

PROPERTY LOCATED AT: 5 Hales Wood Road, Brooklin, ME

### 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: 04/13/2024 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? none

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: To the right side of the front door

Installed by: P.L Jones

Date of Installation: May 22, 1995

USE: Number of persons currently using system: 2

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

Comments: pH slightly elevated: pH of 6.26 Manganese slightly elevated 0.069 mg/L

Source of Section I information: Previous owner and seller

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

Seller Initials

HA

M

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**SECTION II - WASTE WATER DISPOSAL**

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

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

~~Have you had the sewer line inspected?.....  Yes  No  
If Yes, what results: \_\_\_\_\_  
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: In front of bedroom door by garden OR  Unknown  
Date installed: 08/22/1986 Date last pumped: 01/03/2003 Name of pumping company: Snow's  
Have you experienced any malfunctions? .....  Yes  No  
If Yes, give the date and describe the problem: \_\_\_\_\_

Date of last servicing of tank: unk Name of company servicing tank: unk  
Leach Field: .....  Yes  No  Unknown  
If Yes, Location: Beyond tank toward tool shed  
Date of installation of leach field: 08/22/1986 Installed by: Snow's Heating and Plumbing  
Date of last servicing of leach field: unk Company servicing leach field: unk  
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 plan is dated 1981 and previous disclosures stated it was installed in 1986

Source of Section II information: Previous Disclosures and seller

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**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	<b>Boiler/ Oil</b>			
Age of system(s) or source(s)	<b>20 years</b>			
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)	<b>Roy Boys</b>			
Date of most recent service call	<b>03/01/2026</b>			
Malfunctions per system(s) or source(s) within past 2 years	<b>valve zone thermostat</b>			
Other pertinent information				

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

Comments: **Boiler has its own vent. Old chimney is capped and needs to be relined.**

Source of Section III information: **Previous Disclosures and seller**

**SECTION IV - HAZARDOUS MATERIAL**

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

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

- ~~If no longer in use, how long have they been out of service? \_\_\_\_\_~~
- ~~If tanks are no longer in use, have tanks been abandoned according to DEP?  Yes  No  Unknown~~
- ~~Are tanks registered with DEP?  Yes  No  Unknown~~
- ~~Age of tank(s): \_\_\_\_\_ Size of tank(s): \_\_\_\_\_~~

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

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

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

~~Comments:~~

Source of information: Previous Disclosures and 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:  Yes  No  Unknown

Comments: none

Source of information: Previous Disclosures and seller

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

Has the property been tested?  Yes  No  Unknown

If Yes: Date: April 13, 2024 By: Green Bridge Home Services

Results: average

~~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

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

Has the property been tested?  Yes  No  Unknown

If Yes: Date: 2007 By: Radon Diagnostic Lab

Results: Average

~~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: Previous Disclosures

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

Comments: none

Source of information: seller

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Seller Initials  

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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: Window sills and paint on exterior.

Source of information: Seller and Previous disclosure

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

TOXIC MATERIAL: .....  Yes  No  Unknown

LAND FILL: .....  Yes  No  Unknown

RADIOACTIVE MATERIAL: .....  Yes  No  Unknown

Other: \_\_\_\_\_

Source of information: Sell

**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: Seller



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? owner

Road Association Name (if known): none

Source of information: Seller

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

Seller Initials  

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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: 23009C1154D Year: July 20, 2016 (Attach a copy)

Comments: Zone X

Source of Section VI information: Seller

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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, photovoltaics, wind turbines): Type: \_\_\_\_\_

Year Principal Structure Built: 1930's approx. What year did Seller acquire property? \_\_\_\_\_

Roof: Year Shingles/Other Installed: 2024

Water, moisture or leakage: no

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

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: House is on posts and crawl space is enclosed.

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

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

Comments: none

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

Comments: none

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

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

Manufactured Housing - Is the residence a:

Mobile Home .....  Yes  No  Unknown

Modular .....  Yes  No  Unknown

Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure  
.....  Yes  No  Unknown

Comments: none

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KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: There is some rot on the exterior clapboards and certain sections are being replaced currently.

Comments: none

Source of Section VII information: Seller

**SECTION VIII - ADDITIONAL INFORMATION**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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: HAT 6/3/2026  
SELLER DATE  
Hilary A. Tobin

Signed by: [Signature] 6/3/2026  
SELLER DATE  
Marty V. Tobin

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



# LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Hilary A. Tobin, Marty V. Tobin

(hereinafter "Seller")

AND \_\_\_\_\_ (hereinafter "Buyer")

FOR PROPERTY LOCATED AT 5 Hales Wood Road, Brooklin, ME

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).

Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Seller (**check one below**):

\_\_\_\_\_ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

### Buyer's Acknowledgment

(c) Buyer has received copies of all information listed above.

(d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.

(e) Buyer has (**check one below**):

\_\_\_\_\_ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

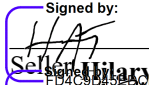
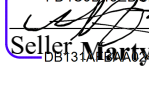

\_\_\_\_\_ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.


### Agent's Acknowledgment

(f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

### Certification of Accuracy

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

Buyer	Date	Signed by:  Seller <b>Hilary A. Tobin</b>	6/3/2026
Buyer	Date	Signed by:  Seller <b>Marty V. Tobin</b>	6/3/2026
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Agent	Date	Signed by:  Agent <b>Molly Dwyer</b>	6/3/2026

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# LABORATORY ANALYSIS REPORT

## NELSON ANALYTICAL LAB

120 York Street, Kennebunk, ME 04043  
www.nelsonanalytical.com  
(207)467-3478 phone

### REPORT OF ANALYSIS

Laboratory ID: 224040213

NH ELAP Accreditation #NH2018  
Maine State Certification # ME00015  
Maine Radon Certification # ME17500

#### Report To :

Green Bridge Home Services  
97 Weed Point Road  
Little Deer Isle, ME, 04650

Client Sample ID:

Green Bridge Home Services

Enclosed are the analytical results for the sample(s) received by the laboratory. The results relate only to the sample(s) included in this report. This report must not be reproduced, except in full, without the written approval of the laboratory.

Drinking water test types are listed as Primary, Secondary or N/A. Primary standards are regulated by the EPA as a health-related parameter. Secondary standards are aesthetic parameters that are not regarded as a health concern. Parameters marked with N/A have no EPA primary or secondary standards associated with them.

Water samples analyzed for Total Coliform and E. coli bacteria are analyzed using Standard Methods 9223B using Colilert 18.

Tests marked with an \* indicate parameters not accredited by the State of Maine for the method used. These parameters are accredited under our NH ELAP accreditation.

Nelson Analytical, LLC is currently accredited by the New Hampshire Environmental Lab Accreditation Program, ANAB, and the Maine Laboratory Accreditation Program.

For a list of current accredited tests, please visit the websites listed below.

<https://www.maine.gov/dhhs/mecdc/environmental-health/dwp/professionals/labCert.shtml>

<https://www4.des.state.nh.us/OneStopPub/WSEB/acclab/2018.pdf>

For past accreditation and analyte lists please call the laboratory at 207-467-3478 to obtain a copy.

NH ARSENIC NOTE: NH Department of Environmental Services (DES) has established a state Maximum Contaminant Level (MCL) for arsenic of 5 ppb (0.005 mg/L), which will take effect on July 1, 2021, for all NH public water systems. The current federal MCL for arsenic is 10 ppb (0.010 mg/L). For more information: <https://www.des.nh.gov/sites/g/files/ehbemt341/files/documents/2020-01/dwgb-3-2.pdf>

Some common abbreviations that you may find in this report are: mg/l = milligrams per liter (parts per million), ug/l = micrograms per liter (parts per billion), ND = Non-Detect (Not Detected at or above the Reporting Limit), MPN = Most Probable Number, <= Less than the reporting limit.

If you have any questions or concerns regarding this report, please do not hesitate to contact the laboratory at (207)467-3478.

All analyses were performed at Nelson Analytical unless otherwise noted. Any samples that have been subcontracted, if applicable, are clearly noted.

Thank you!



Sampling performed by the lab is according to the lab document "Water Sampling Instructions". EPA standards list pH & Chlorine as field parameters which should be tested immediately upon sample collection. Samples tested for pH after submission are beyond the hold time. Samples will be analyzed as quickly as laboratory operations allow. Metals samples preserved and analyzed on the same day do not meet the method criteria. # - Sample(s) received at laboratory do not meet method specified temperature criteria. #L - Sample(s) received in lobby and it was unable to be verified if they were in a cooler or on ice at receipt.

Solid samples are reported on a dry weight basis unless noted otherwise.

Subcontract Laboratories: SUB1: Nelson Analytical Manchester (NH1005) ME-NH01005 SUB 2: (NH 2136) (ME-CT00007), SUB3: (NH2001) (ME00019), SUB 4: NH2073 SUB5: (NH2530) (ME FL00117), SUB7: EAI Analytical (NH 1007), SUB 8: ME00002 SUB9: (NH2516) (MA00100)

120 York Street, Kennebunk, ME 04043  
 www.nelsonanalytical.com  
 (207)467-3478 phone

NH ELAP Accreditation #NH2018  
 Maine State Certification # ME00015  
 Maine Radon Certification # ME17500

## REPORT OF ANALYSIS

Laboratory ID: 224040213

Client Name: Green Bridge Home Services Date Reported : 04/12/2024


<b>Client Sample ID:</b> Green Bridge Home Services	<b>Date Collected:</b> 04/10/2024 09:00 AM
<b>Laboratory ID:</b> 224040213.01	<b>Collected By :</b> K. Stecher
<b>Sample Location:</b> 5 Hales Wood Rd, Brooklin, ME - Untreated	<b>Date Received :</b> 04/11/2024 08:00 AM
<b>Sample Matrix :</b> Drilled Well Water	<b>Temperature Rec'd °C:</b> 9.4#

Parameters	Results	Acceptable Level	Units	Date Analyzed	Test Method	Test Type	Test Remarks
Total Coliform Bacteria	<1	<1	mpn/100mL	04/11/2024 12:09	SM 9223B	Primary	Within EPA Standard
E. coli Bacteria	<1	<1	mpn/100mL	04/11/2024 12:09	SM 9223B	Primary	Within EPA Standard
Nitrate-N	<1.0	10	mg/L	04/11/2024 18:15	SM 4500 NO3	Primary	Within EPA Standard
Nitrite-N	<0.01	1.0	mg/L	04/11/2024 16:05	SM 4500 NO2B	Primary	Within EPA Standard
Chloride	136	250	mg/L	04/11/2024 16:46	SM 4500Cl-B	Secondary	Within EPA Standard
Fluoride	<0.20	4.0	mg/L	04/11/2024 16:50	SM 4500F-C	Primary	Within EPA Standard
Total Hardness*	66	N/A	mg/L	04/11/2024 19:14	SM 2340B	N/A	No EPA Limit
pH	<b>6.26</b>	6.5-8.5	SU	04/11/2024 11:24	SM 4500H B	Secondary	<b>Outside EPA Standard</b>
Iron*	0.27	0.300	mg/L	04/11/2024 19:08	EPA 200.8	Secondary	Within EPA Standard
Manganese	<b>0.069</b>	0.050	mg/L	04/11/2024 19:08	EPA 200.8	Secondary	<b>Outside EPA Standard</b>
Copper	0.016	1.30	mg/L	04/11/2024 19:08	EPA 200.8	Primary	Within EPA Standard
Sodium*	76	N/A	mg/L	04/11/2024 19:09	EPA 200.8	N/A	No EPA Limit
Arsenic	0.0017	0.0100	mg/L	04/11/2024 19:08	EPA 200.8	Primary	Within EPA Standard
Lead	<0.001	0.015	mg/L	04/11/2024 19:08	EPA 200.8	Primary	Within EPA Standard
Uranium	<2	30.0	ug/L	04/11/2024 19:09	EPA 200.8	Primary	Within EPA Standard

NH ARSENIC NOTE: NH Department of Environmental Services (DES) has established a state Maximum Contaminant Level (MCL) for arsenic of 5 ppb (0.005 mg/L), which will take effect on July 1, 2021, for all NH public water systems. The current federal MCL for arsenic is 10 ppb (0.010 mg/L). For more information: <https://www.des.nh.gov/sites/g/files/ehbemt341/files/documents/2020-01/dwgb-3-2.pdf>

PRIMARY: Regulated by the EPA as a health related parameter SECONDARY: Aesthetic parameter - not regarded as a health concern  
 Tests marked with an \* indicate parameters not accredited by the State of Maine. These parameters are accredited under our NH ELAP accreditation

Respectfully Submitted   
**Lorri Maling, Laboratory Director**

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Subcontract Laboratories: SUB1: Nelson Analytical Manchester (NH1005) ME-NH01005 SUB 2: (NH 2136) (ME-CT00007),SUB3: (NH2001) (ME00019), SUB 4: NH2073 SUB5: (NH2530) (ME FL00117), SUB7: EAI Analytical (NH 1007),SUB 8: ME00002 SUB9: (NH2516) (MA00100)

**Total Coliform & E.coli Bacteria (Limit = "ABSENT" per 100ml)**

The organisms in the total coliform group are called indicator organisms. That is, if present, they indicate that there is a **possibility, but not a certainty**, that disease organisms may **also** be present in the water. When absent there is a very low probability of disease organisms being present in the water. The ability of the total coliform test to reliably predict the bacterial safety of water relative to the hundreds of possible diseases that might be present is critical since it is impossible, in a practical sense, to check separately for every disease organism directly on a monthly or quarterly basis. The presence of only Total Coliform generally does not imply an imminent health risk but does require an analysis of all water systems facilities and their operation to determine how these organisms entered the water system. **Escherichia Coli (E.coli)**. This is a specific species (subgroup) within the coliform family. They originate only in the intestines of animals and humans. They have a relatively short life span compared to more general Total Coliform. Their presence indicates a strong likelihood that human or animal wastes are entering the water system, and have a much higher likelihood of causing illness.

**Iron & Manganese (Limits = 0.3 & 0.05 mg/l respectively)**

These occur naturally in New England's geology. They dissolve into groundwater as acidic rainfall percolates through the soil and rock. In higher concentrations, they can cause the following problems:

1. Staining on laundry and water fixtures.
2. Taste - a metallic or vinyl type taste in the water.
3. Appearance - occasionally will give an oily appearing, "crusty" sheen to the water's surface.
4. Clogging. - supports the growth of Iron bacteria. This non-health related bacteria can clog strainers, pumps, and valves.

EPA, at present, has not set health standards for either iron or manganese in drinking water. They are both considered aesthetic concerns only.

**Hardness**

The presence or absence of conventional hardness in drinking water is not known to pose a health risk to users. Hardness is normally considered an aesthetic water quality factor. The presence of some dissolved mineral material in drinking water is typically what gives the water its characteristic and pleasant "taste". At higher concentrations however, hardness creates the following consumer problems:

1. Produces white mineral deposits on tubs, showers, and dishes
2. Reduces the efficiency of devices that heat water. As hardness deposits build in thickness, they act like insulation, reducing heat transfer.
3. Can reduce the ability of soaps to create suds, thus reducing the efficiency of cleaning ability. Can cause problems with laundry.

**Nitrate & Nitrite Nitrogen (Limits = 10.0 & 1.0 mg/l respectively)**

Nitrate is a component in fertilizer, and both nitrate/nitrite are found in sewage and sanitary wastes from humans and animals. Nitrate/nitrite concentrations are not normally high in New England's wells or surface waters. When elevated, the surrounding area is often heavily developed, used for agricultural purposes, or subject to heavy fertilization. Excessive levels of these nitrogen compounds in drinking water have caused serious illness and sometimes death in infants under six months of age. Symptoms include shortness of breath and blueness of the skin (methemoglobinemia).

**Sodium & Chloride (Chloride = 250 mg/l)**

The compound known as "salt" consists of the elements sodium and chloride. Substantially higher levels of Sodium and Chloride tend to imply contamination by activities of man including road salt storage, use of road salts, and discharges from water softeners. Typical background levels of Sodium and Chloride for pristine locations in New England's are generally less than 15 mg/L and 30 mg/L respectively.

**pH (Acceptable Range = 6.5 - 8.5)**

The pH of water is a measure of its acidity or alkalinity. A low pH indicates acidic water, which is therefore likely to be corrosive to household plumbing such as copper pipes. In older homes (prior to mid to late 1980's) the plumbing may also contain Lead in the soldered joints. Corrosive water will dissolve these metals from the plumbing into the water. Dissolved Copper & Lead in drinking water can be a health concern, and can also be a maintenance concern as the water corrodes the plumbing in the home eventually causing water leaks.

**Lead & Copper (Limits = 0.015 & 1.3 mg/l respectively)**

Found in water with corrosive tendencies (see pH). There is an extremely low occurrence of naturally occurring lead & copper in water. It is nearly always from plumbing systems with copper lines and/or lead solder. Levels are highest after water has been stagnant in the pipes. The recommended method for testing of Lead & Copper when plumbing is a concern is to sample water after it has been sitting in the pipes for 6 - 10 hours, without running the water at all prior to filling the bottle. This is called a "first draw" and simulates a worst case test.

**Radioactivity (Limit = 15 pCi/L for Gross Alpha)**

New England's bedrock contains naturally occurring radioactivity. A few examples include **Radon, Radium 226, Radium 228 and Uranium**. Radon is a gas (see separate description); the others are minerals. The basic test to determine the total radioactivity from all these sources is **Gross Alpha**.

**Alkalinity:** A measure of water's acid neutralizing capacity. A low alkalinity in combination with low hardness may increase corrosive tendencies, especially in water that already has a pH below or at the low end of the acceptable range.

**Arsenic (Limit = 0.010 mg/l)**

Arsenic occurs naturally in New England. In fact, arsenic was mined commercially in New England during the 1800s. Arsenic also occurs as a result of human activities. Activities that could have left arsenic residuals include apple orchard spraying and coal ash disposal. Generally it is not possible to predict if a well will have elevated arsenic. Arsenic has no smell, taste or coloration when dissolved in water, even at high concentrations. Only water quality testing can determine its presence and concentration in well water. Arsenic has been classified by the U.S. Environmental Protection Agency (EPA) as a human carcinogen (cancer causing agent.) Long term exposure to arsenic has been linked to cancer, cardiovascular disease, immunological disorders, diabetes and other medical issues. On February 22, 2002 a new EPA rule for arsenic in drinking water became effective. This new Limit is 0.010 mg/l, the old limit was 0.050 mg/l. This new rule is final, and became fully enforced on all public water systems in January of 2006. New England's DES recommends that at least two tests be processed before concluding the well's arsenic concentration, as well water quality can change due to many factors.

**Radon (No regulated limit)**

**IMPORTANT NOTE: Radon levels may test significantly different when collected from a well that is not in a normal pattern of use, compared to Radon levels from the same well when in normal daily use.**

Radon gas is normally found in all well water. Bedrock wells typically have much higher levels than dug or point wells. The most significant concern is the inhalation of Radon from the air. Radon typically enters air via two common pathways:

1. Migration (up from the soil) into the house air through cracks and/or other openings in the foundation.
2. Release of dissolved radon gas into the air from water usage in the home.

In New England's, the migration of radon up from the soil contributes the largest percent of radon found in the average home. Radon from a groundwater type water supply source, particularly a bedrock (artesian, drilled) well, contributes the next largest percentage of radon in the home. The US EPA has set an advisory "action level" of **4 pCi/L for radon gas in indoor air**. While not a mandated health standard, this level is a guideline for people to use in assessing the seriousness of their exposure to airborne radon. Studies show that high levels of radon gas in the air increase the risk of developing lung cancer. **At present there is no federal or state regulated standard for radon in drinking water.** In 2016, the New Hampshire Department of Environmental Services (NHDES) and the Maine Radon Program recommended that private wells with radon concentrations at or above 10,000 pCi/L be treated to reduce radon levels. Treatment for water with concentrations between 2000 and 10,000 pCi/L (in NH), or 4000 and 10,000 (in ME), may be advisable if the air concentrations in the home exceed 4 pCi/L. The EPA has proposed a limit of 4000 pCi/L, but this has never been enacted. Massachusetts recommends 10,000 pCi/L and Vermont 4,000 pCi/L. A useful equation developed by the EPA to determine the seriousness of Radon in water is that 1 pCi/L of Radon will develop in air for every 10,000 pCi/L in water.

**Fluoride (limit = 2.0/4.0 mg/l secondary/primary)**

Fluoride occurs naturally in New England's bedrock. Fluoride has no taste, color or odor and **thus the only way** to determine its concentration is by laboratory analysis. The Centers for Disease Control (CDC) have recommended 1.0 to 1.2 milligrams per liter (mg/L) as the optimum beneficial concentration of fluoride in drinking water for dental protection in state of New England's. Below 0.5 mg/L there is little tooth decay protection. Above 1.5 mg/L, there is little additional benefit. In the range of 2.0-4.0 mg/L of fluoride, staining of tooth enamel is possible. At concentrations above 4.0 mg/L, studies have shown the possibility of skeletal fluorosis as well as the staining of teeth. In its most severe form, skeletal fluorosis is characterized by irregular bone deposits that may cause arthritis and crippling when occurring at joints.

**MtBE / Volatile Organic Compounds (VOC's)**

MtBE is the abbreviation for the compound "methyl tertiary butyl ether". This compound is a colorless liquid added to gasoline. Thus its presence in well water would indicate that gasoline contamination exists in the well. MtBE degrades very slowly, is highly soluble in water, and has very low taste and odor thresholds. The EPA has not set a formal health based drinking water standard for MtBE. However, the NH. Department of Health and Human Services has recently developed a health-based drinking water standard for MtBE of 13 micrograms per liter (ug/L). Studies with animals suggest drinking water with high levels of MtBE may cause stomach irritation, liver and kidney damage, and nervous system effects. An increased amount of liver and kidney cancer was found in rats and mice breathing high levels of MtBE. Because of the animal studies on MtBE, New England's considers MtBE a possible human carcinogen. MtBE is tested in a group of approx. 70 compounds associated with petroleum or organic chemical contamination called Volatile Organic Compounds (VOC's). Many of these compounds are also known carcinogens.

**Sulfide (Rotten Egg Odor)**

Sulfide can be formed naturally as a by-product of the decomposition of organic material possibly aided by the presence of non-hazardous sulfur reducing bacteria, or by chemical reactions of soil and bedrock minerals containing sulfur. At the concentrations typically found in drinking water, it is not hazardous to health. It is also important to note that the odor threshold for sulfide is considerably lower than the point at which our laboratory test detects it. So you may smell it before we can find it.

**Conductivity:** A very basic test measuring the total dissolved mineral content of water. Includes all individual minerals separately listed on this page.



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## TEST DETAILS:

5 Hales Woods Road

Brooklin, ME 04616  
Hancock ME

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**Test Start Date/Time:** Wednesday, April 10, 2024 // 8:30 AM

**Test End Date/Time:** Saturday, April 13, 2024 // 10:00 AM

**Location of Instrument:** 1st Floor

**Notes:** These numbers show an average radon concentration of less than 4.0 pCi/L. This is the suggested limit as set by the EPA and the State DHHS Radon Section above which, mitigation should take place. Some radon is always present. No further action is necessary at this time.

Mitigation is sometimes considered for readings between 2.0 and 4.0 pCi/L, depending on living arrangements. If between 2.0 and 4.0, it may also be prudent to test again within two years, preferably in the winter months.

See:

<http://www.maine.gov/dhhs/mecdc/environmental-health/rad/radon/hp-radon.htm>  
for more information.

You may also contact the State of Maine DHHS Radon Section for more information.

Tenant Occupied: no

If the property is tenant occupied, we will forward a copy of the results to the State of Maine for their records.

A mitigation system was not observed.

Closed conditions are required during the test and for 12 hours prior to the test. Closed conditions include having the windows and doors closed, except for normal entry and exit.

Closed conditions appear to have been met.

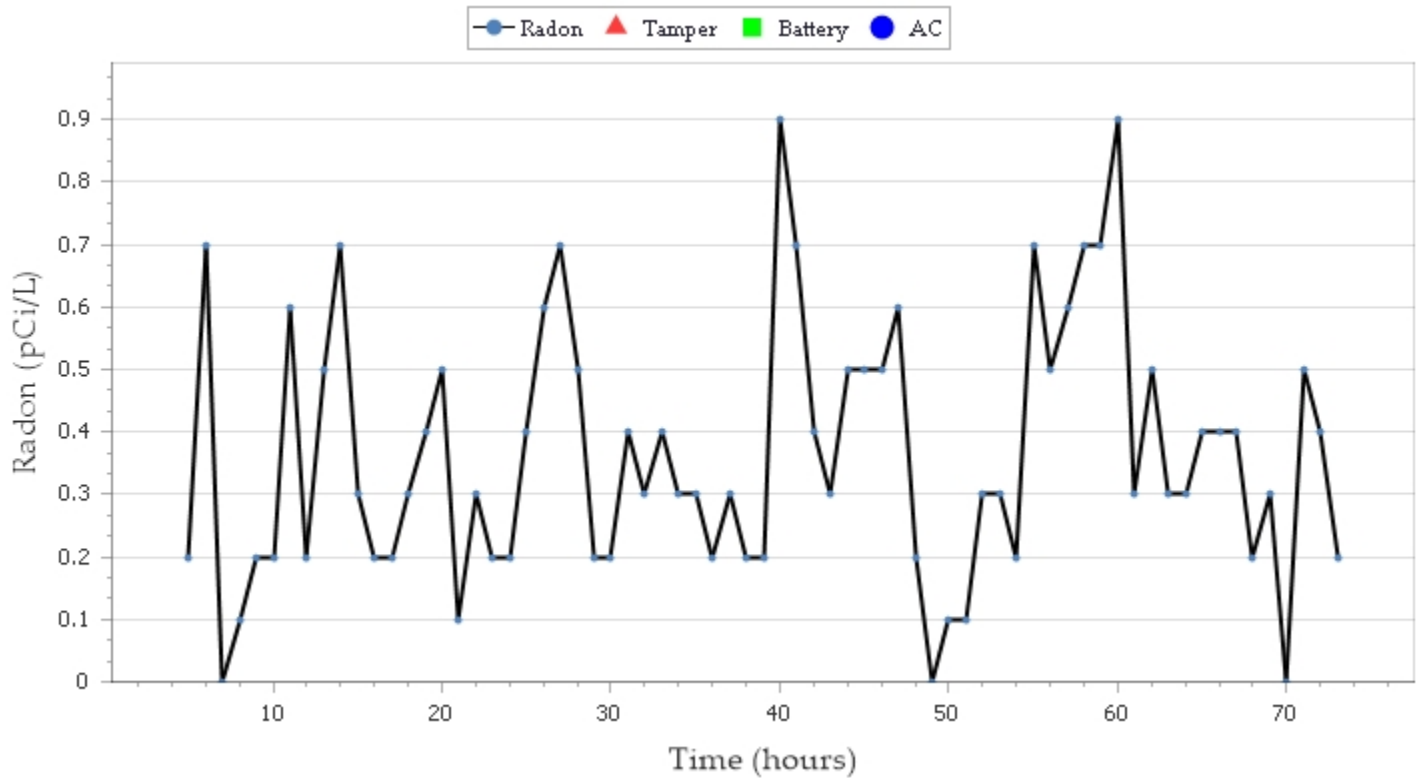
If closed house conditions were not met, we recommend retesting.

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## TEST RESULTS:

**Average:** 0.3 pCi/L

**Test ID#** 30036



Cindi Eaton  
Certification #:  
License 1:  
License 2:

Date  
PSP50375  
NRPP 112319-RMP  
ME ID: SPC453



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## INTERVAL REPORT:

Hour	T	B	AC	pCi/L	Temp	Humd	Alpha
1				0.2	-	-	4
2				0.2	-	-	3
3				0.3	-	-	7
4				0.4	-	-	9
5				0.2	-	-	3
6				0.7	-	-	15
7				0.0	-	-	1
8				0.1	-	-	2
9				0.2	-	-	3
10				0.2	-	-	5
11				0.6	-	-	12
12				0.2	-	-	5
13				0.5	-	-	10
14				0.7	-	-	13
15				0.3	-	-	7
16				0.2	-	-	3
17				0.2	-	-	5
18				0.3	-	-	7
19				0.4	-	-	9
20				0.5	-	-	11
21				0.1	-	-	2
22				0.3	-	-	7
23				0.2	-	-	3
24				0.2	-	-	5
25				0.4	-	-	9
26				0.6	-	-	12
27				0.7	-	-	15
28				0.5	-	-	11
29				0.2	-	-	4
30				0.2	-	-	4
31				0.4	-	-	9
32				0.3	-	-	7
33				0.4	-	-	9
34				0.3	-	-	6
35				0.3	-	-	7
36				0.2	-	-	5
37				0.3	-	-	7
38				0.2	-	-	5
39				0.2	-	-	4
40				0.9	-	-	19
41				0.7	-	-	14
42				0.4	-	-	8
43				0.3	-	-	6
44				0.5	-	-	11
45				0.5	-	-	10
46				0.5	-	-	11
47				0.6	-	-	12
48				0.2	-	-	5
49				0.0	-	-	1
50				0.1	-	-	2
51				0.1	-	-	2
52				0.3	-	-	6
53				0.3	-	-	7
54				0.2	-	-	3
55				0.7	-	-	15
56				0.5	-	-	11
57				0.6	-	-	12



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58	0.7	-	-	15	
59	0.7	-	-	14	
60	0.9	-	-	19	
61	0.3	-	-	6	
62	0.5	-	-	11	
63	0.3	-	-	6	
64	0.3	-	-	7	
65	0.4	-	-	9	
66	0.4	-	-	8	
67	0.4	-	-	9	
68	0.2	-	-	5	
69	0.3	-	-	6	
70	0.0	-	-	1	
71	0.5	-	-	10	
72	0.4	-	-	8	
73	0.2	-	-	4	
<b>Minimum:</b>	0.0 pCi/L	<b>Maximum:</b>	0.9 pCi/L	<b>Average:</b>	0.3 pCi/L

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Cindi Eaton	Date
Certification #:	PSP50375
License 1:	NRPP 112319-RMP
License 2:	ME ID: SPC453