

### 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: May 2021 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? NA

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: backyard  
Installed by: Unknown  
Date of Installation: Unknown

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

Comments: None

Source of Section I information: Seller

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**SECTION II – WASTE WATER DISPOSAL**

TYPE OF SYSTEM:  Public  Private  Quasi-Public \_\_\_\_\_  Unknown

IF PUBLIC OR QUASI-PUBLIC (Strike Section if Not Applicable):  
Have you had the sewer line inspected?.....  Yes  No  
If Yes, what results: NA  
Have you experienced any problems such as line or other malfunctions? .....  Yes  No  
What steps were taken to remedy the problem? NA

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: backyard left side OR  Unknown  
Date installed: Unknown Date last pumped: Aug 2021 Name of pumping company: Moore Septic  
Have you experienced any malfunctions? .....  Yes  No  
~~If Yes, give the date and describe the problem:~~ \_\_\_\_\_

Date of last servicing of tank: Aug 2021 Name of company servicing tank: Moore Septic  
Leach Field: .....  Yes  No  Unknown  
If Yes, Location: backyard left  
Date of installation of leach field: 1986 Installed by: unknown  
Date of last servicing of leach field: Unknown 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: None  
Source of Section II information: Seller

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**SECTION III – HEATING SYSTEM(S)/HEATING SOURCES(S)**

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	<b>HWBB</b>			
Age of system(s) or source(s)	<b>20 yrs</b>			
Name of company that services system(s) or source(s)	<b>Community Fuels</b>			
Date of most recent service call	<b>Dec 2021</b>			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	<b>709 gal</b>			
Malfunction per system(s) or source(s) within past 2 years	<b>None</b>			
Other pertinent information				

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

Comments: None

Source of Section III information: Seller

**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: \_\_\_\_\_

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

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

~~Comments:~~ \_\_\_\_\_

Source of information: Seller

**B. ASBESTOS** — Is there now or has there been asbestos:

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

In the ceilings? .....  Yes  No  Unknown

In the siding? .....  Yes  No  Unknown

In the roofing shingles? .....  Yes  No  Unknown

In flooring tiles? .....  Yes  No  Unknown

Other: NA .....  Yes  No  Unknown

Comments: None

Source of information: Seller

**C. RADON/AIR** - Current or previously existing:

Has the property been tested? .....  Yes  No  Unknown

~~If Yes: Date: \_\_\_\_\_ By: \_\_\_\_\_~~

~~Results:~~ \_\_\_\_\_

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

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

~~Are test results available?~~ .....  ~~Yes~~  ~~No~~

~~Results/Comments:~~ \_\_\_\_\_

Source of information: Seller

**D. RADON/WATER** - Current or previously existing:

Has the property been tested? .....  Yes  No  Unknown

~~If Yes: Date: \_\_\_\_\_ By: \_\_\_\_\_~~

~~Results:~~ \_\_\_\_\_

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

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

~~Are test results available?~~ .....  ~~Yes~~  ~~No~~

~~Results/Comments:~~ \_\_\_\_\_

Source of information: Seller

**E. METHAMPHETAMINE** - Current or previously existing:

Yes  No  Unknown

Comments: None

Source of information: Seller

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**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: NA

Do you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards:  Yes  No

If Yes, describe: None

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

Comments: None

Source of information: Seller

**G. OTHER HAZARDOUS MATERIALS** - Current or previously existing:

TOXIC MATERIAL: .....  Yes  No  Unknown

LAND FILL: .....  Yes  No  Unknown

RADIOACTIVE MATERIAL: .....  Yes  No  Unknown

Other: None

Source of information: Seller

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

**SECTION V — 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 ways, trails, homeowner associations (including condominiums and PUD's) or restrictive covenants? .....  Yes  No  Unknown

If Yes, explain: Deeded ROW to Swan Lake i.e. Lakewood Landing

Source of information: Deed

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

If No, who is responsible for maintenance? Homeowners

Road Association Name (if known): None; Informal

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PROPERTY LOCATED AT: 25 Kirby's Way, Swanville, ME 04915

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: NA

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

Is house now covered by flood insurance policy (not a determination of flood zone)  Yes  No  Unknown

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: None

Year Principal Structure Built: 1986

What year did Seller acquire property? 2000

Roof: Year Shingles/Other Installed: 2015

Water, moisture or leakage: None

Comments: Garage roof and half the house replaced 2018; family room and spa room replaced 2017

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: None

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

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

Comments: None

Electrical:  Fuses  Circuit Breaker  Other: \_\_\_\_\_  Unknown

Comments: 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

Comments: None

Source of Section V information: Seller

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**SECTION VI – ADDITIONAL INFORMATION**

none

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.

*Arthur H Johnson* 2/15/22  
SELLER DATE  
**Arthur H Johnson**

*Lorraine J Johnson* 2/15/22  
SELLER DATE  
**Lorraine J Johnson**

\_\_\_\_\_  
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

# 664

14/91-100

BK 2043 PG 223

October 2000

10888

WARRANTY DEED  
Joint Tenancy

KNOW ALL MEN BY THESE PRESENTS

THAT I, Jason L. Perkins, of Swanville, County of Waldo, State of Maine,  
in consideration of one dollar and other valuable considerations,

paid by Arthur H. Johnson and Lorraine J. Johnson, both of Amesbury, Massachusetts  
whose mailing address is 13 Madison Street, Amesbury, MA 01913,

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto  
the said Arthur H. Johnson and Lorraine J. Johnson, as joint tenants and not as tenants in common,  
their heirs and assigns forever, certain lots or parcels of land, together with all the buildings and  
improvements thereon, situated in the Town of Swanville, County of Waldo, State of Maine, more  
particularly bounded and described in a warranty deed from John W. Ellis, Jr. and Pamela E. Ellis  
to Jason L. Perkins, dated May 1, 1995 and recorded in the Waldo County Registry of Deeds, Book  
1525, Page 276, as follows:

"Maine Real Estate  
Transfer Tax Paid"

""Lots Forty-six, forty-seven-forty-eight-, forty-nine-fifty, fifty-one, fifty-two-fifty-three, fifty-four  
and fifty-five, as shown on a plan of Shirley F. Beal, dated April, 1961, recorded in the Waldo  
Registry of Deeds in Book three, Page Twenty One-A

Also hereby conveying all rights, easements, privileges and appurtenances belonging to the premises  
hereinabove described including all roads and Lakewood Landing, as shown on the above referred  
plan of Shirley F. Beal. ""

It is meant and intended to describe and convey and there is herein conveyed the same premises  
conveyed in a deed from John W. Ellis, Jr. and Pamela E. Ellis to Jason L. Perkins, dated May 1,  
1995 and recorded in the Waldo County Registry of Deeds, Book 1525, Page 276.

To have and to hold the aforegranted and bargained premises, with all the privileges and  
appurtenances thereof, to the said Arthur H. Johnson and Lorraine J. Johnson, as joint tenants and  
not as tenants in common, their heirs and assigns, to their own use and behoof forever.

And I do covenant with the said Grantees, their heirs and assigns, that I am lawfully seized  
in fee of the premises, that they are free of all encumbrances; that I have good right to sell and  
convey the same to the said Grantees to hold as aforesaid; and that I and my heirs shall and will  
warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful  
claims and demands of all persons.

In Witness Whereof, I, the said Jason L. Perkins, have hereunto set my hand and seal this  
26th day of October, 2000.



## 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.

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?**

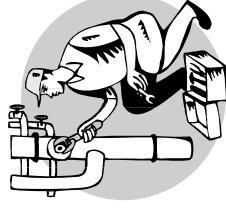
*Answer:* Test results for arsenic in water are often reported as the number of *milligrams* of arsenic in a *liter* of water (mg/L for short). A liter is about a quart. The Bureau of Health guideline for arsenic in domestic well water is 0.01 milligrams of arsenic per liter of water. The current federal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

**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.



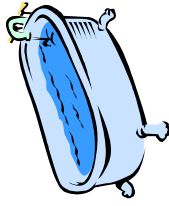
**Q. Is there a way to remove arsenic from well water?**



*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](http://www.nsf.org)). Also, be sure to test at least once a year after any system is installed to make sure it is working.

**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.

**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](mailto:andy.e.smith@state.me.us)

Website:

[janus.state.me.us/dhs/bohep/index.html](http://janus.state.me.us/dhs/bohep/index.html)

► For more information on treatment systems for removing arsenic from well water, contact:

David Braley, Geologist  
Drinking Water Program  
Bureau of Health  
11 State House Station  
Augusta, ME 04333  
Tel: (297) 287-3194  
Email: [david.braley@state.me.us](mailto:david.braley@state.me.us)

Website:

[janus.state.me.us/dhs/eng/water/index.htm](http://janus.state.me.us/dhs/eng/water/index.htm)



Kevin W. Concannon, Commissioner  
May 13, 2002

# HAVE YOU TESTED YOUR WELL WATER FOR ARSENIC?



**Arsenic in Well Water**



Maine Bureau of Health



# 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

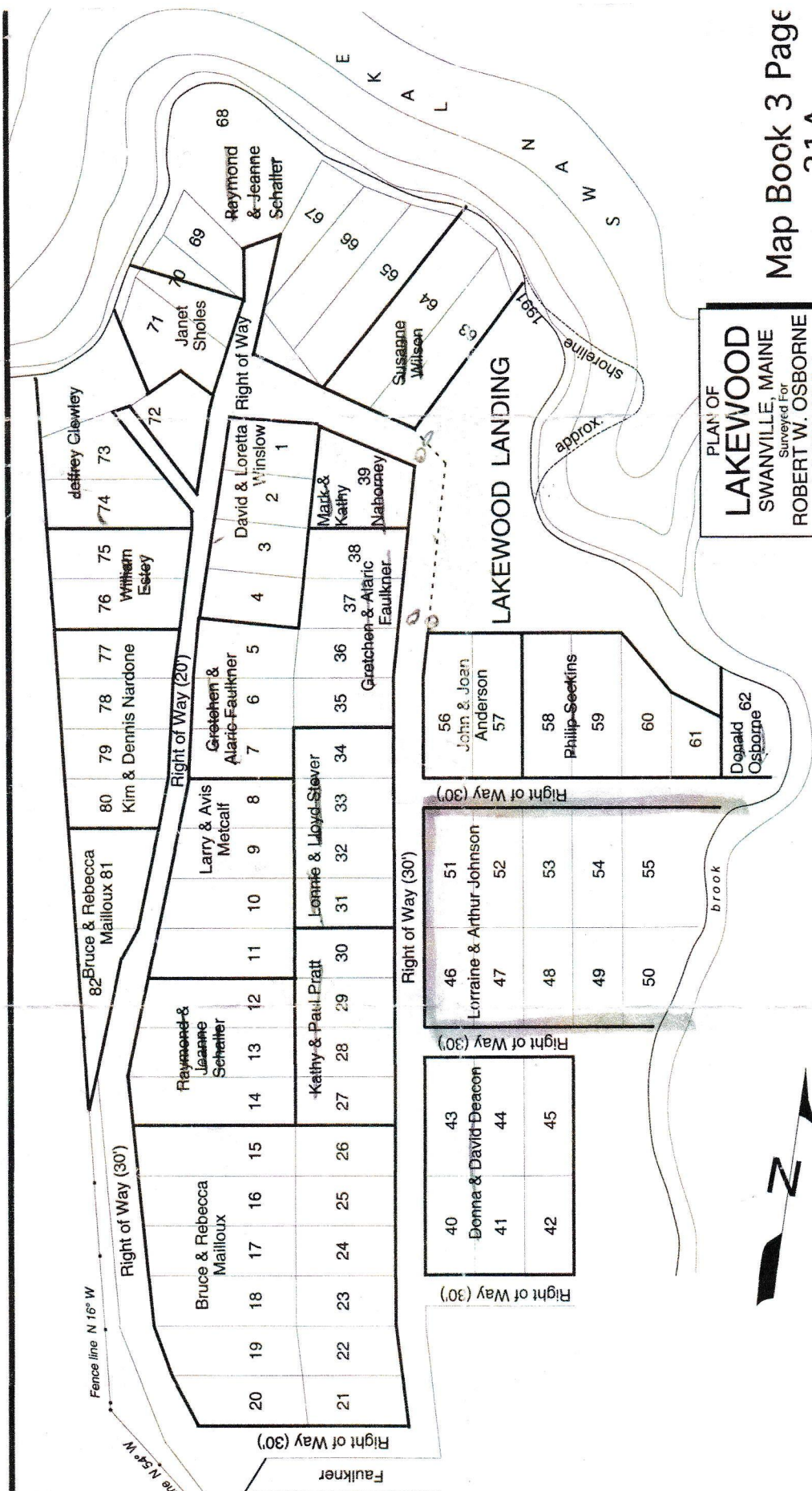
### What is CCA wood?

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.





PLAN OF  
**LAKewood**  
 SWANVILLE, MAINE  
 Surveyed For  
**ROBERT W. OSBORNE**  
 April 1961 by S.F. Beal  
 Computer update  
 April 1991 by Alarie Faulkner  
 Scale in feet  
 0 50 100  
 Owners & boundaries, March 26, 2002