

PROPERTY LOCATED AT: **87 Carter Point Rd., Sedgwick, Maine 04676**

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: **08/21/2025** 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? **See comments**

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: **North side of the barn**

Installed by: **Williams & Taplin**

Date of Installation: **January 1, 2025**

USE: Number of persons currently using system: **2-4**

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

Comments: Installed iron and UV filter in 21'. Drilled new well in 25' and added R/O system.

Source of Section I information: **Seller**

Buyer Initials _____

Page 1 of 8

Seller Initials

DF

PK

PROPERTY LOCATED AT: 87 Carter Point Rd., Sedgwick, Maine 04676

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: NA

Have you experienced any problems such as line or other malfunctions? ☐ Yes ☒ No

What steps were taken to remedy the problem? NA

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: Northeast of house OR ☐ Unknown

Date installed: 01/01/1980 Date last pumped: _____ Name of pumping company: NA

Have you experienced any malfunctions? ☐ Yes ☒ No

If Yes, give the date and describe the problem: None

Date of last servicing of tank: _____ Name of company servicing tank: NA

Leach Field: ☒ Yes ☐ No ☐ Unknown

If Yes, Location: Northeast of house

Date of installation of leach field: 01/01/1980 Installed by: Unknown

Date of last servicing of leach field: _____ Company servicing leach field: NA

Have you experienced any malfunctions? ☐ Yes ☒ No

If Yes, give the date and describe the problem and what steps were taken to remedy: NA

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: None

Source of Section II information: Seller & public record

Buyer Initials _____

Page 2 of 8

Seller Initials DF PK _____

PROPERTY LOCATED AT: 87 Carter Point Rd., Sedgwick, Maine 04676

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	HWBB	Forced Hot Air/AC	Heat Pumps	Gas Fireplace
Age of system(s) or source(s)	1980	2023	2022	2022
TYPE(S) of Fuel	Oil or Wood	Propane	Electric	Propane
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)				
Name of company that services system(s) or source(s)	RH Foster/Snows	Snows Plumbing	Dave's World	Rocky's Stove Shop
Date of most recent service call	05/14/2025			
Malfunctions per system(s) or source(s) within past 2 years	None	None	None	None
Other pertinent information			Addition - 2 units	

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: January 1, 2022

Date chimney(s) last cleaned: January 1, 2022

Direct and/or Power Vent(s): ☒ Yes ☐ No ☐ Unknown
 Has vent(s) been inspected? ☐ Yes ☒ No ☐ Unknown

If Yes, date: _____

Comments: **Also a 2022 Jotul woodstove with new stainless steel liner.**

Source of Section III information: **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? NA

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): NA Size of tank(s): NA

Location: NA

Buyer Initials _____

Page 3 of 8

Seller Initials DF PK

PROPERTY LOCATED AT: 87 Carter Point Rd., Sedgwick, Maine 04676

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

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

Comments: NA

Source of information: Seller

B. ASBESTOS - Is there now or has there been asbestos:

As insulation on the heating system pipes or duct work? ☐ Yes ☒ No ☐ Unknown

In the ceilings? ☐ Yes ☒ No ☐ Unknown

In the siding? ☐ Yes ☒ No ☐ Unknown

In the roofing shingles? ☐ Yes ☒ No ☐ Unknown

In flooring tiles? ☐ Yes ☒ No ☐ Unknown

Other: ☐ Yes ☒ No ☐ Unknown

Comments: None

Source of information: Seller

C. RADON/AIR - Current or previously existing:

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

If Yes: Date: September 1, 2018 By: Previous owner

Results: Below 1.0 pCi/L

If applicable, what remedial steps were taken? None needed

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: _____ By: NA

Results: NA

If applicable, what remedial steps were taken? NA

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

Are test results available? ☐ Yes ☒ No

Results/Comments: NA

Source of information: Seller

E. METHAMPHETAMINE - Current or previously existing:

☐ Yes ☒ No ☐ Unknown

Comments: None

Source of information: Seller

Buyer Initials _____

Page 4 of 8

Seller Initials

DF

PK

PROPERTY LOCATED AT: 87 Carter Point Rd., Sedgwick, Maine 04676

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: Original house was built in 1815

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

If Yes, describe: NA

Are you aware of any cracking, peeling or flaking paint? ☐ Yes ☒ No

Comments: None

Source of information: Seller

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☒ No ☐ Unknown

LAND FILL: ☐ Yes ☒ No ☐ Unknown

RADIOACTIVE MATERIAL: ☐ Yes ☒ No ☐ Unknown

Other: None

Source of information: Seller

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: NA

Source of information: Deed

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? NA

Road Association Name (if known): NA

Source of information: Seller

Buyer Initials _____

Page 5 of 8

Seller Initials

DF

PK

PROPERTY LOCATED AT: 87 Carter Point Rd., Sedgwick, Maine 04676

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: 23009C1142D Year: 07/20/2016 (Attach a copy)

Comments: None

Source of Section VI information: Seller

Buyer Initials _____

Page 6 of 8

Seller Initials DF PK

PROPERTY LOCATED AT: 87 Carter Point Rd., Sedgwick, Maine 04676

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: Veterans & homestead

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: NA

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: 1815/1979 What year did Seller acquire property? 2021

Roof: Year Shingles/Other Installed: 2013/2022 new front porch roof

Water, moisture or leakage: around the chimney after storm - repaired in 2023

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: _____ ☐ 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

Buyer Initials _____

Page 7 of 8

Seller Initials DF PK

PROPERTY LOCATED AT: 87 Carter Point Rd., Sedgwick, Maine 04676

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: None

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.

 David Fitzpatrick 08/17/2026
SELLER DATE
David Fitzpatrick

 Patricia Kuehn 08/17/2026
SELLER DATE
Patricia Kuehn

SELLER DATE

SELLER DATE

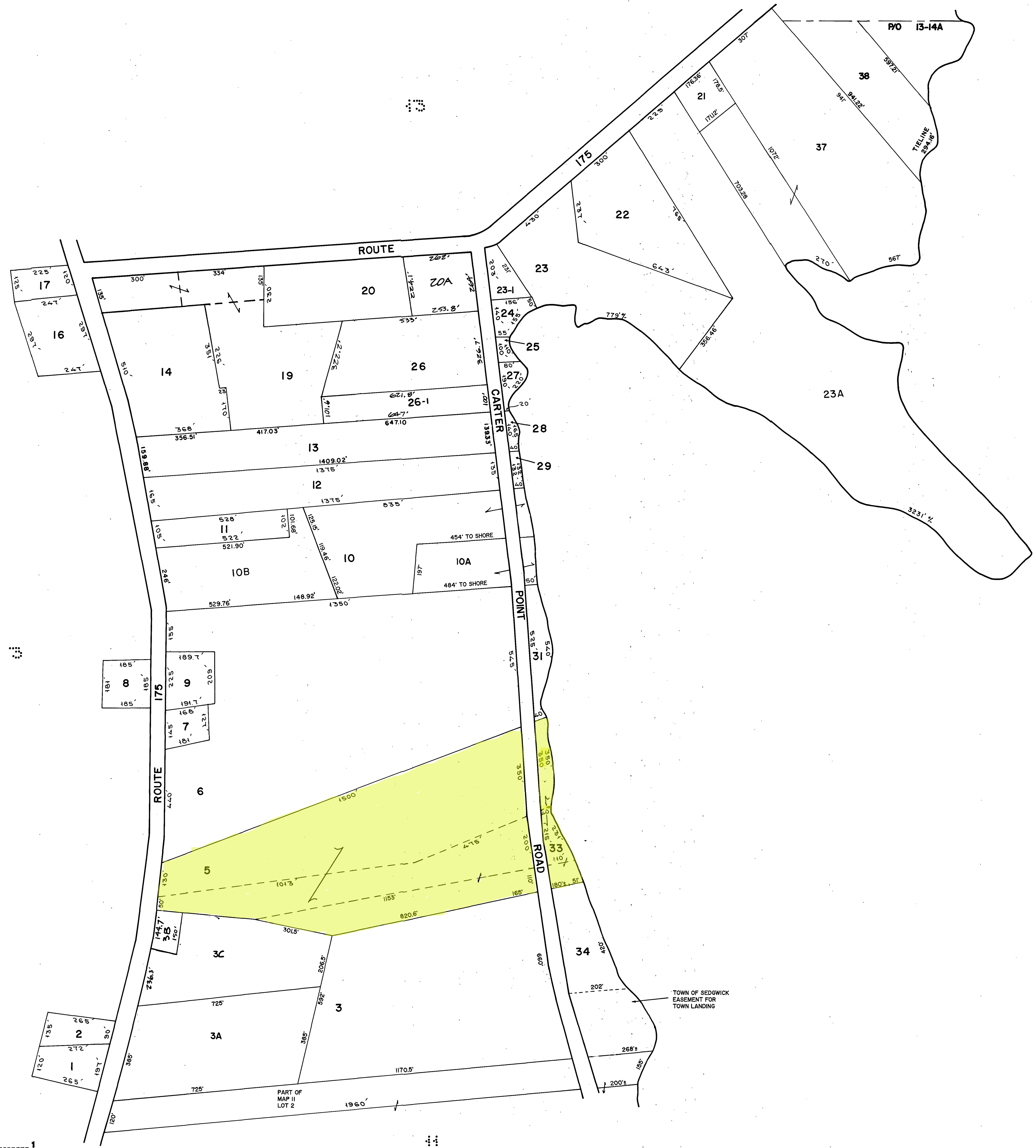
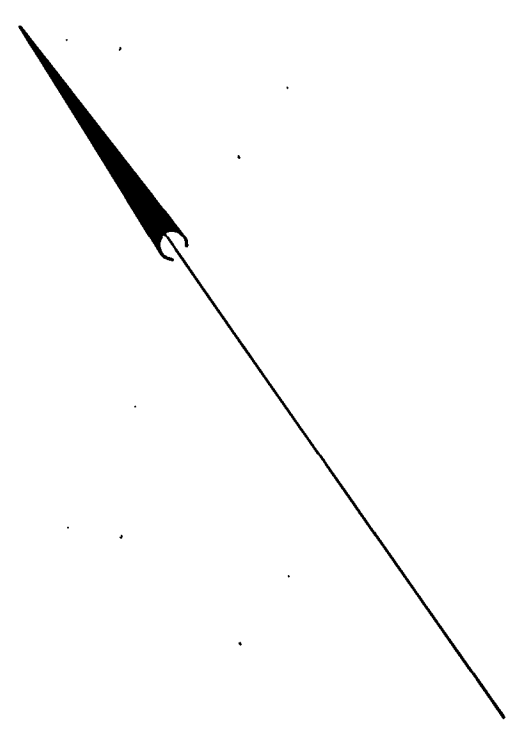
I/We have read and received a copy of this disclosure, the arsenic in wood fact sheet, the arsenic in water brochure, and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

BUYER DATE

BUYER DATE

BUYER DATE

BUYER DATE



Benjamin
R
O
C
K
L
I
N
River

LEGEND
PARCEL NUMBERS 1
ADJACENT MAPS 2
MATCH LINE 3

For Assessment Purposes
Not to be used for Conveyances

PROPERTY MAP
SEDGWICK
HANCOCK COUNTY, MAINE
PREPARED BY
JAMES W. SEWALL COMPANY OLD TOWN, MAINE
SCALE 1 INCH = 200 ± FEET

BOOK: OR 7123 PAGE:930, # OF PGS: 5
05/27/2021 01:15:51 PM INSTR#: 2021008295
JULIE A. CURTIS, REGISTER OF DEEDS
HANCOCK COUNTY MAINE
MAINE REAL ESTATE TRANSFER TAX PAID
eRecorded Document

HAN

QUITCLAIM DEED WITH COVENANT

DLN#: _____

DOUGLAS W. McMILLAN, having a mailing address of P.O. Box 3, Sedgwick, Maine 04676, SARAH McMILLAN TAYLOR, having a mailing address of P.O. Box 133, Sedgwick, Maine 04676 and GORDON B. McMILLAN, having a mailing address of 47 Richardson Road, Aurora, Maine 04408, for consideration paid, GRANT to PATRICIA KUEHN and DAVID FITZPATRICK, having a mailing address of 48 Birches Road, Belfast, Maine 04915, as JOINT TENANTS, with WARRANTY COVENANTS, a one-half (1/2) undivided in common interest in certain lots or parcel of lands, together with the buildings and improvements thereon, situated in Sedgwick, Hancock County, Maine, bounded and described as follows:

FIRST PARCEL:

First Lot: Beginning on the Southeast side of the town road leading from Sedgwick Village to Sargentville by land formerly owned by Hezekiah D. Byard; thence South 62° East (by land of said Byard 94 rods 19 links to stake and stones on the Southeast side of the town road to land owned by Twitchell Champlin & Co.; thence by the Southeastern side of said town road South 45½° West 9 rods 6 links to a stake and stones; thence by said Twitchell Champlin & Co. land South 44½° East 4 rods and 14 links to stake and stones at the shore of Benjamin's River; thence Southwesterly by the shore of said river about 12 rods to stake and stones at land of the late Daniel Morgan; thence Northwesterly by said Morgan's land to the south gate post at the first mentioned town road; thence northeasterly by said road to the first bound, containing ten acres, more or less.

Second Lot: Beginning on the Eastern side of the road leading to Steamboat Wharf at E. A. Byard's line; running on said line South fifty-nine and one-half (59½) degrees East one (1) rod and six (6) links to an iron stake on the shore of Benjamin's River; thence South twenty-six and one-half (26½) degrees West ten (10) rods to land owned by R. E. Dority; thence North forty-four and one-half (44½) degrees West four (4) rods and fourteen (14) links to the above mentioned road; thence North forty-

five and one-half ($45\frac{1}{2}^\circ$) degrees East along said road nine (9) rods and six (6) links to the first mentioned bound, containing twenty-six (26) square rods, together with wharf and buildings thereon.

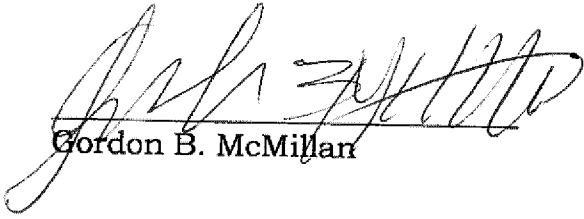
SECOND PARCEL:

First Lot: Beginning at a stake and stone on the easterly side of the Town Road (State Route #172) at the western corner of land formerly owned by the heirs of William Flye, now of McMillan; thence South $49\frac{1}{2}^\circ$ degrees east to stake and stones 61 rods 12 links; thence South 58 degrees east 34 rods 13 links to a stake and stones at the shore of the Benjamin River; thence by said river South 31 degrees West 14 rods to land formerly of Daniel Morgan, now of Alice Jonklaas; thence North 49 degrees West 98 rods to a point in an old stone wall; thence North 32 degrees West 4 rods to Town Road; thence North 63 degrees East by said Town Road 7 rods and 15 links to the first mentioned bound; together with the area lying between the shore line of the Benjamin River and low water mark where said lot bounds on the waters of the Benjamin River.

Second Lot: Beginning on the westerly side of State Route #172, said point being marked by an old stone wall and also being the Southeast corner bound of land of Ronald Byard; thence North $30\frac{1}{2}^\circ$ West 82 rods to a stake and stone; thence North $43\frac{1}{2}^\circ$ degrees West 51 rods to a stake and stones; thence South $57\frac{1}{2}^\circ$ degrees West 4 rods to a stake and stone; thence South $30\frac{1}{2}^\circ$ degrees East 118 rods to the center of a large rock; thence South $59\frac{1}{2}^\circ$ degrees West 7 rods 4 feet to a stake and stones; thence in a general southeasterly direction 13 rods and 12 feet to State Route #172; thence North 63 degrees East 24 rods $3\frac{1}{2}$ feet to the point of beginning.

All bearings used in the above-mentioned descriptions are magnetic as of on or about 1876.

MEANING AND INTENDING TO CONVEY and hereby conveying the same premises described in a deed from Bar Harbor Trust Services, Trustee of the Audrey McMillan Disclaimer Trust to Sarah McMillan Taylor, Douglas W. McMillan and Gordon B. McMillan, dated November 27, 2019, recorded at the Hancock County Registry of Deeds in Book 6993, Page 795.

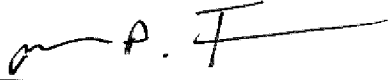

Gordon B. McMillan

STATE OF MAINE
COUNTY OF HANCOCK

May 26, 2021

Then personally appeared the above named GORDON B. McMILLAN and acknowledged the foregoing instrument to be his free act and deed.

Before me,


Notary Public

Print name of Notary

Miles P. Frieden
Attorney at Law

My commission expires:

WITNESS our hands and seals this 26th day of May, 2021.

Douglas W. McMillan
Douglas W. McMillan

STATE OF ~~CALIFORNIA~~ MAINE
COUNTY OF Waldo

On May 26, 2021 before me, DOUGLAS W. McMILLAN, in his said capacity, personally appeared who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

M. D. F.
Notary Public

Michael D. Frieden
Print name of Notary

My commission expires: Attorney at Law

Sarah M Taylor
Sarah McMillan Taylor

STATE OF MAINE
COUNTY OF HANCOCK

26th May 2021, 2021

Then personally appeared the above named SARAH McMILLAN TAYLOR and acknowledged the foregoing instrument to be her free act and deed.

Before me,

M. D. F.
Notary Public

Print name of Notary

Miles D. Frieden

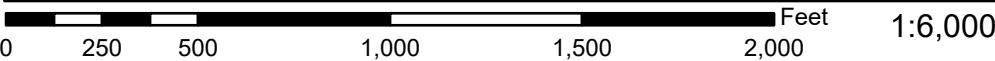
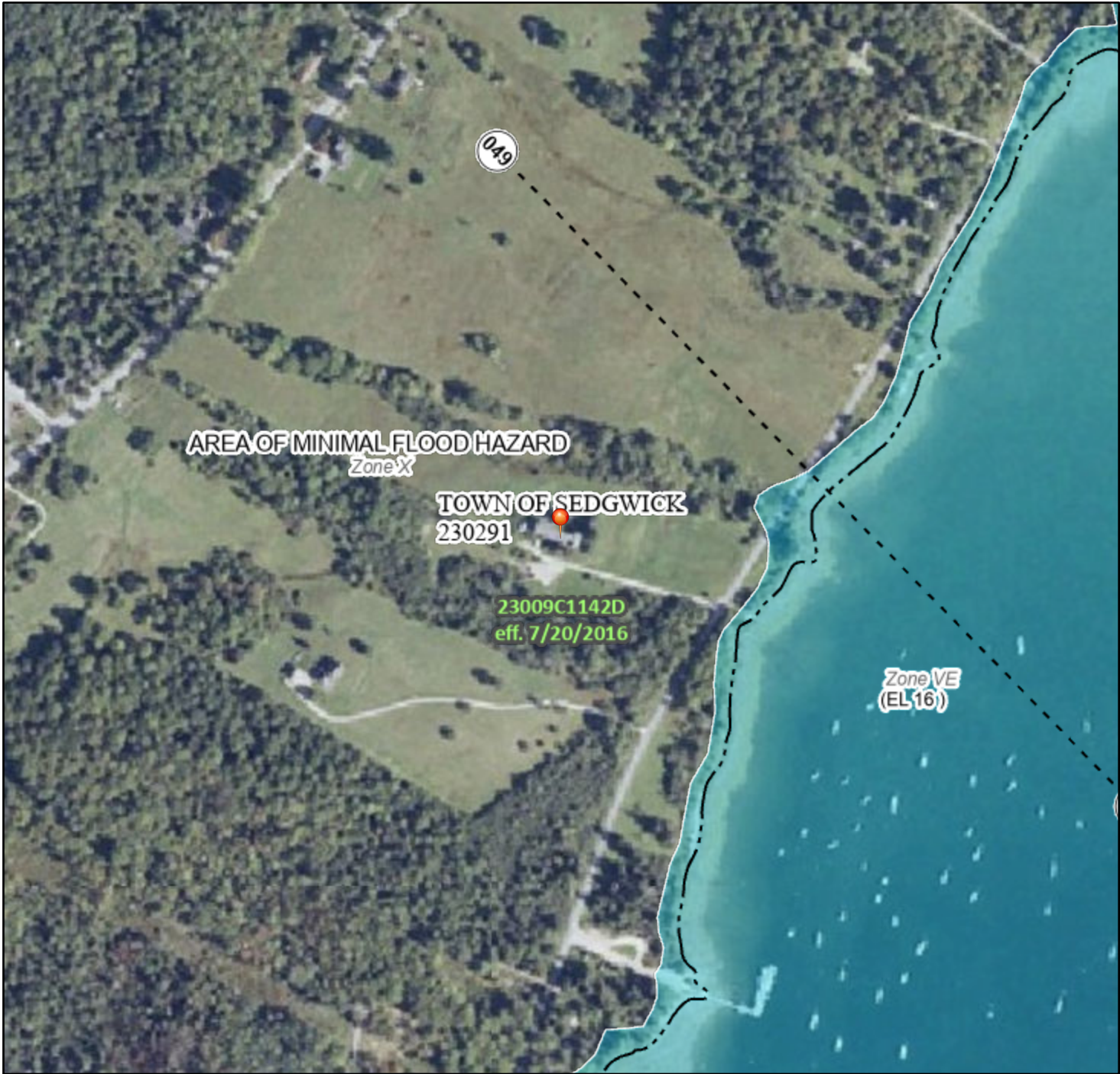
My commission expires:

A Holiday at Can

National Flood Hazard Layer FIRMMette



68°38'10"W 44°18'8"N



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 Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



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 8/15/2026 at 5:28 PM 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.

LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN David Fitzpatrick, Patricia Kuehn (hereinafter "Seller")
 AND _____ (hereinafter "Buyer")
 FOR PROPERTY LOCATED AT 87 Carter Point Rd., Sedgwick, Maine 04676

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

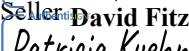
_____ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

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	 Seller David Fitzpatrick	08/17/2026 Date
Buyer	Date	 Seller Patricia Kuehn	08/17/2026 Date
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Agent	Date	 Agent Maggie McGaw	08/17/2026 Date

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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

Eric Frohberg
Environmental and
Occupational Health
Program
Maine CDC
Toll-free in Maine 866-
292-3474
TTY: 207-287-8066
[www.maine.gov/dhhs/
eohp](http://www.maine.gov/dhhs/eohp)

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.

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

