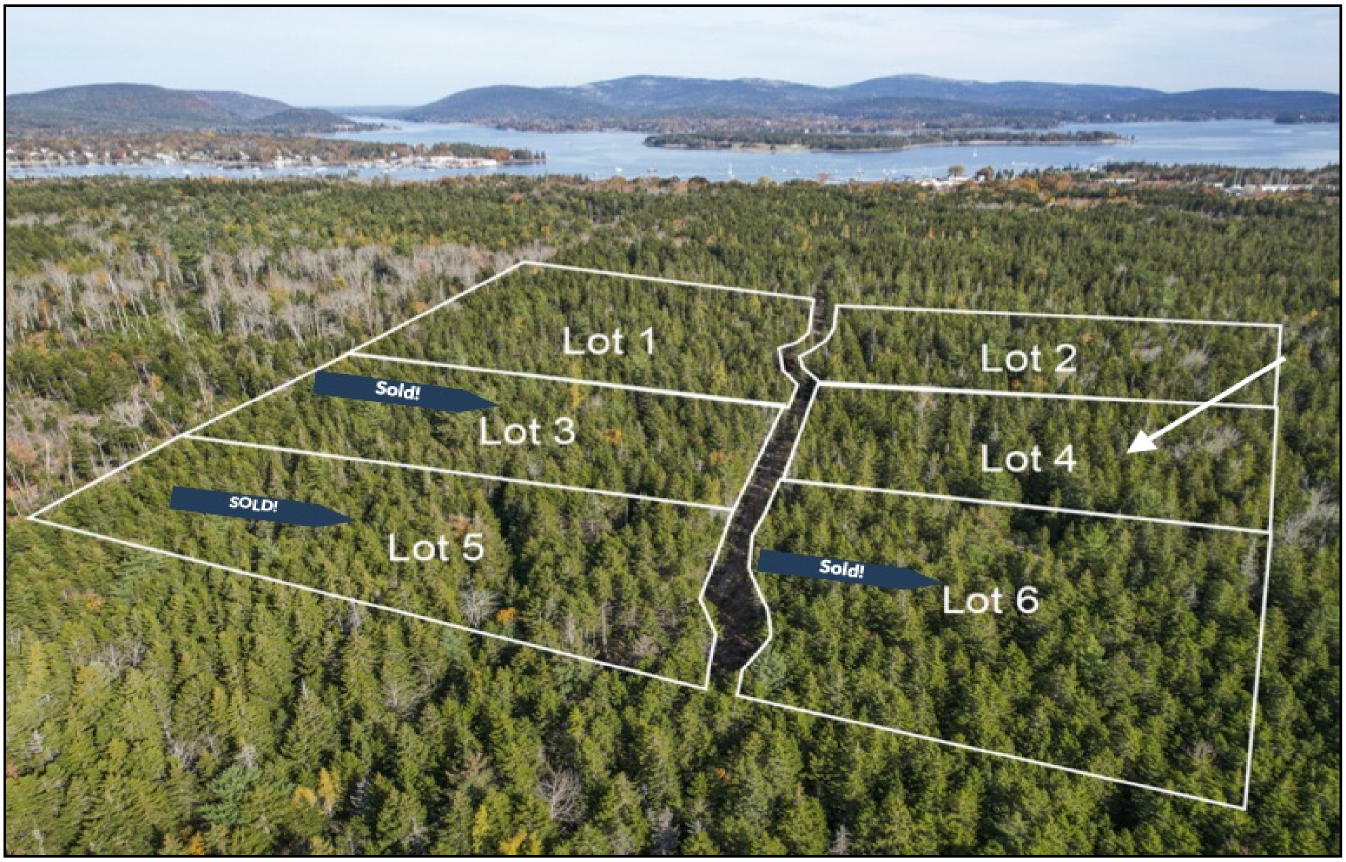
Acadia Pines Lot 4

000 Seawall Road
Southwest Harbor

$190,000

Distinctive properties.
Legendary service.



Private 2.31 +/- acre wooded lot. Build your dream.

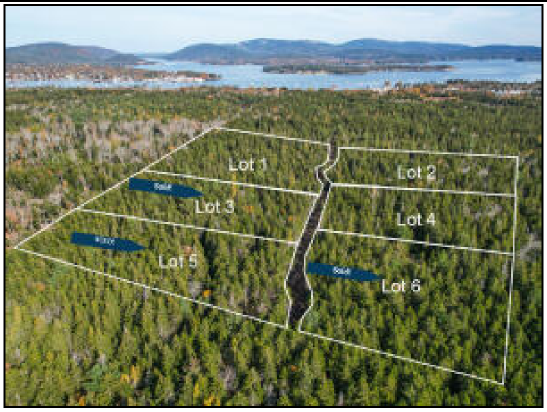
- Beautiful 2.31 +/- acre wooded lot
- Privately located yet minutes to downtown Southwest Harbor
- Public Ocean access at Lower Town Dock on Shore Rd.
- Hear the wind in the trees on this incredibly quiet location
- Your spot to build your dream home on Mount Desert Island

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.

Public Detail Report

MLS #: 1549868 **County:** Hancock **Seasonal:** No **List Price:** $190,000
Status: Active **Property Type:** Land **Original List Price:** $205,000
Directions: Take 102 south out of Southwest Harbor. Turn on 102A towards Manset. Travel 0.9 miles and the road will be on the right (before the meeting house parking lot).



000 Seawall Map/Lot 17/11-04 Southwest Harbor, ME 04679

List Price: $190,000
MLS#: 1549868

Land Information

Surveyed: Yes
Lot Size Acres +/-: 2.31
Source of Acreage: Survey
Mobile Homes Allowed: No
Waterfront: No
Water Views: No
Zoning: B
Zoning Overlay: No

Property Features

Driveway: No Driveway
Parking: No Parking
Location: Near Public Beach; Near Town; Rural; Subdivision
Electric: No Electric
Gas: No Gas
Water: Private; Well Needed on Site
Sewer: Private Sewer; Septic Needed; Soil Test Available
Roads: Private Road
Site: Level; Wooded

Tax/Deed Information

Book/Page/Deed: 7130/513/Partial
Deed/Conveyance Type Offered: Quit Claim w/Covenant
Deed Restrictions: Yes
Full Tax Amt/Yr: $521/ 2022
Map/Block/Lot: 17//11-04
Tax ID: 000SeawallRdSouthwestHarbor04679

Remarks

Remarks: Six quality homesites in the lovely Southwest Harbor village of Manset. The Preserve at Acadia Pines sites are surveyed, soils tested and town approved . Lots range from 1.79 to 3.52 acres and all lots offer mature Maine woods and delightful solitude. Privately located, approximately ½ mile off Seawall Road providing a quiet location yet only minutes from Shore Road and downtown Southwest Harbor. Endless recreation, dining and shopping options all close by. Especially close is the public boat ramp at Manset's Lower Town dock providing ocean access to the harbor. Nearby Long Pond and Echo Lake provide freshwater swimming and fishing. Hike the less traveled trails of the Western Mountains of Acadia National Park. The Preserve at Acadia Pines has completed road in place with utilities (electric) as well as high speed internet service scheduled for installation. Make your Acadia dream home a reality at the Preserve at Acadia Pines. These are the available MLS listed properties in Seawall: Acadia Pines Lot 1 MLS 1549865, Acadia Pines Lot 2 1549867, Acadia Pines Lot 4 MLS 1549868, Acadia Pines Lot 5 MLS 1549869, and Acadia Pines Lot 6 MLS 1549870.

LO: The Knowles Company

Listing provided courtesy of:

The Knowles Company One
Summit Road Northeast
Harbor, ME 04662
207-276-3322
info@knowlesco.com

PROPERTY LOCATED AT: **Lot 4 Acadia Pines, Southwest Harbor,**

PROPERTY DISCLOSURE – LAND ONLY

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 – 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 your 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: **------------**

What materials are, or were, stored in the tank(s): **------------------------**

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

Comments: **No Known Underground Storage Tanks.**

Source of information: **Seller, Public Record**

B. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☐ No ☒ Unknown

LAND FILL: ☐ Yes ☐ No ☒ Unknown

RADIOACTIVE MATERIAL: ☐ Yes ☐ No ☒ Unknown

METHAMPHETAMINE: ☐ Yes ☐ No ☒ Unknown

Comments: **No Known Hazardous Materials**

Source of information: **Seller, Broker observation, Public record**

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

Buyer Initials ______ ______ ______ ______ Seller Initials DS TLWF TLEL ______ ______

PROPERTY LOCATED AT: **Lot 4 Acadia Pines, Southwest Harbor,**

SECTION II — 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? .... [X] Yes [ ] No [ ] Unknown

If Yes, explain: **Road Right of Way, Covenants**

Source of information: **Seller, Deed, Covenants,Broker, Easement**

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? **Association to be formed. Seller responsible for unsold lots.**

Road Association Name (if known): **TBD**

Source of information: **Seller, Deed**

SECTION III — 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 [X] No [ ] Unknown

If Yes, explain: **--------------**

Have any flood events affected a structure on the property? .... [ ] Yes [X] No [ ] Unknown

If Yes, explain: **----------------**

Has any flood-related damage to a structure occurred on the property? .... [ ] Yes [X] No [ ] Unknown

If Yes, explain: **---------------**

Has there been any flood insurance claims filed for a structure on the property? .... [ ] Yes [X] No [ ] Unknown

If Yes, indicate the dates of each claim: **---------------**

PROPERTY LOCATED AT: **Lot 4 Acadia Pines, Southwest Harbor,**

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: **23009C1214D** Year: **7/20/2016** (Attach a copy)

Comments: **Property is not located in a Flood Zone**

Source of Section III information: **FEMA Flood map**

SECTION IV — GENERAL INFORMATION

Are there any shoreland zoning, resource protection or other overlay zone requirements on the property?.......... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: **-------------------**

Source of information: **Seller Deed**

Is the property the result of a division within the last 5 years (i.e. subdivision)? ☐ Yes ☐ No ☐ Unknown

If Yes, explain: **Preserve at Acadia Pines Subdivision**

Source of information: **Seller, Broker, Public record**

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

If Yes, explain: **------------------------------**

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

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

If Yes, is the survey available?.......... ☒ Yes ☐ No ☐ Unknown

Has the property ever been soil tested?.......... ☒ Yes ☐ No ☐ Unknown

If Yes, are the results available?.......... ☒ Yes ☐ No ☐ Unknown

Are mobile/manufactured homes allowed?.......... ☐ Yes ☒ No ☐ Unknown

Are modular homes allowed?.......... ☒ Yes ☐ No ☐ Unknown

Source of Section IV information: **Selle,r Broker, Public record, Broker Observation**

Additional Information: **---------------------------------**

PROPERTY LOCATED AT: **Lot 4 Acadia Pines, Southwest Harbor,**

ATTACHMENTS CONTAINING ADDITIONAL INFORMATION:.. ☐ Yes ☒ No

Seller shall be responsible and liable for any failure to provide known information about property defects to Buyer. As Seller, I/we have provided the above information and represent that all information is correct.

DocuSigned by:
Tara L. Westra for TLW Land Equities LLC 12/4/2025
B1B6FF4601AC486...

SELLER	DATE	SELLER	DATE
TLW Land Equities LLC			
SELLER	DATE	SELLER	DATE

I/We have read and received a copy of this disclosure and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

BUYER	DATE	BUYER	DATE
BUYER	DATE	BUYER	DATE

PROPERTY DISCLOSURE 2024 ADDENDUM
(Flood Hazard)

For Property Located At: Lot4-AcadiaPinesWayMap/Lot17/11-1-4, Southwest Harbor,

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: ----------------------

For Property Located At: Lot4-AcadiaPinesWayMap/Lot17/11-1-4, Southwest Harbor,

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: -------------- Year:------------- (Attach a copy)

Comments: -----------------

Source of information: **Seller, Broker, FEMA Flood Map**

DocuSigned by:
Tara L. Westra for TLW Land Equities LLC 8/9/2024
B1B6FF4601AC486...

Seller **TLW Land Equities LLC**	Date	Seller	Date
Seller	Date	Seller	Date

The undersigned hereby acknowledge receipt of this Property Disclosure Addendum.

Buyer	Date	Buyer	Date
Buyer	Date	Buyer	Date

National Flood Hazard Layer FIRMette

FEMA

68°19'11"W 44°15'56"N

68°18'33"W 44°15'30"N

Feet

0 250 500 1,000 1,500 2,000

1:6,000

Basemap Imagery Source: USGS National Map 2023

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

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage 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 D*

OTHER AREAS

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

GENERAL STRUCTURES

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

OTHER FEATURES

- B 20.2 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
- 8 Coastal Transect
- 513 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

N

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 8/14/2024 at 6:38 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.

The Preserve at Acadia Pines

Lot #1 (3.52+/- acres) - $199K

Lot #2 (2.35+/- acres) with house - $695,000

Lot # 4 (2.31 +/- acres) - $190K

The Preserve at Acadia Pines

COVENANTS AND RESTRICTIONS

All of the premises herein above conveyed are made and conveyed subject to the following permanent restrictions (not conditions subsequent) to wit:

1. The lots shall be used for residential purposes only and approved light commercial as allowed per zoning ordinance. No industrial uses are permitted.

2. Each lot may contain no more than one single-family dwelling with up to two auxiliary dwellings, with usual appurtenant structures, such as garage, patio, boat house, private stable, shelter for domestic pets, and shed

3. Rental of dwellings is allowed as long as the rental is for residential purposes and is for a period of no less than three (3) days.

4. No house trailer, mobile home, tent or other temporary structure shall be erected, placed, maintained or permitted to remain upon any lot except (a) during construction for no more than one year; and (b) at all times provided that the house trailer, mobile home, tent or other temporary structure shall not be parked or lived in for more than fifteen (15) days.

5. All waste, garbage or rubbish shall be promptly removed from the premises by the purchaser or properly disposed of in accordance with all local ordinances and state laws concerning the same.

6. Buyer hereby covenants and agrees to observe and comply with all rules and regulations of any governmental agency having jurisdiction, with respect to fires and fire prevention, conservation and protection of wildlife, and natural resources.

7. No husbandry or keeping of animals shall be conducted upon the lots with the following exceptions: (a) ordinary domestic pets; (b) saddle horses together with appropriate shelter; and (c) chickens provided that no roosters are allowed, and all chickens must be confined to the bounds of the lot. Expressly prohibited are sheep, goats, swine, cattle, and other "farm animals".

8. Any unregistered vehicle that is intended for over the road use must be stored within a garage or other suitable structure.

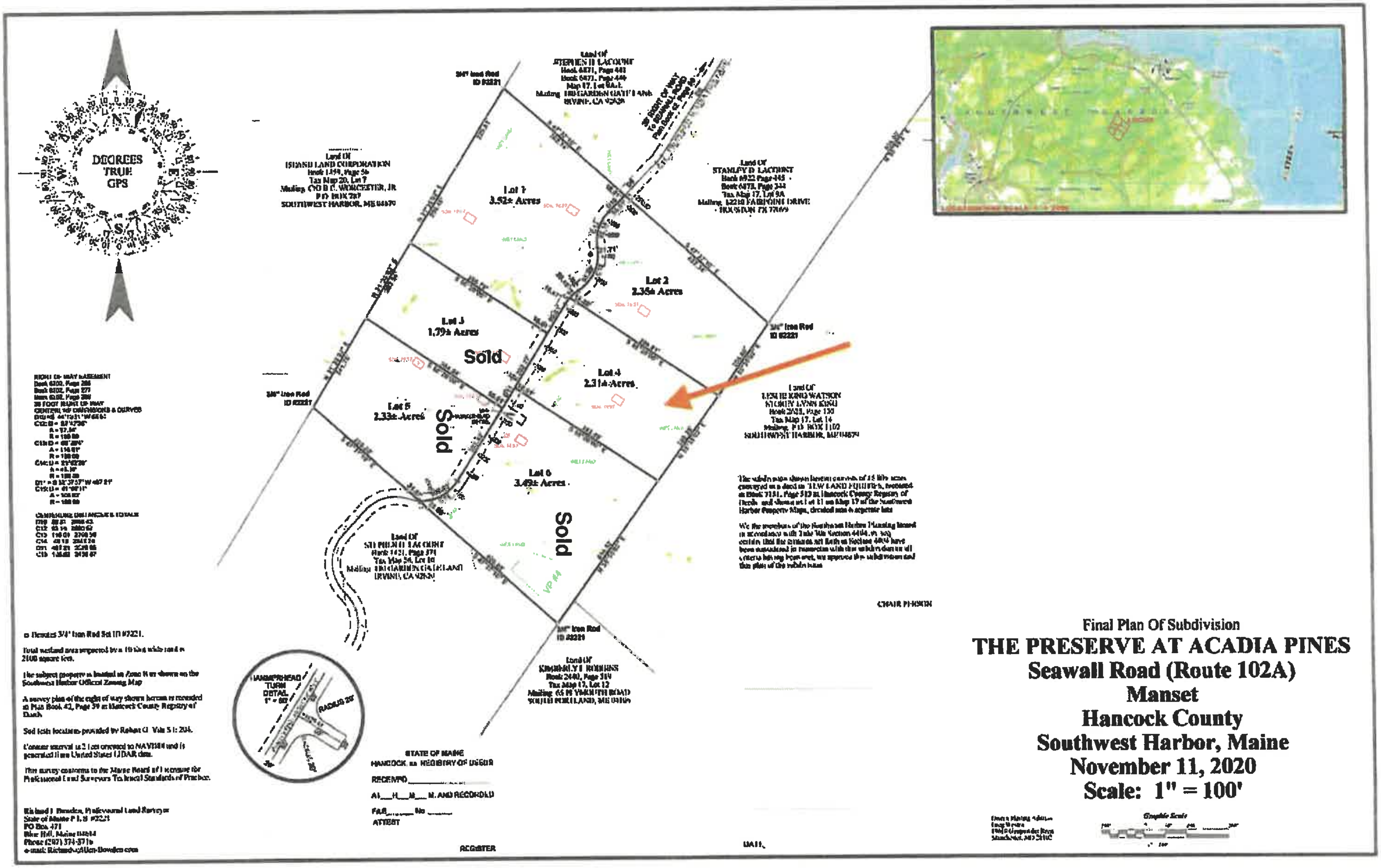
9. No trucks over one ton shall be parked overnight on the premises.

10. No structure shall be located on any lot within 25 feet of any lot line. For the purposes of this section, "structure" shall no include a septic system or a well.

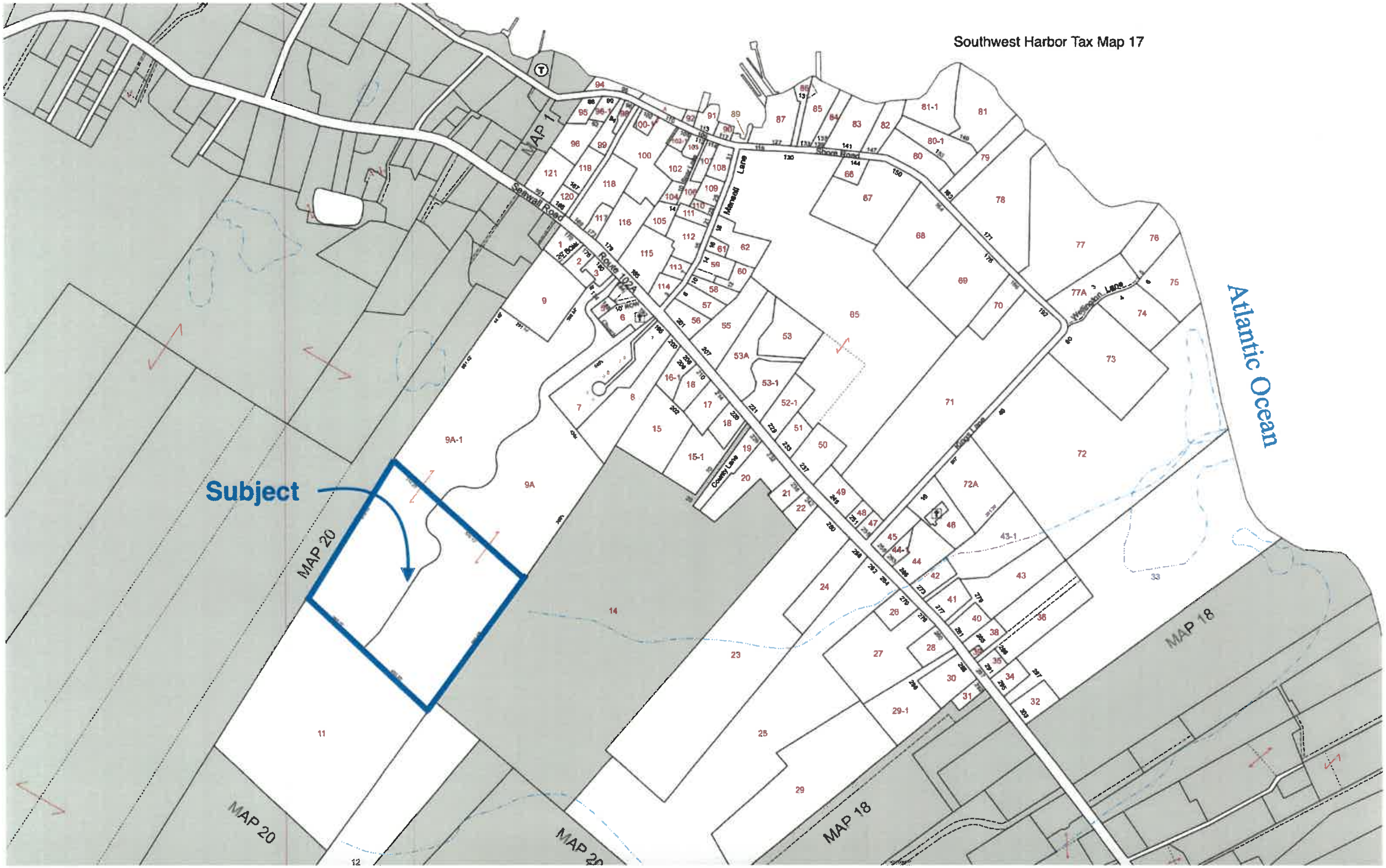
11. No dwelling hereafter erected upon the conveyed premises shall be occupied in any manner while in the course of construction, nor at any time prior to it being fully completed. All construction shall be completed within one year from the start thereof, provided, that the Grantor may extend such time when in its opinion conditions warrant such extension.

12. The maintenance and care of the subdivision road (Acadia Pines Lane) shall be the responsibility of the Buyer in common with others having the use thereof.

13. No driveway shall be located on any lot within 10 feet of the sidelines.



DEGREES
TRUE
GPS
Lot 1
3.52± Acres
Lot 2
2.35± Acres
Lot 3
1.79± Acres
Sold
Lot 4
2.31± Acres
Lot 5
2.33± Acres
Sold
Lot 6
3.49± Acres
Sold
Land Of
Island Land Corporation
Land Of
Stanley D. Lacount
Land Of
Stephen H. Lacount
HAMMERHEAD
TURN
DETAIL
STATE OF MAINE
HANCOCK, ss. REGISTRY OF DEEDS
RECEIVED
AT ___H___M___M. AND RECORDED
ATTEST
REGISTER
DATE
CHAIR PERSON
Final Plan Of Subdivision
THE PRESERVE AT ACADIA PINES
Seawall Road (Route 102A)
Manset
Hancock County
Southwest Harbor, Maine
November 11, 2020
Scale: 1" = 100'
Graphic Scale


Southwest Harbor Tax Map 17
Atlantic Ocean
Subject
MAP 1
MAP 18
MAP 18
MAP 20
MAP 20
MAP 20
Seawall Road
Route 102A
Shore Road
Mansell Lane
Wellington Lane
County Lane
Kings Lane
9A
9A-1
11
14

Robert Vile
Licensed Site Evaluator
Certified Soil Scientist

PO Box 114, Cates Road
Dixmont, Maine 04932

Telephone
(207)234-2451

PRELIMINARY SOIL INVESTIGATION REPORT

Date: August 12, 2022

Applicant : Greg Westra
19610 Gunpowder Rd.
Manchester, MD. 21102

Land Description: Lot # 4 Acadia Northwoods
Size of Lot: +-2 Acs.
Owner: Greg Westra
Road: Seawall Rd.
Town: Southwest Harbor

Purpose: To identify soils on the property as defined by the State of Maine Subsurface Wastewater Disposal Rules.

Date of investigation: 8-11-22

Method of investigation:
Hand Auger ( ) Test Pit (X)

Method of ground control: Test pit to be located by Land Surveyor.

Findings:
1) (X) Suitable Soils ( ) No Suitable Soils
2) Soils Identified : 2AIII with a 16" limiting factor.
3) Location of Soil Test : See attached subdivision map.

Recommended disposal area for a three bedroom home: 21 GSF B43 module Eljen In-Drain cluster.

All permits and or notifications required prior to construction are the responsibility of the owner. If I can assist in the septic system design or you have any other questions regarding the investigation please feel free to contact me at the above number.

Robert G. Vile Jr. Lic. #S204 8-12-22
Date

ZONE B (See applicable General Regulations and Standards

A. LAND USE STANDARDS
All uses are permitted.

B. MINIMUM LOT STANDARDS AREA
Note: Minimum lot area requirements based on availability of utilities to the site

1. Minimum lot size:
   a. 40,000 sq. ft. (If Structures are serviced by Private Well and Private Septic System)
   b. 30,000 sq. ft. (If Structures are service by non-seasonal Public Water and Private Septic System)
   c. 20,000 sq. ft. (If Structures are serviced by Private Water and Public Sewerage)
   d. 15,000 sq. ft (If Structures are serviced by non-seasonal Public Water and Public Sewerage)

Exception: Minimum lot area within 250' of the high water line will be 40,000 square feet.

C. STRUCTURE STANDARDS
1. Minimum set-backs for all structures except antennae, boundary walls, driveways, parking lots, roads, sidewalks and signs:
   a) Lot lines – 15'
   b) State road – 55' from the centerline
   c) Town road – 20' from the edge of the right-of-way but not less than 35' from the centerline
   d) Private road – same as Town road if service to three or more lots

   EXCEPTION: A 6' minimum setback from the edge of a vehicular way on a driveway.
2. Other Minimum set-backs for all structures:
   a) Upland edge of a wetland – 75'
   b) Intermittent stream (NHL) – 25'
   c) Perennial stream (NHL) – 75' (if sustained slopes exceed 20%, a 100' setback of undisturbed vegetation shall be maintained).
   d) Tributary Stream (NHL) – 75'

3. Height:
   a) 30' maximum within 250' of the normal high-water line
   b) 40' maximum within the rest of the zone

4. Individual Lot coverage: Includes structures only
   a. 10% if structures are serviced by private well and private septic system
   b. 12% if structures are serviced by non-seasonal public water and private septic system
   c. 15% if structures are serviced by private water and public sewerage
   d. 3,000 sq ft or 20%, whichever is greater, if structures are serviced by non-seasonal public water and public sewerage

EXCEPTION: a. 20% within 250' of the normal high-water line of a water body (includes structures and non-vegetated surfaces)

b. 40% lot coverage by structures for commercial uses
   1. May include multi-family structures in excess of three dwelling units.
   2. Seasonal cottages with occupancy less than six months.
   3. Property to be in common ownership
   4. No condos or condo associations allowed
   5. All performance standards must apply

5. Minimum Shore Frontage
   A) Residential Use - 150'
   B) Non-Residential Use - 200'

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 flouride, 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**

Maine Center for Disease Control and Prevention
An Office of the Department of Health and Human Services

Paul R. LePage, Governor   Mary C. Mayhew, Commissioner

July 2012

Fact Sheet:
Arsenic Treated Wood

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

Maine CDC
Environmental and
Occupational Health Program

Toll Free in Maine: 866-292-3474
Fax: 207-287-3981
TTY: 207-287-8066
Email: ehu@maine.gov

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

IF YOU WORK WITH CCA WOOD

- **NEVER** burn CCA wood.
- Wear gloves when handling CCA wood
- Wear a dust mask when sanding or cutting CCA wood
- Don't work with CCA wood in an enclosed area (like a garage)

Apply a coating to seal the wood every 1-2 years

TO LEARN MORE

Eric Frohmberg
Environmental and Occupational Health Program
Maine CDC
Toll-free in Maine 866-292-3474
TTY: 207-287-8066
www.maine.gov/dhhs/eohp

About half of all Maine homes have a deck, or playground or some other structure that is made of wood treated with arsenic. This wood is called "CCA pressure-treated wood" or just "pressure-treated" wood. The wood was treated with arsenic to protect against rot and insects.

Too much arsenic can cause cancer. So it is good to prevent arsenic getting into your body when you can. When you touch wood treated with arsenic, you can get arsenic on your hands. The arsenic on your hands can get into your mouth if you are not careful about washing before eating. Young children are most at risk because they are more likely to put their hands in their mouths. The good news is that there are simple things you can do to protect yourself and your family from arsenic treated wood. This fact sheet will tell you how.

Children touching unsealed treated wood, and then putting their hands in their mouths is the biggest concern.

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

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

Second: If so, reduce contact with the arsenic.

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

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

Common Questions

What is CCA wood?

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

What is Arsenic?

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

Dept. of Professional & Financial Regulation
Office of Professional & Occupational Regulation

MAINE REAL ESTATE COMMISSION

35 State House Station Augusta ME 04333-0035

REAL ESTATE BROKERAGE RELATIONSHIPS FORM

Right Now You Are A Customer

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

Maine law requires all real estate brokerage companies and their affiliated licensees ("licensee") to perform certain basic duties when dealing with a buyer or seller. You can expect a real estate licensee you deal with to provide the following **customer-level services:**

- √ To disclose all material defects pertaining to the physical condition of the real estate that are known by the licensee;
- √ To treat both the buyer and seller honestly and not knowingly give false information;
- √ To account for all money and property received from or on behalf of the buyer or seller; and
- √ To comply with all state and federal laws related to real estate brokerage activity.

Until you enter into a written brokerage agreement with the licensee for client-level representation you are considered a "customer" and the licensee is not your agent. **As a customer, you should not expect the licensee to promote your best interest, or to keep any information you give to the licensee confidential, including your bargaining position.**

You May Become A Client

If you want a licensee to represent you, you will need to enter into a written listing agreement or a written buyer representation agreement. These agreements **create a client-agent relationship** between you and the licensee. As a client you can expect the licensee to provide the following services, **in addition** to the basic services required of all licensees listed above:

- √ To perform the terms of the written agreement with skill and care;
- √ To promote your best interests;
  - For seller clients this means the agent will put the seller's interests first and negotiate the best price and terms for the seller;
  - For buyer clients this means the agent will put the buyer's interests first and negotiate for the best prices and terms for the buyer; and
- √ To maintain the confidentiality of specific client information, including bargaining information.

COMPANY POLICY ON CLIENT-LEVEL SERVICES WHAT YOU NEED TO KNOW

The real estate brokerage company's policy on client-level services de mines which of the three types of agent-client relationships permitted i Maine may be offered to you. The agent-client relationships permitted 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 exc sive agent as a single or appointed agent. For instance, when represen both a buyer and a seller, the dual agent must not disclose to one party 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 licens completion of the statement below acknowledges that you have been g the information required by Maine law regarding brokerage relationship that you may make an informed decision as to the relationship you wish establish with the licensee/company.

To Be Completed By Licensee

This form was presented on (date)________________

To________________________________
Name of Buyer(s) or Seller(s)

____

by________________________________
Licensee's Name

on behalf of The Knowles Company
Company/Agency

MREC Form#3 Revised 07/
Office Title Changed 09/

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.