

DocuSign Envelope ID: E2827F42-13D1-404A-B4E1-86D25C2016B1

PROPERTY LOCATED AT: 93 Ralphs Ln, Stetson, Me 04488**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: \_\_\_\_\_ Are test results available? .. ☒ Yes ☐ No

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

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

What steps were taken to remedy the problem? \_\_\_\_\_

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: Left property line toward water

Installed by: Meryle Sam Dunham

Date of Installation: 2015-2016

USE: Number of persons currently using system: 1

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

Comments: Left side of house on property line

Source of Section I information: Higher manganese and iron

Buyer Initials \_\_\_\_\_

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Seller Initials  \_\_\_\_\_

ERA Dawson Bradford Company, 417 Main Street Bangor ME 04401  
 Patricia Quirk

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 [www.lwolf.com](http://www.lwolf.com)

Phone: (207)992-4090

Fax:

93 Ralphs Ln

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PROPERTY LOCATED AT: 93 Ralphs Ln, Stetson, Me 04488**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: Right side of house OR ☐ UnknownDate installed: 2015 Date last pumped: \_\_\_\_\_ Name of pumping company: \_\_\_\_\_Have you experienced any malfunctions? ..... ☐ Yes ☐ No

If Yes, give the date and describe the problem: \_\_\_\_\_

Date of last servicing of tank: \_\_\_\_\_ Name of company servicing tank: \_\_\_\_\_

Leach Field: ..... ☒ Yes ☐ No ☐ UnknownIf Yes, Location: Right side of house toward property lineDate of installation of leach field: 2015 Installed by: Milton KnowlesDate of last servicing of leach field: N/A Company servicing leach field: \_\_\_\_\_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 ☐ NoIf Yes, are they available? ..... ☒ Yes ☐ NoIs System located in a Shoreland Zone? ..... ☒ Yes ☐ No ☐ UnknownComments: There is a varianceSource of Section II information: Homeowner

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PROPERTY LOCATED AT: 93 Ralphs Ln, Stetson, Me 04488**SECTION III – HEATING SYSTEM(S)/HEATING SOURCES(S)**

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	Heat Pump	Electric ceiling unit		
Age of system(s) or source(s)	2016	2016		
Name of company that services system(s) or source(s)	Dave's World			
Date of most recent service call	N/A			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)				
Malfunction per system(s) or source(s) within past 2 years				
Other pertinent information		Basement only		

Are there fuel supply lines? ..... ☐ Yes ☒ No ☐ UnknownAre any buried? ..... ☐ Yes ☐ No ☐ UnknownAre all sleeved? ..... ☐ Yes ☐ No ☐ UnknownChimney(s): ..... ☐ Yes ☐ NoIf Yes, are they lined: ..... ☐ Yes ☐ No ☐ UnknownIs more than one heat source vented through one flue? ..... ☐ Yes ☐ No ☐ UnknownHad a chimney fire: ..... ☐ Yes ☐ No ☐ UnknownHas chimney(s) been inspected? ..... ☐ Yes ☐ No ☐ Unknown

If Yes, date: \_\_\_\_\_

Date chimney(s) last cleaned: \_\_\_\_\_

Direct/Power Vent(s): ..... ☐ Yes ☒ No ☐ UnknownHas vent(s) been inspected? ..... ☐ Yes ☐ No ☐ Unknown

If Yes, date: \_\_\_\_\_

Comments: **Conduit runs from the propane tank to the foundation in case someone wants propane heat**Source of Section III information: **Owner****SECTION IV – HAZARDOUS MATERIAL**

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

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

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

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

Age of tank(s): \_\_\_\_\_ Size of tank(s): \_\_\_\_\_

Location: \_\_\_\_\_

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PROPERTY LOCATED AT: **93 Ralphs Ln, Stetson, Me 04488**

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: \_\_\_\_\_

**B. ASBESTOS** — Is there now or has there been asbestos:As insulation on the heating system pipes or duct work? ..... ☐ Yes ☐ No ☒ UnknownIn the ceilings? ..... ☐ Yes ☐ No ☒ UnknownIn the siding? ..... ☐ Yes ☐ No ☒ UnknownIn the roofing shingles? ..... ☐ Yes ☐ No ☒ UnknownIn flooring tiles? ..... ☐ Yes ☐ No ☒ UnknownOther: ..... ☐ Yes ☐ No ☒ UnknownComments: **The seller is not aware of any asbestos**Source of information: **Homeowner****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: \_\_\_\_\_

Source of information: \_\_\_\_\_

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

Source of information: \_\_\_\_\_

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

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

Source of information: \_\_\_\_\_

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PROPERTY LOCATED AT: 93 Ralphs Ln, Stetson, Me 04488**F. LEAD-BASED PAINT/PAINT HAZARDS** — (Note: Lead-based paint is most commonly found in homes constructed prior to 1978)

Is there now or has there ever been lead-based paint and/or lead-based paint hazards on the property? .....

..... ☐ Yes ☐ No ☐ Unknown ☒ Unknown (but possible due to age)

If Yes, describe location and basis for determination: \_\_\_\_\_

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

If Yes, describe: \_\_\_\_\_

Are you aware of any cracking, peeling or flaking paint? ..... ☐ Yes ☒ NoComments: Main house was built in the 50's, large bedroom was added in 2015-2016Source of information: Owner**G. OTHER HAZARDOUS MATERIALS** - Current or previously existing:TOXIC MATERIAL: ..... ☐ Yes ☒ No ☐ UnknownLAND FILL: ..... ☐ Yes ☒ No ☐ UnknownRADIOACTIVE MATERIAL: ..... ☐ Yes ☒ No ☐ UnknownOther: None knowSource of information: Homeowner**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 ☐ UnknownIf Yes, explain: Town right of way, road is maintained by the townSource of information: OwnerIs 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): \_\_\_\_\_

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PROPERTY LOCATED AT: 93 Ralphs Ln, Stetson, Me 04488

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

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: \_\_\_\_\_

Year Principal Structure Built: 1950-2015-2016

What year did Seller acquire property? 2013

Roof: Year Shingles/Other Installed: 2015-2016

Water, moisture or leakage: None

Comments: N/A

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: Foundation was installed in 2015-2016

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

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

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

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

Comments: All new wiring in 2015-2016

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

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

Manufactured Housing – Is the residence a:

Mobile Home ..... ☐ Yes ☒ No ☐ Unknown

Modular ..... ☐ Yes ☒ No ☐ Unknown

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

..... ☐ Yes ☒ No ☐ Unknown

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

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

Comments: None known

Source of Section V information: \_\_\_\_\_

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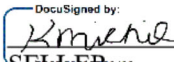
DocuSign Envelope ID: E2827F42-13D1-404A-B4E1-86D25C2016B1

PROPERTY LOCATED AT: 93 Ralphs Ln, Stetson, Me 04488**SECTION VI — ADDITIONAL INFORMATION****The homeowner has a LOMA evaluation and is not in the flood plan****Generator installed in 2016, whole house propane, by Kings electric and was serviced in November 2021 by Striker Power Systems****Foundation was added in 2015-2016**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.

DocuSigned by: 8/17/2022  
  
 SELLER DATE SELLER DATE  
**Katharine L. Michie**

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



Bk 13339 Pg 268 #31214  
09-23-2013 @ 02:24p

N O T                      N O T  
A N                      A N  
O F F I C I A L      O F F I C I A L  
C O P Y      W A R R A N T Y D E E D      C O P Y

**CLARENCE L. POSTON**, of Culpeper, Commonwealth of Virginia, for consideration paid, grants to **KATHARINE L. MICHIE**, of Lewant, Penobscot County, State of Maine, with **WARRANTY COVENANTS**, certain lots or parcels of land, with any improvements thereon, situated in the Town of Stetson, County of Penobscot, State of Maine, bounded and described as follows:

Parcel #1: Beginning in the generally northern shore of Stetson Pond, so-called, at a point Sixty-six Feet (66') in a straight line easterly of the generally southeasterly corner of a certain lot or parcel conveyed by Ralph N. Merrill to Morris Staples et ux by deed dated October 25, 1955; thence in a generally northerly direction and at all times parallel with the generally easterly line of land conveyed by Ralph N. Merrill to said Morris Staples et ux One Hundred Twelve Feet (112'), more or less, to a point on the generally southerly side of a certain right-of-way set forth in a deed of Angus D. Delaney to Charles L. Ferrin, dated on October 1, 1930, recorded in Penobscot County Registry of Deeds, Vol. 1047, Page 332; then in a generally easterly direction by and along said southerly line of said right-of-way Sixty-six Feet (66') to a point; thence in a generally southerly direction and at all times parallel with the first-named bound One Hundred Twelve Feet (112'), more or less to the generally northerly shore of said Stetson Pond; thence in a generally westerly direction by and along said northerly shore of said Stetson Pond to the point of beginning. TOGETHER WITH the right to use in common with others the right-of-way for all purposes as set forth in said deed of Delaney to said Ferrin.

Parcel #2: Beginning on the generally northerly shore of Stetson Pond, so-called, at the generally southeasterly corner of a certain lot or parcel of land conveyed by Ralph N. Merrill to Morris Staples et al by deed dated October 25, 1955; thence in a generally easterly direction by and along said northerly shore of said Stetson Pond Sixty-six Feet (66'), more or less, to the generally southwesterly corner of a certain lot or parcel of land conveyed by Ralph N. Merrill to Truman Merrill et al by deed dated October 25, 1955; thence in a generally northerly direction by and along the generally westerly line of said premises so conveyed by Ralph N. Merrill to Truman Merrill et al One Hundred Twelve

TAX MAP 053, LOT 039 Poston #R-15660.WD (AMP)

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Bk 13339 Pg269 #31214

Feet (112'), more or less, to a point on the generally southerly side of a certain right-of-way as set forth in deed of Angus D. Delaney to Charles L. Ferrin, dated October 1, 1930, recorded in Penobscot County Registry of Deeds, Vol. 1047, Page 132; thence in a generally westerly direction by and along said southerly side of said right-of-way of Sixty-six Feet (66'), more or less, to the generally northeasterly corner of said premises conveyed by Ralph N. Merrill to Morris Staples et al; thence in a generally southerly direction, by and along said premises so conveyed from Ralph N. Merrill to Morris Staples et al One Hundred Twelve Feet (112'), more or less, to the point of beginning.

C O P Y

C O P Y

This conveyance is made together with the right to use in-common with others the right-of-way, for all purposes of a way, as set forth in said deed from said Delaney to said Ferrin.

The above described premises being the same premises conveyed to Clarence L. Poston and Willa E. Poston, as joint tenants, by deed of Daniel J. Farnkoff and Donna M. Farnkoff dated August, 1999 and recorded in Volume 7149, Page 170 of the Penobscot County Registry of Deeds. Willa E. Poston deceased April 1, 2008, leaving Clarence L. Poston as surviving joint tenant.

Subject to all easements, covenants or restrictions of record.

Poor Original At  
Time of Recording

Grantee's address: 3729 Union St., Levant, ME 04456

WITNESS my hand and seal this 13<sup>th</sup> day of September, 2013.

Witness:



Clarence L. Poston  
Clarence L. Poston

COMMONWEALTH OF VIRGINIA  
County of Fauquier, ss

Date: 13 September 2013

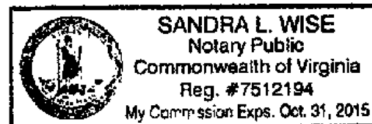
Personally appeared the above-named, Clarence L. Poston, and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Sandra L. Wise  
Name:  
Notary Public

Maine Real Estate  
Transfer Tax Paid

TAX MAP 053, LOT 039 Poston #R-15660.WD (AMP)



PENOBSCOT COUNTY, MAINE  
Susan F. Burley  
Register of Deeds

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION		CAUTION: LPI APPROVAL REQUIRED <<	
<b>PROPERTY LOCATION</b> Town: <b>STETSON</b> City: <b>93 RALPH'S LANE</b> Subdivision, Lot #:		Maine Dept. Health & Human Services Div. of Environmental Health, 11 SHB 207.237.5572 Fax: 207.267-4172	
<b>OWNER/APPLICANT INFORMATION</b> Name (last, first): <b>MICHELLE, KATHARINE L.</b> Mailing Address: <b>3729 UNION STREET</b> <b>LEVANT, MAINE 04456</b> Owner/Applicant: <b>207-299-4288</b> Daytime Tel. #:		Town/County: <b>Stetson</b> Permit # <b>1022</b> Date Permit Issued: <b>11/28/14</b> Double Fee Charged: <b>[ ]</b> L.P.I. # <b>1107</b> Owner: <b>[ ]</b> Town: <b>[ ]</b> State: <b>[ ]</b> Local Plumbing Inspector Signature:	
<b>OWNER'S AFFIDAVIT STATEMENT</b> I state and acknowledge that the information submitted is correct to the best of my knowledge and understanding and that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a Permit. Signature of Owner or Applicant: <b>[Signature]</b> Date: <b>11/28/14</b>		<b>CAUTION: INSPECTION REQUIRED</b> I have inspected this project and the information submitted above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application. (1st) date approved: _____ (2nd) date approved: _____ Local Plumbing Inspector Signature:	
<b>PERMIT INFORMATION</b> THIS APPLICATION REQUIRES: <input type="checkbox"/> 1. No Rule Variance <input type="checkbox"/> 2. First Time System Variance <input type="checkbox"/> 3. Replacement System Variance <input type="checkbox"/> 4. Local Plumbing Inspector Approval <input type="checkbox"/> 5. State & Local Plumbing Inspector Approval <input type="checkbox"/> 6. State & Local Plumbing Inspector Approval <input type="checkbox"/> 7. Local Plumbing Inspector Approval <input type="checkbox"/> 8. State & Local Plumbing Inspector Approval <input type="checkbox"/> 9. Minimum Lot Size Variance <input type="checkbox"/> 10. Seasonal Conversion Permit <input type="checkbox"/> 11. Single Family Dwelling Unit, No. of Bedrooms: <b>2</b> <input type="checkbox"/> 12. Multiple Family Dwelling, No. of Units: _____ Other: _____ Current Use: <input type="checkbox"/> Seasonal <input type="checkbox"/> Year Round <input type="checkbox"/> Undeveloped (specify) _____		<b>DISPOSAL SYSTEM COMPONENTS</b> <input type="checkbox"/> 1. Complete Non-engineered System <input type="checkbox"/> 2. Primitive System (graywater & all toilet) <input type="checkbox"/> 3. Alternative Toilet, specify: _____ <input type="checkbox"/> 4. Non-engineered Treatment Tank (only) <input type="checkbox"/> 5. Holding Tank _____ gallons <input type="checkbox"/> 6. Non-engineered Disposal Field (only) <input type="checkbox"/> 7. Separate Laundry System <input type="checkbox"/> 8. Complete Engineered System (2000 gpd or more) <input type="checkbox"/> 9. Engineered Treatment Tank (only) <input type="checkbox"/> 10. Engineered Disposal Field (only) <input type="checkbox"/> 11. Pre-treatment, specify: _____ <input type="checkbox"/> 12. Miscellaneous Components _____	
<b>TYPE OF APPLICATION</b> <input type="checkbox"/> 1. First Time System <input type="checkbox"/> 2. Replacement System Type replaced: <b>Bed</b> Year installed: <b>Unknown</b> <input type="checkbox"/> 3. Expanded System <input type="checkbox"/> 4. Experimental System <input type="checkbox"/> 5. Seasonal Conversion <b>SIZE OF PROPERTY</b> <b>1.5 ±</b> ACRES <b>SHORELAND ZONING</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		<b>TYPE OF WATER SUPPLY</b> <input checked="" type="checkbox"/> Existing <input type="checkbox"/> Dug Well <input type="checkbox"/> Private <input type="checkbox"/> Other: _____ <b>DISPOSAL SYSTEM TO SERVE</b> <input type="checkbox"/> 1. Single Family Dwelling Unit, No. of Bedrooms: <b>2</b> <input type="checkbox"/> 2. Multiple Family Dwelling, No. of Units: _____ <input type="checkbox"/> 3. Other: _____ <b>DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)</b> <b>DISPOSAL FIELD TYPE &amp; SIZE</b> <input type="checkbox"/> 1. Stone Bed <input type="checkbox"/> 2. Stone Trench <input type="checkbox"/> 3. Proprietary Device <input type="checkbox"/> 4. Linear <input type="checkbox"/> 5. cluster array <input type="checkbox"/> 6. H-20 load <input type="checkbox"/> 7. Other: _____ SIZE: <b>768</b> sq. ft. <b>lin. ft.</b> <b>DISPOSAL FIELD SIZING</b> <input type="checkbox"/> 1. Medium—2.6 sq. ft. / gpd <input type="checkbox"/> 2. Medium—Large 3.3 sq. ft. / gpd <input type="checkbox"/> 3. Large—4.1 sq. ft. / gpd <input type="checkbox"/> 4. Extra Large—5.0 sq. ft. / gpd	
<b>TREATMENT TANK</b> <input type="checkbox"/> 1. Concrete <input type="checkbox"/> 2. Polypropylene <input type="checkbox"/> 3. Plastic <input type="checkbox"/> 4. Other: _____ <b>Minimum CAPACITY 1,000 gal.</b> <b>SOIL DATA &amp; DESIGN CLASS</b> <b>PROFILE CONDITION</b> <b>1 / D</b> (BATHIC like) a. Observation Hole # <b>1</b> Depth <b>8"</b> of Most Influencing Soil Factor		<b>GARBAGE DISPOSAL UNIT</b> <input type="checkbox"/> 1. Not Recommended <input type="checkbox"/> 2. Multi-compartment tank <input type="checkbox"/> 3. Increase in tank capacity <input type="checkbox"/> 4. Filler on Tank Outlet/Exhaust <b>EFFLUENT/ELECTOR PUMP</b> <input type="checkbox"/> Not Required <input type="checkbox"/> May be Required <input type="checkbox"/> Required Specify only for engineered systems: DOSE: _____ gallons <b>TOTAL DESIGN FLOW</b> <b>180</b> gallons per day BASED ON: <input type="checkbox"/> 1. Table 4A (dwelling unit(s)) <input type="checkbox"/> 2. Table 4C (other facilities) <b>Sec. 6 (F) 4 Garbage Disposals</b> <b>"SHOULD NOT be used with disposal fields"</b> <b>LATITUDE AND LONGITUDE</b> Lat. <b>44</b> at center of disposal area Lon. <b>069</b> d <b>53</b> m <b>33</b> if g.p.s. state margin of error: <b>3-7 m</b>	
<b>SITE EVALUATOR STATEMENT</b> No Ledger Noted - 28 July 2002 I certify that on <b>28 November 2014</b> (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241). Signature of Site Evaluator: <b>[Signature]</b> Date: <b>28 November 2014</b> <b>E. M. Rafuse</b> Telephone Number: <b>(207) 942-3659</b> Site Evaluator Name Printed: <b>erafuse@aol.com</b> E-mail Address:			
Note: Changes to or deviations from the design should be confirmed with the Site Evaluator. Page 1 of 3 HHE-200 Rev. 09/2011			

# ClearWater Laboratory

The Premier Water Testing Lab in Maine

153 Main Street, Suite A  
Newport, ME 04953  
(207) 368-5700

diane@clearwaterlab.com

**Sample #** 2017-05-274DW.  
**Sample Loc.** Outside Spigot -  
**Client** Michie, Katie  
PO Box 12  
Stetson, ME 04488

**PWSID #**  
**Date/Time Collected** 05/18/2017 1550  
**Date/Time Received** 05/18/2017 1630  
**Date Reported** 05/24/2017

**Property Information** 93 Ralphs Lane  
Stetson, ME 04488

**Legend** Passes ✓  
Fails EPA Primary ✖  
Fails EPA Secondary ▽  
Unsatisfactory ⊗

## REPORT OF LABORATORY ANALYSIS

Parameters	Result	Units	EPA Limits	Pass/Fail	Method	Date Analyze	Time Analyzed	Lab	Analyst
Total Coliform	<1	MPN	0/100 mL	✓	Colilert	05/19/2017	0920	CWL	sg
E. coli	<1	MPN	0/100 mL	✓	Colilert	05/19/2017	0920	CWL	sg
pH*	7.99	S.U.	No Limit		EPA 150.1	05/19/2017	0832	CWL	sg
Nitrate-N*	<1.0	mg/L	10	✓	4500-N03	05/19/2017	1200	CWL	sg
Nitrite-N*	<0.10	mg/L	1.0	✓	4500-N02	05/19/2017	1215	CWL	sg
Antimony	<0.001	mg/L	0.006	✓	EPA 200.8	05/23/2017	1252	GSA	bb-nh
Arsenic, Total	0.0069	mg/L	0.010	✓	EPA 200.8	05/22/2017	1212	GSA	bb-nh
Fluoride	<0.2	mg/L	4.0	✓	EPA 300.0	05/22/2017	1602	GSA	cw-nh
Chloride	155	mg/L	250	✓	EPA 300.0	05/22/2017	1602	GSA	cw-nh
Hardness (Calc)	205	mg/L	No Limit		EPA 200.8	05/22/2017	1212	GSA	bb-nh
Copper	0.0034	mg/L	1.3	✓	EPA 200.8	05/22/2017	1212	GSA	bb-nh
Iron	0.45	mg/L	0.30	▽	EPA 200.8	05/22/2017	1212	GSA	bb-nh
Manganese	0.254	mg/L	0.05	▽	EPA 200.8	05/22/2017	1212	GSA	bb-nh
Uranium	3.3	ug/L	30	✓	EPA 200.8	05/22/2017	1212	GSA	bb-nh

**Laboratory** CWL/ClearWater Laboratory - Certification # ME00030  
GSA/Granite State Analytical - Certification # NH00003

The results in this report pertain to the submitted sample only. This report shall not be reproduced, except in full, without written permission from ClearWater Laboratory. This report may contain data that were produced by a subcontracted laboratory certified for the testing performed. \* If Nitrate/Nitrite was received above the 6C preservation, the Maine CDC will accept these results where all other handling and analysis requirements were met for this sample. \* If pH was received and analyzed past 15 minutes after sampling; the results may not be valid for compliance reporting.

Signature:



Andrew G. Wendell/Senior Chemist/QA-QC Officer

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# ClearWater Laboratory

The Premier Water Testing Lab in Maine

153 Main Street, Suite A  
Newport, ME 04953  
(207) 368-5700

diane@clearwaterlab.com

**Sample #** 2017-05-274DW.

**Sample Loc.** Outside Spigot -

**Client** Michie, Katie  
PO Box 12  
Stetson, ME 04488

**PWSID #**

**Date/Time Collected** 05/18/2017 1550

**Date/Time Received** 05/18/2017 1630

**Date Reported** 05/24/2017

**Property**

**Information** 93 Ralphs Lane  
Stetson, ME 04488

**Legend** Passes ✓  
Fails EPA Primary ✖  
Fails EPA Secondary ▽  
Unsatisfactory ⊗

## REPORT OF LABORATORY ANALYSIS

Parameters	Result	Units	EPA Limits	Pass/Fail	Method	Date Analyze	Time Analyzed	Lab	Analyst
Mercury	<0.0001	mg/L	0.002	✓	EPA 200.8	05/24/2017	1032	GSA	bb-nh
Lead	<0.001	mg/L	0.015	✓	EPA 200.8	05/22/2017	1212	GSA	bb-nh

**Laboratory** CWL/ClearWater Laboratory - Certification # ME00030  
GSA/Granite State Analytical - Certification # NH00003

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Signature:



Andrew G. Wendell/Senior Chemist/QA-QC Officer

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ClearWater Laboratory  
153 Main Street, Suite A  
Newport, ME 04953

## SEE ACCEPTANCE POLICY ON BACK OF FORM

## DRINKING WATER TEST - APPLICATION FORM

## REPORT TO BE SENT TO:

Name: Katie Michie  
Address: P.O. Box 12  
City, State, Zip: Stetson ME 04488

## STATE COMPLIANCE SECTION:

Public Water System Name: \_\_\_\_\_  
Public Water System ID#: \_\_\_\_\_  
Operations & Maintenance: \_\_\_\_\_

## WELL OWNER/PROPERTY ADDRESS TESTED:

Sampler Name: Katie Michie  
Property Name/Address Tested:  
93 Ralphs Ln.  
Stetson ME 04488  
Date Sampled: 5.18.17  
Time Sampled: 3:50 pm

Phone/Fax: 207 299-4288Email Report to: Katharine - michie@hotmail.com

Collected From: Kitchen Sink Bathroom Sink  
(circle one) Bath Tub Outside Spigot  
Other: \_\_\_\_\_

Check with your Real Estate Agent/Lender to make sure all requirements are included in the sets below  
If First Draw Lead is required, please call laboratory for special container

## SET A: Conventional Mortgage

Total Coliform/E. Coli (MPN) \$100.00  
Copper, Iron, Manganese, Chloride, Arsenic, Hardness  
Nitrite-N, Nitrate-N, pH ☐

## SET B: FHA\*/HUD

Total Coliform/E. Coli (MPN), Copper, Iron, Manganese, Chloride, Arsenic, \*Lead, Hardness, Nitrate-N, Nitrite-N, Sodium, pH \$130.00 ☐

\*If first draw lead is required for FHA, you will need to call the laboratory for a special collection container with sampling instructions.

\*If first draw lead is not required we will run a lead analysis and report as source lead.

## SET C: Basic/Compliance Safety Check

Total Coliform/E. Coli (MPN), Nitrate-N, Nitrite, pH \$55.00 ☐

## SET D: Rural Development

Total Coliform/E. Coli (MPN) \$110.00  
Copper, Iron, Manganese, Chloride, Fluoride, Hardness  
Nitrite-N, Nitrate-N, pH ☐

## SET E: New Well Test

Total Coliform/E. Coli (MPN), Nitrite-N, Nitrate-N, Fluoride, Chloride, Hardness, Copper, Iron, Manganese \$200.00  
Uranium, Arsenic, Antimony, pH ☒

## INDIVIDUAL TESTS:

\$35.00 ☐ Total Coliform/E. Coli (Most Probable Number Count)  
\$30.00 ☐ Total Coliform/E. Coli (Presence/Absent)  
\$15.00 ☐ pH  
\$20.00 ☐ Copper  
\$20.00 ☒ Lead  
\$30.00 ☐ First Draw Lead - (Call laboratory for container)  
\$30.00 ☐ Arsenic, Total  
\$60.00 ☐ Arsenic Speciation (Total Arsenic, Arsenic III, Arsenic V)  
Call laboratory for special Arsenic Test Kit

\$20.00 ☐ Iron  
\$20.00 ☐ Manganese  
\$20.00 ☐ Nitrate  
\$20.00 ☐ Nitrite  
\$30.00 ☐ Fluoride  
\$20.00 ☐ Hardness  
\$50.00 ☒ Mercury  
\$65.00 ☐ Uranium  
\$50.00 ☐ Antimony

**PAID**  
MAY 18 2017

## PAYMENT OPTIONS:

Check/Mastercard/Visa #: \_\_\_\_\_ Exp. \_\_\_\_\_  
CVC \_\_\_\_\_

Total Cost: \$270.00

## TO BE COMPLETED BY LABORATORY

Received By: \_\_\_\_\_ Date/Time Received: \_\_\_\_\_ Temp Received: \_\_\_\_\_ Comments: Acceptable Lab Sample Identification #: \_\_\_\_\_  
Unacceptable

Chantelle Whitcomb 5/18/17 1630 19.8°C 2017-05-274DW

REV MARCH 2015

## DRINKING WATER STANDARDS AND WATER ANALYSES INTERPRETATION

Drinking water standards are regulations that EPA sets to control the level of contaminants in the nation's drinking water. There are two categories of drinking water standards:

✱ **Fails National PRIMARY drinking water regulations (primary standard):** The National Primary Drinking Water Regulations (NPDWRs or primary standards) are legally enforceable standards that apply to public water systems. Primary standards protect public health by limiting the levels of contaminants in drinking water.

▽ **Fails National SECONDARY drinking water regulations (secondary standard):** EPA has established National Secondary Drinking Water Regulations (NSDWRs) that set non-mandatory water quality standards for 15 contaminants. EPA does not enforce these "secondary maximum contaminant levels" (SMCLs). They are established only as guidelines to assist public water systems in managing their drinking water for aesthetic considerations, such as taste, color, and odor. These contaminants are not considered to present a risk to human health at the SMCL.

⊗ **Unsatisfactory drinking water:** As of April 1, 2016, the EPA removed total coliform (TC) bacteria limits from the list of primary drinking water regulations. However, because the presence of TC bacteria in drinking water still indicates the potential for contamination in the water source, Maine's Center for Disease Control recommends any positive TC result be considered unsatisfactory. Further investigation and action is required to identify and rectify potential sources of TC, because any pathway used by TC to enter the drinking water can also be used by fecal contamination and/or waterborne pathogens such as viruses and parasitic protozoa.

✓ **Passes both Primary/Secondary Standard.**

### Primary Contaminant Standards Below:

**E. coli: (EPA Standard - 0 per 100 ml or absent per 100 ml sample):** If E. coli is detected in drinking water it is not safe to drink! The presence of E. coli indicates contamination by animal or human fecal wastes and can also contain harmful pathogenic bacteria, viruses or parasites. Do not drink this water until you have disinfected and retasted your well. See reverse side for instructions on how to disinfect your well with chlorine.

**Arsenic: (EPA Standard - below 0.010 mg/L):** Natural deposits or from manufacturing or herbicides. Potential health effect from long term exposure is skin damage or problems with circulatory system, and may have increased risk of cancer.

**Nitrate Nitrogen: (EPA Standard below 10.0 mg/L): Nitrite Nitrogen: (EPA Standard below 1.0 mg/L):**

Typical sources of nitrate or nitrite in drinking water are manure, fertilizer and septic systems. Infants below the age of six months who drink water containing nitrate in excess of the 10 mg/L could become seriously ill. Noticeable effects include shortness of breath and blue-baby syndrome.

**Lead: (EPA Standard - below 0.015 mg/L):** Common source is discharge from metal refineries and agricultural chemical factories. Lead is rarely found in source water, but enters tap water through corrosion of plumbing materials. Effects in children, include delays in mental/physical development. Effects in adults are kidney problems or high blood pressure.

**Antimony: (EPA Standard - below 0.006 mg/L):** Common source is discharge from petroleum refineries, fire retardants, ceramics, electronics, solder. Increase in blood cholesterol, decrease in blood sugar.

**Uranium: (EPA Standard - below 30 ug/L):** Common source is radioactive element which is found in almost all forms of soil, rocks and water sources. Increased cancer risk, liver damage. If you have high uranium results you should test for radon and arsenic in your water.

**Copper: (Recommended Level is less than 1.3 mg/L):** Causes: Metallic taste, blue-green staining in toilets, shower. Copper is normally introduced into your water from household plumbing systems.

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**Secondary Contaminant Standards Below:**

**pH: (Recommended level is between 6.5 to 8.5):** The pH of a water sample indicates its acidity. pH values range from 0 (very acidic) to 14 (very basic). 7.0 indicates water that is neutral (neither acidic nor basic). Most ground waters have pH values ranging from 5.5 to slightly over 8.0. Low pH: bitter metallic taste; corrosion. High pH: slippery feel, soda taste.

**Hardness: (Soft 0-60 mg/L, Moderately Soft 61-120 mg/L, Hard 121-180 mg/L, Very Hard 180-300 mg/L):** Hardness in water is the total concentration of calcium and magnesium, which are picked up by water passing through the underground mineral deposits. Hard water is not considered contaminated, but it does retard the cleaning action of soap and forms a scale on cooking utensils, hot water pipes and heaters. Hard water is not harmful to your health.

**Chloride: (Recommended range is less than 250 mg/L):** Concentrations above 250 mg/L will give a salty taste to your water and could cause corrosion of pipes and plumbing fixtures. High chloride results could be from saltwater or road salt contamination.

**Iron: (Recommended Level is less than 0.3 mg/L):** Causes: Rusty color, sediment, metallic taste, reddish or orange staining in toilet bowls or laundry. A water softener is the primary form of treatment.

**Manganese: (Recommended Level is less than 0.05 mg/L):** Causes: Black to brown color, black staining, bitter metallic taste. Rotten egg smell to your water. A water softener is the primary form of treatment.

**Fluoride: (Recommended Level is less than 4.0 mg/L):** Fluoride has been shown to reduce tooth decay in children's teeth. Over 4.0 mg/L studies have shown staining of the teeth and can damage bone tissue.

**DISINFECTING A WELL**

Mixing chlorine bleach (Clorox\*, Dazle, or an EPA/NSF approved bleach.) with the water in the well or spring in the following dosages may disinfect the water system: \* Be sure to use 'regular' Clorox with a concentration of 6.0% sodium hypochlorite.

**DUG WELL:**

DEPTH*	5 FT	10 FT	15 FT	20 FT
DOSAGE	½ GAL	1 GAL	1 1/2 GAL	2 GAL

\*Approximate amount of water in the bottom of a well and not the total depth of the well. For a surface SPRING, use 2 gallons.

**DRILLED WELL:**

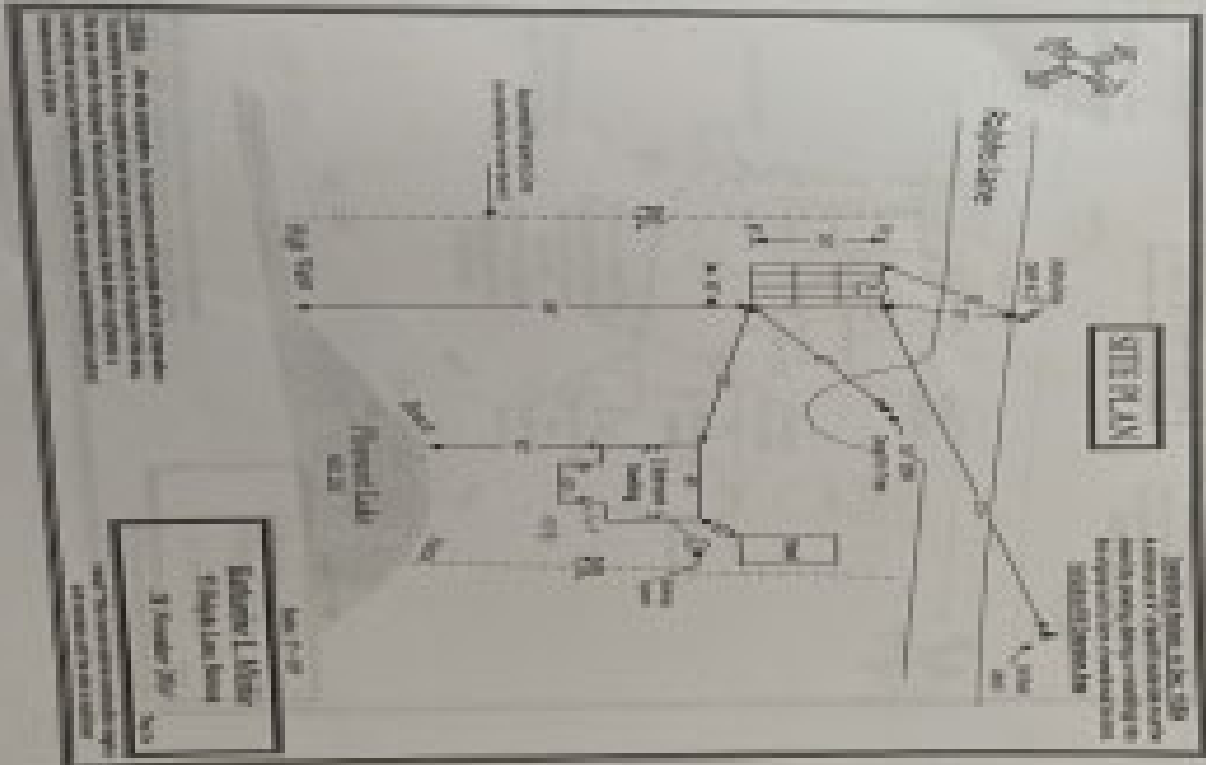
Depth	50 FT	100 FT	150 FT	200 FT	250 FT	300 FT
DOSAGE*	2 1/2C	1 1/2QT	2 QT	2 1/2QT	3 QT	3 1/2 QT

\* GAL = gallon, QT = quart, C = cup

**\*PLEASE NOTE:** A greater amount of chlorine maybe needed to disinfect the water depending on the degree of contamination.

Once the chlorine has been mixed with the water, open all faucets, sill cocks and similar outlets individually until you smell chlorine in each outlet. Allow the mixture to stand in the system overnight, then flush the chlorine mixture from the system using an outside faucet and garden hose. **DO NOT FLUSH THE MIXTURE INTO YOUR SEPTIC SYSTEM.** You may resume using the toilet facilities as the septic system is designed to handle this, but the septic system cannot handle the large amount of water needed to flush the chlorine from the well. Since the chlorine will kill grass, be careful where you run the water outside. After disinfection, the water supply should be re-sampled. Re-sampling should be done only after the odor of chlorine disappears. It takes about 3 or 4 days of normal water usage before all of the chlorine smell disappears.

ClearWater Laboratory, 153 Main Street, Suite A, Newport, ME 04953 (Revised Oct 2016)

[illegible]



**LEAD PAINT DISCLOSURE/ADDENDUM**

AGREEMENT BETWEEN Katharine L. Michie (hereinafter "Seller")  
 AND \_\_\_\_\_ (hereinafter "Buyer")  
 FOR PROPERTY LOCATED AT 93 Ralphs Ln, Stetson, Me 04488

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 (check one)**

(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	 DocuSigned by: Seller: Katharine L. Michie	8/17/2022
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Agent	Date	 DocuSigned by: Agent: Patricia Quirk	8/18/2022



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ERA Dawson Bradford Company, 417 Main Street Bangor ME 04401  
 Patricia Quirk

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201

Phone: (207)992-4090

Fax:

[www.lwolf.com](http://www.lwolf.com)



93 Ralphs Ln