

BLODGETT DRIVE

16/28 Blodgett Drive

Bar Harbor

\$985,000



*Distinctive properties.
Legendary service.*



This is a fantastic opportunity to own a high-quality income property! With two fully independent homes set apart for privacy, the possibilities are many. Both houses are set on a peaceful, wooded 3.45 +/- acre lot located a few miles north of Bar Harbor's village. Currently configured with a total of 5 independent apartments, you can live in one and rent the remaining units or live in one entire house and rent the rest. Each house has its own well and septic system, and they sit on their own paved, private road. New water filtration systems were installed in both homes August 2025. Built by a well-regarded family of builders, these homes have been lovingly cared for, and are in fantastic condition. Each home has an inviting sun porch, and each has its own generator. With so much to offer, this property

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.

BLODGETT DRIVE

16/28 Blodgett Drive
Bar Harbor



#16 Blodgett Drive

has 3 bedrooms and 2 full baths on the first floor, and 2 bedrooms, 1 full bath on the second floor, with its own entrance stairway. Each floor has a full-size kitchen. There is also an insulated bonus room on the first floor with its own entrance, and a one-car garage used currently as a wood shop.

#28 Blodgett Drive

has 2 bedrooms and 1.5 baths on the first floor, and 2 bedrooms and 1 bath on the second floor, with separate entrance stairway. A studio apartment with a partitioned bedroom area has a full bath and kitchenette. It too has its own private staircase entry. #28 has an attached 2-car garage.



Public Detail Report

MLS #: 1631020

County: Hancock

Seasonal: No

List Price: \$985,000

Status: Active

Property Type: Residential

Original List Price: \$1,100,000

Directions: Rte 3, near Thundermist, Blodgett Drive is on right while heading south. Note some maps and town record say "Lane".



**16/28 Blodgett Drive
Bar Harbor, ME
04609**

**List Price:
\$985,000
MLS#: 1631020**



General Information

Sub-Type: Single Family Residence	Year Built: 1992	Rooms: 19	Sqft Fin Abv Grd+/-: 5,898
Style: New Englander	Fireplaces Total: 0	Beds: 9	Sqft Fin Blw Grd+/-: 0
		Baths: 5/1	Sqft Fin Total+/-: 5,898
			Source of Sqft: Public Records

Land Information

Leased Land: No	Waterfront: No	Zoning: Town Hill Res
Lot Size Acres +/-: 3.45	Water Views: No	Zoning Overlay: No
Source of Acreage: Survey		
Surveyed: Yes		

Interior Information

Full Baths Bsmnt: 0	Half Baths Bsmnt: 0	VA Certification:
Full Baths Lvl 1: 3	Half Baths Lvl 1: 1	
Full Baths Lvl 2: 2	Half Baths Lvl 2: 0	
Full Baths Lvl 3: 0	Half Baths Lvl 3: 0	
Full Baths Upper: 0	Half Baths Upper: 0	

Appliances: Dishwasher; Dryer; Electric Range; Gas Range; Refrigerator; Washer; Other Appliances: 2 UP APTS HAVE ELEC RANGES. DOWN: GAS

Room Name	Length	Width	Level	Room Features	Room Name	Length	Width	Level	Room Features
Bedroom 1			First		Bedroom 6			Second	
Bedroom 2			First		Bedroom 7			Second	
Bedroom 3			First		Bedroom 8			Second	
Bedroom 4			First		Bedroom 9			Second	
Bedroom 5			First						
Bonus Room			First						
Kitchen			First						
Kitchen			Second						
Kitchen			First						
Kitchen			Second						
Living Room			First						
Living Room			Second						
Living Room			First						
Living Room			Second						
Bonus Room			First						

Property Features

Site: Wooded	2 Dtchd Houses on 1 Lot: Yes
Driveway: Paved	Construction: Wood Frame
Parking: 5 - 10 Spaces; On Site; Paved	Basement Info: Crawl Space; Full
Location: Interior Lot; Rural	Foundation Materials: Poured Concrete
Restrictions: No Restrictions	Exterior: Clapboard; Shingle Siding
Rec. Water: Nearby	Roof: Shingle
Roads: Paved; Private Road	Heat System: Baseboard; Hot Water
Transportation: Public Transport Access	Heat Fuel: Propane
Electric: Circuit Breakers	Water Heater: Electric
Gas: Bottled	Cooling: None
Sewer: Septic Tank	Floors: Bamboo; Carpet; Parquet; Vinyl
Water: Private; Well	Veh. Storage: 1 Car; 3 Car; Attached; Direct Entry to Living
Equipment: Generator	Garage: Yes
Basement Entry: Bulkhead; Interior	Garage Spaces: 4
	Amenities: 1st Floor Bedroom; 1st Floor Primary Bedroom w/Bath; Laundry - 1st Floor; Laundry - 2nd Floor
	Patio and Porch Features: Glassed-in Porch; Porch-Screened
	View: Trees/Woods

Tax/Deed Information

Book/Page/Deed: 2255/149/All
Deed Restrictions: Yes

Full Tax Amt/Yr: \$6,646/ 2024

Map/Block/Lot: 212//061
Tax ID: BARH-000212-000000-000061

Remarks

Remarks: This is a fantastic opportunity to own a high-quality income property! With two fully independent homes set apart for privacy, the possibilities are many. Both houses are set on a peaceful, wooded 3.45 +/- acre lot located a few miles north of Bar Harbor's village. Currently configured with a total of 5 independent apartments, you can live in one and rent the remaining units or live in one entire house and rent the rest. Each house has its own well and septic system, and they sit on their own paved, private road. Built by a well-regarded family of builders, these homes have been lovingly cared for, and are in fantastic condition. The first house (#16) has 3 bedrooms and 2 full baths on the first floor, and 2 bedrooms, 1 full bath on the second floor, with its own entrance stairway. Each floor has a full-size kitchen. There is also an insulated bonus room on the first floor with its own entrance, and a one-car garage used currently as a wood shop. The second house (#28) has 2 bedrooms and 1.5 baths on the first floor, and 2 bedrooms and 1 bath on the second floor, with separate entrance stairway. A studio apartment with a partitioned bedroom area has a full bath and kitchenette. It too has its own private staircase entry. #28 has an attached 2-car garage. Each home has an inviting sun porch, and each has its own generator. New water filtration systems were installed in both homes in August 2025. With so much to offer, this property checks all the boxes, presenting a strong opportunity for income and flexible living. Also listed MLS#1631358

LO: The Knowles Company

Listing provided courtesy of:

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

info@knowlesco.com

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PROPERTY LOCATED AT: 28 Blodgett Lane, Bar Harbor, ME 04609

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: 08/05/2025 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? Being addressed by Seller, treatment system pending


IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: North of house
Installed by: Unknown
Date of Installation: 1993

USE: Number of persons currently using system: 2
Does system supply water for more than one household? Yes No Unknown

Comments: New well pump spring 2025

Source of Section I information: Seller/water test

Buyer Initials _____ Page 1 of 8 Seller Initials LF/RE/ESG 

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: 1993 Date last pumped: Fall 2024 Name of pumping company: Haslam

Have you experienced any malfunctions? Yes No

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

Date of last servicing of tank: Fall 2024 Name of company servicing tank: Haslam

Leach Field: Yes No Unknown

If Yes, Location: _____

Date of installation of leach field: 1993 Installed by: Doug Gott and Sons

Date of last servicing of leach field: None Company servicing leach field: N/A

Have you experienced any malfunctions? Yes No

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

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

If Yes, are they available? Yes No

Is System located in a Shoreland Zone? Yes No Unknown

Comments: _____

Source of Section II information: Seller

Buyer Initials _____

Seller Initials LFKREESG 

PROPERTY LOCATED AT: **28 Blodgett Lane, Bar Harbor, ME 04609**

SECTION III - HEATING SYSTEM(S)/HEATING SOURCE(S)				
Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S) of System	HWBB			
Age of system(s) or source(s)				
TYPE(S) of Fuel	Propane			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	TBD			
Name of company that services system(s) or source(s)	Dead River			
Date of most recent service call	Fall 2024			
Malfunctions per system(s) or source(s) within past 2 years	None			
Other pertinent information				

- Are there fuel supply lines? Yes No Unknown
- Are any buried? Yes No Unknown
- Are all sleeved? Yes No Unknown
- Chimney(s): Yes No
- If Yes, are they lined: Yes No Unknown
- Is more than one heat source vented through one flue? Yes No Unknown
- Had a chimney fire: Yes No Unknown
- Has chimney(s) been inspected? Yes No Unknown
- If Yes, date: _____
- Date chimney(s) last cleaned: Unknown
- Direct/Power Vent(s): Yes No Unknown
- Has vent(s) been inspected? Yes No Unknown
- If Yes, date: _____

Comments: _____
 Source of Section III information: **Seller, service records**

SECTION IV - HAZARDOUS MATERIAL

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

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

Buyer Initials _____ Page 3 of 8 Seller Initials **LFUREDES** *PS*

PROPERTY LOCATED AT: 28 Blodgett Lane, Bar Harbor, ME 04609

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

~~Have you experienced any problems such as leakage? Yes No Unknown~~

~~Comments:~~ _____

Source of information: Seller

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

- As insulation on the heating system pipes or duct work? Yes No Unknown
In the ceilings? Yes No Unknown
In the siding? Yes No Unknown
In the roofing shingles? Yes No Unknown
In flooring tiles? Yes No Unknown
Other: _____ Yes No Unknown

~~Comments:~~ _____

Source of information: Seller

C. RADON/AIR - Current or previously existing:

Has the property been tested? Yes No Unknown

~~If Yes: Date: _____ By: _____~~

~~Results:~~ _____

~~If applicable, what remedial steps were taken?~~ _____

~~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: Built and owned by one family

Source of information: Seller

Buyer Initials _____

Seller Initials LEKREESG 

PROPERTY LOCATED AT: 28 Blodgett Lane, Bar Harbor, ME 04609

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: _____~~

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

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: General subdivision covenants, see deed. Not able to be divided per deed.

Source of information: Seller, 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? _____~~

~~Road Association Name (if known): _____~~

Source of information: Seller/Observation

Buyer Initials _____

Seller Initials LEUREDES6 [Signature]

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: 0986/1552 Year: 2016 (Attach a copy)

Comments: no flooding history

Source of Section VI information: Seller, State of Maine-FEMA

Buyer Initials _____

Seller Initials IFREESG

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: N/A

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

Year Principal Structure Built: 1993 What year did Seller acquire property? 1993

Roof: Year Shingles/Other Installed: Unknown, but recent

Water, moisture or leakage: None

Comments: None

Foundation/Basement:

Is there a Sump Pump? Yes No Unknown

Water, moisture or leakage since you owned the property: Yes No Unknown

Prior water, moisture or leakage? Yes No Unknown

Comments: _____

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

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

Comments: None

Electrical: Fuses Circuit Breaker Other: _____ Unknown

Comments: One unit has a seperate meter, whole structure protected by generator

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: None

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: None

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

PROPERTY LOCATED AT: **28 Blodgett Lane, Bar Harbor, ME 04609**

SECTION VIII - ADDITIONAL INFORMATION

Property is comprised of two independent houses, #16 and #28 Blodgett Lane, and is not dividable.

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:

<u>Lori Fineman, Co-Personal Representative, Estate of Emile St. Germain</u>	<u>8/14/25</u>	<u>Peter St. Germain, Co-Representative, Estate of Emile St. Germain</u>	<u>8/18/25</u>
SELLER	DATE	SELLER	DATE
<u>Lori Fineman, Co-Personal Representative, Estate of Emile St. Germain</u>		<u>Peter St. Germain, Co-Representative, Estate of Emile St. Germain</u>	
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 _____



LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Lori Fineman, Co-Personal Representative, Estate of Emile St. Germain, Peter St. Germain,
Co-Representative, Estate of Emile St. Germain (hereinafter "Seller")
AND _____ (hereinafter "Buyer")

FOR PROPERTY LOCATED AT 28 Blodgett Lane, Bar Harbor, ME 04609

Said contract is further subject to the following terms:

Lead Warning Statement

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

Seller's Disclosure

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

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

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

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

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

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

Buyer's Acknowledgment

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

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

(e) Buyer has (check one below):

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

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

Agent's Acknowledgment

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

Certification of Accuracy

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

Buyer _____ Date _____

Buyer _____ Date _____

Buyer _____ Date _____

Buyer _____ Date _____

Agent _____ Date _____

Signed by:
Lori Fineman, Co-Personal Representative, Estate of Emile St. Germain
Seller Lori Fineman, Co-Personal Representative, Estate of Emile St. Germain Date _____

Seller Peter St. Germain, Co-Representative, Estate of Emile St. Date _____

Seller _____ Date _____

Signed by:
Seller Nick Burnett Date 7/17/2025

Agent Nick Burnett Date _____

PROPERTY DISCLOSURE

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DO NOT LEAVE ANY QUESTIONS BLANK. STRIKE, WRITE N/A OR UNKNOWN IF NEEDED.

SECTION I - WATER SUPPLY

TYPE OF SYSTEM: Public Private Seasonal _____ Unknown
 Drilled Dug Other _____

MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water system?
Pump (if any): N/A Yes No Unknown
Quantity: Yes No Unknown
Quality: Yes No Unknown
If Yes to any question, please explain in the comment section below or with attachment.

WATER TEST: Have you had the water tested? Yes No
If Yes, Date of most recent test: 08/05/2025 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? Being addressed by Seller, treatment system pending

IF PRIVATE: (Strike Section if Not Applicable):
INSTALLATION: Location: East of house
Installed by: Unknown
Date of Installation: 1992
USE: Number of persons currently using system: 2
Does system supply water for more than one household? Yes No Unknown
Comments: New well pump spring 2025

Source of Section I information: Town records, seller
Buyer Initials _____ Page 1 of 8 Seller Initials LFK/ED/ESG PL

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? N/A

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: 1992 Date last pumped: Fall 2024 Name of pumping company: Haslam

Have you experienced any malfunctions? Yes No

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

Date of last servicing of tank: Fall 2024 Name of company servicing tank: Haslam

Leach Field: Yes No Unknown

If Yes, Location: _____

Date of installation of leach field: 07/06/2025 Installed by: Doug Gott and Sons

Date of last servicing of leach field: None Company servicing leach field: None performed

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/HHE200

Buyer Initials _____

Seller Initials LEUREDES 

SECTION III - HEATING SYSTEM(S)/HEATING SOURCE(S)

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S) of System	HWBB			
Age of system(s) or source(s)	Unknown			
TYPE(S) of Fuel	Propane			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	TBD			
Name of company that services system(s) or source(s)	Dead River			
Date of most recent service call	Fall 2024			
Malfunctions per system(s) or source(s) within past 2 years	None			
Other pertinent information				

- Are there fuel supply lines? Yes No Unknown
- Are any buried? Yes No Unknown
- Are all sleeved? Yes No Unknown
- Chimney(s): Yes No
- If Yes, are they lined: Yes No Unknown
- Is more than one heat source vented through one flue? Yes No Unknown
- Had a chimney fire: Yes No Unknown
- Has chimney(s) been inspected? Yes No Unknown
- If Yes, date: _____
- Date chimney(s) last cleaned: Unknown
- Direct/Power Vent(s): Yes No Unknown
- Has vent(s) been inspected? Yes No Unknown
- If Yes, date: _____

Comments: _____

Source of Section III information: Seller, service records

SECTION IV - HAZARDOUS MATERIAL

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

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

Buyer Initials _____

Seller Initials

LEKEDESC BS

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

~~Have you experienced any problems such as leakage? Yes No Unknown~~

~~Comments:~~

Source of information: Seller

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

- As insulation on the heating system pipes or duct work? Yes No Unknown
- In the ceilings? Yes No Unknown
- In the siding? Yes No Unknown
- In the roofing shingles? Yes No Unknown
- In flooring tiles? Yes No Unknown
- Other: Yes No Unknown

~~Comments:~~

Source of information: Seller

C. RADON/AIR - Current or previously existing:

Has the property been tested? Yes No Unknown

~~If Yes, Date: _____ By: _____~~

~~Results:~~

~~If applicable, what remedial steps were taken?~~

~~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: Built by and owned by same family

Source of information: Seller

Buyer Initials _____

Seller Initials

LEP/RESG

PROPERTY LOCATED AT: 16 Blodgett Lane, Bar Harbor, ME 04609

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: No lead paint used on property

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: _____

Source of information: Seller (family built both homes)

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: General subdivision covenants, see deed. Not able to be divided per deed.

Source of information: 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? _____~~

~~Road Association Name (if known): _____~~

Source of information: Seller, deed

Buyer Initials _____

Seller Initials LFLEPESG PS

PROPERTY LOCATED AT: 16 Blodgett Lane, Bar Harbor, ME 04609

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: 0986-1552 Year: 2016 (Attach a copy)

Comments: No flood history

Source of Section VI information: Seller/State of Maine/FEMA

Buyer Initials _____ Page 6 of 8 Seller Initials LEUREPESG

SECTION VII - GENERAL INFORMATION

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

If Yes, explain: _____

~~Is a Forest Management and Harvest Plan available? Yes No Unknown~~

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

If Yes, explain: _____

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

Year Principal Structure Built: 1992 What year did Seller acquire property? 1992

Roof: Year Shingles/Other Installed: Unknown

Water, moisture or leakage: None

Comments: None

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: No leaking

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

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

Comments: None

Electrical: Fuses Circuit Breaker Other: _____ Unknown

Comments: _____

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: None

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: None

Source of Section VII information: Seller, records

Buyer Initials _____ Page 7 of 8 Seller Initials LEBROESG

PROPERTY LOCATED AT: 16 Blodgett Lane, Bar Harbor, ME 04609

SECTION VIII - ADDITIONAL INFORMATION

Property is comprised of two independent houses, #16 and #28 Blodgett Lane, and is not dividable.

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:

<u>Lori Fineman, Co-Personal Representative, Estate of Emile St. Germain</u>	<u>8/16/25</u>	<u>Peter St. Germain, Co-Personal Representative, Estate of Emile St. Germain</u>	<u>8/16/25</u>
SELLER	DATE	SELLER	DATE
Lori Fineman, Co-Personal Representative, Estate of Emile St. Germain		Peter St. Germain, Co-Personal Representative, Estate of Emile St. Germain	

<u>Peter St. Germain, Co-Personal Representative, Estate of Emile St. Germain</u>	<u>8/16/25</u>	<u>Lori Fineman, Co-Personal Representative, Estate of Emile St. Germain</u>	<u>8/16/25</u>
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 _____



LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Lori Fineman, Co-Personal Representative, Estate of Emile St. Germain, Peter St. Germain,
Co-Personal Representative Estate of Emile St. Germain (hereinafter "Seller")
AND _____ (hereinafter "Buyer")

FOR PROPERTY LOCATED AT 16 Blodgett Lane, Bar Harbor, ME 04609

Said contract is further subject to the following terms:

Lead Warning Statement

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

Seller's Disclosure

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

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

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

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

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

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

Buyer's Acknowledgment

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

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

(e) Buyer has (**check one below**):

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

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

Agent's Acknowledgment

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

Certification of Accuracy

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

Buyer _____ Date _____

Buyer _____ Date _____

Buyer _____ Date _____

Buyer _____ Date _____

Agent _____ Date _____

Signed by:
Lori Fineman, Co-Personal Representative, Estate of Emile St. Germain
Seller Lori Fineman, Co-Personal Representative, Estate of Emile St. Germain Date _____

Seller Peter St. Germain, Co-Personal Representative Estate of Emile St. Germain Date _____

Seller _____ Date _____

Signed by:
Nick Burnett
Agent Nick Burnett Date 7/17/2025



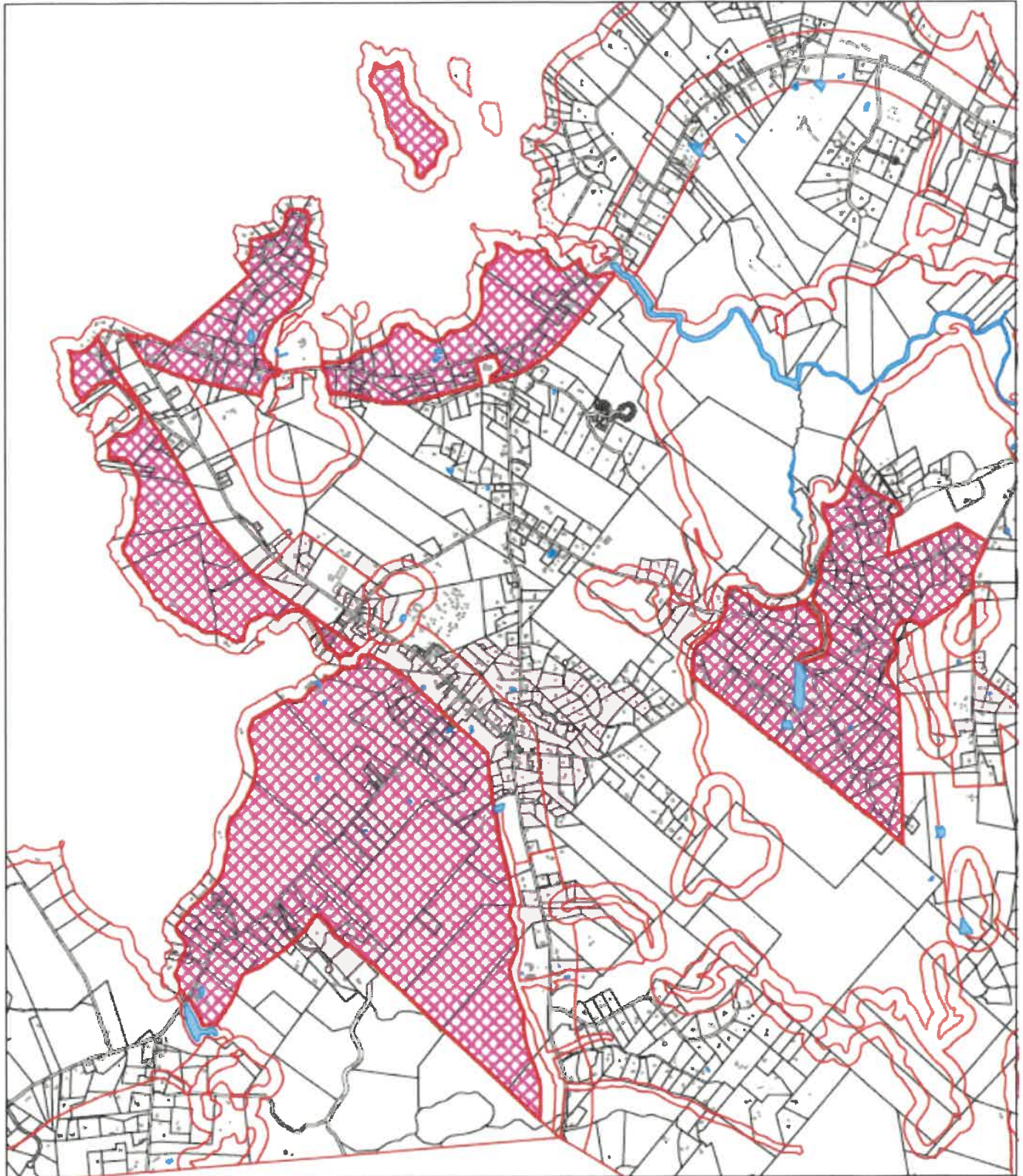
Chapter 125. Land Use

Article III. Land Use Activities and Standards

§ 125-45. Town Hill Residential.

[Amended 6-13-2006;^[1] 6-12-2018; 7-14-2020; 11-2-2021; 6-14-2022; 6-11-2024 ATM by Art. 2]

Town Hill Residential



0 1,375 2,750 5,500 Feet

Printed July 14, 2022
by
Bar Harbor Assessing/ GIS Office

Map based on Official Neighborhood District Map of Bar Harbor, Maine dated July 14, 2022 and as may be amended. In the event of a discrepancy between the District Map and Official Neighborhood District Map, the latter shall control. Any conflict between the District Map and a description by metes and bounds shall be resolved in favor of the description by metes and bounds



- A. Purpose.
- B. Dimensional standards.
 - (1) Minimum lot size: 40,000 square feet.

- (2) Minimum road frontage and lot width: 200 [feet].
- (3) Minimum front setback: 75 [feet].
- (4) Minimum side setback: 25 [feet].
- (5) Minimum rear setback: 25 [feet].
- (6) Maximum lot coverage: 15%.
- (7) Maximum height: 40 [feet].
- (8) Minimum area per family: 20,000 square feet.

C. Allowed activity or structure. Activity or structure allowed without a permit, provided that it complies with all provisions of this chapter:

Activities necessary for managing and protecting the land, such as surveying, fire protection, emergency operations, etc.

Agriculture, homestead

Filling/earthmoving activity of less than 10 cubic yards

Nonintensive recreational uses not requiring structures, such as hunting, fishing and hiking

Public utility installation

Vacation rental-1 and vacation rental-2 provided that it be registered per Chapter 174. Short-Term Rental Registration.

D. Activity or structure requires site plan approval. Activity or structure requires approval through site plan review process before it may be commenced or built:

Agriculture, commercial

Campground

Cemetery

Commercial stable

Employee living quarters-2

Lodging I

Lodging VII - Only from the north side of Route 3 shoreward for 500 feet from the Trenton Town line to Jones Marsh Resource Protection District

Marina

Mobile home park

Municipal facility and grounds

Municipal school

Place of worship

Road construction

Solar photovoltaic system, principal use (SPVS-PU)

Wireless communications facility

[Amended 11-5-2024 ATM by Art. 3]

- (1) Accessory uses or structures. Planning Board/Planning Department approval required for uses or structures accessory to uses or structures requiring Planning Board/Planning Department approval:
 - Uses or structures accessory to permitted uses or structures
- (2) Total developed area greater than 2,000 square feet. Planning Board approval required for uses or structures with total developed area of more than 2,000 square feet:
 - Lumberyard or sawmill
- (3) Permanent pier, dock, wharf, breakwater. Planning Board approval required for permanent structures:
 - Pier, dock, wharf, breakwater or other use projecting into the water
- (4) Accessory essential services. Planning Board/Planning Department approval required for services accessory to uses or structures requiring Planning Board approval:
 - Essential services accessory to a permitted use or structure
- (5) Home occupation. Minor site plan for lots with frontage on Route 3 and Route 102 for home occupations with nonfamily members as employees; otherwise, Code Enforcement Officer permit:

Home occupation

(6) Wind turbine. Minor site plan review required:

Wind turbine

E. Activity or structure requires permit from Code Enforcement Officer. Activity or structure requires permit issued by Code Enforcement Officer (CEO) before it may be commenced or built:

Agriculture, avocational

Commercial garden, greenhouse or nursery

Driveway construction

Filling/earthmoving activity of 10 cubic yards or more

Multifamily dwelling I

Noncommercial greenhouse

Noncommercial kennel

Noncommercial stable

Public or private park with minimal structural development

Roadside stand

Single-family dwelling

Two-family dwelling

Undertaking establishment

Uses or small structures accessory to permitted uses or structures

(1) Accessory uses or structures. CEO permit required for uses or structures accessory to uses or structures requiring CEO permit:

Uses or structures accessory to permitted uses or structures

(2) Total developed area less than 2,000 square feet. CEO permit required for uses or structures with total developed area not exceeding 2,000 square feet:

Lumberyard or sawmill

(3) Temporary pier, dock, wharf, breakwater. CEO permit required for temporary structures:

Pier, dock, wharf, breakwater or other use projecting into the water.

(4) Accessory essential services. CEO permit for services accessory to uses or structures requiring CEO permit:

Essential services accessory to a permitted use or structure

(5) Home occupation. Minor site plan for lots with frontage on Route 3 and Route 102 for home occupations with nonfamily members as employees; otherwise, Code Enforcement Officer permit:

Home occupation

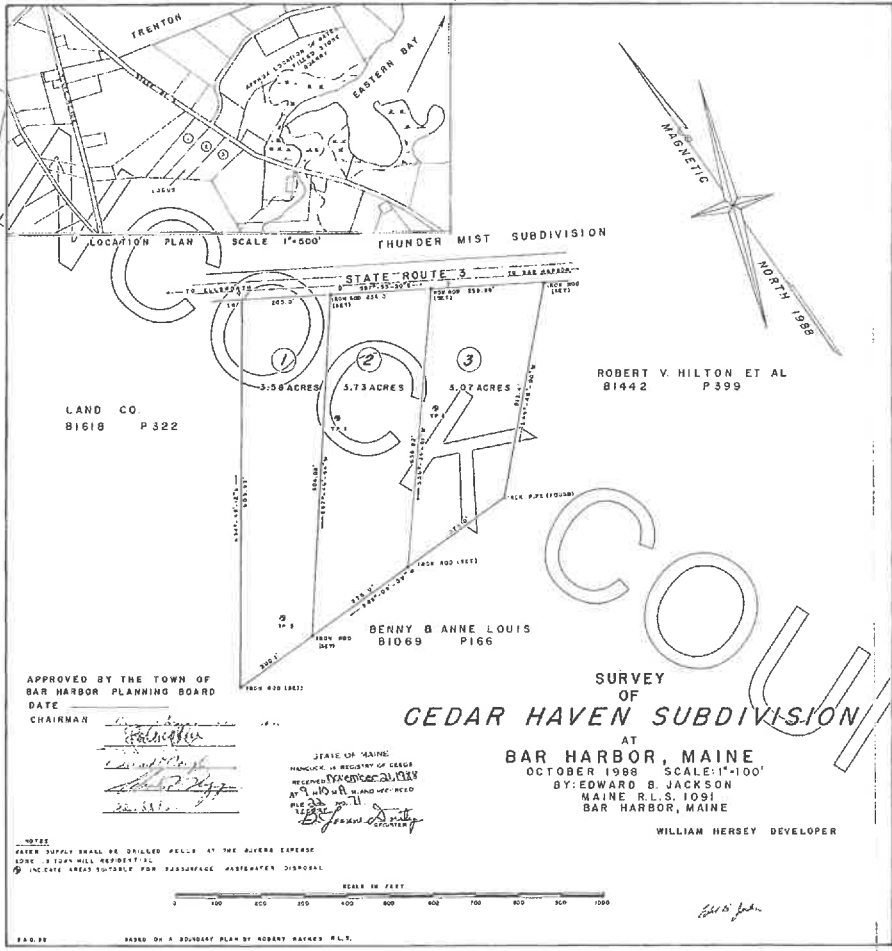
F. Activity or structure requires permit from local Plumbing Inspector. Activity or structure requires permit issued by local Plumbing Inspector before it may be commenced or built:

Private sewage disposal system accessory to permitted uses

[1] *Editor's Note: This ordinance also provided that it shall apply retroactively to all proceedings, applications and/or petitions pending on or commenced after 9-6-2005, notwithstanding the provisions of 1 M.R.S.A. § 302.*



H.A.



CEDAR HAVEN COUNTY

22-71



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

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

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

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.

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)

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

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

Second: If so, reduce contact with the arsenic.

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

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

Common Questions

What is CCA wood?

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

What is Arsenic?

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

Have you tested your well water for arsenic?



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

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

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

How to Test Your Well Water

1. Call a lab.

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

2. Do the test.

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





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 _____
Licensee's Name
on behalf of **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.