NOG

20 Lorimer Road
Marlboro / Lamoine



Den



Sun Porch



Kitchen



View

For more information, please contact: THE KNOWLES COMPANY

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info@KnowlesCo.com
www.KnowlesCo.com

Public Detail Report

MLS #: 1624989

Status: Active

Directions: At the traffic lights in Trenton at Rt.3/Jordan River Rd take right on to Rt. 204 and follow on toPartridge Cove. At end, take aright on Marlboro Beach Rd. Left on Maxwell Ave. Left on Lorimer Rd. #20 is on shore side.

County: Hancock

Property Type: Residential

Seasonal: Unknown

List Price: \$950,000

Original List Price: \$950,000



20 Lorimer Road
Lamoine, ME
04605-4522

List Price:
\$950,000
MLS#: 1624989



General Information

Sub-Type: Single Family Residence	Year Built: 1910	Rooms: 7	Sqft Fin Abv Grd+/-: 1,463
Style: Cottage	Fireplaces Total: 1	Beds: 4	Sqft Fin Blw Grd+/-: 0
Color: White	Furniture: Unfurnished	Baths: 1/1	Sqft Fin Total+/-: 1,463
			Source of Sqft: Appraiser
			Sqft Other: Previous seller's appraisal
			Source:

Land Information

Leased Land: No	Waterfront: Yes	Waterfront Amount: 190	Road Frontage +/-: 165
Lot Size Acres +/-: 0.78	Srce of Wtrfrt: Public Records	Waterfront Owned +/-: 190	Source of Rd Front: Public Records
Source of Acreage: Public Records	Water Views: Yes	Waterfront Shared +/-: 0	Zoning: Shoreland
Surveyed: Yes		Water Body: Frenchman Bay	Zoning Overlay: No
		Water Body Type: Bay; Ocean	Bank Owned REO: No

Interior Information

Full Baths Bsmnt: 0	Half Baths Bsmnt: 0	VA Certification:							
Full Baths Lvl 1: 1	Half Baths Lvl 1: 0								
Full Baths Lvl 2: 0	Half Baths Lvl 2: 1								
Full Baths Lvl 3: 0	Half Baths Lvl 3: 0								
Full Baths Upper: 0	Half Baths Upper: 0								
Appliances: Electric Range; Refrigerator; Tankless Water Heater									
<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>
Bedroom 1			First		Sunroom			First	Unheated
Bedroom 2			Second						
Bedroom 3			Second						
Bedroom 4			Second						
Kitchen			First	Eat-in Kitchen					
Living Room			First	Wood Burning Fireplace					

Property Features

Utilities On: Yes
Site: Open; Rolling/Sloping; Well Landscaped
Driveway: Other
Parking: 1 - 4 Spaces; On Site
Location: Near Public Beach; Neighborhood
Restrictions: No Restrictions
Rec. Water: Oceanfront; Waterfront Deep
Island: Yes
Roads: Paved; Public
Transportation: Major Road Access; Near Airport
Electric: Circuit Breakers
Gas: Bottled
Sewer: Private Sewer; Septic Tank
Water: Private; Well Existing on Site
Equipment: Internet Access Available
Basement Entry: Bulkhead

2 Dtchd Houses on 1 Lot: No
Construction: Wood Frame
Basement Info: Bulkhead; Partial; Unfinished
Foundation Materials: Block; Poured Concrete
Exterior: Vinyl Siding
Roof: Shingle
Heat System: Forced Air; Space Heater; Wood Stove
Heat Fuel: Electric; Propane; Wood
Water Heater: Gas; On Demand; Tankless
Cooling: None
Floors: Vinyl; Wood
Veh. Storage: 1 Car; Detached
Garage: Yes
Garage Spaces: 1
Amenities: 1st Floor Bedroom; Bathtub; Shower
Patio and Porch Features: Glassed-in Porch; Patio; Porch
View: Mountain(s); Scenic
Energy Efficiency: Water Heater

Tax/Deed Information

Book/Page/Deed:	5948/245/All	Full Tax Amt/Yr: \$7,332/ 2024	Map/Block/Lot: 16//30
Deed/Conveyance Type	Quit Claim w/		Tax ID: LAMO-000016-000000-000030
Offered:	Covenant		
Deed Restrictions:	Unknown		

Remarks

Remarks: In Irish mythology "Tir na nog" translates as "Land of the Young." Or maybe we just feel our best by being in this lovely spot? Sitting close enough to Frenchman Bay that you could dabble your toes at high tide. The 190+/- ft of deep water ocean frontage offers spectacular views of Acadia's mountains! This classic Maine oceanfront cottage, built c.1910, is presently used seasonally, offering 4-bedrooms (one on the 1st floor), 1.5-bathrooms. The kitchen includes a dining area. The living room has a fireplace with wood stove insert, a den area and a fabulous sunporch overlooking the Bay (where you will spend a lot of your time). Rinnai heaters in the kitchen and bathroom, with the living room fireplace, take the chill off when needed. The cottage offers old world charm where you "Kick off your shoes and let the screen door swing." Magnificent views in a serene setting.

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



PROPERTY LOCATED AT: 20 Lorimer Road, Marlboro, Lamoine, ME 04605

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: 2013 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: Left side of front yard, near old dug well

Installed by: P. L. Jones & Sons, Ellsworth

Date of Installation: Unknown

USE: Number of persons currently using system: 1+

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

Comments: Used mostly seasonally.

Source of Section I information: Seller and previous property disclosure

Buyer Initials _____

Page 1 of 8

Seller Initials

RB

PROPERTY LOCATED AT: 20 Lorimer Road, Marlboro, Lamoine, ME 04605

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: Left of basement bulkhead OR ☐ Unknown

Date installed: c.1983 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: 2014 Name of company servicing tank: Jay Fowler

Leach Field: ☒ Yes ☐ No ☐ Unknown

If Yes, Location: Northeast of tank

Date of installation of leach field: Unknown Installed by: Unknown

Date of last servicing of leach field: Unknown 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: _____

Source of Section II information: Seller

Buyer Initials _____

Page 2 of 8

Seller Initials

Initial
RB

PROPERTY LOCATED AT: **20 Lorimer Road, Marlboro, Lamoine, ME 04605****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	Rinnai heaters (2)	Wood Stove	Oil Forced Hot Air	
Age of system(s) or source(s)			1991	
TYPE(S) of Fuel	Propane	Wood	Oil	
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)				
Name of company that services system(s) or source(s)	Hometown Fuel		Prev: Dead River	
Date of most recent service call				
Malfunctions per system(s) or source(s) within past 2 years	None	None	Not used	
Other pertinent information	In Kitchen & bathroom	In Living Room	Seller does not use	

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: 2022Date chimney(s) last cleaned: 2022Direct/Power Vent(s): ☐ Yes ☒ No ☐ UnknownHas vent(s) been inspected? ☐ Yes ☐ No ☐ UnknownIf Yes, date: Comments: **Seller does not use the FHA oil system. Seller uses wood stove & Rinnai heaters**Source of Section III information: **Seller and previous property disclosure****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 ☐ UnknownIf 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 ☐ UnknownAge of tank(s): Size of tank(s): Location: Buyer Initials

Page 3 of 8

Seller Initials

Initial
RB/A

PROPERTY LOCATED AT: 20 Lorimer Road, Marlboro, Lamoine, ME 04605

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

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

Comments: **Seller has no knowledge of underground storage 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: **Seller has no knowledge of any asbestos**

Source of information: **Seller**

C. RADON/AIR - Current or previously existing:

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

If Yes: Date: **5/2011** By: **Radon Check Inc.**

Results: **Basement = 2.7 pCi/L & 1st Floor = 1.1 pCi/L**

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: **May 2011 test results are not available**

Source of information: **Previous Property Disclosure**

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: **Previous Property Disclosure and Seller**

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

Comments: **No known methamphetamine**

Source of information: **Seller**

Buyer Initials _____

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Seller Initials

Initial
RB

PROPERTY LOCATED AT: 20 Lorimer Road, Marlboro, Lamoine, ME 04605

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: Right side of house window trims; garage: remedied 4/2025

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: No known hazardous materials.

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: See deed

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? Town

Road Association Name (if known): _____

Source of information: Town road

Buyer Initials _____

Page 5 of 8

Seller Initials

Initial
RB

PROPERTY LOCATED AT: 20 Lorimer Road, Marlboro, Lamoine, ME 04605

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: Storms of the winter 2023-24

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: 23009C0982D Year: 7/20/2016 (Attach a copy)

Comments: _____

Source of Section VI information: National Flood Hazard Layer FIRMette
Buyer Initials _____ Page 6 of 8 Seller Initials RB

PROPERTY LOCATED AT: 20 Lorimer Road, Marlboro, Lamoine, ME 04605

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: Propane tank

Year Principal Structure Built: 1910 What year did Seller acquire property? 2012

Roof: Year Shingles/Other Installed: Seller replaced 2013, 2017, 2024 - storm repairs

Water, moisture or leakage: _____
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 ☐ Unknown
Comments: Drainage system is built under foundation, occasional moisture.

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

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: _____

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: _____

Source of Section VII information: Seller
Buyer Initials _____ Page 7 of 8 Seller Initials RBJA

PROPERTY LOCATED AT: 20 Lorimer Road, Marlboro, Lamoine, ME 04605

SECTION VIII - ADDITIONAL INFORMATION

Drainage system requires regular maintenance to keep outflow pipe free of blockage. Buyer should change entry door key/lock.

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 6B002AE88BCA4BE... Richard B. Harding	5/19/2025 _____ DATE	_____ SELLER _____ DATE	_____ DATE
--	----------------------------	----------------------------------	---------------

_____ SELLER	_____ DATE	_____ SELLER	_____ DATE
-----------------	---------------	-----------------	---------------

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

_____ BUYER	_____ DATE	_____ BUYER	_____ DATE
----------------	---------------	----------------	---------------

_____ BUYER	_____ DATE	_____ BUYER	_____ DATE
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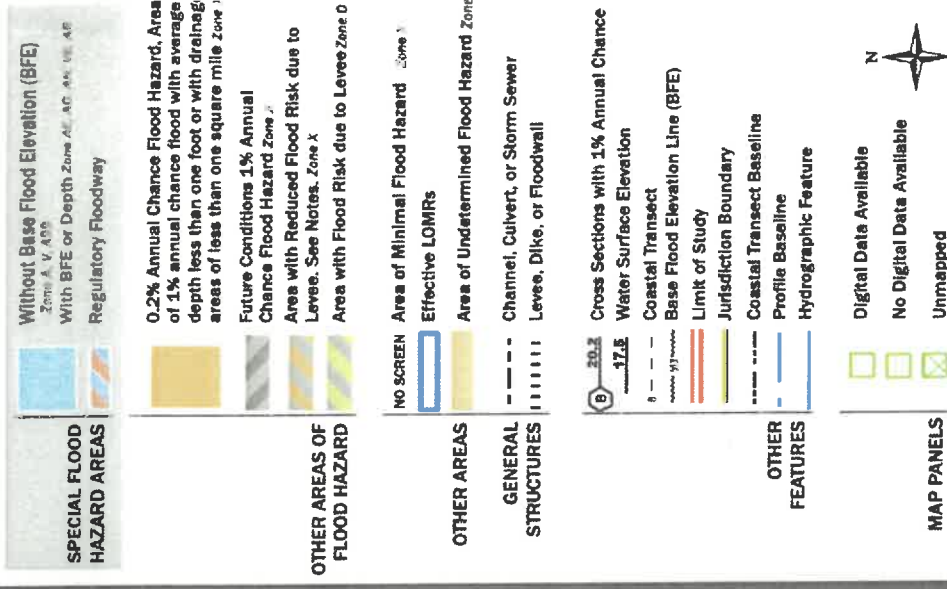
National Flood Hazard Layer FIRMette



8°16'17"W 44°28'45"N

Legend

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



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 5/7/2025 at 8:16 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 Richard B. Harding (hereinafter "Seller")
AND _____ (hereinafter "Buyer")
FOR PROPERTY LOCATED AT 20 Lorimer Road, Marlboro, Lamoine, ME 04605

Said contract is further subject to the following terms:

Lead Warning Statement

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

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

_____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

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

(b) Records and reports available to the Seller (check one below):

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

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

Buyer's Acknowledgment

(c) Buyer has received copies of all information listed above.

(d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.

(e) Buyer has (check one below):

_____ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

_____ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment

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

Certification of Accuracy

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

Buyer _____ Date _____

Buyer _____ Date _____

Buyer _____ Date _____

Buyer _____ Date _____

Agent _____ Date _____

Seller Richard B. Harding

Date 5/15/2023

Seller _____

Date _____

Seller _____

Date _____

Seller Tricia Blythe

Date 5/15/23

Agent Tricia Blythe

Date _____



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The Knowles Company, One Summit Rd Northeast Harbor ME 04662
Tricia Blythe

2072763322

2072764114



Tlr-Na-Nog

OTHER INFORMATION FOR 20 LORIMER ROAD, MARLBORO, LAMOINE

- Part of the ROOF (right side from the road) repaired after storms.
- Right side window(s) repaired and painted.
- RETAINING sea wall was installed by seller 2016.
- New PATIO area built waterside, right of the sunroom.
- SUNROOM was totally replaced:
 - including windows and French doors.
 - Seal has gone in one window (facing the sea),
- CEILINGS were replaced with tongue and groove wood:
 - in sunroom,
 - kitchen,
 - living room,
- WOOD STOVE was installed in fireplace in living room.
- CENTRAL OIL heating system replaced by previous owner but:
 - FHA system in place but has not been used by present owner,
 - Newer oil tank remains in basement,
 - Seller has not used the furnace in the last 10 years,
 - It is recommended to keep a low heat on during the cold months as it is a 1910 built house.
- RINNAI HEATERS in both kitchen and bathroom were installed and are very effective.
- Rinnai on demand WATER HEATER was installed in basement.
- SECOND FLOOR: there was a leak in the hallway and other 2nd floor rooms (previous owner's property disclosure). Present owner found the source of the leaks at the base of the chimney and repaired. Stains may still be visible on ceiling tiles.
- Red squirrels had entered via the roof above the bay window. Area has been blocked to stop future entry.
- Beware, if buyer has small pets this is a rural area with wildlife, eg: foxes in the area.
- Previous property disclosure states basement drain was crushed. Present owner replaced and annually cleans to prevent any blockage.

Signed by:

Richard B. Harding

Date 5/19/2025

၈

LOCATION MAP Not to scale



NOTES:

- 1) DOCUMENTS REFERENCE HEREON ARE RECORDED IN THE HANCOCK COUNTY REGISTRY OF DEEDS UNLESS OTHERWISE NOTED.
- 2) REFERENCE IS MADE TO THE FOLLOWING DOCUMENTS:
 - a) A DEED FROM MAURICE KAUTZ, PERSONAL REPRESENTATIVE OF THE ESTATE OF MARY KAUTZ TO RICHARD BREWSTER HARDING DATED 12 DECEMBER 2012, RECORDED IN BOOK 5948, PAGE 245.
 - b) A DEED FROM MARY BETH RITGER, DOMICILIARY FOREIGN PERSONAL REPRESENTATIVE OF THE ESTATE OF MARGARET R. CLOSTER TO RICHARD BREWSTER HARDING DATED 11 DECEMBER 2012, RECORDED IN BOOK 5948, PAGE 247.
 - c) A BOUNDARY LINE AGREEMENT BETWEEN TERESA CLOSTER AND MARY KAUTZ WITH GENEVIEVE E. GARDINER DATED 10 APRIL 1995, RECORDED IN BOOK 2377, PAGE 174.
 - d) A SUBDIVISION PLAN PREPARED BY IRA B. HAGAN, S.R., DATED DECEMBER 1910, RECORDED IN PLAN BOOK 3, PAGE 51.
 - e) A SURVEY PLAN PREPARED BY H.M. KENNISTON FOR LAWRENCE M. NODDIN DATED 1864, RECORDED IN PLAN BOOK 10, PAGE 27.
- 3) THE TITLE OWNERSHIP BETWEEN MEAN HIGH WATER AND MEAN LOW WATER WAS NOT INVESTIGATED WHILE PERFORMING THIS BOUNDARY SURVEY.

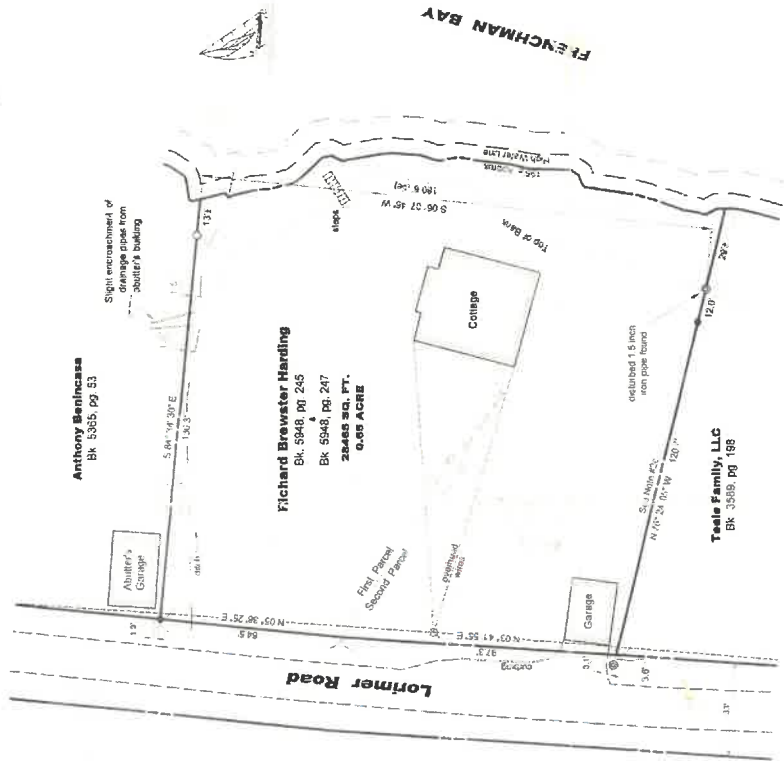
LEGEND

- 3/4" REBAR SET WITH IDENTIFICATION CAP
- MARKED "PLISGA & DAY" - PLS 2318
- IRON PIPE FOUND
- IRON ROD FOUND
- UTILITY POLE
- GUYANCHOR

PLISGA & DAY LAND SURVEYORS

71 MAIN STREET
BANGOR, ME 04401
DATE 18 DECEMBER 2012
PROJ. NO. 12191

GRID NORTH
Maine East Zone - NAD 1983



BOUNDARY SURVEY

OF THE

RICHARD BREWSTER HARDING PROPERTY

BOOK 5948, PAGE 245 & BOOK 5848, PAGE 247, H.C.R.D.
20 LORIMER ROAD, LAMOINE, MAINE

1"= 30'



SURVEY STANDARD

THIS PLAN WAS PREPARED FROM INFORMATION OBTAINED BY A SURVEY CONFORMING SUBSTANTIALLY TO THE REQUIREMENTS OF TECHNICAL STANDARDS CONTAINED IN CHAPTER 80, PART 2, OF THE RULES OF THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS, EFFECTIVE APRIL 1, 2001.

Patrick J. Dorow

PATRICK J. DOROW, MAINE LICENSED
PROFESSIONAL LAND SURVEYOR NO. 2318

(AUTHENTIC COPY WILL HAVE IMPRESSION SEAL)

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.
- Watch a video on how to do a water test: 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
- Call for advice: 866-292-3474 • TTY: Call Maine Relay 711



Maine Department of Health and Human Services
Division of Environmental Health
100 State Street, 3rd Floor
Portland, ME 04101
Tel: 207-287-4311
Fax: 207-287-4312
www.maine.gov/dhhs

April 2015



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.
Inactive licensees may not practice real estate brokerage.