

Single Family PUBLIC SYNOPSIS



MLS#: 959322

285 Main Street, Stockton Springs, ME 04981

Status: Current

Kickout: No

List Price: \$ 199,000

Directions: From Belfast, Rte 1 North, right at Just Barbs Restaurant to the corner of Cape Jellison and Main Streets.

Neigh'd/Assoc:

Assoc. Fee /Mo:

General/Land Information

Style: Victorian

#Rooms: 9

#Bedrooms: 4

#Baths: F = 1 3/4 = 1 1/2 = 0

Foundation Sz /-:

Year Built /-: 1860

SqFt Fin. Above Grade+/-: 2794

SqFt Fin. Below Grade+/-: 0

SqFt Fin. Total+/-: 2794

Source of Square Footage: Public Record

Color:

Lot Size (Acr) /-: 0.460

Road Frontage /-: 250

Surveyed: Unknown

Seasonal: No

Zone: Res

Water Body:

WtrFrt: No

Amt Wtr Frntg /-:

WF Shared /-:

WF Owned /-:

Interior Information

	KT	DN	LR	FR	MBR	2BR	3BR	4BR	5BR	OT
Level:	1	1	1		2	2	1	1		

Size:
Cathedral Cell: No Skylight: No Fireplace: 0 Wood Stove: Yes Wood Stove HU: Yes
Appliances: Range-Electric, Refrigerator, Dishwasher

Remarks

Enjoy this gorgeous updated 1860 Antique Victorian on a large corner lot in the Harbor Village of Stockton Springs, with Ocean, State Park and Lighthouse all close by. Awesome looking home with a Large updated kitchen for those big family get togethers.

Property Features - NOTE: Check Detail Reports for complete list of features.

Site: Corner Lot, Level, Well Landscaped

Driveway: Paved

Parking:

Location: Historic District, Intown, Neighborhood

Uses: Residential

Restrictions:

Recreational Water: Nearby, Public

Roads: Public, Paved

Transportation:

Electric: 220 Volts

Gas: No Gas

Sewer: Private, Septic Existing On Site

Water: Public

Construction: Wood Frame

Basement Info: Dirt, Full

Foundation Mtrls: Poured Concrete, Fieldstone, Pier/Column/Posts

Exterior: Vinyl Siding

Roof: Composition

Heat System: Baseboard, Forced, Hot Water, Multi-Zones

Heat Fuel: Oil

Water Heater: Off Heating System

Cooling: No Cooling

Floors: Wood, Vinyl

Vehicle Storage: 2 Cars, Detached

Amenities: 1ST Floor Bedroom, Laundry-1st Floor

Accessibility Amenities:

Equipment:

Tax/Deed/Community Information

Book/Page/Partial: 3000/118/No

Map/Block/Lot: U5/35

Tax Amount/Yr: \$ 2,407 / (2009)

Tax Reduction: Yes

School: SAD 56

Off Market Information

Information Provided by: Charles Hunter 001300 CH

Office: Realty of Maine 1264

Office: 207-338-6800

Agent Phone: 207-338-6800 Ext:15

Agent Cell: 207-462-5285

Email: marches@acadia.net

Virtual Tour:

LAGini: CH

List Office: Realty of Maine



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Printed 01/08/10



SELLER'S 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 the Seller and any buyer. The Seller authorizes the Listing Broker in this transaction to disclose the information in this statement to other real estate licensees and to prospective buyers of this property. The Seller agrees to notify the Listing Broker promptly of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

NOTE: DO NOT LEAVE ANY QUESTIONS BLANK. WRITE N/A (NOT APPLICABLE) OR UNKNOWN IF NEEDED.

PROPERTY LOCATED AT: 285 Main Street, Stockton Springs, ME 04981

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: ☐ Yes ☐ No ☐ N/A 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: _____ 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:

INSTALLATION: Location: _____

Installed BY: _____ DATE of Installation: _____

What is the source of your information: _____

USE: Number of Persons currently using system? _____

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

COMMENTS: _____

SECTION II. WASTE WATER DISPOSAL

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

• IF PUBLIC OR QUASI-PUBLIC:

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

What steps were taken to remedy the problem? _____

• IF PRIVATE:

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

Tank Size: ☐ 500 Gal. ☐ 1000 Gal. ☒ Unknown ☐ Other: _____

Tank Type: ☐ Concrete ☐ Metal ☒ Unknown ☐ Other: _____

Location: Front of Garage OR ☐ Unknown Date of Installation: _____

Date of Last Servicing: UNK Name of Company Servicing Tank: UNK

Date Last Pumped: UNK Have you experienced any malfunctions? _____ ☐ Yes ☒ No

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

LEACH FIELD: _____ ☒ Yes ☐ No ☐ Unknown

IF YES: Location: Behind House

Date of installation of leach field: UNK Installed By: UNK

Date of Last Servicing: UNK Name of Service Company: UNK

Have you experienced any malfunctions? _____ ☐ Yes ☒ No

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

Does Seller have records of the septic system design indicating the number of bedrooms the system was designed for? _____ ☐ Yes ☒ No

IF YES, is it available? _____

SOURCE OF INFORMATION: Seller

COMMENTS: _____

IS SYSTEM LOCATED IN A SHORELAND ZONE? _____ ☐ Yes ☒ No ☐ Unknown

Is System located in a Coastal Shoreland Zone? _____ ☐ Yes ☒ No ☐ Unknown

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

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	B3 Hot water	wood stove		
Age of system(s)/source(s)	2004	(not used)		
Name of company that services system(s)/source(s)	WEBBER			
Date of most recent service call	2006			
Annual consumption per system/ source (i.e., gallons, kilowatt hours, cord(s))	1000+ gals.			
Malfunction per system(s)/ source(s) within past 2 years	NONE			
Other pertinent information				

Buried Oil Supply Line: ☐ Yes ☒ No ☐ UnknownChimney(s) Lined: ☐ Yes ☐ No ☒ Unknown

Age: 1860

Sleeved: ☒ Yes ☐ No

Last Cleaned: GOK

Is more than one heat source vented through one flue? ☐ Yes ☐ No ☒ UnknownHad a chimney fire: ☐ Yes ☒ No ☐ UnknownHas chimney been inspected? ☐ Yes ☐ No ☒ Unknown; If Yes, when: _____

COMMENTS: _____

SECTION IV. HAZARDOUS MATERIAL

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

A. UNDERGROUND STORAGE TANKS - Current or previously existing:

Are there now, or have there ever been, any underground storage tanks on your property?

☐ Yes ☐ No ☒ UnknownIF YES: Are tanks in current use? ☐ Yes ☐ No

IF NO above: How long have tank(s) been out of service? _____

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

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

Location: _____

Have you experienced any problems such as leakage? _____

Are tanks registered with the Dept. of Environmental Protection? _____

☐ Yes ☐ No ☐ Unknown

If tanks are no longer in use, have tanks been abandoned according to D.E.P.? _____

☐ Yes ☐ No ☐ Unknown

Comments: _____

B. ASBESTOS - Current or previously existing:

• as insulation on the heating system pipes or duct work? _____

☐ 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

IF YES: Source of Information: _____

COMMENTS: _____

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 ☐ UnknownAre test results available? ☐ Yes ☐ No

Results & Comments: _____

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 ☐ UnknownAre test results available? ☐ Yes ☐ No

Results & Comments: _____

E. LEAD-BASED PAINT/PAINT HAZARDS - Current or previously existing: (Note: Lead-based paint is most commonly found in homes constructed prior to 1978; See EPA Disclosure brochure/form and Maine Lead Warning for more information)

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 the basis for the determination: _____

Do you know of any records or reports pertaining to such lead-based paint or lead-based paint hazards?

☐ Yes ☒ No

IF YES, describe: _____

Are you aware of any cracking, peeling or flaking paint? _____

☐ Yes ☒ No

COMMENTS: _____

PROPERTY LOCATED AT 285 Main Street, Stockton Springs, ME 04981

F. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☐ No ☒ Unknown

OTHER: _____

LAND FILL: ☐ Yes ☐ No ☒ Unknown

RADIOACTIVE MATERIAL: ☐ Yes ☐ No ☒ Unknown

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

SECTION V. GENERAL INFORMATION

Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private road/homeowner associations or restrictive covenants? ☐ Yes ☒ No ☐ Unknown

IF YES: Explain: _____

What is your source of information: Seller

Are there any tax exemption or reduction 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: _____

- Leased Equipment (e.g., propane tank, hot water heater, satellite dish): Type: None
- Year Built: 1860 How long has Seller owned it: 3.5 YRS.
- Roof: Year Built - Structure: 1860 Age - Shingles: UNK.
- Moisture or leakage: NO
- Comments: _____
- Foundation/Basement: Sump Pump: ☐ Yes ☒ No ☐ Unknown Comments: _____
- Moisture or leakage since you owned the property: ☐ Yes ☒ No ☐ Unknown Comments: _____
- Knowledge of prior 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
- Electrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: _____ ☐ Unknown
- Has the property been surveyed? ☐ Yes ☐ No ☒ Unknown If YES, is the survey available? ☐ Yes ☒ No
- Manufactured Housing: Mobile Home - ☐ Yes ☒ No Modular: ☐ Yes ☒ No
- KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: NONE.

Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: ☐ Yes ☒ No

SECTION VI. ADDITIONAL INFORMATION

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.

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.

SELLER

Andrew J Merritt

SELLER

Alysson M Merritt

DATE

DATE

BUYER

DATE

BUYER

DATE



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Page 3 of 3 - SPD



Residential Real Property Disclosure Statement

MAINE WARNING: LEAD-BASED PAINT HAZARDS

Any residence built before 1978 may contain lead sufficient to poison children and sometimes adults. LEAD poisoning poses a particular risk if you are pregnant or may become pregnant. LEAD poisoning in young children may produce permanent neurological damage, including learning disabilities, a reduced intelligence quotient (IQ), impaired memory and behavioral problems such as attention deficit hyperactive disorder and a propensity for violence.

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. The seller of any interest in 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.

The only way to know with certainty whether lead-based paint hazards are present on the property is to test the property for the presence of lead.

Acknowledgement of State Disclosure Statement.

The signature below acknowledges that the seller or potential seller has disclosed to me information about lead-based paint hazards as required by 22 M.R.S.A. Section 1328. This acknowledgement does not constitute a waiver of any rights.

Seller or potential seller

 1-5-10

Signature Date

Andrew J Merritt

Name printed

 1-5-10

Signature Date

Alysson M Merritt

Name printed

Purchaser or potential purchaser

Signature Date

Name printed

Signature Date

Name printed

**Acknowledgement of federal disclosure of information
on Lead-Based Paint and/or Lead-Based Paint Hazards**

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 (i) or (ii) below):

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

(ii) X 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 (i) or (ii) below):

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

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

Purchaser's Acknowledgement (initial)

- (c) _____ Purchaser has received copies of all information listed above.
- (d) _____ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*
- (e) Purchaser has (check (i) or (ii) below):
- (i) _____ 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
- (ii) _____ 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 Acknowledgement (initial)

- (f) CH Agent has informed the seller of the seller's obligations under 42 U.S.C.4852d 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.

<u>Andrew J Merritt</u>	<u>1-5-2010</u>	<u>Alysson M Merritt</u>	<u>1-5-10</u>
Seller	Date	Seller	Date
Andrew J Merritt		Alysson M Merritt	

_____	_____	_____	_____
Purchaser	Date	Purchaser	Date
<u>CH</u>	<u>1/5/2010</u>	_____	_____
Agent	Date	Agent	Date
Charles Hunter			

This form is provided in connection with the PROPERTY LOCATED AT
285 Main Street, Stockton Springs, ME 04981

WARRANTY DEED

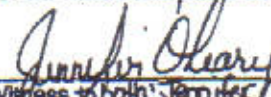
KNOW ALL MEN BY THESE PRESENTS, we, Victor S. Sommers and Joan C. Sommers, of Stockton Springs, County of Waldo, State of Maine, for consideration paid, grant to Alysson M. Merritt and Andrew J. Merritt of Elizabeth City, State of North Carolina, as Joint Tenants, with Warranty Covenants, a certain lot or parcel of land, together with the buildings thereon, situated in Stockton Springs, County of Waldo, State of Maine, being bounded and described as follows, to wit:

"A certain lot or parcel of land, together with the buildings thereon, situated in Stockton Springs, County of Waldo, State of Maine, being bounded and described in 1973 as follows, to wit:


"Beginning at the junction of the easterly right of way line of the road known as the Cape Road and sometimes called the Mill Road, and the south right of way line of Main Street, so-called; thence easterly along the southerly side of said Main Street one hundred and seventy-five (175) feet, more or less, to the northwest corner of land of Inez Hatten; thence southerly along the westerly line of land of said Inez Hatten one hundred and twenty-five (125) feet, more or less, to the southwest corner of land of said Inez Hatten on the northerly line of land of Clarence Simpson; thence westerly along said land of Clarence Simpson one hundred and seventy-five (175) feet, more or less, to the Easterly side of Cape Road at the northwest corner of land of said Clarence Simpson; thence northerly along the easterly line of said Cape Road to the point of beginning."

MEANING AND INTENDING to convey and hereby conveying the premises conveyed to the within Grantees by deed dated March 9, 2000 and recorded in Waldo County Registry of Deeds in Book 1981 at Page 041.

IN WITNESS whereof we, Victor S. Sommers and Joan C. Sommers, hereby set our hands and seals this 10th day of October, 2008.


Witness to both: Jennifer O'Leary

Witness


Victor S. Sommers


Joan C. Sommers

STATE OF MAINE
COUNTY OF Pendecot

October 10, 2008

Personally appeared the above named, Victor S. Sommers and Joan C. Sommers, and acknowledged the foregoing instrument to be his/her/their free act and deed.


Notary Public

NOTARY TYPE OR PRINT NAME HERE

JENNIFER O'LEARY
NOTARY PUBLIC - MAINE
MY COMMISSION EXPIRES 1/8/10



Fact Sheet: Arsenic Treated Wood

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

Maine CDC
Environmental and
Occupational Health Program
Toll Free in Maine: 866-292-3474
Fax: 207-287-3981
TTY: 207-287-8066
Email: ehu@maine.gov

IF YOU WORK WITH CCA WOOD

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

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

TO LEARN MORE

Eric Frohberg
Environmental and
Occupational Health
Program
Maine CDC
Toll-free in Maine 866-
292-3474
TTY: 207-287-8066
[www.maine.gov/dhhs/
cobp](http://www.maine.gov/dhhs/cobp)

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 untreated 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.

Arsenic in Well Water: The Problem You Can't See, Smell, or Taste

It's hard to believe that water that looks, smells, and tastes fine may not be safe to drink. But the truth is that many private wells in Maine yield water that is high in arsenic.



Arsenic is a naturally occurring chemical found in soil and rocks. Some rocks have higher levels of arsenic, and this may explain why some drilled wells have high arsenic water. And in some areas, past use of arsenic-containing pesticides on blueberry, apple and potato crops may add to the arsenic water problem.

The Harm Caused by Arsenic

People who drink water high in arsenic for many years are more likely to get cancer. Drinking water very high in arsenic can also cause stomach pain, nausea, vomiting and diarrhea, numbness or tingling in the hands and feet, as well as effects on blood and the heart.

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Q. Can I use my water for bathing if it has high arsenic?

Answer: Studies have shown that little arsenic gets into adults from bathing. But we do not have studies on young kids. Kids might get more arsenic in them while bathing because of their bathing habits. We have a study underway to check this. For now, if you are concerned, call us toll-free to discuss exposure from bathing.



Q. Can I use my water for cooking if it has arsenic in it?

Answer: The answer depends on how much arsenic is in your water, how much water is either absorbed or used when cooking a food, and how often you eat such foods. Pasta, rice, oatmeal and dried beans are examples of foods that absorb a lot of water when cooked. Soup and jello are examples of foods that use water by recipe. If your water has more than 0.05 mg/L arsenic, contact us for information about use in cooking.

Q. How likely is it that my well water has high arsenic?

Answer: Based on the current information we have, it looks like about 1 out of every 10 Maine homes with a private well have arsenic levels of concern. Drilled bedrock wells are more likely to have high arsenic levels than dug wells, wellpoints, or wells that are drilled into sand and gravel.

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How likely you are to get cancer or any other health effects from arsenic in water depends on three major factors:

- How much arsenic is in your water;
- How much tap water you drink;
- How long you have been drinking the water.

If you are concerned about health problems possibly due to arsenic in your well water, you should discuss them with your doctor. The Bureau of Health recommends that all household wells be tested for arsenic.



Answers to Some Commonly Asked Questions



Q. How much is too much arsenic in well water?

Answer: Test results for arsenic in water are often reported as the number of milligrams of arsenic in a liter of water (mg/L for short). A liter is about a quart. The Bureau of Health guideline for arsenic in domestic well water is 0.01 milligrams of arsenic per liter of water. The current federal government standard for regulated water supplies is 0.05 mg/L, but this will be lowered to 0.01 mg/L.

2

How do I get more information about arsenic in private well water?

- ➔ For more information on the health effects of arsenic, contact:
Andrew E. Smith, SM, ScD.
State Toxicologist
Environmental Toxicology Program
Bureau of Health
11 State House Station
Augusta, ME 04333
Toll Free: 866-292-3474
Email: andy.e.smith@state.me.us

Website:
jams.state.me.us/dhs/bohep/index.html

- ➔ For more information on treatment systems for removing arsenic from well water, contact:
David Bralcy, Geologist
Drinking Water Program
Bureau of Health
11 State House Station
Augusta, ME 04333
Tel: (207) 287-3194
Email: david.bralcy@state.me.us

Website:
jams.state.me.us/dhs/cng/water/index.htm



Kevin W. Concannon, Commissioner
May 13, 2002

Q. I just found out I have high arsenic water. What should I do?

Answer: If your water has more than 0.01 mg/L arsenic, we recommend you begin taking steps to reduce how much of this water you drink. Switching to bottled water will greatly reduce how much arsenic gets into your body. It will also allow you to safely take your time in deciding what, if any, treatment you want to have installed to remove arsenic from your well water. Sometimes, simply switching to bottled water is all that is needed.



Q. Is there a way to remove arsenic from well water?

Answer: Yes. We advise consulting one or more water treatment companies to help in choosing an arsenic removal system. This is because the choice of a treatment system depends on what else is in your water and how much water you need to treat. While we do not recommend any specific treatment system, we do advise selection of treatment systems that have been certified for arsenic removal by NSF International (www.nsf.org). Also, be sure to test at least once a year after any system is installed to make sure it is working.

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HAVE YOU TESTED YOUR WELL WATER FOR ARSENIC?

Health Information for Private Well Users



Arsenic in Well Water



Maine Bureau of Health



107 Main Street
Belfast, ME 04915
Phone (207) 338-6800



Notification to Buyers Acreage/Structure Size

Realty of Maine makes no representation considering any location of the boundaries of the property which you are considering purchasing, nor its dimensions or acreage or the size or dimensions of any structure located thereon. If any of these issues are important to you evaluating your desire to purchase the property and that information is not readily available then Realty of Maine recommends that you consider the employment of a surveyor or architect to advise you.

Thank You,

Realty of Maine

Buyers (Signature)

Date

Buyer: (Printed Name)

Date