29 Ferry Lane

Biddeford, Maine



For more information, please contact:

JANE CHASE
Luxury Real Estate Broker, ME & NH
M: 207.351.7529
O: 207.414.5299
jchase@landvest.com

JIM NADEAU
Luxury Real Estate Broker, ME & NH
M: 207.337.3687
O: 207.414.5299
jnadeau@landvest.com

All information provided is deemed reliable but is not guaranteed and should be independently verified.
BR927343

Know all Men by these Presents,

That WE, J. MAURICE LEMIRE AND CLARINTHE E. LEMIRE, both of Biddeford County of York and State of Maine,

in consideration of ONE DOLLAR ($1.00) and other valuable consideration,

paid by RICHARD N. GUIGNARD AND MARY C. GUIGNARD, both of 311 Elm Street Biddeford, County of York and State of Maine,

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey, unto the said

RICHARD N. GUIGNARD AND MARY C. GUIGNARD

as joint tenants and not as tenants in common, their heirs and assigns forever, a certain lot or parcel of land, with the buildings thereon, situated in said Biddeford, bounded and described as follows:

Beginning at an iron pipe driven into the ground on the northwesterly side of Ferry Lane, said iron bearing South 36° 05' West 86.99 feet from the cornerboard at the southerly corner of the ell attached to the main house standing on the lot herein described and bearing South 68° 54' West 100.35 feet from the cornerboard at the easterly corner of said main house; thence South 64° 49' West by said Lane 93.21 feet to an iron pipe driven into the ground at the easterly corner of land of one Hevey; thence North 21° 45' West by said Hevey land 242.8 feet to said Hevey's northerly corner; thence North 20° 52' West by land of one Howe 303.75 feet to an iron pipe driven into the ground near the center of a gulley; thence North 43° 15' East by the center of said gulley and land of said Howe 71 feet; thence North 72° 04' East by the center of said Gulley and land of said Howe 87.58 feet to an iron pipe driven into the ground near the top of the bank of Saco River; thence the same course to said River; thence southeasterly by said River to said Lane; thence South 84° 24' West by said Lane to an iron pipe driven into the ground near the top of the bank, said iron bearing South 83° 40' East 131.77 feet from the cornerboard at the easterly corner of said main house standing on the lot herein described and bearing South 68° 10' East 146.09 feet from the cornerboard at the northerly corner of said main house; thence South 84° 24' West by said Lane 226 feet to the point of beginning.

Being the same premises conveyed to the Grantors herein by Caroline M. Ward by deed dated January 12, 1957 and recorded in York County Registry of Deeds in Book 1341, Page 362.

Also another certain lot or parcel of land, with any buildings thereon, situated in said Biddeford, bounded and described as follows:

Beginning at an iron pipe driven into the ground on the northwesterly side of Ferry Lane, said iron bearing South 36° 05' West 86.99 feet from the cornerboard at the southerly corner of the ell attached to the main house standing on the hereinabove described lot of land and bearing South 68° 54' W 100.35 feet from the cornerboard at the easterly corner of said main house; thence South 35° 11' East 41.25 feet to an iron pipe driven into the ground; thence North 77° 37' East by remaining land of said Caroline M. Ward 164.25 feet to an iron pipe driven into the ground near the top of the bank of Saco River; thence the same course to said River; thence northwesterly by said River, to the first above described lot; thence South 84° 24' West by the first above described lot to an iron pipe driven into the ground near the top of the bank; thence South 84° 24' West by said first above described lot 226 feet to the point of beginning.

The above bearings refer to the 1954 Magnetic Meridian.

Being the same premises conveyed to the Grantors herein by said Caroline M. Ward by deed dated January 12, 1957 and recorded in said Registry of Deeds in Book 1320, Page 327.

To have and to hold the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said RICHARD N. GUIGNARD AND MARY C. GUIGNARD as joint tenants and not as tenants in common, their heirs and assigns, to their own use and behoof forever.

And we do covenant with the said Grantees, as aforesaid, that we are lawfully seized in fee of the premises, that they are free of all encumbrances;

that we have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that we and our heirs shall and will Warrant and Defend the same to the said Grantees, their heirs and assigns against the lawful claims and demands of all persons.

In Witness Whereof, we the said J. MAURICE LEMIRE AND CLARINTHE E. LEMIRE BEING HUSBAND AND WIFE, EACH

joining in this deed as Grantors, and relinquishing and conveying all right by descent and all other rights in the above described premises, have hereunto set our hands and seals this fifteenth day of December in the year of our Lord one thousand nine hundred and seventy-one.

Signed, Sealed and Delivered in presence of

Elias Thomas
to both

J. Maurice Lemire
J. Maurice Lemire
Clarinthe E. Lemire
Clarinthe E. Lemire

State of Maine. Cumberland ss. December 15, 1971

Personally appeared the above named J. Maurice Lemire and Clarinthe E. Lemire and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Elias Thomas
Notary Public

ELIAS THOMAS NOTARY PUBLIC My Commission Expires

York, ss.
Received DEC 16 1971 at 9 h. 45 m. A M
and recorded from the original.

dotloop signature verification: [illegible]

NANCY E HAMMOND, REGISTER OF DEEDS
Bk 19221 PG 249
Instr # 2023009451
04/11/2023 02:45:18 PM
Pages 2 YORK CO

SEAL

(Seal of Court)

STATE OF MAINE

York COUNTY PROBATE COURT

DOCKET NO. 2023-0240

Estate of Mary C. Guignard
Decedent

CERTIFICATE AND ABSTRACT[1]

To the Register of Deeds of York County.

An Estate has been opened in this Court for the above-named Decedent. The following facts apply to this Estate according to the probated Will or the Petition or Application upon which an appointment was made or both.

Date of Decedent's death: March 8, 2023

1. Did Decedent leave a Will? ☒ YES ☐ NO
2. If item one is YES, Will was probated: ☐ FORMALLY ☒ INFORMALLY
3. If item one is YES, date of most recent probate of this Will was: March 27, 2023
4. If item 2 is answered FORMALLY, was there a previous informal probate of the same Will? ☐ YES ☐ NO
5. If the Will was previously probated informally, was that informal probate certified to the Register of Deeds of the County to which this certificate is directed? ☐ YES ☐ NO
6. Has a Petition for Elective Share been filed? (If YES, attach copy) ☐ YES ☒ NO
7. Has a Personal Representative been appointed? ☒ YES ☐ NO
8. If item 7 is YES, date of appointment was: March 27, 2023
9. If item 7 is YES, appointment was ☐ FORMAL ☒ INFORMAL
10. If item 7 is YES, give name and address of Co-Personal Representatives.

Justine Tanguay 1317 Churchill Downs Drive Waxhaw, NC 28173	and	Renee Guignard 37 Hillside Avenue Falmouth, ME 04105

11. Insert here a true copy of so much of the Decedent's Will as devises real estate, if any. In addition, if a more complete description of the real estate involved appears on the petition or application upon which the appointment was made, add that description below the provisions of the Will. Label any such description: "DESCRIPTION OF REAL ESTATE FROM APPLICATION OR PETITION". Also, in every case where information is available, list each municipality and county in which the Decedent owned real estate.

Biddeford, York County
See Will filed in Probate

dotloop signature verification: dtlp.us/PqR-Dzmo-Q5ix

12. Following is a list of Heirs or of all persons who are or may be Devisees of real estate. (List heirs only when there is no probated Will. If there is a probated Will, list Devisees of real estate.)

Justine Tanguay
Renee Guignard

13. I certify that the foregoing statements are accurate so far as they may be determined from the Will or the Petition or Application upon which the appointment was made.

Dated: 4/3/23

Carol J. Lovejoy

Register of Probate
Carol J. Lovejoy

SEAL

Certified a true copy
[1] 18-C M.R.S. § 1-504

MARP

03/03/25 11:18 AM EST dotloop verified
03/03/25 2:21 PM EST dotloop verified

Docusign Envelope ID: 6BE54DB6-0407-86E3-8212-BF128303E011

PROPERTY LOCATED AT: **29 Ferry Lane, Biddeford, ME 04005** ~~04038~~

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 **Public Water is available for connection**

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:~~ _____
~~Installed by:~~ _____
~~Date of Installation:~~ _____
USE: ~~Number of persons currently using system:~~ _____
~~Does system supply water for more than one household? ☐ Yes ☐ No ☐ Unknown~~

Comments: **The drilled well is currently not in use.**

Source of Section I information: **Seller / Public Information**

Seller has limited knowledge not having lived in the property.

Buyer Initials _____ _____ _____ _____ Page 1 of 8 Seller Initials JTP RGP _____ _____

Docusign Envelope ID: 6BE54DB6-0407-86E3-8212-BF128303E011

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: _____
☐ Overboard Discharge (38 MRS Section 413(3) and (3-A))

Tank Size: ☐ 500 Gallon ☐ 1000 Gallon ☐ Unknown ☒ Other: **see septic design**

Tank Type: ☒ Concrete ☐ Metal ☐ Unknown ☒ Other: **see septic design**

Location: **Left / Rear of residential structure** OR ☐ Unknown

Date installed: **2018+** Date last pumped: **N/A** Name of pumping company: **N/A**

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

If Yes, give the date and describe the problem: **N/A**

Date of last servicing of tank: **N/A** Name of company servicing tank: **N/A**

Leach Field: ..... ☒ Yes ☐ No ☐ Unknown

If Yes, Location: **see proposed leach area per site plan**

Date of installation of leach field: **2018+** Installed by: **unknown**

Date of last servicing of leach field: **N/A** Company servicing leach field: **N/A**

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

If Yes, give the date and describe the problem and what steps were taken to remedy: **N/A**

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: **The Septic System is currently not in use by the existing house and has not been utilized since installation post 2018.**

Source of Section II information: **Seller / Seller has limited knowledge / not lived in property.**

The Seller did not install the septic system and has limited knowledge about the contractor who did install it. The Septic System has not been used since the renovations were completed by the main house post 2018..

Buyer Initials _____ _____ _____ _____

Seller Initials Initial JTP Initial RGP _____ _____

PROPERTY LOCATED AT: **29 Ferry Lane, Biddeford, ME 04038**

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

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S) of System	**Fireplace 1 & 2**	**None at this time**		
Age of system(s) or source(s)				
TYPE(S) of Fuel				
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)				
Name of company that services system(s) or source(s)				
Date of most recent service call				
Malfunctions per system(s) or source(s) within past 2 years				
Other pertinent information	**Newly built chimney Not currently in use**			

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 and/or Power Vent(s): ..... ☐ Yes ☒ No ☐ Unknown

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

If Yes, date: _____

Comments: **The chimney an fireplaces were rebuilt between 2018 and 2023**

Source of Section III information: **Seller / Seller has limited knowledge / not lived in property.**

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 8 Seller Initials Initial JTP Initial RGP _____ _____

Docusign Envelope ID: 6BE54DB6-0407-86E3-8212-BF128303E011

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

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

Comments: **None**

Source of information: **Seller / Seller has limited knowledge / not lived in property.**

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:	☐ Yes	☒ No	☐ Unknown

Comments: **None**

Source of information: **Seller / Seller has limited knowledge / not lived in property.**

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: **None**

Source of information: **Seller - Seller has limited knowledge / not lived at property for 10+ years**

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: **None**

Source of information: **Seller / Seller has limited knowledge / not lived in property. (public water supply)**

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

Comments: **None**

Source of information: **Seller / Seller has limited knowledge / not lived in property.**

Docusign Envelope ID: 6BE54DB6-0407-86E3-8212-BF128303E011

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: **None**

Source of information: **Seller / Seller has limited knowledge / not lived in property.**

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 / Seller has limited knowledge / not lived in property.**

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

SECTION V - ACCESS TO THE PROPERTY

Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private ways, trails, homeowner associations (including condominiums and PUD's) or restrictive covenants? ..... ☒ Yes ☐ No ☐ Unknown

If Yes, explain: _____

Source of information: **Potential for public water line & OH utility line, Survey**

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): **Potential for ROW for shared access to two lots - see survey**

Source of information: **Seller / Proposed Division of land / ROW plan**

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

Docusign Envelope ID: 6BE54DB6-0407-86E3-8212-BF128303E011

SECTION VI – FLOOD HAZARD

For the purposes of this section, Maine law defines "flood" as follows:

(1) A general and temporary condition of partial or complete inundation of normally dry areas from:(a) The overflow of inland or tidal waters; or (b) The unusual and rapid accumulation or runoff of surface waters from any source; or

(2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event that results in flooding as described in subparagraph (1), division (a).

For purposes of this section, Maine law defines “area of special flood hazard” as land in a floodplain having 1% or greater chance of flooding in any given year, as identified in the effective federal flood insurance study and corresponding flood insurance rate maps.

During the time the seller has owned the property:

Have any flood events affected the property? ……. ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Have any flood events affected a structure on the property? ……... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Has any flood-related damage to a structure occurred on the property? ……. ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Has there been any flood insurance claims filed for a structure on the property? ……... ☐ Yes ☒ No ☐ Unknown

If Yes, indicate the dates of each claim: _____

Has there been any past disaster-related aid provided related to the property or a structure on the property from federal, state or local sources for purposes of flood recovery? …… ☐ Yes ☒ No ☐ Unknown

If Yes, indicate the date of each payment: _____

Is the property currently located wholly or partially within an area of special flood hazard mapped on the effective flood insurance rate map issued by the Federal Emergency Management Agency on or after March 4, 2002? …….. ☒ Yes ☐ No ☐ Unknown

If yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map?
AE-10

Relevant Panel Number: **23031C0457G** Year: **7/17/2024** (Attach a copy)

Comments: **House structure and improvements to the lot are located outside the AE-10 zone**

Source of Section VI information: **FEMA Map**

Buyer Initials _____ _____ _____ _____

Seller Initials Initial JTP Initial RGP _____ _____

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

Docusign Envelope ID: 6BE54DB6-0407-86E3-8212-BF128303E011

PROPERTY LOCATED AT: **29 Ferry Lane, Biddeford, ME 04038**

SECTION VII - GENERAL INFORMATION

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 the property subject to any of the following relating to shoreland zoning ordinances: a) A notice of violation issued by a municipal official or state agency; b) A pending enforcement action; c) Litigation; d) A court judgment; or e) A settlement or consent agreement?..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

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: **1730/1880** What year did Seller acquire property? **12/15/1971**

Roof: Year Shingles/Other Installed: **last 5 years**

Water, moisture or leakage: **None**

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: **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: **Temp Power at property** ☐ 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: **The house has undergone an extensive renovation from 2018 to 2023 to making it a weather-tight shell, ready for interior finish**

Buyer Initials _____

Seller Initials Initial JTP Initial RGP

Docusign Envelope ID: 6BE54DB6-0407-86E3-8212-BF128303E011

PROPERTY LOCATED AT: **29 Ferry Lane, Biddeford, ME 04038**

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: **The newly renovated weather-tight shell of the main house and the 'side-wing' or ell of the original house are disconnected and an open foundation is between them.**

Comments: **Visual Inspection**

Source of Section VII information: **Seller / Seller has limited knowledge / not lived in property.**

SECTION VIII - ADDITIONAL INFORMATION

The property is a 4.78-acre parcel, per survey. The renovated cape house is weather-tight, with a rebuilt chimney & an open, unfinished interior. Original flooring & wall paneling convey with the house. The newer, existing leach field / septic tank is not currently in operation. The proposed survey/right-of-way plan proposes a division of land to allow two deep water lots of 2+ acres or for use as a family compound - permitting is by buyer. The house is pending removal from the National Register of Historic Places.

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.

Signed by: Justine Tanquay, PR 7/10/2026
DC89B570B1EC462...

SELLER DATE
Justine Tanquay

Signed by: Renee Guignard, PR 7/10/2026
AD21404CF54843F...

SELLER DATE
Renee Guignard

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

REALTOR®
Maine Association of REALTORS®/Copyright © 2026.
All Rights Reserved. Revised October 2025.
EQUAL HOUSING OPPORTUNITY
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

Docusign Envelope ID: 6BE54DB6-0407-86E3-8212-BF128303E011

LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN **Justine Tanquay, Renee Guignard** (hereinafter "Seller")

AND _____ (hereinafter "Buyer")

FOR PROPERTY LOCATED AT **29 Ferry Lane, Biddeford, ME ~~04038~~** 04005

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

(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).

Initial JTP Initial RGP

__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 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).

Initial JTP Initial RGP

__X__ 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.

DS JN

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

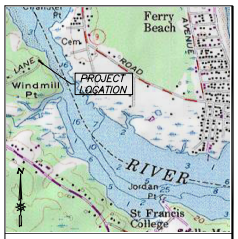
The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Buyer	Date	Signed by: Justine Tanquay, PR 6B9B9570B1EC462... Seller **Justine Tanquay**	Date 7/10/2026
Buyer	Date	Signed by: Renee Guignard, PR 1D914A1CE548425... Seller **Renee Guignard**	Date 7/10/2026
Buyer	Date	Seller	Date
Buyer	Date	DocuSigned by: James (Jim) Nadeau 2BF276421E7E4CA... Seller	Date 7/9/2026
Agent	Date	Agent **James (Jim) Nadeau / Broker ME & NH**	Date

Maine Association of REALTORS®/Copyright © 2026.
All Rights Reserved. Revised 2023.

REALTOR®

EQUAL HOUSING OPPORTUNITY



VICINITY MAP
N.T.S.

LEGEND

- #5 REBAR WITH PLASTIC CAP STAMPED #2028
- FOUND IRON PIPE (SIZE & TYPE AS NOTED)
- FOUND MONUMENT (SIZE & TYPE AS NOTED)
- FOUND CAPPED IRON ROD (NUMBER AS NOTED)
- "MAG" NAIL SET IN PAVEMENT
- UTILITY POLE (NUMBER AS NOTED)
- GUY WIRE ANCHOR
- FIRE HYDRANT
- CATCH BASIN
- SEWER MANHOLE
- DRAIN MANHOLE
- TELEPHONE MANHOLE
- SIGN
- BOLLARD
- FOUND TREE (SIZE & TYPE AS NOTED)
- BOUNDARY LINE
- PROPOSED BOUNDARY LINE
- ABUTTER LINE
- EDGE OF PAVEMENT
- RIGHT-OF-WAY LINE
- TREE LINE
- SETBACK LINE
- INTERIOR LOT LINE
- EASEMENT LINE
- OHU — OVERHEAD UTILITY
- N/F — NOW OR FORMERLY OWNED BY
- 1234/567 — DEED BOOK AND PAGE (YCRD)
- 12-3-45 — TAX MAP-BLOCK-LOT
- 96.8' — SPOT GRADES

NOTES

1. THE BASIS OF BEARING FOR THIS SURVEY IS MAINE STATE COORDINATE SYSTEM, WEST ZONE. ELEVATIONS AND CONTOURS ORE REFERENCE TO NAVD1929. THE MAINE DEP HIGHEST ANNUAL TIDE LEVELS FOR YEAR 2018 WERE USED (7.6')
2. DEED AND PLAN BOOK REFERENCES ARE TO THE YORK COUNTY REGISTRY OF DEEDS (YCRD).
3. RECORD OWNERSHIP OF THE PARCEL SURVEYED CAN BE FOUND IN A DEED FROM J. MAURICE LEMIRE AND CLARINTHE E. LEMIRE TO RICHARD N. GUIGNARD AND MARY C. GUIGNARD DATED DECEMBER 16, 1971 AND RECORDED IN DEED BOOK 1931, PAGE 629.
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
   a. "PLAN SHOWING LAND DESCRIBED IN THE DEED RBY F. HOWE TO BLANCH R. WOODMAN, BIDDEFORD, MAINE" BY LIBBY & DOW – ENG'RS, DATED JANUARY 9, 1979 AND RECORDED AT YCRD IN PLAN BOOK 98, PAGE 2.
   b. "WINDMILE POINT, A RESIDENTIAL SUBDIVISION BY GOOSEFARE ACRES, LTD, INC, PARCEL LOCATED AT FERRY LANE, BIDDEFORD, MAINE" DATED APRIL 3, 2002, AND RECORDED AT YCRD IN PLAN BOOK 268, PAGE 37.
5. THE SURVEYED PARCEL IS IDENTIFIED ON THE CITY OF BIDDEFORD TAX ASSESSOR'S MAP 49, PARCEL 4.
6. THE SURVEYED PARCEL CONTAINS 186,521 SQUARE FEET OR 4.28 ACRES.

   THE SURVEYED PARCEL IS LOCATED IN THE SR1 ZONE/DISTRICT*. PORTIONS OF BULK AND SPACE REQUIREMENTS ARE AS FOLLOWS:

   FRONT SETBACK: 25 FEET
   SIDE SETBACK: 10 FEET
   REAR SETBACK: 10 FEET

   *OTHER MUNICIPAL AND STATE OVERLAY ZONES MAY EXIST AND APPLY. BEFORE PROCEEDING ON ANY PROJECT WE RECOMMEND VERIFYING CURRENT ZONING / SETBACKS / RESTRICTIONS WITH THE APPROPRIATE AGENCIES
8. ABUTTER'S LINES AS SHOWN SHOULD BE CONSIDERED APPROXIMATE. NO WARRANTEE IS MADE TO THEIR LOCATION.
9. THE UTILITIES SHOWN ON THIS PLAN WERE FROM FIELD OBSERVATION ONLY. THERE MAY BE OTHER UTILITIES EXISTING THAT ARE NOT SHOWN. CONTACT DIG-SAFE (888)DIG-SAFE PRIOR TO ANY EXCAVATION WORK.

Revision	By:	Date:	Change:

PROJECT: 202345	DRAWING NAME: 202345-GUIGNARD
DATE: OCTOBER 28, 2020	SCALE: 1"=30' — FB # 14 E. FB Y
FIELDED BY: J.A.M. & J.B.P.	FIELD DATE: OCTOBER 2023 — DRAWN BY: J.A.M.

Drawing Name and Location:
DIVISION OF LAND/PRIVATE WAY PLAN
29 FERRY LANE, BIDDEFORD, YORK COUNTY, MAINE 04005

Owner of Record and Deeded:
JUSTIN TANGUAY & RENEE GUIGNARD
29 FERRY LANE, BIDDEFORD, YORK COUNTY, MAINE 04005

Prepared For:
JUSTIN TANGUAY & RENEE GUIGNARD
29 FERRY LANE, BIDDEFORD, YORK COUNTY, MAINE 04005

SURVEYING LAND PLANNING
Spurwink Surveying
20 SAINT LAWRENCE STREET #1; PORTLAND, MAINE 04101
tel 207.321.8966 e-mail spurwinksurveying@gmail.com

0 30' 60' 120'

STAMP AND SIGNATURE

James A. Mullen APRIL 24, 2025
JAMES A. MULLEN DATE
MAINE P.L.S. No. 2028

STATE OF MAINE — JAMES A MULLEN P.L.S 2028 — PROFESSIONAL LAND SURVEYOR

IF THIS PLAN DOES NOT CONTAIN AN EMBOSSED SEAL, IT IS NOT AN ORIGINAL AND MAY BE VOID. EMBOSSED SEAL ABOVE

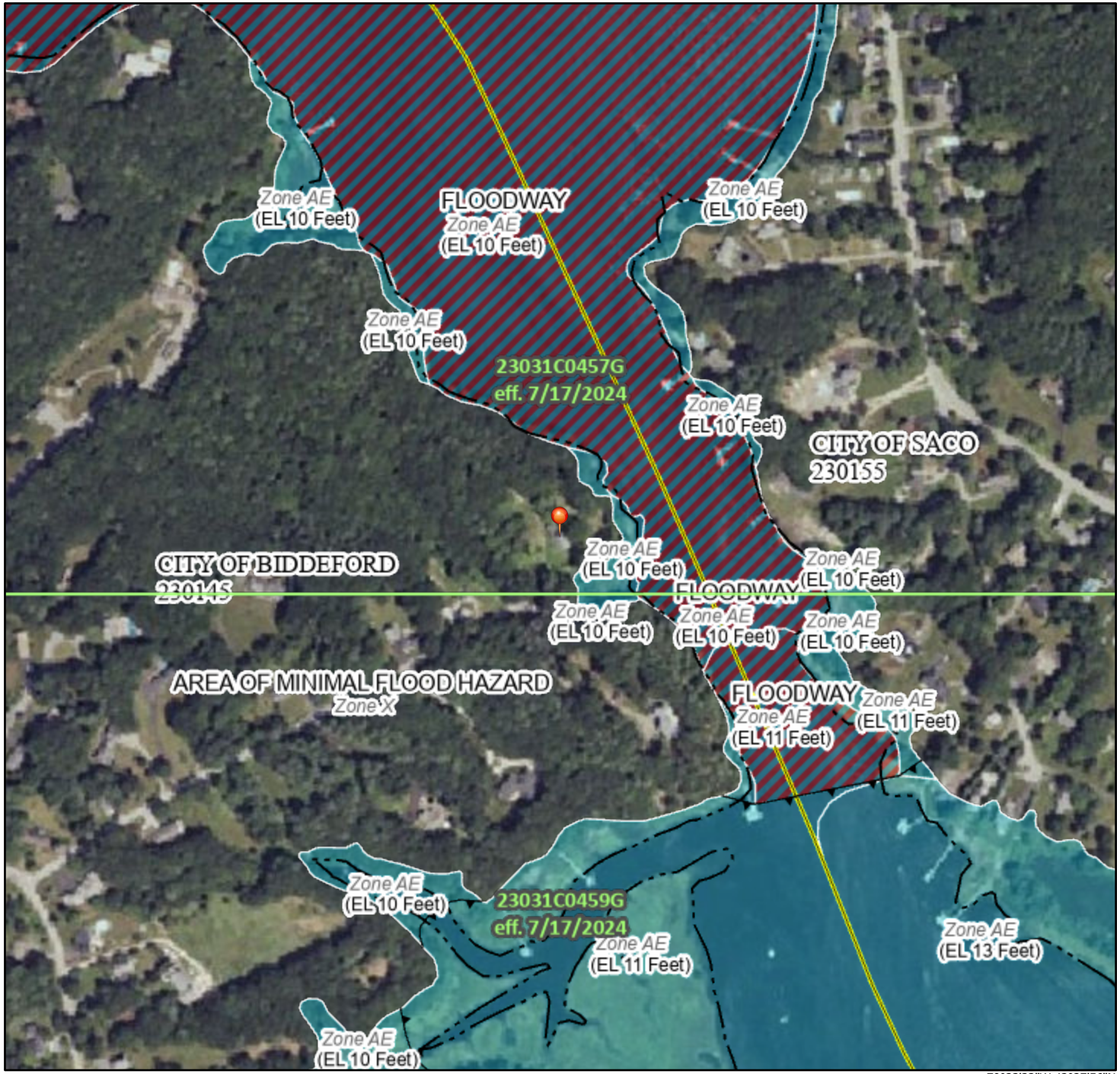
Docusign Envelope ID: 6BE54DB6-0407-86E3-8212-BF128303E011

National Flood Hazard Layer FIRMette

Initial JTP Initial RGP

FEMA

70°24'11"W 43°28'22"N



70°23'33"W 43°27'56"N

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

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

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

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

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/8/2026 at 11:26 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept.Health & Human Services
Div of Environmental Health , 11 SHS
(207) 287-5672 Fax: (207) 287-4172

PROPERTY LOCATION

City, Town, or Plantation: BIDDEFORD
Street or Road: 29 FERRY ROAD
Subdivision, Lot #:

OWNER/APPLICANT INFORMATION

Name (last, first, MI): GUIGNARD, MARY ■ Owner ☐ Applicant
Mailing Address of Owner/Applicant: 280 ALFRED ST. BIDDEFORD. ME 04005
Daytime Tel. #: 284-4000

OWNER OR APPLICANT STATEMENT
I state and acknowledge that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a Permit.

Signature of Owner or Applicant — Date: 10/16/20

>> CAUTION: LPI APPROVAL REQUIRED <<

Town/City _____ Permit # _____
Date Permit Issued __/__/__ Fee: $ _____ rged [ ]
Local Plumbing Insp _____ ☐ State

Biddeford Permit # 7608 City Copy
Date 11/16/20 Fee: $ 265-
LPI 1225 Sig.

The Subsurface W... Permit is issued b... authorize the owne... ...install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules. ...a

Municipal Tax Map # 49 Lot # 4

CAUTION: INSPECTION REQUIRED
I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application. _____ (1st) date approved

Local Plumbing Inspector Signature — _____ (2nd) date approved

PERMIT INFORMATION

TYPE OF APPLICATION
☐ 1. First Time System
■ 2. Replacement System
Type replaced: CESS POOL
Year installed: 1930 ±
☐ 3. Expanded System
☐ a. ≤25% Expansion
☐ b. >25% Expansion
☐ 4. Experimental System
☐ 5. Seasonal Conversion

THIS APPLICATION REQUIRES
■ 1. No Rule Variance
☐ 2. First Time System Variance
☐ a. Local Plumbing Inspector Approval
☐ b. State & Local Plumbing Inspector Approval
☐ 3. Replacement System Variance
☐ a. Local Plumbing Inspector Approval
☐ b. State & Local Plumbing Inspector Approval
☐ 4. Minimum Lot Size Variance
☐ 5. Seasonal Conversion Permit

DISPOSAL SYSTEM COMPONENTS
■ 1. Complete Non-engineered System
☐ 2. Primitive System (graywater & alt. toilet)
☐ 3. Alternative Toilet, specify: _____
☐ 4. Non-engineered Treatment Tank (only)
☐ 5. Holding Tank, _____ gallons
☐ 6. Non-engineered Disposal Field (only)
☐ 7. Separated Laundry System
☐ 8. Complete Engineered System (2000 gpd or more)
☐ 9. Engineered Treatment Tank (only)
☐ 10. Engineered Disposal Field (only)
☐ 11. Pre-treatment, specify: _____
☐ 12. Miscellaneous Components

SIZE OF PROPERTY
3.5 ± ☐ SQ. FT. ■ ACRES

SHORELAND ZONING
■ Yes ☐ No

DISPOSAL SYSTEM TO SERVE
■ 1. Single Family Dwelling Unit, No. of Bedrooms: 2
☐ 2. Multiple Family Dwelling, No. of Units: _____
☐ 3. Other: _____ (specify)
Current Use ☐ Seasonal ■ Year Round ☐ Undeveloped

TYPE OF WATER SUPPLY
■ 1. Drilled Well ☐ 2. Dug Well ☐ 3. Private
☐ 4. Public ☐ 5. Other

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

TREATMENT TANK
■ 1. Concrete
☐ a. Regular
■ b. Low Profile ?
☐ 2. Plastic
☐ 3. Other: _____
CAPACITY: 1000 GAL.

DISPOSAL FIELD TYPE & SIZE
■ 1. Stone Bed ☐ 2. Stone Trench
☐ 3. Proprietary Device
☐ a. cluster array ☐ c. Linear
☐ b. regular load ☐ d. H-20 load
☐ 4. Other: _____
SIZE: 600 ■ sq. ft. ☐ lin. ft.

GARBAGE DISPOSAL UNIT
■ 1. No ☐ 2. Yes ☐ 3. Maybe
If Yes or Maybe, specify one below:
☐ a. multi-compartment tank
☐ b. ___ tanks in series
☐ c. increase in tank capacity
☐ d. Filter on Tank Outlet

DESIGN FLOW
180 gallons per day
BASED ON:
■ 1. Table 4A (dwelling unit(s))
☐ 2. Table 4C(other facilities)
SHOW CALCULATIONS for other facilites
☐ 3. Section 4G (meter readings)
ATTACH WATER METER DATA

SOIL DATA & DESIGN CLASS
PROFILE CONDITION
5 / A
at Observation Hole # TP
Depth 22"
of Most Limiting Soil Factor

DISPOSAL FIELD SIZING
■ 1. Medium---2 6 sq. ft. / gpd
☐ 2. Medium---Large 3.3 sq. f.t / gpd
☐ 3. Large---4.1 sq. ft. / gpd
☐ 4. Extra Large---5.0 sq. ft. / gpd

EFFLUENT/EJECTOR PUMP
☐ 1. Not Required
☐ 2. May Be Required
■ 3. Required
Specify only for engineered systems:
DOSE: ± 20 gallons

LATITUDE AND LONGITUDE
at center of disposal area
Lat. 43 d 28 m 9.9 s
Lon. 70 d 23 m 53.2 s
if g.p.s, state margin of error: ±15

SITE EVALUATOR STATEMENT

I certify that on 5-17-18 (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).

Site Evaluator Signature — SE # 121 — Date 5-22-18
MARK A TRUMAN — Site Evaluator Name Printed
207-229-7482 — Telephone Number
MARK A TRUMAN @ MAINESITEEVALUATIONS.COM — E-mail Address

Note : Changes to or deviations from the design should be confirmed with the Site Evaluator.

MAINE HISTORIC PRESERVATION COMMISSION
10 WATER STREET
65 STATE HOUSE STATION
HALLOWELL, MAINE
04347

JANET T. MILLS
GOVERNOR

KIRK F. MOHNEY
DIRECTOR

May 21, 2026

Justine Tanguay
1317 Churchill Downs Drive
Waxhaw, NC 28173

RE: John Tarr House, parcel 49-4

Dear Ms. Tanguay:

The Maine Historic Preservation Commission has concluded that the John Tarr House has lost the integrity which qualified it for inclusion in the National Register of Historic Places. Therefore, it is our responsibility to notify the National Park Service of this matter and request its removal from the National Register of Historic Places.

Federal regulations that guide the National Register program, 36 CFR 60.15 (d), dictate that the chief elected local official and the owner of the property be given an opportunity to comment on the proposed action. If you choose to comment, please send your comments to the S.H.P.O. before the Maine Historic Preservation Commission considers this action at its meeting to be held on July 24, 2026. You are cordially invited to attend this meeting, which will be held at the Maine Historic Preservation Commission office at 10 Water Street, Hallowell, Maine 04347, beginning at 10:30 a.m. If you cannot attend the meeting in-person and would like to attend remotely, please email lauren.swain@maine.gov or call (207) 287-2132 x0 to receive video or phone access links.

Sincerely,

Kirk F. Mohney

Kirk F. Mohney
State Historic Preservation Officer

PHONE: (207) 287-2132

FAX: (207) 287-2335

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:	Removal
Property Name:	Tarr, John, House
Multiple Name:	
State & County:	MAINE, York

Date Received:	Date of Pending List:	Date of 16th Day:	Date of 45th Day:	Date of Weekly List:
7/28/2026	9/2/2026 7:24:49 AM	9/17/2026	9/11/2026	

Reference number:	OT80000263
Nominator:	

Reason For Review:

__ Appeal	__ PDIL	__ Text/Data Issue
X SHPO Request	__ Landscape	__ Photo
__ Waiver	__ National	__ Map/Boundary
__ Resubmission	__ Mobile Resource	__ Period
__ Other	__ TCP	__ Less than 50 years
	__ CLG	

__**X**__ Accept _____ Return _____ Reject __**9/11/2026**__ Date

Abstract/Summary Comments:

The John C. Tarr House was individually listed in the National Register on April 23, 1980 for architectural significance, particularly interior features. An early example of vernacular architecture, it is believed to have been built ca. 1730. The house was apparently undergoing restoration between May 2016 and May 2018 when the house was dismantled and its components moved to another location. An aerial photograph dated May 2018 shows an empty lot except for the nonhistorical detached ell. By October 2021 the exterior was reconstructed on a new foundation. Current photographs show the interior with exposed framing and a new central chimney. The existence of salvaged woodwork and reconstruction plans have been subject to debate in the community but are beyond the scope of this request for removal, as are plans for reconstruction. The procedures required for moving a listed property include notification to the State Historic Preservation Officer and the State Review Board to review the plans and specifications for the proposed move. Their recommendation with appropriate documentation cited in regulation 36 CFR 60 14 (3) are required to be forwarded to the National Park Service for approval. These regulations were not followed for the subject property. This request for removal from the Maine Historic Preservation Commission is supported by federal regulations governing the National Register program, specifically 36 CFR 60 14 (4) as follows: “In the event that a property is moved, deletion from the National Register will be automatic unless the above procedures are followed prior to the move. If the property has already been moved, it is the responsibility of the State, Federal agency or person or local government which nominated the property to notify the National Park Service.”

Recommendation/ Criteria

Reviewer Roger Reed Discipline Historian

Telephone (202)[redacted] Date

DOCUMENTATION: see attached comments : **Yes** see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.

Docusign Envelope ID: 6BE54DB6-0407-86E3-8212-BF128303E011

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

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.

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.

Docusign Envelope ID: 6BE54DB6-0407-86E3-8212-BF128303E011

Have you tested your well water for arsenic?



Your water looks, smells and tastes fine. So why do you need to test it?

It is hard to believe that water that looks, smells and tastes fine may not be safe to drink. But the truth is that 1 in 10 wells in Maine has water that is high in arsenic. There are wells high in arsenic in all parts of Maine.

Protect your family. Test your well for arsenic every 3 to 5 years.

How to Test Your Well Water

1. Call a lab.

- Call a certified lab and ask for an arsenic test kit for your well water. You can find a lab at this website: wellwater.maine.gov. Or call the Maine Lab Certification Officer at 207-287-1929.
- If you have never tested your well water for bacteria, nitrites and nitrates, or other chemicals like radon, uranium and flouride, ask your lab for a test kit for all of these.

2. Do the test.

- Your test kit will arrive in the mail. It will have empty bottles, directions and forms to fill out.
- Follow the directions and mail the bottles back to the lab with the forms.

3. Get your results.

- Your test results will come to you in the mail.
- If you have too much arsenic in your water, or if you are not sure you understand your test results, call 866-292-3474 (toll-free in Maine) or 207-287-4311 to speak to an expert.

Why Arsenic is Bad

People who drink water with too much arsenic for many years are more likely to get cancer. Arsenic can cause skin, bladder and lung cancers.

It may cause low birthweight and affect brain development in babies if pregnant women drink water with too much arsenic in it. Arsenic can also affect brain development in young children. Other problems from drinking water with very high arsenic levels include: stomach pain, nausea, diarrhea, numbness or tingling in the hands and feet and changes in skin.

Your chance of having any of these health problems depends on:

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

Solving Arsenic Problems

There are actions you can take to protect your family if your water has too much arsenic. First, you can switch to bottled water for drinking and making drinks. This will allow you time to decide if you want to install a water treatment system.

Call us at 866-292-3474 (toll-free in Maine) or 207-287-4311 if you have high arsenic. We can help you decide how to solve the problem.

Protect your family. Test your well.

- For more information: wellwater.maine.gov
- Call for advice: **866-292-3474 • TTY: Call Maine Relay 711**

March 2020

LandVest | Christie's International Real Estate, 457 York Street, Suite 3 York Harbor ME 03911 Phone: 2073373687 Fax: 29 Ferry Lane
James (Jim) Nadeau Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

Initial JTP Initial RGP