5 Colonial Drive

Kennebunk, 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

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

NANCY E HAMMOND, REGISTER OF DEEDS
E-RECORDED **Bk 19164 PG 660**
Instr # 2022050662
12/06/2022 01:22:27 PM
Pages 2 YORK CO

No Transfer Tax

QUITCLAIM DEED

DLN: 1002240210706

Joan F. O'Hara, with a mailing address of 5 Colonial Drive, Kennebunk, Maine 04043, and ("Grantor"), for consideration paid, does hereby RELEASE unto the **Declaration of Trust of Joan F. O'Hara, dated January 13, 1993, as amended**, with a mailing address of 5 Colonial Drive, Kennebunk, Maine 04043 ("Grantee"), her one-half interest in the real property located at 5 Colonial Drive, in the Town of Kennebunk, County of York, State of Maine, and being more particularly described in **Exhibit A** incorporated herein.

Reference is hereby made to a Trustee's Deed by **Joan F O'Hara** and **National Advisor's Trust Company (f/k/a National Advisors Trust Company, FSB)**, as Trustees of the **Desmond O'Hara Family Trust U/T/A, dated January 13, 1993, as amended**, to **Joan F. O'Hara**, dated November 18, 2022 and recorded in the York County Registry of Deeds in Book 19164, Page 348.

With this conveyance, the **Declaration of Trust of Joan F. O'Hara** is now the owner of the property.

IN WITNESS WHEREOF, the said **Joan F. O'Hara** has caused this instrument to be signed and sealed this 18th day of November, 2022.

Witness:

Della M. Smith

Joan F. O'Hara

Joan F. O'Hara, Grantor

STATE OF MAINE
~~CUMBERLAND~~ York COUNTY, ss. 11-18, 2022

Then personally appeared the above-named **Joan F. O'Hara** and acknowledged the foregoing instrument to be her free act and deed and in her said capacity.

Before me,

Merton T Brown Jr.

Notary Public/Attorney at Law

MERTON T. BROWN JR.
Notary Public-Maine
My Commission Expires
February 27, 2028

EXHIBIT A
(5 Colonial Drive, Kennebunk)

A certain lot or parcel of land with the buildings thereon, located in Kennebunk, County of York and State of Maine, and lying on the southerly side of Colonial Drive, leading from the Easterly side of Fletcher Street, bounded and described as follows:

Beginning on the southerly side of said Colonial Drive at the Northeasterly corner of land now or formerly of Marian Gerretson and a cement post in the ground; thence North fifty-four degrees twenty minutes East (N 54° 20' E) by said Colonial Drive, two hundred (200) feet to a cement post and corner; thence, Southerly parallel with the Easterly sideline of said Gerretson land one hundred (100) feet to a cement post and corner; thence, South fifty-four degrees twenty minutes West ("S 54° 20' W), two hundred (200) feet to the Southeasterly corner of said Gerretson land; thence Northerly by said Gerretson land one hundred (100) feet to said Colonial Drive and point begun at.

This conveyance is subject to the following conditions and restrictions that no building shall be built within twenty-five feet of the street.

Also, another certain lot or parcel of land, located in said Kennebunk, adjoining the above described parcel and bounded and described as follows:

Beginning at the southerly corner of the above described parcel where it adjoins land now or formerly of Marian Gerretson at a cement post in the ground; thence, South fifteen degrees forty-five minutes East (S 15° 45' E) by land now or formerly of Ernest C. Smith, one hundred (100) feet to a cement post in the ground; thence, North fifty-four degrees twenty minutes East (N 54° 20' E) by land of said Smith, two hundred (200) feet to a cement post in the ground; thence, North fifteen degrees forty-five minutes West (N 15° 45' W) by land of said smith one hundred (100) feet to a cement post in the Southeasterly corner of the above described parcel; thence by the above described parcel, South fifty-four degrees twenty minutes West (S 54° 20' W), two hundred (200) feet to the place of beginning.

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PROPERTY LOCATED AT: **5 Colonial Drive, Kennebunk, ME 04043**

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: [X] 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 [X] Unknown
Quantity: ..... [ ] Yes [ ] No [X] Unknown
Quality: ..... [ ] Yes [ ] No [X] 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 [X] No

~~If Yes, Date of most recent test: _____ Are test results available? .. [ ] Yes [ ] No~~

~~To your knowledge, have any test results ever:~~

~~a) Been reported as unsatisfactory or satisfactory with notation?..... [ ] Yes [ ] No~~
~~b) Detected perfluoroalkyl and polyfluoroalkyl (PFA) substances? [ ] Yes [ ] No~~

~~If Yes to (a) and/or (b) above, 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: **Municipal Water. Seller Trustee has never lived at the Property.**

Source of Section I information: **Seller Trustee**

Buyer Initials _____ _____ _____ _____ Page 1 of 8 Seller Initials Initial KRONATCT _____ _____ _____

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PROPERTY LOCATED AT: **5 Colonial Drive, Kennebunk, ME 04043**

SECTION II - WASTE WATER DISPOSAL

TYPE OF SYSTEM: [X] Public [ ] Private [ ] Quasi-Public _____ [ ] Unknown

IF PUBLIC OR QUASI-PUBLIC (Strike Section if Not Applicable):

Have you had the sewer line inspected?..... [ ] Yes [X] 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: _____~~

~~Tank Type: [ ] Concrete [ ] Metal [ ] Unknown [ ] Other: _____~~

~~Location: _____ OR [ ] Unknown~~

~~Date installed: _____ 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 [ ] Unknown~~

~~If Yes, Location: _____~~

~~Date of installation of leach field: _____ Installed by: _____~~

~~Date of last servicing of leach field: _____ 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: **Municipal Sewer. Seller Trustee has never lived at the Property.**

Source of Section II information: **Seller Trustee**

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PROPERTY LOCATED AT: **5 Colonial Drive, Kennebunk, ME 04043**

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	**FHA/Central Air**	**Gas Fireplace**		
Age of system(s) or source(s)				
TYPE(S) of Fuel	**Electric**	**Propane**		
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		**Not working**		
Other pertinent information				

Are there fuel supply lines? ..... [X] Yes [ ] No [ ] Unknown

Are any buried? ..... [ ] Yes [ ] No [X] Unknown

Are all sleeved? ..... [X] Yes [ ] No [ ] Unknown

Chimney(s): ..... [X] Yes [ ] No

If Yes, are they lined: ..... [ ] Yes [ ] No [X] Unknown

Is more than one heat source vented through one flue? ..... [ ] Yes [ ] No [X] Unknown

Had a chimney fire: ..... [ ] Yes [ ] No [X] Unknown

Has chimney(s) been inspected? ..... [ ] Yes [ ] No [X] Unknown

~~If Yes, date: _____~~

Date chimney(s) last cleaned: _____

Direct and/or Power Vent(s): ..... [ ] Yes [ ] No [X] Unknown

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

If Yes, date: _____

Comments: **Seller has no knowledge of the heating system. Seller Trustee has never lived at the Property.**

Source of Section III information: **Seller Trustee**

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 [X] Unknown

~~If Yes, are tanks in current use? ..... [ ] Yes [ ] No [ ] Unknown~~

~~If no longer in use, how long have they been out of service? _____~~

~~If tanks are no longer in use, have tanks been abandoned according to DEP? [ ] Yes [ ] No [ ] Unknown~~

~~Are tanks registered with DEP? ..... [ ] Yes [ ] No [ ] Unknown~~

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

~~Location: _____~~

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

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

Comments: **Seller Trustee has never lived at the Property**

Source of information: **Seller Trustee**

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: **Seller Trustee has never lived at the Property**

Source of information: **Seller Trustee**

C. RADON/AIR - Current or previously existing:

Has the property been tested? ☐ Yes ☐ No ☒ Unknown

If Yes: Date: **Unknown** By:

Results: **Unknown**

If applicable, what remedial steps were taken? **Remediation System Installed**

Has the property been tested since remedial steps? ☐ Yes ☐ No ☒ Unknown

Are test results available? ☐ Yes ☒ No

Results/Comments: **Seller Trustee has never lived at the Property and has no knowledge of Radon Air Test(s) or the radon air remediation system.**

Source of information: **Seller Trustee**

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: **Seller Trustee has never lived at the Property.**

Source of information: **Seller Trustee**

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

Comments: **Seller Trustee has never lived at the Property.**

Source of information: **Seller Trustee**

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F. LEAD-BASED PAINT/PAINT HAZARDS - *(Note: Lead-based paint is most commonly found in homes constructed prior to 1978)*

Is there now or has there ever been lead-based paint and/or lead-based paint hazards on the property? ..... ☐ Yes ☐ No ☐ Unknown ☒ Unknown (but possible due to age)

~~If Yes, describe location and basis for determination:~~

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: **Seller Trustee has never lived at the Property.**

Source of information: **Seller Trustee**

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 Trustee**

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: **See Deed**

Source of information: **Seller Trustee**

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):~~

Source of information: **Seller Trustee**

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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?

_____

Relevant Panel Number: _____ Year: _____ (Attach a copy)

Comments: **Seller Trustee has never lived at the Property.**

Source of Section VI information: _____

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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, solar panels, wind turbines): Type: **Propane Tank**

From Whom:

Year Principal Structure Built: **1948** What year did Seller acquire property? **2008**

Roof: Year Shingles/Other Installed: **unknown**

Water, moisture or leakage: **unknown**

Comments: **Seller Trustee has never lived at the Property.**

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: **Seller Trustee has never lived at the Property.**

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

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

Comments: **Seller Trustee has never lived at the Property.**

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

Comments: **Seller Trustee has never lived at the Property.**

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: **Seller Trustee has never lived at the Property.**

Buyer Initials _____ Seller Initials ~~Initial~~ KRAPP

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PROPERTY LOCATED AT: **5 Colonial Drive, Kennebunk, ME 04043**

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

Comments: **Seller Trustee has never lived at the Property.**

Source of Section VII information: **Seller Trustee**

SECTION VIII - ADDITIONAL INFORMATION

The property is an estate sale. The Seller, Trustee, has no practical knowledge of the condition of the house or its systems. The blower motor for the 2nd floor heating/cooling system is replaced in the fall of 2026. The house was professionally cleaned in October 2026.

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:
Kelly Rapp, Officer National Advisors Trust 2026 Trustee
65DDDA11C15A423...

SELLER DATE — SELLER DATE

Kelly Rapp, Officer, National Advisor's Trust — **Trustee**

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

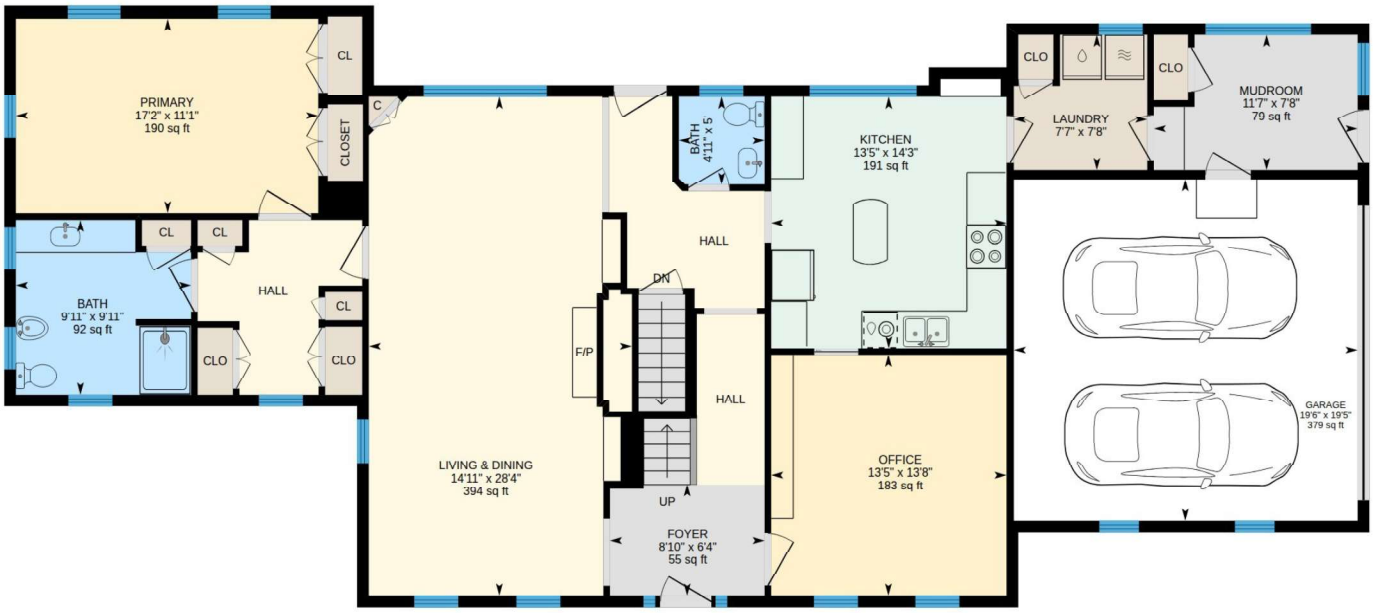
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KRapp

5 Colonial Dr, Kennebunk, ME

Main Floor Finished Area 1750.27 sq ft
Unfinished Area 405.72 sq ft



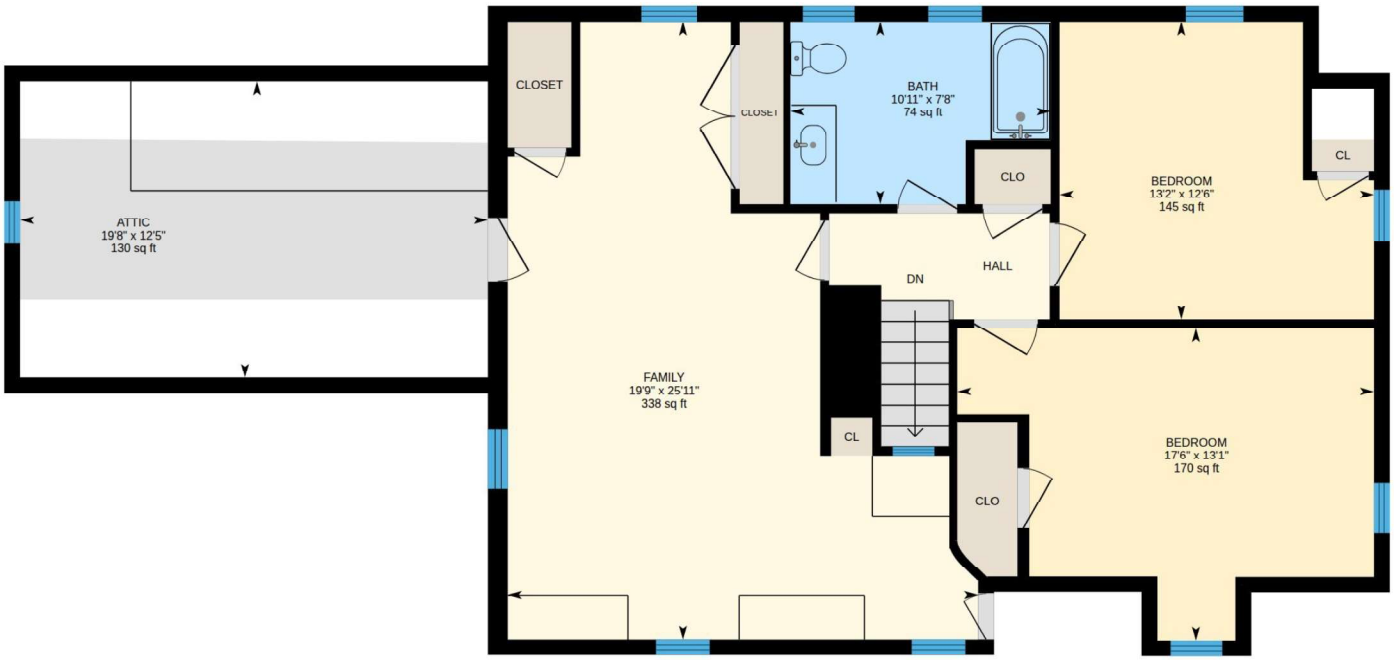
0 6 12 ft

PREPARED: 2026/10/30

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

5 Colonial Dr, Kennebunk, ME

2nd Floor Finished Area 1114.22 sq ft
Unfinished Area 154.23 sq ft

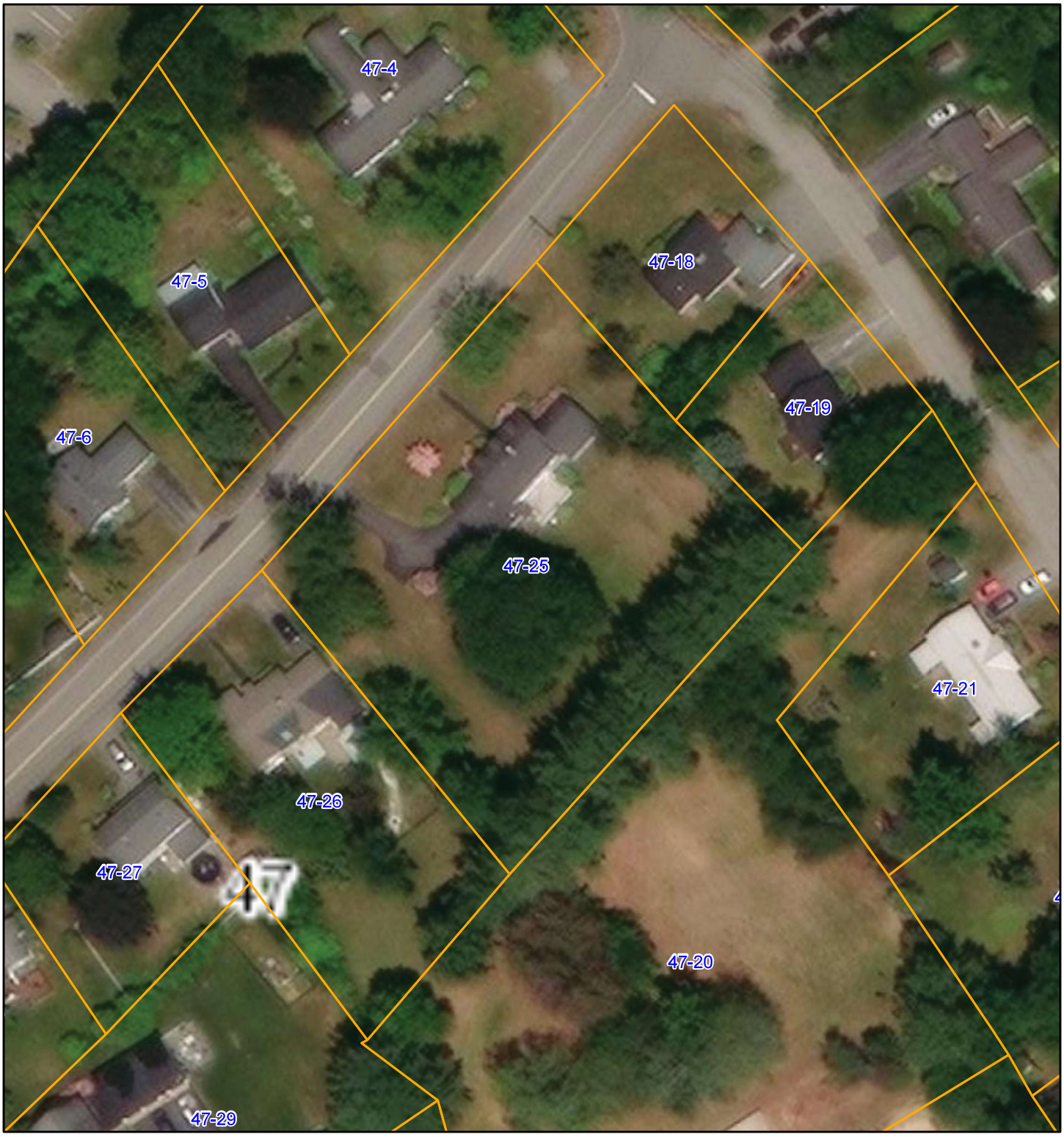


0 5 10 ft

PREPARED: 2026/10/30

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

5 Colonial Drive Kennebunk Maine



October 31, 2026

Parcels_Current

1:1,128

0 0.01 0.01 0.02 mi

0 0.01 0.02 0.04 km

Microsoft, Vantor

Town of Kennebunk
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LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN **Kelly Rapp, Officer, National Advisors Trust Co, Trustee** (hereinafter "Seller")

AND _____ (hereinafter "Buyer")

FOR PROPERTY LOCATED AT **5 Colonial Drive, Kennebunk, ME 04043**

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).

_____

_____

__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).

_____

_____

__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.

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	Seller **Kelly Rapp, Officer** (Signed by: Kelly Rapp, Officer National Advisors Trust Co, Trustee 65DDDA11C154423...)	Date 11/3/2026
Buyer	Date	Seller **National Advisors Trust Co**	Date
Buyer	Date	Seller **Trustee**	Date
Buyer	Date	Seller (DocuSigned by: James (Jim) Nadeau 2BF276421E7E4CA...)	Date 11/2/2026
Agent	Date	Agent **James (Jim) Nadeau**	Date

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EQUAL HOUSING OPPORTUNITY

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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

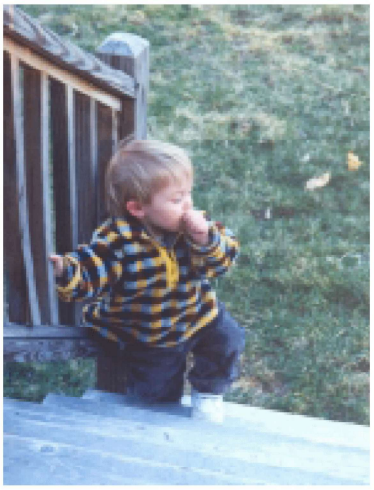
TO LEARN MORE

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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.

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