

PROPERTY LOCATED AT: 1317 Huckleby Rd., Clinton

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

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: front lawn under well House

Installed by: \_\_\_\_\_

Date of Installation: 2000

USE: Number of persons currently using system: \_\_\_\_\_

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

Comments: None

Source of Section I information: \_\_\_\_\_

Buyer Initials \_\_\_\_\_ Page 1 of 7 Seller Initials mn

Y LOCATED AT: \_\_\_\_\_

**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: Behind House OR  Unknown

Date installed: 2000 Date last pumped: 2020 Name of pumping company: CMS

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

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

Date of last servicing of tank: 2020 Name of company servicing tank: CMS

Leach Field: .....  Yes  No  Unknown

If Yes, Location: Behind House

Date of installation of leach field: 2000 Installed by: unknown

Date 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  No

If Yes, are they available? .....  Yes  No

Is System located in a Shoreland Zone? .....  Yes  No  Unknown

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

Source of Section II information: \_\_\_\_\_

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

Page 2 of 7

Seller Initials MA

PROPERTY LOCATED AT: \_\_\_\_\_

SECTION III – HEATING SYSTEM(S)/HEATING SOURCE(S)				
Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	<i>FHa</i>			
Age of system(s) or source(s)	<i>2005</i>			
Name of company that services system(s) or source(s)	<i>Tim Hosenie</i>			
Date of most recent service call	<i>Oct 2021</i>			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	<i>275 gal</i>			
Malfunction per system(s) or source(s) within past 2 years				
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: *unknown*

Direct/Power Vent(s): .....  Yes  No  Unknown

    Has vent(s) been inspected? .....  Yes  No  Unknown

        If Yes, date: \_\_\_\_\_

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

Source of Section III information: \_\_\_\_\_

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

Buyer Initials \_\_\_\_\_ Page 3 of 7 Seller Initials *ml* \_\_\_\_\_

PROPERTY LOCATED AT: \_\_\_\_\_

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

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

Comments: no underground storage tanks

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: no .....  Yes  No  Unknown

Comments: no known asbestos

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: no known radon air

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: no known radon lar

Source of information: seller

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

Comments: no known methamphetamine

Source of information: seller

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

Seller Initials mn

PROPERTY LOCATED AT: \_\_\_\_\_

**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  No

Comments: No known lead based paint / Hazard

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: No known Hazardous materials

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: \_\_\_\_\_

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

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

If No, who is responsible for maintenance? \_\_\_\_\_

Road Association Name (if known): \_\_\_\_\_

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

Page 5 of 7

Seller Initials MN

PROPERTY LOCATED AT: \_\_\_\_\_

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: Homestead Exemption

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: PR

Year Principal Structure Built: 2005

What year did Seller acquire property? ~~2005~~ 2021

Roof: Year Shingles/Other Installed: 2005

Water, moisture or leakage: no

Comments: none

Foundation/Basement:

Is there a Sump Pump? .....  Yes  No  Unknown

Water, moisture or leakage since you owned the property: .....  Yes  No  Unknown

Prior water, moisture or leakage? .....  Yes  No  Unknown

Comments: Slab

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: \_\_\_\_\_

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

Source of Section V information: seller

Buyer Initials \_\_\_\_\_ Page 6 of 7 Seller Initials MM

PROPERTY LOCATED AT: \_\_\_\_\_

**SECTION VI – ADDITIONAL INFORMATION**

*Both Sheck's & New water heater in 2021*

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.

SELLER \_\_\_\_\_ DATE \_\_\_\_\_ SELLER \_\_\_\_\_ DATE \_\_\_\_\_

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 \_\_\_\_\_



BK14307 PGS 141 - 142 01/03/2022 10:38:21 AM  
INSTR#: 2022000008 ATTEST: DIANE WILSON  
RECEIVED KENNEBEC SS ACTING REGISTER OF DEEDS  
eRecorded Document

Return to:

**MAINE REAL ESTATE  
TRANSFER TAX PAID**


**WARRANTY DEED  
DLN: 1002140178344**

KNOW ALL PERSONS BY THESE PRESENTS: That Betsy J. Luce, of 1317 Hinckley Road, Clinton, ME 04927, for consideration paid grants to Michael Nash, of 125 Grant Street, Bangor, ME 04401, with WARRANTY COVENANTS:

See attached Exhibit A

Meaning and intending to describe and convey the same premises conveyed to Betsy J. Luce by virtue of a deed from Jutta Dionne dated May 7, 2008 and recorded in Book 9723, page 245 of the Kennebec County Registry of Deeds.


Executed this 30th day of December, 2021.

  
Betsy J. Luce

State of Maine  
County of Kennebec

December 30, 2021

Then personally appeared before me on this 30<sup>th</sup> day of December, 2021, the said Betsy J. Luce and acknowledged the foregoing to be her voluntary act and deed.

  
Notary Public/Attorney-at-Law  
Commission expiration:

Jacob Leonard  
Notary Public, Maine  
My Commission Expires 12/3/2027



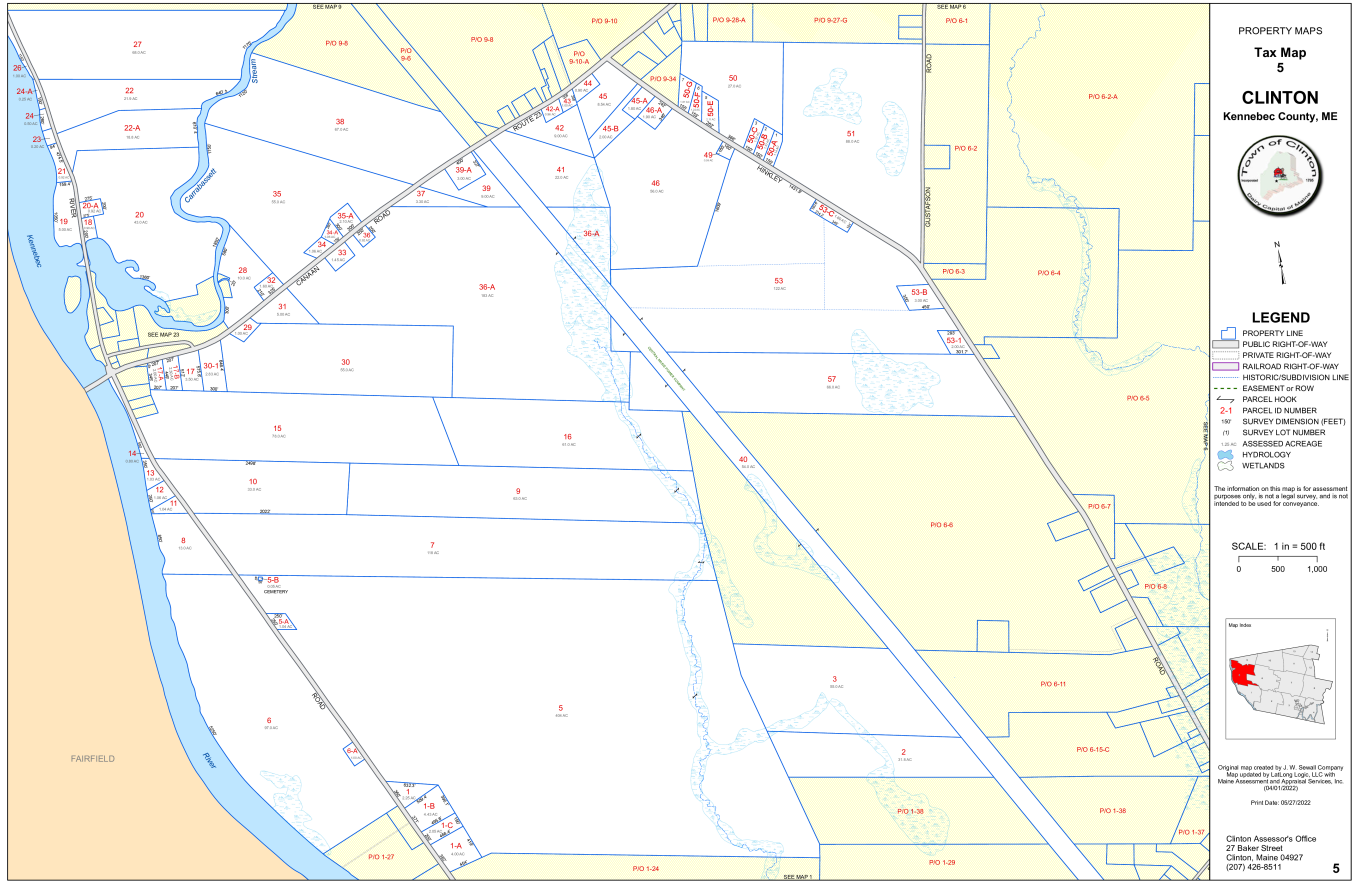
**Exhibit A**

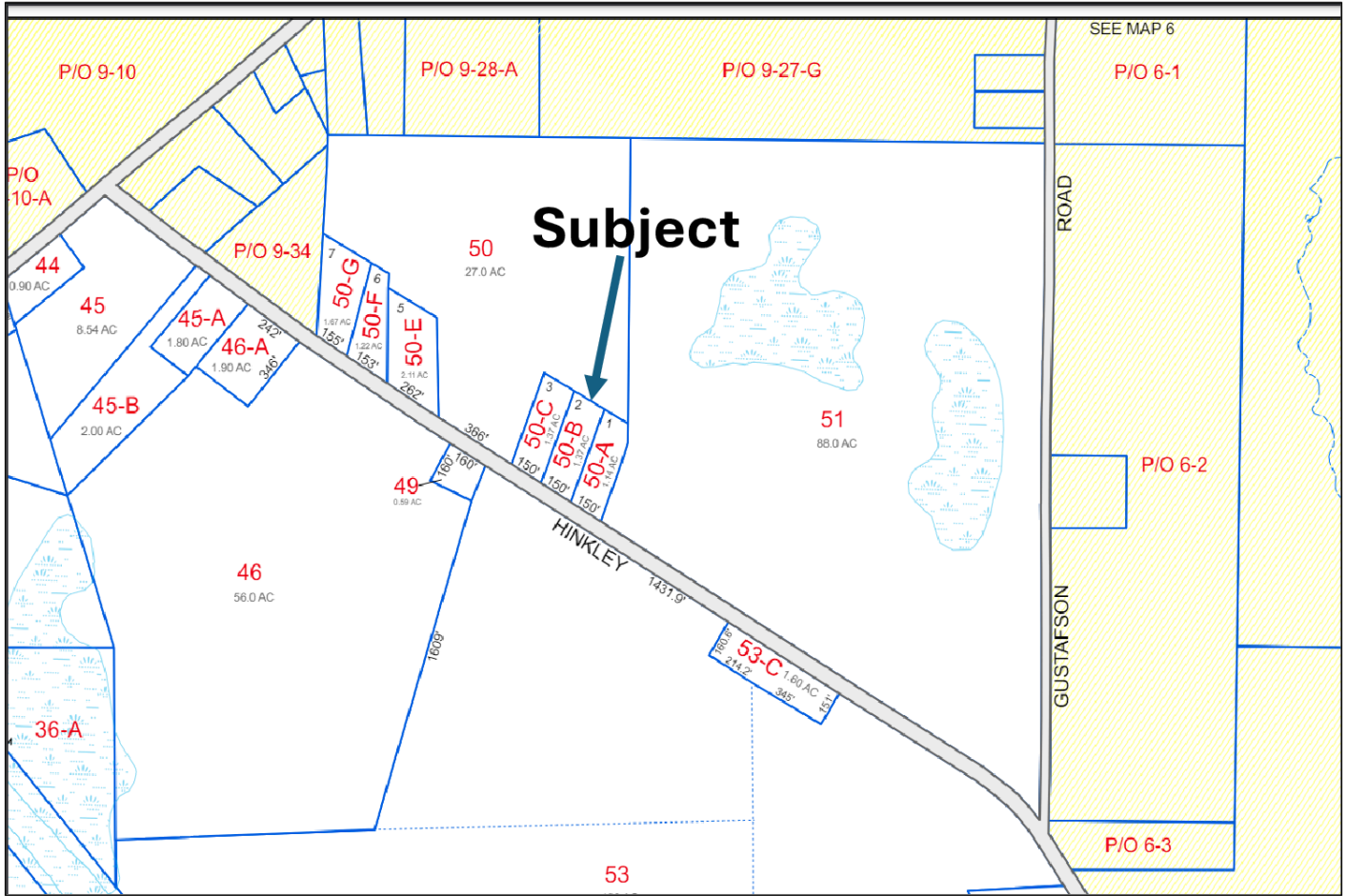
A certain lot or parcel of land situated in Clinton, County of Kennebec and State of Maine, being more particularly bounded and described as follows, to wit:

Being Lot #2 on the Final Plan of Snowman Subdivision dated July 9, 1991 and recorded in the Kennebec County Registry of Deeds on July 15, 1991, as File No. D-91119, to which plan and the record thereof reference may be made for a more particular description.

The premises are conveyed subject to any easements of record and this deed includes all rights, easements, privileges and appurtenances belonging to the premises hereinabove described.

Also included are all rights to a 2005 Titan Mobile Home, Model 093 Brentwood, Serial No. 19-05093-11436.





## 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.

4

**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/bohetp/index.html](http://janus.state.me.us/dhs/bohetp/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?**

Health Information for  
Private Well Users



**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

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

### IF YOU WORK WITH CCA WOOD

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

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

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](http://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.