

17 MAIN STREET

17 Main Street
Albion
\$270,000



*Distinctive properties.
Legendary service.*



This charming village property offers 3-bedrooms and 2 baths and is Located in the heart of Albion. The first-floor primary offers convenience with a near by full bath and laundry. Hardwood floors, abundant natural light and a warm, welcoming atmosphere create a space that feels both bright and cozy throughout. And the cedar sun porch with propane stove is a favorite year-round retreat. Outdoors enjoy established perennial gardens or make the most of the spacious garage with room for 2 vehicles, a workshop, complete with its own bell tower. adds to the property's unique character.

Property is being, sold as-is. There is no running water on site.

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 #: 1633787
 Status: Active
 Directions: GPS accommodating.

County: Kennebec
 Property Type: Residential

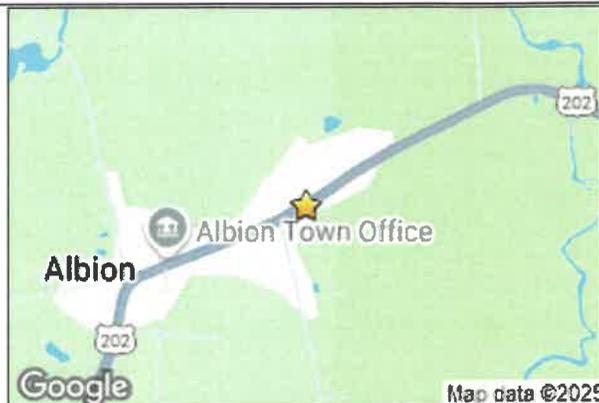
Seasonal: No

List Price: \$270,000
 Original List Price: \$290,000



17 Main Street
 Albion, ME
 04910-6139

List Price:
 \$270,000
 MLS#: 1633787



General Information

Sub-Type: Single Family Residence	Year Built: 1926	Rooms: 8	Sqft Fin Abv Grd+/-: 1,500
Style: Other	Fireplaces Total: 0	Beds: 3	Sqft Fin Blw Grd+/-: 0
	Furniture: Unfurnished	Baths: 2/0	Sqft Fin Total+/-: 1,500
			Source of Sqft: Seller

Land Information

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

Interior Information

Full Baths Bsmnt: 0	Half Baths Bsmnt: 0	VA Certification:		
Full Baths Lvl 1: 1	Half Baths Lvl 1: 0			
Full Baths Lvl 2: 1	Half Baths Lvl 2: 0			
Full Baths Lvl 3: 0	Half Baths Lvl 3: 0			
Full Baths Upper: 0	Half Baths Upper: 0			
Room Name	Length	Width	Level	Room Features
Primary Bedroom			First	
Kitchen			First	
Bedroom 2			Second	
Bedroom 3			Second	
Bedroom 4			Second	
Laundry			First	
				Media Room
				Sunroom

Property Features

Site: Well Landscaped	Construction: Wood Frame
Driveway: Paved	Basement Info: Full
Parking: 1 - 4 Spaces	Exterior: Vinyl Siding
Location: Intown	Roof: Shingle
Rec. Water: Nearby	Heat System: Forced Air
Roads: Paved; Public	Heat Fuel: Oil
Electric: Circuit Breakers	Water Heater: Electric
Gas: Bottled	Cooling: None
Sewer: Private Sewer	Floors: Tile; Wood
Water: Private	Veh. Storage: 2 Car; Detached
Equipment: Generator	Garage: Yes
Basement Entry: Interior	Garage Spaces: 2
	Amenities: 1st Floor Bedroom; Bathtub; Laundry - 1st Floor; Shower
	Patio and Porch Features: Porch; Porch-Screened

Tax/Deed Information

Book/Page 15239/134-135	Full Tax Amt/Yr: \$2,692/ 2024	Map/Block/Lot: 17/59/63
		Tax ID: ALBI-000017-000000-000059-000063

Remarks

Remarks: MOTIVATED SELLER! Located in the heart of Albion, this charming village property awaits its next proprietor. The first-floor primary bedroom offers convenience with a nearby full bath and laundry, making single-level living easy and accessible. Hardwood floors, abundant natural light, and a warm, welcoming atmosphere create a space that feels both bright and cozy throughout. Step into the delightful cedar sun porch — a favorite year-round retreat. With a propane stove for added comfort, it's the perfect spot to sip morning coffee or unwind in the evening, no matter the season. Outdoors, enjoy established perennial gardens, or make the most of the spacious garage with room for two vehicles, a workshop, complete with its own bell + bell tower — a charming and unexpected feature that adds to the property's unique character. This is a rare opportunity to own a well-loved local landmark in a central and connected location. Don't this one pass you by! *Please note: this property is being sold as-is. There is no running water onsite*

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 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: 2024 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? WELL BLEACHED BY PREV. OWNER

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: WELL HOUSE
Installed by: UNKNOWN
Date of Installation: EXACT DATE UNKNOWN

USE: Number of persons currently using system: 0
Does system supply water for more than one household? Yes No Unknown

Comments: PLEASE SEE WATER DISCLOSURE ADDEN. & DEED

Source of Section I information: SELLER, PREV. DISCLOSURE, DEED

Buyer Initials _____ Page 1 of 8 Seller Initials EC JL

PROPERTY LOCATED AT: 17 MAIN STREET, ALBION, MAINE

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: WHEN FACING THE SCHOOL ITS IN THE REAR LEFT CORNER OF THE LOT OR Unknown

Date installed: 1957 +/- Date last pumped: UNKN. Name of pumping company: UNKN.

Have you experienced any malfunctions? Yes No

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

Date of last servicing of tank: UNKN. Name of company servicing tank: UNKNOWN

Leach Field: Yes No Unknown

If Yes, Location: UNKNOWN

Date of installation of leach field: UNKN. Installed by: UNKNOWN

Date of last servicing of leach field: UNKN. Company servicing leach field: UNKNOWN

~~Have you experienced any malfunctions? Yes No~~

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

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

If Yes, are they available? Yes No

Is System located in a Shoreland Zone? Yes No Unknown

Comments: **PLEASE SEE HHE-200**

Source of Section II information: **SELLER, PREV. DISCLOSURE, HHE-200**

Buyer Initials _____

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Seller Initials EC JL

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

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S) of System	FORCED HOT AIR	PROPANE WOOD STOVE		
Age of system(s) or source(s)	~2021	~2010		
TYPE(S) of Fuel	OIL	PROPANE		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	~478 GALLONS FROM 10/23-2/24	118 GALLONS FROM 1/23-1/24		
Name of company that services system(s) or source(s)	C,B, HASKELL	FABIAN		
Date of most recent service call	WINTER 2025	UNKNOWN		
Malfunctions per system(s) or source(s) within past 2 years	NONE KNOWN	NONE KNOWN		
Other pertinent information	PREV DISC. STATES NEW OIL FAN '21	----- -----		

- 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: **CURRENT SELLERS HAVE OWNED THE HOME FOR LESS THAN 1 YR**

Source of Section III information: **SELLERS, PREV. DISCLOSURE**

SECTION IV - HAZARDOUS MATERIAL

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

- A. UNDERGROUND STORAGE TANKS** - Are there now, or have there ever been, any underground storage tanks on the property? Yes No 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: **NO KNOWN UNDERGROUND STORAGE TANKS ONSITE**

Buyer Initials _____ Page 3 of 8 Seller Initials EC JL

PROPERTY LOCATED AT: 17 MAIN STREET, ALBION, MAINE

What materials are, or were, stored in the tank(s)? NO KNOWN UNDERGROUND STORAGE TANKS ONSITE

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

Comments: NO KNOWN UNDERGROUND STORAGE TANKS ONSITE

Source of information: SELLERS

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

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

In the ceilings? Yes No Unknown

In the siding? Yes No Unknown

In the roofing shingles? Yes No Unknown

In flooring tiles? Yes No Unknown

Other: Yes No Unknown

Comments: NO KNOWN ASBESTOS STORAGE TANKS ONSITE

Source of information: SELLERS

C. RADON/AIR - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: _____ By: _____

Results: _____

If applicable, what remedial steps were taken? _____

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

Are test results available? Yes No

Results/Comments: NO KNOWN RADON AIR TESTS HAVE BEEN COMPLETED

Source of information: SELLERS

D. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: _____ By: _____

Results: _____

If applicable, what remedial steps were taken? _____

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

Are test results available? Yes No

Results/Comments: NO KNOWN RADON WATER TESTS HAVE BEEN COMPLETED

Source of information: SELLERS

E. METHAMPHETAMINE - Current or previously existing:

Yes No Unknown

Comments: NO KNOWN METHAMPHETAMINE

Source of information: SELLERS

Buyer Initials _____

Seller Initials EC JHE

PROPERTY LOCATED AT: 17 MAIN STREET, ALBION, MAINE

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: **PREV. DISCLOSURE SUGGESTS POSSIBLE LEAD PAINT ON UPSTAIRS WINDOW SILLS**

Are you aware of any cracking, peeling or flaking paint? Yes No

Comments: **PLEASE SEE PREVIOUS PROPERTY DISCLOSURE, NO KNOWN LEAD PAINT ONSITE**

Source of information: **SELLERS, PREVIOUS PROPERTY DISCLOSURE**

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown

LAND FILL: Yes No Unknown

RADIOACTIVE MATERIAL: Yes No Unknown

Other: **NO KNOWN HAZARDOS MATERIALS ONSITE**

Source of information: **SELLERS, PREV. DISCLOSURE**

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: **SEE DEED & WATER DISCLOSURE ADDEN.**

Source of information: **SELLERS, DEED, PREV. DISCLOSURE**

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: **SELLERS, DEED, PREV. DISCLOSURE**

Buyer Initials _____

Seller Initials EC JW

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: 23011C0215D Year: 2011 (Attach a copy)

Comments: NONE

Source of Section VI information: SELLERS, FEMA MAP SERVICE CENTER

Buyer Initials _____

Seller Initials EC JK

PROPERTY LOCATED AT: 17 MAIN STREET, ALBION, MAINE

SECTION VII - GENERAL INFORMATION

Are there any tax exemptions or reductions for this property for any reason including but not limited to: Tree Growth, Open Space and Farmland, Veteran's, Homestead Exemption, Blind, Working Waterfront?.....

Yes No Unknown

If Yes, explain: _____

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

Are there any actual or alleged violations of a shoreland zoning ordinance including those that are imposed by the state or municipality?

Yes No Unknown

If Yes, explain: _____

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

Year Principal Structure Built: 1926 What year did Seller acquire property? 2024

Roof: Year Shingles/Other Installed: 2010

Water, moisture or leakage: NONE KNOWN

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: DAMP BASEMENT, VENTED WITH WINDOWS & FAN, SUMP PUMP INST. IN 2012

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

If Yes, are test results available? Yes No

Comments: PLEASE SEE PREV. DISCLOSURE

Electrical: Fuses Circuit Breaker Other: _____ Unknown

Comments: NONE

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

If Yes, is the survey available? Yes No Unknown

Manufactured Housing - Is the residence a:

Mobile Home Yes No Unknown

Modular Yes No Unknown

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

Yes No Unknown

Comments: NONE

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: NONE KNOWN

Comments: NONE

Source of Section VII information: SELLERS, PREV. DISCLOSURE

Buyer Initials _____

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Seller Initials

EC JD

PROPERTY LOCATED AT: 17 MAIN STREET, ALBION, MAINE

SECTION VIII - ADDITIONAL INFORMATION

PREVIOUS PROPERTY DISCLOSURE/SELLER STATES:

(A.) INTERIOR RENOVATIONS COMPLETED '08-'09

(B.) "ENTIRE 1ST FLOOR & 2ND FLOOR BATHROOM WERE TAKEN DOWN TO THE STUDS. NEW ELECTRICAL, PLUMBING, INSULATION WERE INSTALLED AND NEW FLOORING

Continued... See Addendum Additional information 1

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: *Lily Cadle* 8/10/2025
SELLER DATE
LILY CADLE

Signed by: *Eric Cadle* 8/10/2025
SELLER DATE
ERIC CADLE

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



ADDENDUM

PROPERTY: 17 MAIN STREET, ALBION, MAINE

1) Additional information

WHERE NEEDED. ALL NEW KITCHEN AND BATHROOMS WERE INSTALLED WITH NEW APPLIANCES & FIXTURES, ALONG WITH CUSTOM SHOWER & TILE WORK. THE SCREENED PORCH HAD WINDOWS ADDED & WAS INSULATED TO TURN IT INTO A 3-SEASON ROOM.

(C.) NEW VINYL SIDING ON HOUSE & GARAGE ~2024

(D.) GUTTERS ~2012

(E.) BASEMENT INSULATION ~2012

(F.) BELL TOWER REBUILT 2018

(G.) GARAGE ROOF 2013

(H.) BULKHEAD ENTRY ~2020

(I.) DRIVEWAY ENTRY STEPS ~2021

(J.) BREAKER BOX BASEMENT ~2021

(K.) GENERATOR ~2021

Lined area for additional information.

Date: 8/10/2025

Date: 8/10/2025

Signed by: [Signature] Signature

Signed by: [Signature] Signature

Date:

Date:

Signature

Signature

Addendum

ADDENDUM #1 TO PROPERTY DISCLOSURE, WATER DISCLOSURE

We are writing to formally state our intent to sell the property located at 17 Main Street, Albion, Maine, in “as is” condition. In the interest of full transparency, we are disclosing the following known information regarding the property’s water supply infrastructure and well history.

Well and Water Supply Overview:

- At the time of the property’s last recorded sale, the deed contained a lease agreement noting the Town of Albion’s right of way to the private well, which historically supplied water to 17 Main Street, the Albion Public Library, Town Hall, and the Fire Station.
- The well itself is located on a separate parcel of land. Since the Town constructed a new secondary well, they have made no effort to maintain or access the original well, and have expressed their intent to discontinue the shared well agreement, as referenced in the original deed.
- In a phone consultation, Town Plumber, Steven Dow stated that the existing well remains in good condition and features a high-capacity industrial pump, allowing for efficient fluid transfer and strong water pressure.
- The Town’s attorney, upon reviewing the deed, advised that the Town bears no further responsibility or obligation for the maintenance or operation of the original well.

Existing Known Issue:

- On February 4th, we discovered a loss of water supply to the residence. Investigation suggested a newly damaged supply pipe, likely located on a neighboring property. The damage occurred near a recently installed power pole, placed by Cianbro, a contractor hired by Central Maine Power (CMP).
- Both CMP and Cianbro performed a site visit but have denied responsibility for the damaged pipe at this time. However, the new owner retains the right to file a claim against CMP. If a claim is initiated, CMP will send a third-party investigator to inspect the site during the repair process. Any liability and damages would be assessed accordingly.

- Town Plumber, Steven Dow has indicated that a leak is highly probable in the area, which he staked and marked for visibility.

This letter serves to ensure all known details related to the property’s condition—specifically concerning the water system—are fully disclosed prior to the sale. The buyer acknowledges that the property is being sold in its current state and assumes responsibility for any future evaluations or repairs.

BUYER:

Signed by:
Lily Cadle
BD98A6C01B1942D...

8/10/2025

Lily Cadle

BUYER:

Signed by:
Eric Cadle
77FC72F3BF77458...

8/10/2025

Eric Cadle

BUYER:

LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN LILY CADLE , ERIC CADLE (hereinafter "Seller")
AND _____ (hereinafter "Buyer")
FOR PROPERTY LOCATED AT 17 MAIN STREET, ALBION, MAINE

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

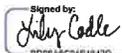
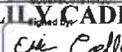
_____ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

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	Seller  LILY CADLE	Date 8/10/2025
Buyer	Date	Seller  ERIC CADLE	Date 8/10/2025
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Agent	Date	Agent  MEGAN MOORE	Date 8/10/2025

National Flood Hazard Layer FIRMette

9°26'43"W 44°32'9"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, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

0.2% Annual Chance Flood Hazard. Area of 1% annual chance flood with several depth less than one foot or with drain areas of less than one square mile Zone X

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 X

OTHER AREAS OF FLOOD HAZARD

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

OTHER AREAS

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

GENERAL STRUCTURES

- 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

OTHER FEATURES

- Digital Data Available
- No Digital Data Available
- Unmapped

MAP PANELS

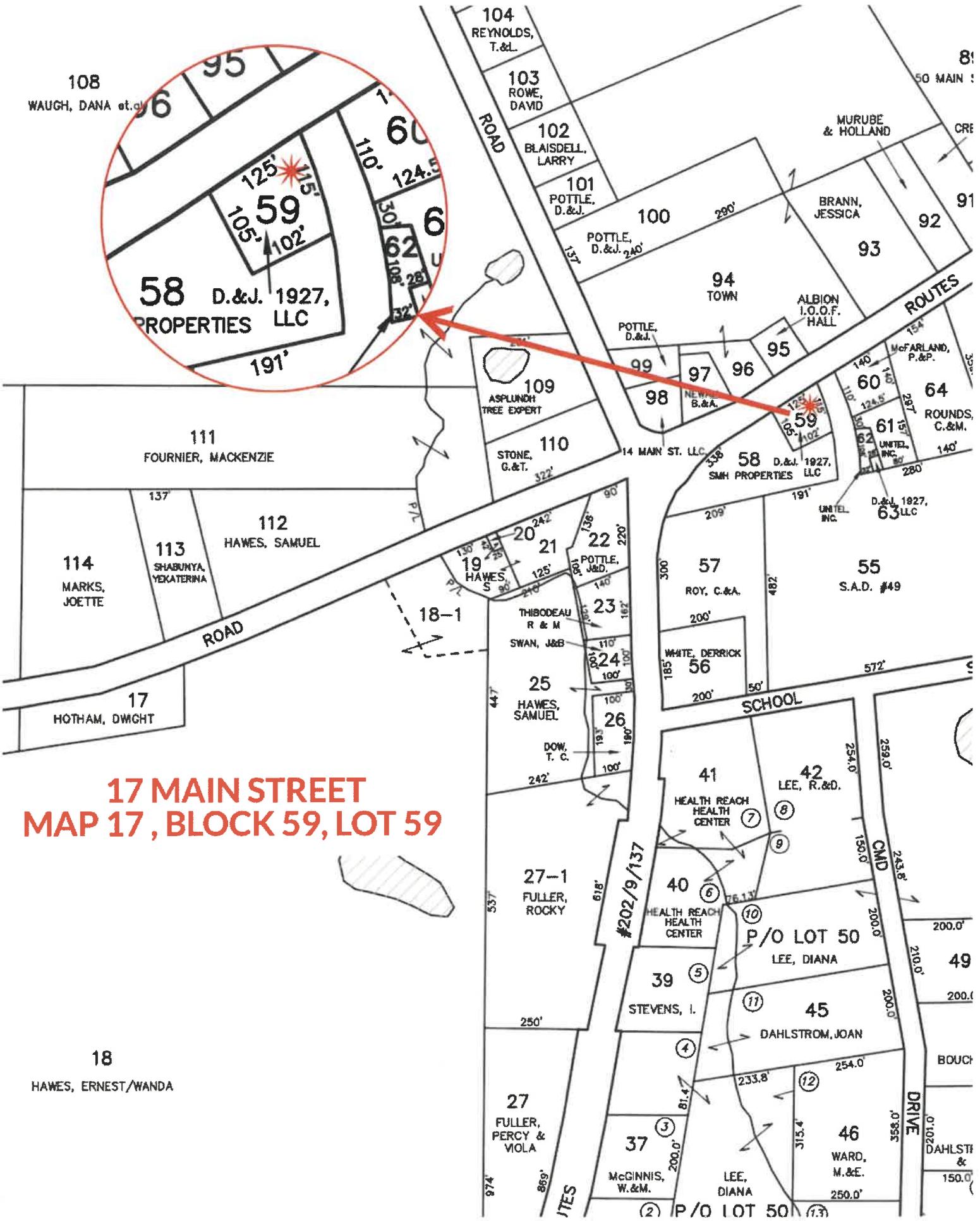
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



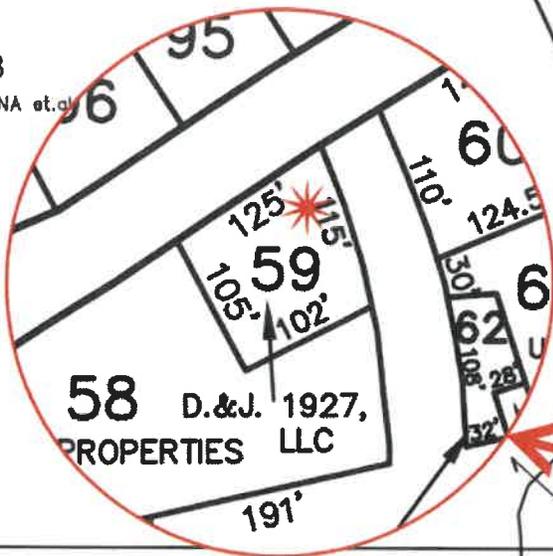
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **8/11/2025 at 1:29 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 undomesticated areas cannot be used for regulatory purposes.

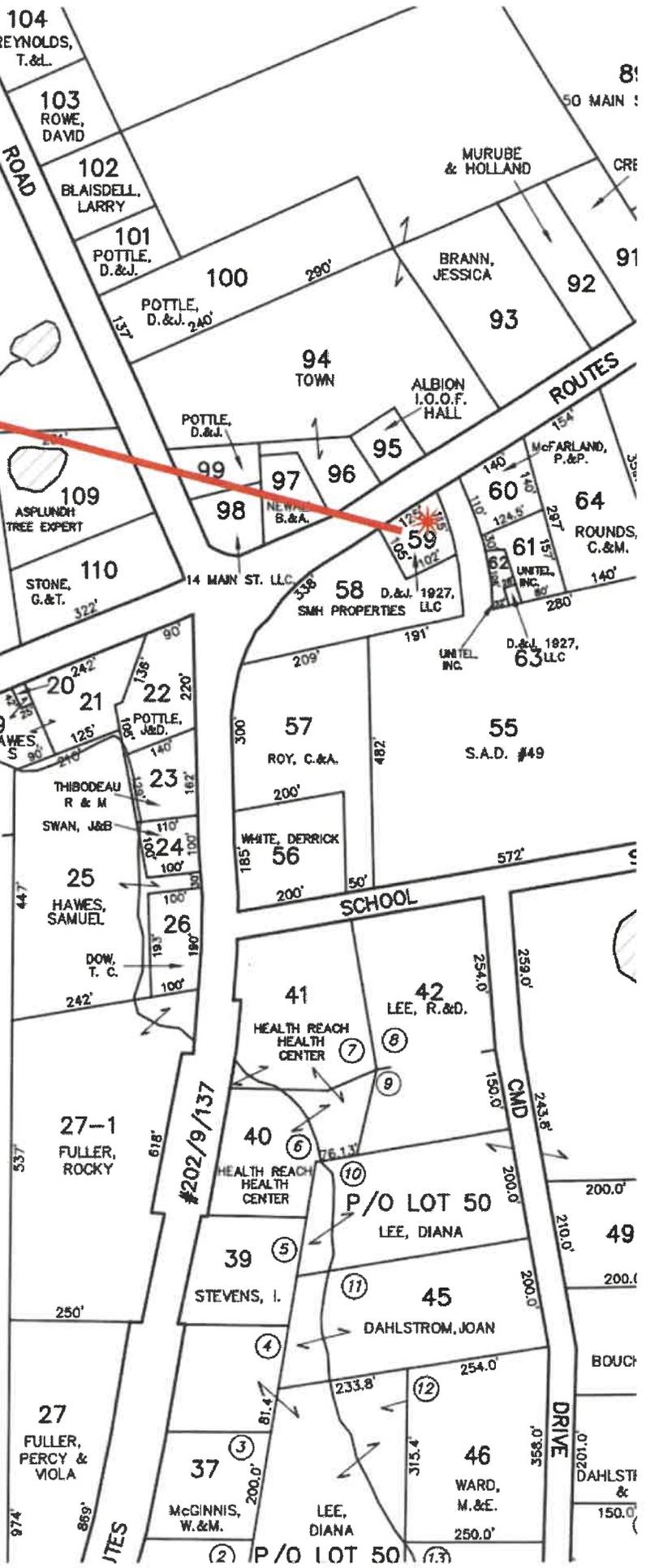


108
WAUGH, DANA et.al



**17 MAIN STREET
MAP 17, BLOCK 59, LOT 59**

18
HAWES, ERNEST/WANDA





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

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.