

FARAWAY

82 Common Lane
Greening Island
\$7,500,000



*Distinctive properties.
Legendary service.*



- Elegant estate on 4.40+/-ft of acres on Greening Island with deep-water dock & 1500+/- ft of private shore frontage.
- Includes 1 guest cottage, and a large boathouse with lofted entertaining space.



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.

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Public Detail Report

MLS #: 1628909
Status: Active
Directions: Greening Island access is by boat from Manset, by appointment only.

County: Hancock
Property Type: Residential

Seasonal: Yes
List Price: \$7,500,000
Original List Price: \$7,500,000



82-65-61 Common
Lane (Greening Island)
Southwest Harbor, ME
04679

List Price: \$7,500,000
MLS#: 1628909



General Information

Sub-Type: Single Family Residence	Year Built: 1905	Rooms: 15	Sqft Fin Abv Grd+/-: 7,100
Style: Cottage; Shingle	Fireplaces Total: 9	Beds: 7	Sqft Fin Blw Grd+/-: 0
Furniture: Negotiable		Baths: 5/2	Sqft Fin Total+/-: 7,100
			Source of Sqft: Public Records

Land Information

Leased Land: No	Waterfront: Yes	Waterfront Amount: 1,500	Zoning: Res. Shoreland
Lot Size Acres +/-: 4.4	Srce of Wtrfrt: Public Records; Seller	Waterfront Owned +/-: 1	Zoning Overlay: Yes
Source of Acreage: Survey	Water Views: Yes	Waterfront Shared +/-: 1	
Surveyed: Yes		Water Body: Atlantic Ocean, Great Harbor, Somes Sound	
		Water Body Type: Harbor; Ocean	

Interior Information

Full Baths Bsmnt: 0				Half Baths Bsmnt: 0				VA Certification:			
Full Baths Lvl 1: 0				Half Baths Lvl 1: 2							
Full Baths Lvl 2: 5				Half Baths Lvl 2: 0							
Full Baths Lvl 3: 0				Half Baths Lvl 3: 0							
Full Baths Upper: 0				Half Baths Upper: 0							
Appliances: Cooktop; Dishwasher; Dryer; Gas Range; Microwave; Refrigerator; Wall Oven; Washer											
<u>Room Name</u>	<u>Length</u>	<u>Width</u>	<u>Level</u>	<u>Room Features</u>	<u>Room Name</u>	<u>Length</u>	<u>Width</u>	<u>Level</u>	<u>Room Features</u>		
Bedroom 1			Second	Built-Ins,Closet,Full Bath,Gas Fireplace,Suite	Mud Room			First	Built-Ins		
Bedroom 2			Second	Built-Ins,Closet,Full Bath,Gas Fireplace,Separate Shower	Sunroom			First	Unheated		
					Bedroom 6			Second	Closet		
Bedroom 3			Second	Closet,Full Bath,Gas Fireplace							
Bedroom 4			Second	Closet,Full Bath,Gas Fireplace							
Bedroom 5			Second	Closet,Full Bath							
Den			First	Built-Ins							
Dining Room			First	Built-Ins,Wood Burning Fireplace							
Family Room			First	Built-Ins,Wood Burning Fireplace							
Kitchen			First	Eat-in Kitchen,Kitchen Island,Pantry							
Laundry			First	Utility Sink							
Living Room			First	Wood Burning Fireplace							
Primary Bedroom			Second	Built-Ins,Closet,Full Bath,Gas Fireplace,Separate Shower							

Property Features

Utilities On: No	Construction: Wood Frame
Site: Open; Pasture/Field; Rolling/Sloping; Well Landscaped; Wooded	Basement Info: Bulkhead; Full; Unfinished; Walk-Out Access
Driveway: Gravel	Foundation Materials: Poured Concrete
Parking: Off Site; On Site	Exterior: Shingle Siding
Location: Rural	Roof: Fiberglass; Pitched; Shingle
Rec. Water: Beach Rights; Boat Mooring; Deeded; Dock; Oceanfront; ROW to Water; Waterfront Deep; Waterfront Tidal	Heat System: Baseboard; Forced Air; Hot Water; Zoned
Island: Yes	Heat Fuel: Gas Bottled; Multi-Fuel System; Oil; Solar; Wood
Roads: Dirt; Gravel; Private Road	Water Heater: Gas; Off Heating System; Solar; Tank
Transportation: Deep Water Access; Near Airport	Cooling: None
Electric: Circuit Breakers; Energy Storage Device; Generator Hookup; On Site; Underground	Floors: Wood
	Veh. Storage: No Vehicle Storage
	Garage: No

Gas: Underground
Sewer: Private Sewer; Septic Design Available; Septic Tank
Water: Public; Seasonal
Equipment:Generator; Internet Access Available; Other Equipment; Satellite Dish
Basement Entry: Bulkhead; Interior

Garage Spaces: 0
Amenities: Attic; Bathtub; Laundry - 1st Floor; Pantry; Primary Bedroom w/ Bath
Patio and Porch Features: Deck; Glassed-in Porch; Porch
View: Fields; Mountain(s); Scenic; Trees/Woods

Tax/Deed Information

Book/Page/Deed:	7153/450/All	Full Tax Amt/Yr: \$32,881.51/ 2025	Map/Block/Lot:	10//10,13,15
Deed/Conveyance Type	Quit Claim w/		Tax	
Offered:	Covenant		ID: 826561CommonlaneGreeningIsSouthwestHarbor04679	

Remarks

Remarks: Faraway, on 4.4+/- acres with 1500+/- feet of waterfront, a deep-water dock, 7 bedrooms & 7 baths, located on the Eastern peninsula of Greening Island, overlooking the Great Harbor and Mount Desert Island with the mountains of Acadia. A Classic shingle style cottage of 7,100+/-sft, fully renovated to modern standards while keeping the graceful elegance of a 1900's estate. Nearly every room brings water views, and a symbiotic connection to the natural landscaping. Cypress floors and many-beamed ceilings set the stage for a wealth of locally sourced fieldstone fireplaces, no fewer than eleven windows seats, and in one sitting room, a mural of ships at sea above a fireplace surrounded by built-in seating. The kitchen was broadened and modernized with a Sub- Zero fridge, an elegant French Lacanche range, and rainforest green serpentinite countertops on top of the kitchen island. In 2005 after the renovations, fine arts painter Dean Barger painted the dining room, walls with vintage scenes of the Great Harbor islands and ships, to compliment the historic ambiance of the house. Modern living fueled by solar power, two diesel generators as backup power with vast battery panels, allows for off the grid lifestyle choices. Fields of flowering bushes and trees bring beauty and native sustainability for the environment. A quick 5-minute boat ride from the deep water dock is the mainland of Southwest Harbor. Also included is a separate Captain's Cabin (2 bedrooms, 1 full bath, 800 sft+/- with a new wrap around deck, and 1.07 ac+/-, and a Boathouse (.1 ac+/-, 1200 sft+/-) with a large open main floor and kitchen, dining and bath on the second floor. Expansive south-facing water views out the Western Way. Enjoy the summer breezes, sailboats racing by, in the comfort and elegance of this special place, so close, yet so Faraway.

LO: The Knowles Company

Listing provided courtesy of:

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

info@knowlesco

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MAINE
Listings



Main House& Writers Cabin

PROPERTY LOCATED AT: 82 Common Lane-Greening Island, Southwest Harbor , ME 04679**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 SWH Water District ☐ 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: 2021&2023 Are test results available? .. ☒ Yes ☐ No

To your knowledge, have any test results ever been reported as unsatisfactory
 or satisfactory with notation? ☐ Yes ☒ No

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

What steps were taken to remedy the problem? _____

~~IF PRIVATE: (Strike Section if Not Applicable):~~

~~INSTALLATION: Location: _____~~

~~Installed by: _____~~

~~Date of Installation: _____~~

USE:

~~Number of persons currently using system: _____~~

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

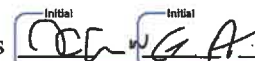
Comments: _____

Source of Section I information: SWH Water District 2021 & 2023 Reports

Buyer Initials _____

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Seller Initials



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SECTION II - WASTE WATER DISPOSAL

TYPE OF SYSTEM: ☐ Public ☒ Private ☐ Quasi-Public _____ ☐ Unknown

~~IF PUBLIC OR QUASI PUBLIC (Strike Section if Not Applicable):~~

~~Have you had the sewer line inspected? _____ ☐ Yes ☐ No~~

~~If Yes, what results: _____~~

~~Have you experienced any problems such as line or other malfunctions? _____ ☐ Yes ☐ No~~

~~What steps were taken to remedy the problem? _____~~

IF PRIVATE (Strike Section if Not Applicable):

Tank: ☒ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Other: _____

Tank Size: ☐ 500 Gallon ☒ 1000 Gallon ☐ Unknown ☐ Other: 2 x 1000 g

Tank Type: ☐ Concrete ☐ Metal ☐ Unknown ☒ Other: plastic tanks

Location: NW of House @52' feet OR ☐ Unknown

Date installed: 2004 Date last pumped: 2025+/- Name of pumping company: Royal Flush

Have you experienced any malfunctions? _____ ☐ Yes ☒ No

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

Date of last servicing of tank: 2025+/- Name of company servicing tank: Royal Flush

Leach Field: _____ ☒ Yes ☐ No ☐ Unknown

If Yes, Location: NW of House @60' feet

Date of installation of leach field: 2004 Installed by: Gott+/-

Date of last servicing of leach field: 2004 Company servicing leach field: Royal Flush

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: HHE-200 On file at office. 05/26/2021- JR Anderson-H. Fred Bishop #796

Source of Section II information: Public Records, Service Contractors, Owner

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Seller Initials

Initial Initial
CEW GA

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

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S) of System	Hydronic Hot Air	Ideal On Demand HW	Fireplaces-Wood	Fireplaces-Propane
Age of system(s) or source(s)	2004+/-	2024	2004+/-	2005+/-
TYPE(S) of Fuel	Electric (Solar)	Electric (Solar)	Wood	prpoane
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	Seasonal	Seasonal	Seasonal use	seasonal use
Name of company that services system(s) or source(s)	NE plumbing -CMD	NE plumbing-CMD	Abel Chimney	Evergreen-Abel
Date of most recent service call	2024 Annual Service	2024 Annual Service	2024Annual Service	2023 Annual Service
Malfunctions per system(s) or source(s) within past 2 years	-----	-----	-----	-----
Other pertinent information			Liv Rm, Din Rm, Den Sitting Room	4 bedrooms Upper sitting room

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: 2021 & 2024

Date chimney(s) last cleaned: 2024-Abel

Direct/Power Vent(s): ☐ Yes ☒ No ☐ Unknown

Has vent(s) been inspected? ☐ Yes ☒ No ☐ Unknown

If Yes, date: -----

Comments: Chimneys rebuilt 2005-Harkins Masonary, Cleaned-Inspected by Abel Chimney

Source of Section III information: Seller , Public records, Service Contractors, Caretaker

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): 2007 Size of tank(s): 1500g

Location: Off writer Cabin -West of Main House

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DEW G.A.

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

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

Comments: -----

Source of information: Seller, Public records, Service Contractors, Caretaker

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: House was gutted and fully renovated by previous owner in 2003-2005

Source of information: Seller, Public records, Service Contractors, Caretaker

C. RADON/AIR - Current or previously existing:

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

If Yes: Date: June 5, 2021 By: A&L Laboratory-Affordable Home Inspections

Results: 1.8 pCi/L, 2.1 pCi/L, 2.3 pCi/L - all basement areas -not actions required

~~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, Service Contractors, Caretaker

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, Service Contractors, Caretaker

E. METHAMPHETAMINE - Current or previously existing:

☐ Yes ☒ No ☐ Unknown

Comments: -----

Source of information: Seller, Public Records

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Seller Initials Initials: [Signature] Initials: [Signature]

PROPERTY LOCATED AT: 82 Common Lane-Greening Island, Southwest Harbor, ME 04679

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: Seasonal Painting on-going annually

Source of information: Seller, Service Contractors, Caretaker

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☐ No ☒ Unknown

LAND FILL: ☐ Yes ☐ No ☒ Unknown

RADIOACTIVE MATERIAL: ☐ Yes ☐ No ☒ Unknown

Other: Seller is not aware of any other hazardoud materials

Source of information: Seller, Public records, Service Contractors, Caretaker

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: Deed-ROW, Survey, Land Use Zoning

Source of information: Public Records

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? Owners on Greening Island

Road Association Name (if known): -----

Source of information: Seller, Public records, Caretaker

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Seller Initials

Initial Initial
DEW GA

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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: 23009C1218D Year: 2016 (Attach a copy)

Comments: Flood elevation certificate on file at town office

Source of Section VI information: FEMA-Firmette (230293, 23009C1218D 07/20/2016)

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Seller Initials

CEW GA

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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: no violations under current owner. No violation records at town office.

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: 1903 (2003-2005) What year did Seller acquire property? 2021

Roof: Year Shingles/Other Installed: 2024

Water, moisture or leakage: none

Comments: 2024-IKO Architectural Shingles -50 year-with Ice Water Shield

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: _____

Electrical: ☐ Fuses ☒ Circuit Breaker ☒ Other: Solar& Generator ☐ Unknown

Comments: Sol Ark (Wessler Electric) & CMD Power Services

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: _____

Comments: _____

Source of Section VII information: Seller, Public records, Service Contractors
Buyer Initials _____ Page 7 of 8 Seller Initials CEA A

PROPERTY LOCATED AT: 82 Common Lane-Greening Island, Southwest Harbor , ME 04679

SECTION VIII - ADDITIONAL INFORMATION


List of Improvements on file at office. Previous owner -whole house renovation 2003-2005.

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: _____ 6/30/2025

SELLER _____ DATE
JCA Faraway LLC, Jamie Alban-Member

SELLER _____ DATE

Signed by: _____ 6/30/2025

SELLER _____ DATE
JCA Faraway LLC, Garland Alban-Member

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

Main & Writers-82 Common

LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN JCA Faraway LLC, Jamie Alban-Member, JCA Faraway LLC, Garland Alban-Member
(hereinafter "Seller")
AND _____
(hereinafter "Buyer")
FOR PROPERTY LOCATED AT 82 Common Lane-Greening Island, Southwest Harbor , ME 04679

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: _____ Date: 6/30/2025
Seller JCA Faraway LLC, Jamie Alban-Member Date
3CADC21365548D... 6/30/2025
Seller JCA Faraway LLC, Garland Alban-Member Date
E3C0E7C6D2DF44A...

Signed by: _____ Date: 6/30/2025
Seller Lili Pew Date
AA23329EBC89ADU... 6/30/2025
Agent Lili Pew

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The Knowles Company, One Summit Rd Northeast Harbor ME 04662
Lili Pew

Signed by: _____ Date: 6/30/2025
Bonnie Raq 6/30/2025
18F21286533A416...

DocuSigned by: _____ Date: 6/30/2025
Beth Ingebritson Date
7068E27D843D494... 6/30/2025
EQUAL HOUSING
OPPORTUNITY
Alban-Faraway-82

2072763322

2072764114

Captain's Cabin

PROPERTY LOCATED AT: 65 Common Lane-Greening Island, Southwest Harbor, ME 04679

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 SWH Water District ☐ 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: 2021-2023 Are test results available? .. ☒ Yes ☐ No
To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notation? ☐ Yes ☒ No
~~If Yes, are test results available? ☐ Yes ☐ No~~
~~What steps were taken to remedy the problem? _____~~

~~IF PRIVATE: (Strike Section if Not Applicable):~~

~~INSTALLATION. Location. _____~~

~~Installed by: _____~~

~~Date of Installation: _____~~

USE: ~~Number of persons currently using system. _____~~

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


Comments: 2021-2023 SWH Water District Annual Water Quality Reports

Source of Section I information: Seller, public records, service contractors, Caretaker

Buyer Initials _____

Page 1 of 8

Seller Initials

Initial Initial


PROPERTY LOCATED AT: 65 Common Lane-Greening Island, Southwest Harbor, ME 04679

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: Plastic

Location: South of Captains Cabin @11' from porch OR ☐ Unknown

Date installed: 2004+/- Date last pumped: 2025 +/- Name of pumping company: Royal Flush

Have you experienced any malfunctions? _____ ☐ Yes ☒ No

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

Date of last servicing of tank: 2025+/- Name of company servicing tank: Royal Flush

Leach Field: _____ ☒ Yes ☐ No ☐ Unknown

If Yes, Location: South of Capt Cabin

Date of installation of leach field: 2004+/- Installed by: Gott-Goodwin +/-

Date of last servicing of leach field: 2025+/- Company servicing leach field: JR Anderson

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: JR Anderson Septic Inspection 05/26/21. Septic System-Shared with Boathouse

Source of Section II information: Seller, Service Contractors, Caretaker, Public Records

Buyer Initials _____

Page 2 of 8

Seller Initials SGC GA

PROPERTY LOCATED AT: 65 Common Lane-Greening Island, Southwest Harbor, ME 04679**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	Wood Stove			
Age of system(s) or source(s)	2004+/-			
TYPE(S) of Fuel	wood			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	seasonal			
Name of company that services system(s) or source(s)	abel chimney-caretaker			
Date of most recent service call	2022			
Malfunctions per system(s) or source(s) within past 2 years	-----			
Other pertinent information	minimal use since 2021			

Are there fuel supply lines? ☐ Yes ☒ No ☐ Unknown~~Are any buried? ☐ Yes ☐ No ☐ Unknown~~~~Are all sleeved? ☐ Yes ☐ No ☐ Unknown~~Chimney(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: 05/26/2021Date chimney(s) last cleaned: 2021Direct/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 Contractors, Caretaker**SECTION IV - HAZARDOUS MATERIAL**

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

A. UNDERGROUND STORAGE TANKS - Are there now, or have there ever been, any underground storage tanks on the property? ☐ Yes ☐ No ☒ UnknownIf Yes, are tanks in current use? ☐ Yes ☐ No ☐ Unknown

If no longer in use, how long have they been out of service? -----

~~If tanks are no longer in use, have tanks been abandoned according to DEP? ☐ Yes ☐ No ☐ Unknown~~~~Are tanks registered with DEP? ☐ Yes ☐ No ☐ Unknown~~

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

Location: _____

Buyer Initials _____

Page 3 of 8

Seller Initials

Initial REC Initial P.A.

PROPERTY LOCATED AT: 65 Common Lane-Greening Island, Southwest Harbor, ME 04679

~~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, Service Contractors, Caretaker**

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: _____

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, Service Contractors, Caretaker, Public Records**

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, Caretaker, Service Providers**

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

Comments: _____

Source of information: **Public records**

Buyer Initials _____

Page 4 of 8

Seller Initials

Initial Initial
SC PA

PROPERTY LOCATED AT: 65 Common Lane-Greening Island, Southwest Harbor, ME 04679

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: Seasonal Painting On-going annually

Source of information: Seller, Public records, Service Contractors, Caretaker

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, Service Contractors, Caretaker, Public Records

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: trails -ROW

Source of information: Deed, Survey, Public records, Seller

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

If No, who is responsible for maintenance? Owners on Greening Island

Road Association Name (if known): _____

Source of information: Seller, Public Records, Caretaker

Buyer Initials _____

Page 5 of 8

Seller Initials  

PROPERTY LOCATED AT: 65 Common Lane-Greening Island, Southwest Harbor, ME 04679**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: 23009C1218D Year: 2016 (Attach a copy)

Comments: _____

Source of Section VI information: **Fema-Firmatte report**

Buyer Initials _____

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Seller Initials

PROPERTY LOCATED AT: 65 Common Lane-Greening Island, Southwest Harbor, ME 04679

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: No violations under current owner, and no records in town file.

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: Mid 1900s+/- What year did Seller acquire property? 2021

Roof: Year Shingles/Other Installed: 2024

Water, moisture or leakage: none

Comments: IKO Archtitectural 50 Year Shingles with ICE water shield

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: _____

Electrical: ☐ Fuses ☒ Circuit Breaker ☒ Other: Solar-CMD Power ☐ 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: _____

Comments: _____

Source of Section VII information: Seller, Service Contractors, Caretaker, Public Records

Buyer Initials _____ Page 7 of 8 Seller Initials [Signature]

PROPERTY LOCATED AT: 65 Common Lane-Greening Island, Southwest Harbor, ME 04679

SECTION VIII - ADDITIONAL INFORMATION

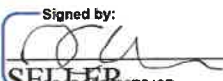
List of Improvements on file at the office

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: _____ 6/30/2025

SELLER 43C4DD2A706E548D... DATE
JCA Faraway, LLC, Jamie Alban-Member

Signed by: _____ 6/30/2025

SELLER 43C008F0302DF44A... DATE
JCA Faraway, LLC, Garland Alban-Member

 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



Captain's Cabin

LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN JCA Faraway, LLC, Jamie Alban-Member, JCA Faraway, LLC, Garland Alban-Member
 (hereinafter "Seller")
 AND _____
 (hereinafter "Buyer")
 FOR PROPERTY LOCATED AT 65 Common Lane-Greening Island, Southwest Harbor, ME 04679

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:

6/30/2025

Seller JCA Faraway, LLC, Jamie Alban-Member Date
 308D82A36E548D...

6/30/2025

Seller JCA Faraway, LLC, Garland Alban-Member Date
 E3C0E7C6D2DF44A...

Seller _____ Date _____

Signed by:

6/30/2025

Seller Lili Pew
 AA23328E6CB94D0...

Agent Lili Pew
 7068E27D843D494...

DocuSigned by:

Date

Beth Ingebritson 6/30/2025
 7068E27D843D494...



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The Knowles Company, One Summit Rd Northeast Harbor ME 04662
 Lili Pew

Signed by:

Bonnie Ray 6/30/2025
 18F21286533A416...

2072763322

2072764114

Faraway-Captain

Boathouse

PROPERTY LOCATED AT: 65 Common Lane-Greening Island, Southwest Harbor, ME 04679**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 SWH Water District ☐ 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: 2021-2023 Are test results available? .. ☒ Yes ☐ No

To your knowledge, have any test results ever been reported as unsatisfactory
 or satisfactory with notation? ☐ Yes ☒ No

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

~~What steps were taken to remedy the problem?~~

~~IF PRIVATE: (Strike Section if Not Applicable).~~

~~INSTALLATION: Location:~~

~~Installed by:~~

~~Date of Installation:~~

USE: Number of persons currently using system:

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

Comments: 2021&2-23 SWH Water District water tests on file at office

Source of Section I information: Seller, Service Contractors, Caretaker, Public Records

Buyer Initials _____

Page 1 of 8

Seller Initials

Initial Initial
DL Amg/ba

PROPERTY LOCATED AT: 65 Common Lane-Greening Island, Southwest Harbor, ME 04679

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: Plastic

Location: North of Boathouse (Shared with Capt Cabin) OR ☐ Unknown

Date installed: 2004 Date last pumped: 2025+/- Name of pumping company: Royal Flush

Have you experienced any malfunctions? ☐ Yes ☒ No

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

Date of last servicing of tank: 2025 +/- Name of company servicing tank: Royal Flush

Leach Field: ☒ Yes ☐ No ☐ Unknown

If Yes, Location: South of Capt Cabin

Date of installation of leach field: 2004+/- Installed by: Gott+/-

Date of last servicing of leach field: 2025 +/- Company servicing leach field: Royal Flsuh

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

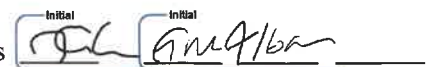
Comments: HHE 200 on file at office. 05/26/2021- Septic Inspection JR Anderson-H. Fred Bishop #796

Source of Section II information: Seller, Caretaker, Contractors, Public Records

Buyer Initials _____

Page 2 of 8

Seller Initials



Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S) of System	propane stove			
Age of system(s) or source(s)	2004 +/-			
TYPE(S) of Fuel	propane			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	seasonal use			
Name of company that services system(s) or source(s)	abel chimney-caretaker			
Date of most recent service call	2024 Annual Service			
Malfunctions per system(s) or source(s) within past 2 years	none			
Other pertinent information				

PROPERTY LOCATED AT: 65 Common Lane-Greening Island, Southwest Harbor, ME 04679

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, Public records, Service Contractors, Caretaker

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, Caretaker, Contractors, Public Records

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, Public records, Service Contractors, Caretaker

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, Service Contractors, Caretaker, Public Records

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

Comments: _____

Source of information: Public Records

Buyer Initials _____

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Seller Initials

Initial EL Initial Amg/ba

PROPERTY LOCATED AT: 65 Common Lane-Greening Island, Southwest Harbor, ME 04679**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 ☐ NoComments: Annual Painting On-goingSource of information: Seller, Service Contractors, Caretaker, Public Records**G. OTHER HAZARDOUS MATERIALS** - Current or previously existing:TOXIC MATERIAL: ☐ Yes ☐ No ☒ UnknownLAND FILL: ☐ Yes ☐ No ☒ UnknownRADIOACTIVE MATERIAL: ☐ Yes ☐ No ☒ Unknown

Other:

Source of information: Seller, Public records, Service Contractors, Caretaker**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 ☐ UnknownIf Yes, explain: Trails -ROWSource of information: Deed, Survey, Public records, SellerIs 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 ☐ UnknownIf No, who is responsible for maintenance? Owners on Greening Island

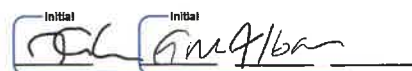
Road Association Name (if known):

Source of information: Public Records, Seller, Deed, Caretaker

Buyer Initials _____

Page 5 of 8

Seller Initials



PROPERTY LOCATED AT: 65 Common Lane-Greening Island, Southwest Harbor, ME 04679

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?

VE

Relevant Panel Number: 23009C1218D Year: 2016 (Attach a copy)

Comments: Firmette-FEMA

Source of Section VI information: Firmette-FEMA

Buyer Initials _____

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Seller Initials

FL Am 9/16

PROPERTY LOCATED AT: 65 Common Lane-Greening Island, Southwest Harbor, ME 04679**SECTION VII - GENERAL INFORMATION**Are there any tax exemptions or reductions for this property for any reason including but not limited to:
Tree Growth, Open Space and Farmland, Veteran's, Homestead Exemption, Blind, Working Waterfront?.....☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Is a Forest Management and Harvest Plan available?..... ☐ Yes ☒ No ☐ UnknownAre there any actual or alleged violations of a shoreland zoning ordinance
including those that are imposed by the state or municipality? ☐ Yes ☐ No ☒ UnknownIf Yes, explain: no violations under current owner. No violation records at town office.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: 2004 What year did Seller acquire property? 2021Roof: Year Shingles/Other Installed: 2024Water, moisture or leakage: noneComments: IKO 50 Year Architectural Shingles With Ice Water Shield

Foundation/Basement:

Is there a Sump Pump? ☐ Yes ☒ No ☐ UnknownWater, moisture or leakage since you owned the property: ☐ Yes ☒ No ☐ UnknownPrior water, moisture or leakage? ☐ Yes ☒ No ☐ Unknown

Comments: _____

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

Comments: _____

Electrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: Solar-CMD-with Battery ☐ UnknownComments: Wessel Electric-Blue Hill, CMD Power Systems-SolarHas all or a portion of the property been surveyed? ☒ Yes ☐ No ☐ UnknownIf Yes, is the survey available? ☒ Yes ☐ No ☐ Unknown

Manufactured Housing - Is the residence a:

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

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

..... ☐ Yes ☒ No ☐ Unknown

Comments: _____

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may
have an adverse impact on health/safety: _____

Comments: _____

Source of Section VII information: Seller, Service Contractors, Caretaker, Public Records

Buyer Initials _____

Page 7 of 8

Seller Initials

[Signature]

PROPERTY LOCATED AT: 65 Common Lane-Greening Island, Southwest Harbor, ME 04679

SECTION VIII - ADDITIONAL INFORMATION

Improvements list on file at the office

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: _____ 6/30/2025

SELLER _____ DATE
JCA Faraway LLC JA-Member

Signed by: _____ 6/30/2025

SELLER _____ DATE
JCA Faraway, LLC GA-Member

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 JCA Faraway LLC JA-Member, JCA Faraway, LLC GA-Member (hereinafter "Seller")
AND _____ (hereinafter "Buyer")
FOR PROPERTY LOCATED AT 65 Common Lane-Greening Island, Southwest Harbor, ME 04679

Said contract is further subject to the following terms:

Lead Warning Statement

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

Seller's Disclosure

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

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

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

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

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

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

Buyer's Acknowledgment

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

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

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

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

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

Agent's Acknowledgment

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

Certification of Accuracy

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

Buyer	Date	Signed by: <u>[Signature]</u> 6/30/2025 Seller JCA Faraway LLC JA-Member 30ADC221ABE548D...	Date
Buyer	Date	Signed by: <u>[Signature]</u> 6/30/2025 Seller JCA Faraway, LLC GA-Member E3C0E7C8D2DF44A...	Date
Buyer	Date	Seller	Date
Buyer	Date	Signed by: <u>[Signature]</u> 6/30/2025 Agent Lili Pew	Date
Agent	Date	Signed by: <u>[Signature]</u> 6/30/2025 Beth Ingebritson	Date

 **Maine Association of REALTORS®/Copyright © 2025.**

All Rights Reserved. Revised 2023.

REALTOR®
The Knowles Company, One Summit Rd Northeast Harbor ME 04662
Lili Pew

Signed by:

[Signature] 6/30/2025
Bonnie Ray
18F21286533A416...

2072763322

2072764114



Faraway-

National Flood Hazard Layer FIRMette



68°17'53"W 44°16'48"N

Legend

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

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
Zone A, V, AE
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Area of 1% Annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee, See Notes, Zone X
- Area with Flood Risk due to Levee Zone E

OTHER AREAS

- NO SCREEN
- Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped



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

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

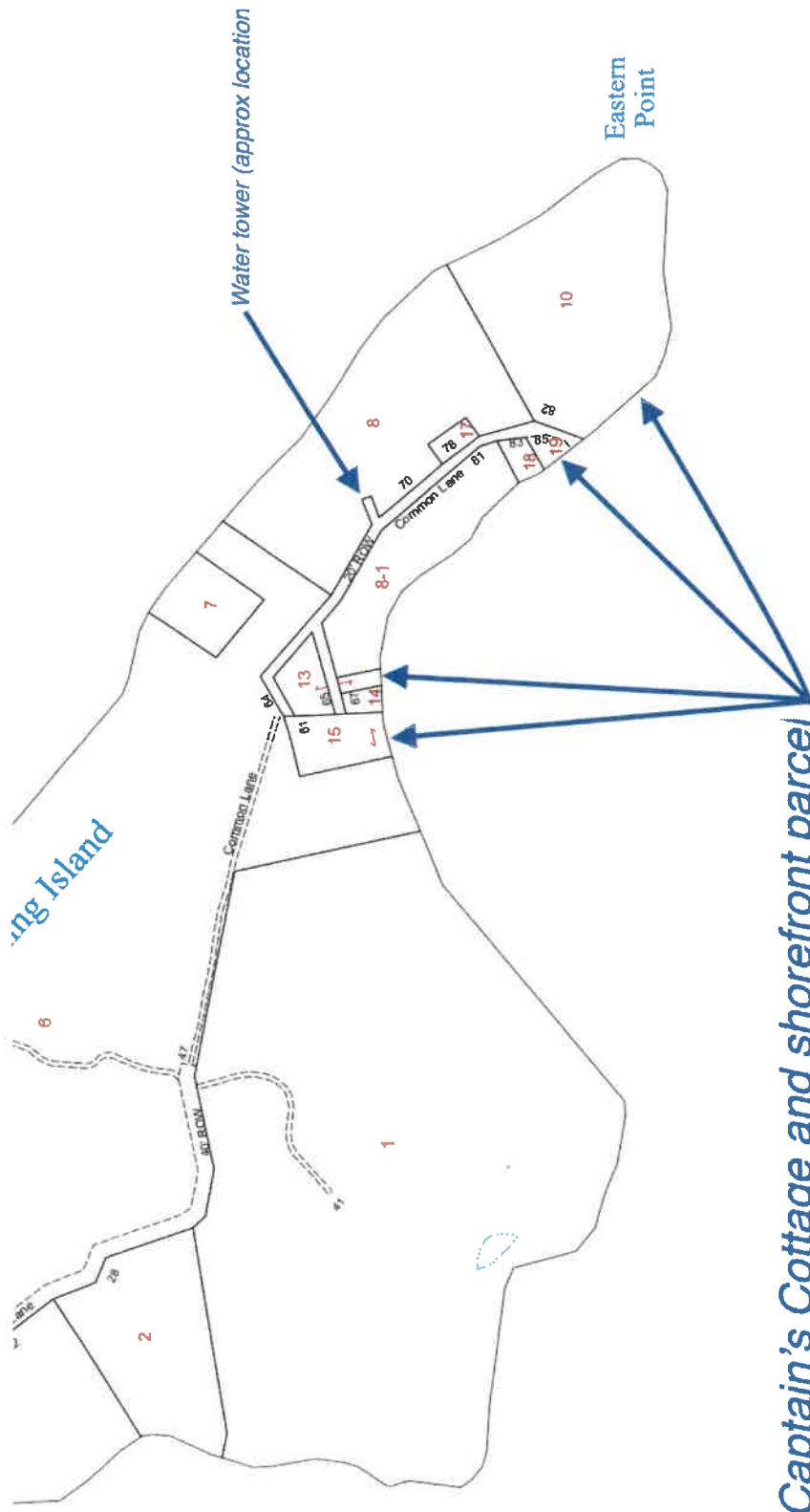
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/13/2025 at 12:24 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by 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.



68°17'15"W 44°16'23"N





Faraway, Boathouse, Captain's Cottage and shorefront parcel
Lot 10, 13 & 15 with 1/2 interest in Lot 19 & water tower

RESIDENTIAL SHORELAND ZONE (See applicable General Regulations and Standards)

A. LAND USE STANDARDS

1. The following uses are not permitted:
 - a) Commercial
 - b) Industrial
 - c) Governmental
 - d) Institutional
 - e) Multi-family residential
2. Lobster, scallop, mussel and similar commercial fishing activities may be considered a home occupation provided:
 - a) The activity involves only one boat less than 40'; and
 - b) The operation employs not more than 2 persons including the owner.

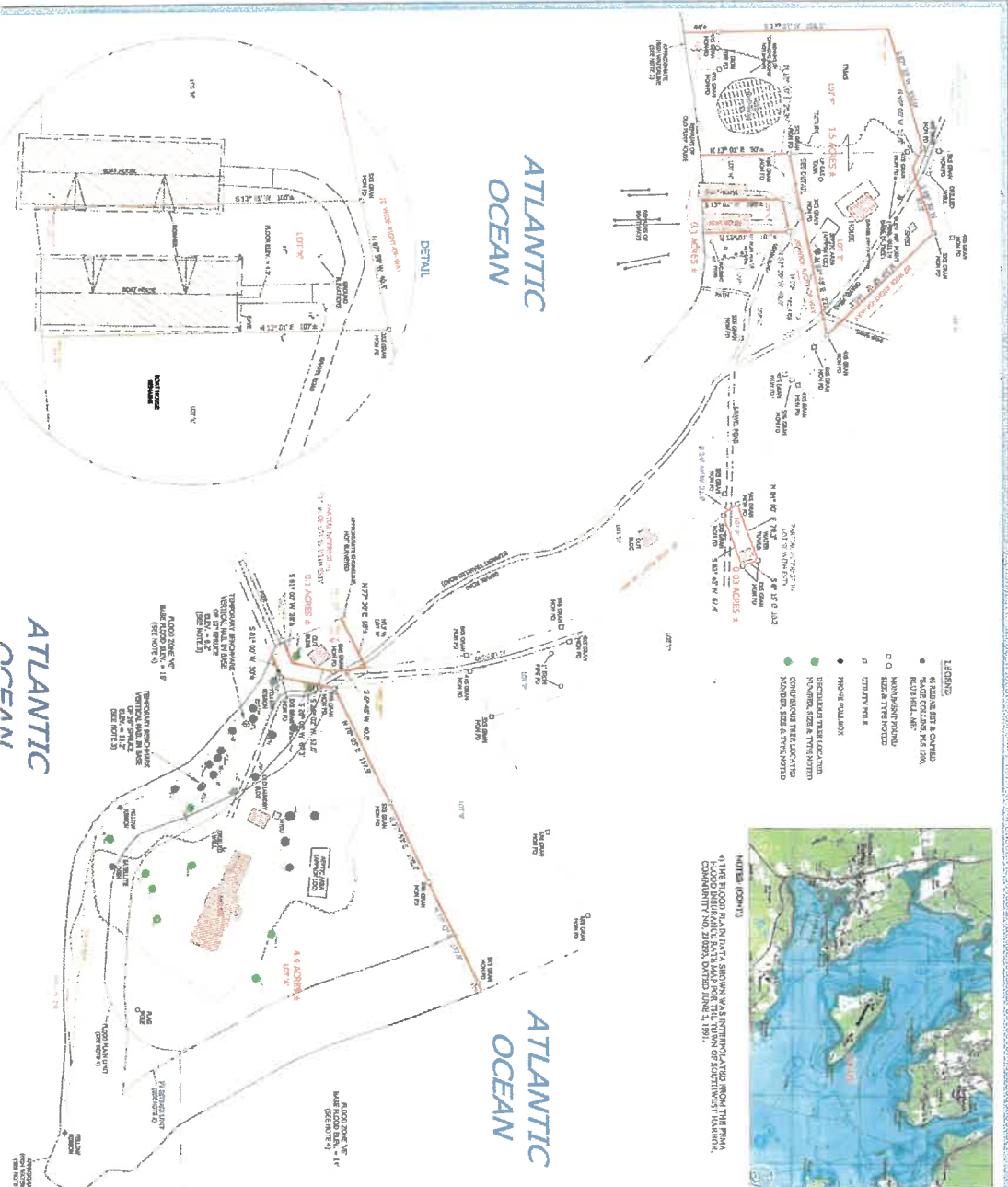
B. LOT STANDARDS

1. Minimum lot size: 40,000 sq. ft.
2. Minimum shore frontage: 150'

C. STRUCTURE STANDARDS

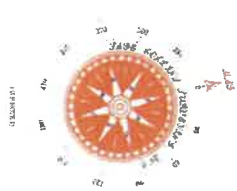
1. Set-backs (minimum):
 - a) 15' from lot lines – all structures except antennae, boundary walls, driveways, parking lots, roads, sidewalks, and signs
 - b) 55' from the centerline of a State roadway – all structures except antennae, boundary walls, driveways, parking lots, roads, sidewalks, and signs.
 - c) 20' from the edge of the right-of-way of any Town or Private Road but not to be less than 35' from the centerline of the roadway – all structures except antennae, boundary walls, driveways, parking lots, roads, sidewalks, and signs.
EXCEPTION: A 6' minimum setback from the edge of a road which provides access to a single family residential unit on a second lot.
 - d) 100' from the normal high-water line of a great pond
 - e) 75' from the normal high-water line of other water bodies, tributary streams, or the upland edge of a wetland (if sustained slopes exceed 20%, a 100' setback of undisturbed vegetation shall be maintained).
2. Height: 30' maximum
3. Lot coverage: 20% maximum (coverage in this context includes all non-vegetated surfaces).





AIRIAL PHOTO (NOT TO SCALE) SHOWING THE LOCATION OF THE PROPERTY WITHIN THE TOWN OF GREENING ISLAND, MAINE. DATED 1991.

SAGE COLLINS SURVEYING, INC.
 341 EELSWORTH ROAD, P.O. BOX 388, BLUE HILL, ME 04614 (207) 374-2355

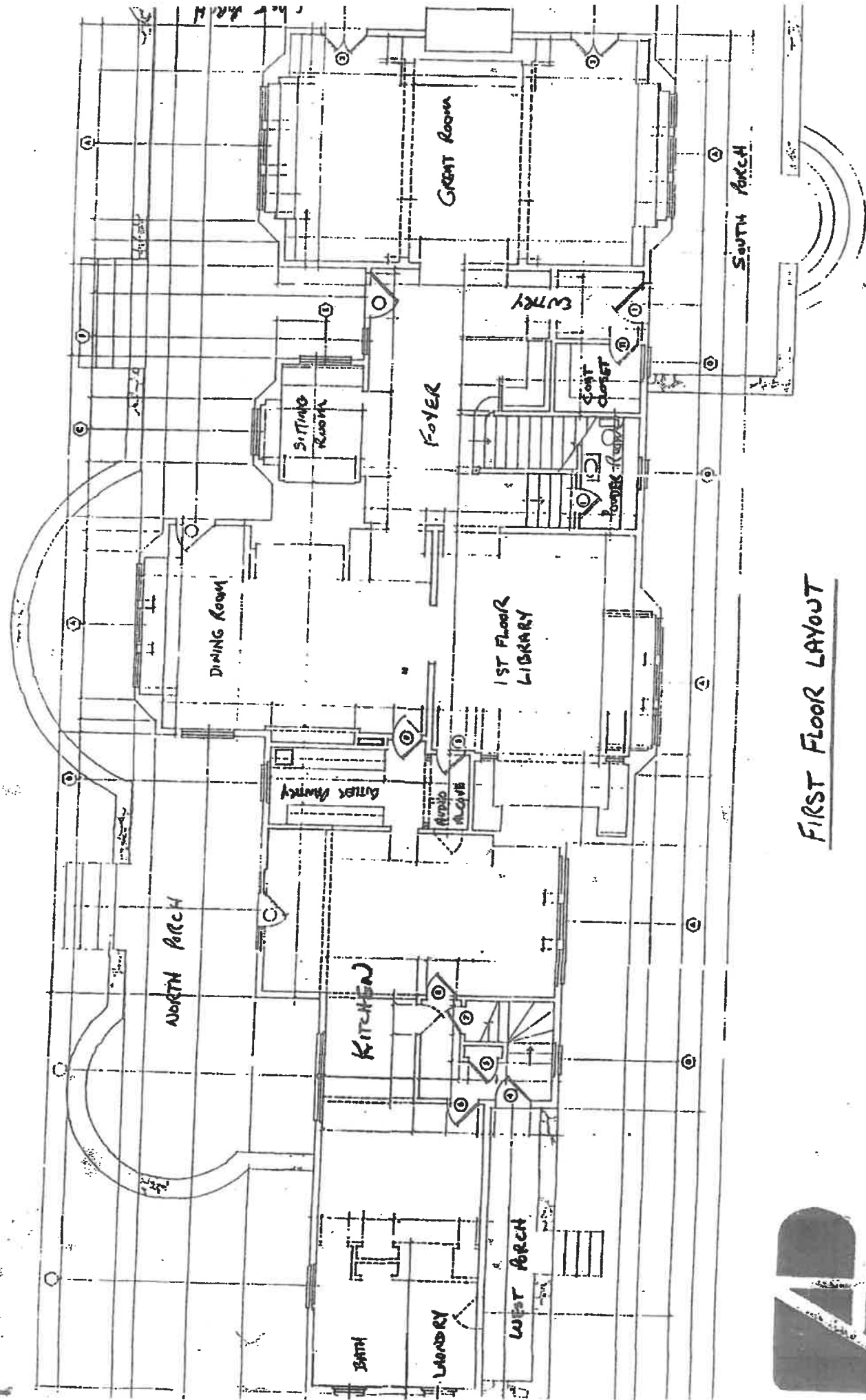


1) THE NORTH ARROW QUANTIFICATION SHOWN ON THIS PLAN HAS BEEN DETERMINED BY THE SURVEYOR AND IS NOT TO BE USED FOR ANY OTHER PURPOSES.
 2) THE SURVEYOR HAS BEEN ADVISED THAT THE PROPERTY IS NOT TO BE USED FOR ANY OTHER PURPOSES.
 3) THE SURVEYOR HAS BEEN ADVISED THAT THE PROPERTY IS NOT TO BE USED FOR ANY OTHER PURPOSES.

THIS PLAN AND SURVEY WERE PREPARED UNDER MY SUPERVISION TO THE BEST OF MY KNOWLEDGE AND BELIEF AND I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY OF ANY KIND FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

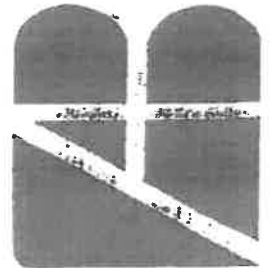
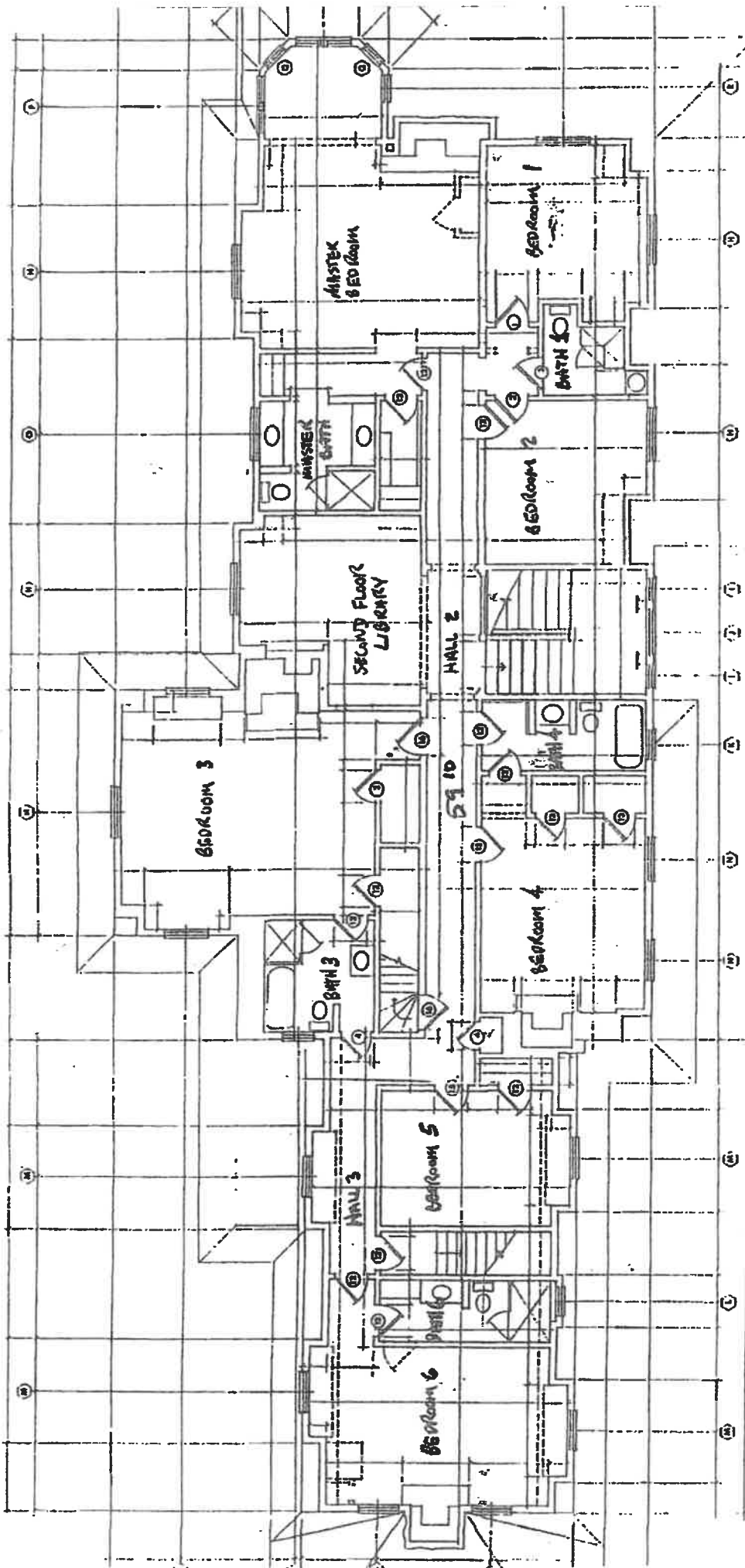
BOUNDARY SURVEY
 OF THE
BAILEY REALTY TRUST
 GREENING ISLAND,
 SOUTHWEST HARBOR,
 HANCOCK COUNTY,
 MAINE

GRAPHIC SCALE: 1 INCH = 60 FEET
 DATE DRAWN: JANUARY 8, 2004



FIRST FLOOR LAYOUT

FARAWAY - GREENINGS ISLAND



SECOND FLOOR LAYOUT



Fact Sheet: Arsenic Treated Wood

Maine CDC
Environmental and
Occupational Health Program

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

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

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.

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.

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**



March 2020



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.