

PROPERTY LOCATED AT: 22 Crane Road, W.H.

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: 2022 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? Norleans water treatment System

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: left of House

Installed by: Ted McLeod

Date of Installation: unknown

USE: Number of persons currently using system: 1

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

Comments: _____

Source of Section I information: Seller + prev disclosures

Buyer Initials _____ Page 1 of 8 Seller Initials _____

PROPERTY LOCATED AT: _____

SECTION II - WASTE WATER DISPOSAL

TYPE OF SYSTEM: ☐ Public ☒ Private ☐ Quasi-Public ☐ Unknown

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

Have you had the sewer line inspected?..... ☐ Yes ☒ No

If Yes, what results: _____

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

What steps were taken to remedy the problem? _____

IF PRIVATE (Strike Section if Not Applicable):

Tank: ☒ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Other: _____
☐ 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: Right of House OR ☐ Unknown

Date installed: Unknown Date last pumped: Unknown 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: Right of House

Date of installation of leach field: U/K Installed by: U/K

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: _____

Source of Section II information: Seller

Inspection tank looked at. no problems in 2022. Leachfield looked at as well.

Buyer Initials _____

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Seller Initials D.E.F.

PROPERTY LOCATED AT: _____

SECTION III - HEATING SYSTEM(S)/HEATING SOURCE(S)				
Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S) of System	Propane	2 Wall units		
Age of system(s) or source(s)	12/1/12			
TYPE(S) of Fuel				
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	1296.7			
Name of company that services system(s) or source(s)	Deed Liver			
Date of most recent service call	none			
Malfunctions per system(s) or source(s) within past 2 years	none			
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 ☐ Unknown

If Yes, are they lined: ☐ Yes ☐ No ☒ Unknown

Is more than one heat source vented through one flue? ☐ Yes ☒ No ☐ Unknown

Had a chimney fire: ☐ Yes ☒ No ☐ Unknown

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

If Yes, date: _____

Date chimney(s) last cleaned: _____

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

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

If Yes, date: _____

Comments: _____

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? _____

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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PROPERTY LOCATED AT: _____

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

Have you experienced any problems such as leakage: _____

Comments: _____ ☐ Yes ☐ No ☐ Unknown

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: _____

Source of information: Seller

C. RADON/AIR - Current or previously existing:

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

If Yes: Date: 2022 By: _____

Results: yes

If applicable, what remedial steps were taken? none

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

Are test results available? _____ ☐ Yes ☐ No ☐ Unknown

Results/Comments: _____ ☐ Yes ☐ No

Source of information: Seller

D. RADON/WATER - Current or previously existing:

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

If Yes: Date: 2022 By: Alliance Home Insp.

Results: _____

If applicable, what remedial steps were taken? Norleans Treatment Syst

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

Are test results available? _____ ☐ Yes ☐ No

Results/Comments: _____ ☐ Yes ☐ No

Source of information: Seller

E. METHAMPHETAMINE - Current or previously existing:

Comments: _____ ☐ Yes ☒ No ☐ Unknown

Source of information: Seller

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PROPERTY LOCATED AT: _____

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

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

If Yes, describe location and basis for determination: _____

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

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

Comments: left side of House Shingles.

Source of information: _____

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: 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: _____

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? _____

Road Association Name (if known): _____

Source of information: Seller

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PROPERTY LOCATED AT: _____

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: _____

Source of Section VI information: Seller

Buyer Initials _____

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DEY

PROPERTY LOCATED AT: _____

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?.....

Homestead

☒ Yes ☐ No ☐ Unknown

If Yes, explain: _____

Is a Forest Management and Harvest Plan available?.....

☐ Yes ☒ No ☐ Unknown

Is the property subject to any of the following relating to shoreland zoning ordinances: a) A notice of violation issued by a municipal official or state agency; b) A pending enforcement action; c) Litigation; d) A court judgment; or e) A settlement or consent agreement?.....

☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: none

Year Principal Structure Built: 1900's

What year did Seller acquire property? 2022

Roof: Year Shingles/Other Installed: unknown

Water, moisture or leakage: none

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: crawl w/ sump pump

Mold: Has the property ever been tested for mold?

☐ Yes ☒ No ☐ Unknown

If Yes, are test results available?

☐ Yes ☐ No

Comments: _____

Electrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: _____

☐ Unknown

Comments: _____

Has all or a portion of the property been surveyed?

☐ Yes ☒ No ☐ Unknown

If Yes, is the survey available?

☐ Yes ☐ No ☐ Unknown

Manufactured Housing - Is the residence a:

Mobile Home

☐ Yes ☒ No ☐ Unknown

Modular

☐ Yes ☒ No ☐ Unknown

Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure

☐ Yes ☒ No ☐ Unknown

Comments: _____

Buyer Initials _____

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

Comments: None

Source of Section VII information: _____

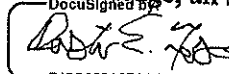
SECTION VIII - ADDITIONAL INFORMATION

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.


F42C388A87A84A5 7/24/2026
SELLER _____ DATE _____ SELLER _____ DATE _____

SELLER _____ DATE _____ SELLER _____ DATE _____

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

BUYER _____ DATE _____ BUYER _____ DATE _____

BUYER _____ DATE _____ BUYER _____ DATE _____



LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN

Dustin Foss

AND

(hereinafter "Seller")

FOR PROPERTY LOCATED AT

22 Crane Road, Winter Harbor, Me

(hereinafter "Buyer")

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 _____

Dustin E. Foss
F42C908A67A84A6...

7/24/2026

Seller

Date

Buyer _____ Date _____

Seller

Date

Buyer _____ Date _____

Seller

Date

Buyer _____ Date _____

Seller

Date

Agent _____ Date _____

Agent

Date

Barbara Bragdon 7-22-26



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Barbara Bragdon

(207)963-2347



Book: OR 7220 Page: 765 Instrument #: 2022010635

BOOK: OR 7220 PAGE: 765, # OF PGS: 2
07/25/2022 12:07:09 PM INSTR#: 2022010635
JULIE A. CURTIS, REGISTER OF DEEDS
HANCOCK COUNTY MAINE
MAINE REAL ESTATE TRANSFER TAX PAID
eRecorded Document

1002240203062

QUITCLAIM DEED

Joel Isaacson and Ashley Cloak of Winter Harbor, Hancock County, Maine, for consideration paid, grant(s) to Dustin E. Foss of Prospect Harbor, Hancock County, Maine (whose mailing address is 8 Corea Road, Prospect Harbor, ME 04669) with Quitclaim Covenants, the following described real estate:

See "Exhibit A" Attached

For grantors' source of title, reference may be had to a deed from Joseph G. Gomez, Jr., and Mary Louise Kellner-Gomez to the grantor(s) herein, dated July 21, 2020, recorded in Hancock Registry of Deeds, Book 7040, Page 840.

Any and all other rights, easements, privileges and appurtenance belonging to the granted estate are hereby conveyed.

This conveyance is made subject to the property taxes assessed against the premises, which said taxes are to be prorated between the parties hereto as of the date of delivery of this deed in accordance with 36 M.R.S.A., sec. 558.

Witness my/our hand(s) and seal(s) this wednesday day of 7-20, 2022.

WITNESS:

Alyssa Perry
Magnus Holey

Joel Isaacson
Ashley Cloak

STATE OF NC

Wake County, ss

July 20, 2022

Then personally appeared the above named Joel Isaacson and Ashley Cloak and acknowledged the foregoing instrument to be his/her free act and deed.

Before me, Travis Lovece

[Signature]
Notary Public/Justice of the Peace
Commission Expiration:



File No: 2022-3360

"Exhibit A"

A certain lot or parcel of land, together with any buildings and improvements thereon, situated in Winter Harbor, Hancock County, State of Maine, bounded and described as follows:

Beginning at a point 6.5 feet East of the town road centerline; thence N. $1^{\circ} 44' 20''$ W., following the East sideline of the town road traveled way, 147.77 feet to a point; thence N. $77^{\circ} 33' 55''$ E. 116.72 feet to an iron rod, the top of said rod being set flush to the ground, and rod being on the West line of land of Roger Young, Book 1264, Page 50; thence S. $1^{\circ} 58' 36''$ E. along the West line of said Young, 167.50 feet to an iron rod set in a section of a stone wall, said iron rod being on the North line of land of Thomas Gerrish; thence S. $87^{\circ} 18' 02''$ W., along said stone wall for 25 feet, more or less, and continuing on the same course along the North line of said Gerrish a total distance of 105.40 feet from the last described iron rod to an iron rod set; thence on the same course, 10.00 feet to the point of beginning. Reserving a right-of-way to the public over any part of the town road that may lie within the above described boundaries.

Reserving from said lot a right-of-way, 20.0 feet in width, the centerline of said right-of-way described as follows: Beginning at a point on the West line of the above described lot, said point bearing N. $1^{\circ} 44' 20''$ W., 14.04 feet from the point of beginning of the above described lot; N. $61^{\circ} 43' 35''$ E., 56.36 feet to an angle point; thence N. $44^{\circ} 20' 08''$ E., 46.84 feet to an angle point; thence N. $27^{\circ} 45' 21''$ E., 54.51 feet to an angle point; thence N. $15^{\circ} 27' 36''$ E. 13.00 feet to a point on the East line of the above described lot, said point bearing S. $1^{\circ} 58' 36''$ E., 37.84 feet from the iron rod set at the northeast corner of the above described lot.

All bearings are computed from Magnetic North, as observed in June 1981.

Reference is made to a Survey Plan, dated June 18, 1981, prepared for Richard Gerrish by Eastern Surveying Co., on which plan the above described premises are shown.



A & L LABORATORY

A DIVISION OF GRANITE STATE ANALYTICAL SERVICES, LLC.

155 Center Street, Building C, Auburn, Maine 04210
Phone (207) 784-5354 website www.allaboratory.com

CERTIFICATE OF ANALYSIS FOR DRINKING WATER

DATE PRINTED: 07/15/2022
CLIENT NAME: Alliance Home Inspectors

CLIENT ADDRESS: 14 Carriage Ln
Hampden, ME 04444

SAMPLE ID #: 2207-02511-001
SAMPLED BY: Barry McLaughlin

SAMPLE ADDRESS: Foss
22 Crane Road
Winter Harbor ME 04693
Bath

Legend	
Passes	✓
Fails EPA Primary	⊗
Fails EPA Secondary	▽
Fails State Guideline	×
Attention	⚠

DATE AND TIME COLLECTED: 07/13/2022 10:30AM
DATE AND TIME RECEIVED: 07/14/2022 10:15AM
ANALYSIS PACKAGE: A & L-IC-Comp-ME
RECEIPT TEMPERATURE: 26° CELSIUS

Test Description	Result	Test Units	Pass /Fail	DQ Flag	CLIENT JOB #:		Method	Analyst	Date - Time Analyzed
					RL	Limit			
Arsenic*	<0.001	mg/L	✓		0.001	0.010 mg/L	EPA 200.8	DG-NH	07/15/2022 11:54AM
Calcium	12.1	mg/L			0.1	No Limit	EPA 200.8	DG-NH	07/15/2022 11:54AM
Copper*	0.0254	mg/L	✓		0.001	1.3 mg/L	EPA 200.8	DG-NH	07/15/2022 11:54AM
Hardness (calc.)	40.7	mg CaCO3/L			0.25	No Limit	EPA 200.8	DG-NH	07/15/2022 11:54AM
Iron	<0.1	mg/L	✓		0.1	0.3 mg/L	EPA 200.8	DG-NH	07/15/2022 11:54AM
Lead*	<0.001	mg/L	✓		0.001	0.015 mg/L	EPA 200.8	DG-NH	07/15/2022 11:54AM
Magnesium	2.55	mg/L			0.1	No Limit	EPA 200.8	DG-NH	07/15/2022 11:54AM
Manganese*	<0.001	mg/L	✓		0.001	0.05 mg/L	EPA 200.8	DG-NH	07/15/2022 11:54AM
Sodium	13.3	mg/L			0.1	No limit	EPA 200.8	DG-NH	07/15/2022 11:54AM
Uranium*	1.4	ug/L	✓		1	30 ug/L	EPA 200.8	DG-NH	07/15/2022 11:54AM
Uranium	0.94	pCi/L	✓		0.67	20 pCi/L	EPA 200.8 Calc.	DG-NH	07/15/2022 11:54AM
Chloride*	9	mg/L	✓		2	250 mg/L	EPA 300.0	JR-ME	07/14/2022 01:54PM
Fluoride*	0.24	mg/L	✓		0.2	4.0 mg/L	EPA 300.0	JR-ME	07/14/2022 01:54PM
Nitrate as N*	<0.2	mg/L	✓		0.2	10 mg/L	EPA 300.0	JR-ME	07/14/2022 01:54PM
Nitrite as N*	<0.2	mg/L	✓		0.2	1 mg/L	EPA 300.0	JR-ME	07/14/2022 01:54PM
pH*	6.94	SU	✓	H	-	6.5 - 8.5 SU	SM 4500H+B	JR-ME	07/14/2022 02:22PM
Coliform Bacteria*	Absent	P-A/100mL	✓		Absent	No Limit	SM 9223 B	JR-ME	07/15/2022 09:45AM
E. coli Bacteria*	Absent	P-A/100mL	✓		Absent	Absent	SM 9223 B	JR-ME	07/15/2022 09:45AM
Total Coliform / E.coli Bacteria Preparation (Colilert®-18) 20th ED							SM 9223 B	JR-ME	07/14/2022 11:50AM

Rebecca L. Labranche
Laboratory Director



A & L LABORATORY

A DIVISION OF GRANITE STATE ANALYTICAL SERVICES, LLC.

155 Center Street, Building C, Auburn, Maine 04210
Phone (207) 784-5354

website www.allaboratory.com

Laboratory Report

Alliance Home Inspectors
14 Carriage Ln
Hampden, ME 04444

Date Printed: 07/15/2022
Work Order #: 2207-02511
Client Job #:
Date Received: 07/14/2022
Sample collected in: Maine

Attached please find results for the analysis of the samples received on the date referenced above.

Unless otherwise noted in the attached report, the analyses performed met the requirements of the analyzing laboratory's Quality Assurance Plan, Standard Operating Procedures and State Accreditation. This certificate shall not be reproduced, except in full, without the written approval of the analyzing laboratory. The results presented in this report relate to the samples listed on the following pages in the condition in which they were received. Accreditation for each analyte is identified by the * symbol following the analyte name. Location of our analyzing laboratory is identified by the code in the Analyst Column.

A & L Laboratory:
Identified by ME in Analyst Column
155 Center Street, Auburn, Maine 04210
www.allaboratory.com

Granite State Analytical Services LLC:
Identified by NH in Analyst Column
22 Manchester Road, Derry, NH 03038
www.granitestateanalytical.com

ANALYSIS RELATED NOTES:

- RL: "Reporting limit" means the lowest level of an analyte that can be accurately recovered from the matrix of interest.
- A & L Laboratory / Granite State Analytical Services LLC / Nashoba Analytical LLC. accreditation lists can be found on our websites listed above.
- Subcontracted samples will be identified by the Accreditation number of the subcontract laboratory in the analyst field for each analyte and the appropriate laboratory will be listed here. None
- Data Qualifiers (DQ) Flags provide additional information in regards to the receipt, analysis or quality control of a sample. These are indicated under the DQ Flags Column on your report and listed here if necessary: Data Qualifier (DQ) Flags: H = Hold time non-compliant.

SAMPLE STATE SPECIFIC NOTES:

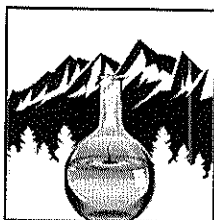
- The thermal preservation requirement of 4°C for nitrate & nitrite has been waived by the Maine CDC for all samples submitted to the Drinking Water Program.

Additional Narrative or Comments: None

We appreciate the opportunity to provide you with laboratory services. If you have any questions regarding the enclosed report, please contact the laboratory and we will be happy to assist you.

Rebecca L. Labranche
Laboratory Director

A & L Laboratory: Accreditations: Maine ME00021, New Hampshire 2501, Maine Radon Registration ID # SPC20
Granite State Analytical Services, LLC: Accreditations: New Hampshire 1015; Maine NH00003;
Massachusetts M-NH0003; Rhode Island 101513; Vermont VT-101507
Nashoba Analytical, LLC: Accreditations: Massachusetts M-MA1118



A & L LABORATORY

A DIVISION OF GRANITE STATE ANALYTICAL SERVICES, LLC.

155 Center Street, Building C, Auburn, Maine 04210
Phone (207) 784-5354

website www.allaboratory.com

Laboratory Report

Alliance Home Inspectors
14 Carriage Ln
Hampden, ME 04444

Date Printed: 06/20/2022
Work Order #: 2206-02972
Client Job #:
Date Received: 06/17/2022
Sample collected in: Maine

Attached please find results for the analysis of the samples received on the date referenced above.

Unless otherwise noted in the attached report, the analyses performed met the requirements of the analyzing laboratory's Quality Assurance Plan, Standard Operating Procedures and State Accreditation. This certificate shall not be reproduced, except in full, without the written approval of the analyzing laboratory. The results presented in this report relate to the samples listed on the following pages in the condition in which they were received. Accreditation for each analyte is identified by the * symbol following the analyte name. Location of our analyzing laboratory is identified by the code in the Analyst Column.

A & L Laboratory:
Identified by ME in Analyst Column
155 Center Street, Auburn, Maine 04210
www.allaboratory.com

Granite State Analytical Services LLC:
Identified by NH in Analyst Column
22 Manchester Road, Derry, NH 03038
www.granitestateanalytical.com

ANALYSIS RELATED NOTES:

- RL: "Reporting limit" means the lowest level of an analyte that can be accurately recovered from the matrix of interest.
- A & L Laboratory / Granite State Analytical Services LLC / Nashoba Analytical LLC. accreditation lists can be found on our websites listed above.
- Subcontracted samples will be identified by the Accreditation number of the subcontract laboratory in the analyst field for each analyte and the appropriate laboratory will be listed here. None
- Data Qualifiers (DQ) Flags provide additional information in regards to the receipt, analysis or quality control of a sample. These are indicated under the DQ Flags Column on your report and listed here if necessary: Data Qualifier (DQ) Flags: None

SAMPLE STATE SPECIFIC NOTES:

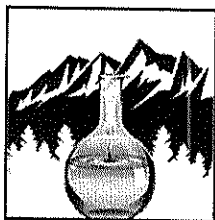
- The thermal preservation requirement of 4°C for nitrate & nitrite has been waived by the Maine CDC for all samples submitted to the Drinking Water Program.
- The State of Maine requires the reporting of radon test results in accordance with the Act (22 MSRA sec. 771 et seq.). The following for all tests completed by A & L will be reported to the state on a monthly basis: address of the structure tested, radon result, and whether or not there is a mitigation system in place. A + symbol indicates State of Maine Radon Registration.
- The Maximum Exposure Guideline (MEG) for water radon in Maine is 4,000pCi/L

Additional Narrative or Comments: None

We appreciate the opportunity to provide you with laboratory services. If you have any questions regarding the enclosed report, please contact the laboratory and we will be happy to assist you.

Rebecca L. Labranche
Laboratory Director

A & L Laboratory: Accreditations: Maine ME00021, New Hampshire 2501, Maine Radon Registration ID # SPC20
Granite State Analytical Services, LLC: Accreditations: New Hampshire 1015; Maine NH00003;
Massachusetts M-NH0003; Rhode Island 101513; Vermont VT-101507
Nashoba Analytical, LLC: Accreditations: Massachusetts M-MA1118



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155 Center Street, Building C, Auburn, Maine 04210
Phone (207) 784-5354 website www.allaboratory.com

CERTIFICATE OF ANALYSIS FOR DRINKING WATER

DATE PRINTED: 06/20/2022
CLIENT NAME: Alliance Home Inspectors

CLIENT ADDRESS: 14 Carriage Ln
Hampden, ME 04444

SAMPLE ID #: 2206-02972-001
SAMPLED BY: Barry McLaughlin

SAMPLE ADDRESS: Foss
22 Crane Road
Winter Harbor ME 04693
MORE LOC INFO: Drilled Well

Legend	
Passes	✓
Fails EPA Primary	⊗
Fails EPA Secondary	▽
Fails State Guideline	×
Attention	⚠

DATE AND TIME COLLECTED: 06/15/2022 09:00AM
DATE AND TIME RECEIVED: 06/17/2022 11:19AM
ANALYSIS PACKAGE: A & L Radon Water
RECEIPT TEMPERATURE: 24° CELSIUS

CLIENT JOB #:

Test Description	Result	Test Units	Pass /Fail	DQ Flag	RL	Limit	Method	Analyst	Date - Time Analyzed
Radon+	5,773	pCi/L	×		100	4000 pCi/L	SM 7500-RN B	TT-ME	06/17/2022 06:31PM

Rebecca L. Labranche
Laboratory Director

Radon Inspection Report

Test Location:

Dustin Foss
22 Crane Rd
Winter Harbor, ME 04693
dfoss207@gmail.com
2075986848

Test For:

Alliance Home Inspections
14 Carriage Ln
Hampden, ME 04444
2077457453

Inspected By:

14 Carriage Lane
Hampden, ME 04444
207-745-7453

Test Result: Pass

Overall Average:

1.0 pCi/l

EPA Average:

1.0 pCi/l

Test Device Details:

Serial Number: 300000787
Model Number: 1028XP
Last Calibration: 03/24/2021
Next Calibration: 03/24/2022
Cal-Factors: 2.60
Motion Error: Yes

Test Site Condition:**Test Summary:**

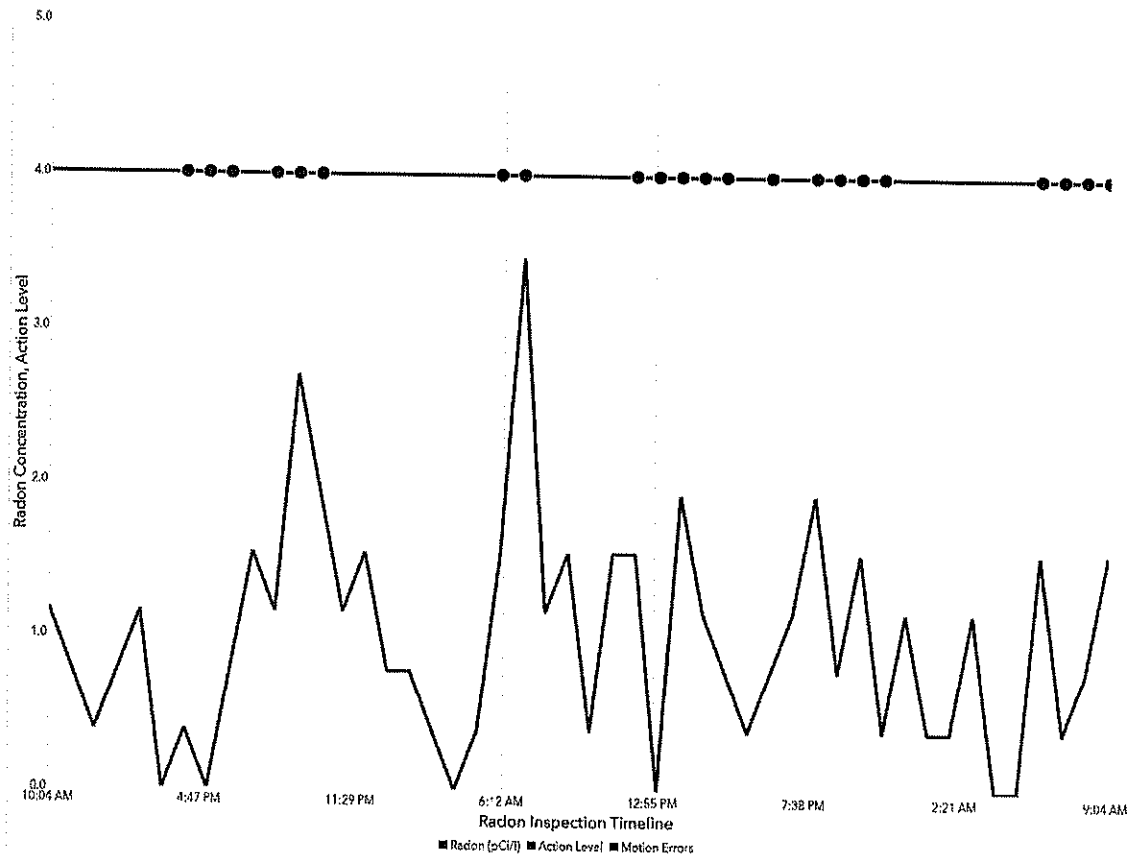
<u>CRM Location:</u>	<u>Start:</u> 06/15/2022 09:04 AM	<u>Stop:</u> 06/17/2022 09:04 AM	<u>Interval:</u> 1 hr	<u>Duration:</u> 48 hr
*First 4 hrs of data excluded	<u>Min:</u>	<u>Max:</u>	<u>Average:</u>	<u>Measurement Units:</u>
Radon Concentration:	0.0	3.5	1.0	pCi/l

Comments:

Lic/Cert Signature

Inspection Report Date: 06/19/2022

Radon Inspection Chart



Test Result: Pass

Test Location: 22 Crane Rd Winter Harbor, ME 04693

Inspection Report Date: 06/19/2022

Test Table

* Data from first 4 hours excluded from EPA calculations

Date/Time	Radon(pCi/l)	Flags
06/15/22 10:04 AM	1.2	-
06/15/22 11:04 AM	0.8	-
06/15/22 12:04 PM	0.4	-
06/15/22 01:04 PM	0.8	-
06/15/22 02:04 PM	1.2	-
06/15/22 03:04 PM	0.0	-
06/15/22 04:04 PM	0.4	M
06/15/22 05:04 PM	0.0	M
06/15/22 06:04 PM	0.8	M
06/15/22 07:04 PM	1.5	-
06/15/22 08:04 PM	1.2	M
06/15/22 09:04 PM	2.7	M
06/15/22 10:04 PM	1.9	M
06/15/22 11:04 PM	1.2	-
06/16/22 12:04 AM	1.5	-
06/16/22 01:04 AM	0.8	-
06/16/22 02:04 AM	0.8	-
06/16/22 03:04 AM	0.4	-
06/16/22 04:04 AM	0.0	-
06/16/22 05:04 AM	0.4	-
06/16/22 06:04 AM	1.5	M
06/16/22 07:04 AM	3.5	M
06/16/22 08:04 AM	1.2	-
06/16/22 09:04 AM	1.5	-
06/16/22 10:04 AM	0.4	-
06/16/22 11:04 AM	1.5	-
06/16/22 12:04 PM	1.5	M
06/16/22 01:04 PM	0.0	M
06/16/22 02:04 PM	1.9	M
06/16/22 03:04 PM	1.2	M
06/16/22 04:04 PM	0.8	M
06/16/22 05:04 PM	0.4	-
06/16/22 06:04 PM	0.8	M
06/16/22 07:04 PM	1.2	-
06/16/22 08:04 PM	1.9	M
06/16/22 09:04 PM	0.8	M
06/16/22 10:04 PM	1.5	M
06/16/22 11:04 PM	0.4	M
06/17/22 12:04 AM	1.2	-
06/17/22 01:04 AM	0.4	-
06/17/22 02:04 AM	0.4	-
06/17/22 03:04 AM	1.2	-
06/17/22 04:04 AM	0.0	-
06/17/22 05:04 AM	0.0	-

Test Result: Pass

Test Location: 22 Crane Rd Winter Harbor, ME 04693

Inspection Report Date: 06/19/2022

Test Table

* Data from first 4 hours excluded from EPA calculations

<u>Date/Time</u>	<u>Radon(pCi/l)</u>	<u>Flags</u>
06/17/22 06:04 AM	1.5	M
06/17/22 07:04 AM	0.4	M
06/17/22 08:04 AM	0.8	M
06/17/22 09:04 AM	1.5	M

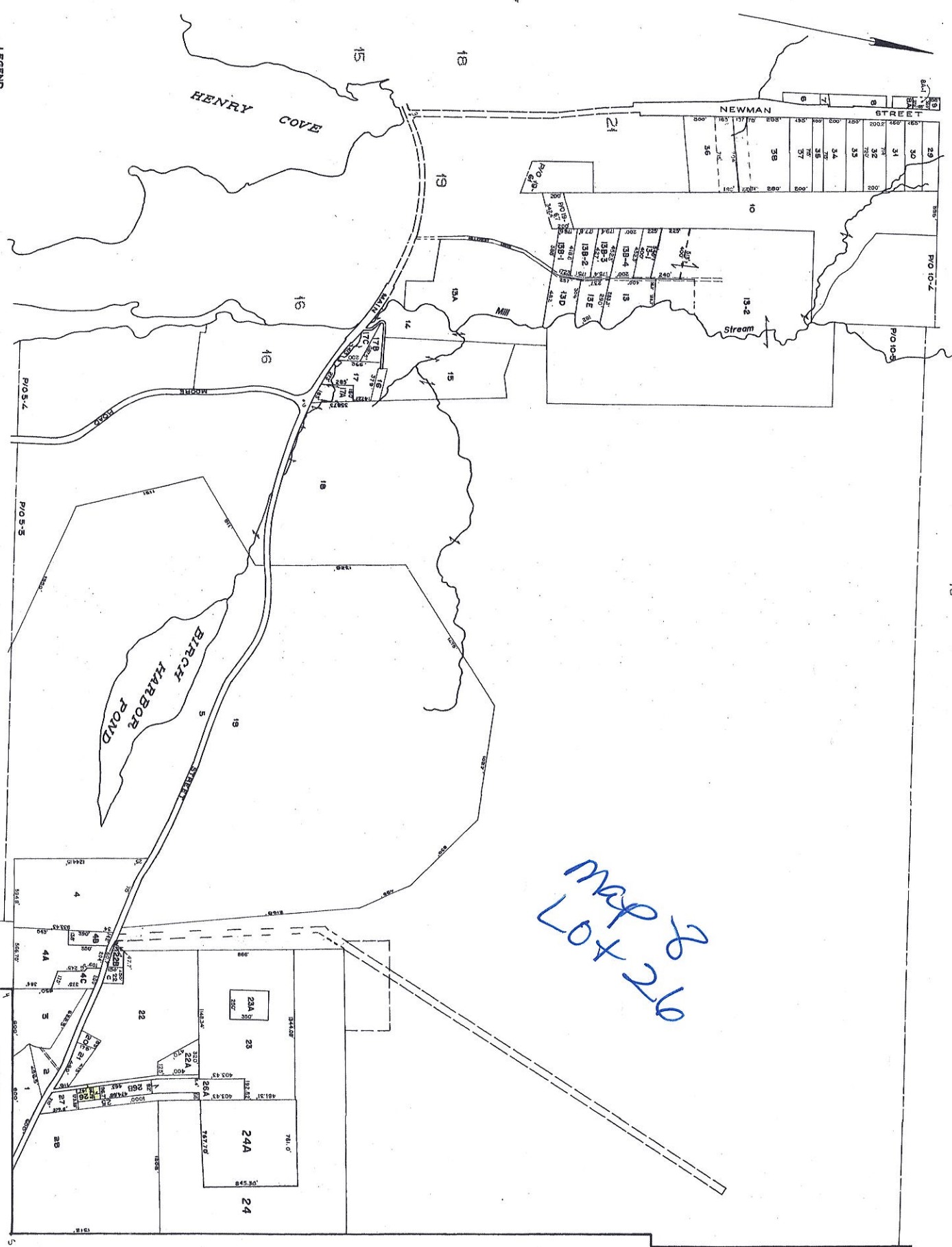
Test Result: Pass

Test Location: 22 Crane Rd Winter Harbor, ME 04693

Inspection Report Date: 06/19/2022

map 2
27x07
26

G O U L D S B O R O



LEGEND
PARCEL NUMBERS, ADJACENT MAPS, MATCH LINE
For Assessment Purposes
Not to be used for Conveyances

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 fluoride, 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

