

PROPERTY LOCATED AT: 25 Bridge Street, Milbridge, ME 04658

### 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: 03/2026 Are test results available? ..  Yes  No  
To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notation? .....  Yes  No  
If Yes, are test results available? .....  Yes  No  
What steps were taken to remedy the problem? \_\_\_\_\_

~~IF PRIVATE: (Strike Section if Not Applicable):~~

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

Comments: The town of Milbridge test the water

Source of Section I information: Seller, Previous disclosure  
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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: \_\_\_\_\_ OR  Unknown~~

~~Date installed: \_\_\_\_\_ Date last pumped: \_\_\_\_\_ Name of pumping company: \_\_\_\_\_~~

~~Have you experienced any malfunctions? .....  Yes  No~~

~~If Yes, give the date and describe the problem: \_\_\_\_\_~~

~~Date of last servicing of tank: \_\_\_\_\_ Name of company servicing tank: \_\_\_\_\_~~

~~Leach Field: .....  Yes  No  Unknown~~

~~If Yes, Location: \_\_\_\_\_~~

~~Date of installation of leach field: \_\_\_\_\_ Installed by: \_\_\_\_\_~~

~~Date of last servicing of leach field: \_\_\_\_\_ Company servicing leach field: \_\_\_\_\_~~

~~Have you experienced any malfunctions? .....  Yes  No~~

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

~~Do you have records of the design indicating the # of bedrooms the system was designed for?  Yes  No~~

~~If Yes, are they available? .....  Yes  No~~

~~Is System located in a Shoreland Zone? .....  Yes  No  Unknown~~

Comments: None

Source of Section II information: Seller, Previous disclosure

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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: To the sellers knowledge there are no underground storage tanks

Source of information: Seller, Previous disclosure

**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: To the sellers knowledge there is no Asbestos

Source of information: Seller, Previous disclosure

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

Has the property been tested? .....  Yes  No  Unknown

If Yes: Date: 5/2022 By: Seller

Results: Normal

If applicable, what remedial steps were taken? N/A

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: 2022 By: Seller

Results: Normal

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

**E. METHAMPHETAMINE** - Current or previously existing:

Yes  No  Unknown

Comments: Seller is unaware of Methamphetamines ever being on property.

Source of information: Seller, previous disclosure

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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: House has been completely renovated

Source of information: Seller, 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: None

Source of information: Seller, Previous disclosure

**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: N/A

Source of information: Seller, Previous disclosure

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, public records, agent observation.

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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: 23029C1767E Year: 7/18/2017 (Attach a copy)

Comments: Area of minimal flood hazard Zone X

Source of Section VI information: Seller, FEMA

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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: Propane tanks RH Foster

Year Principal Structure Built: 1932 What year did Seller acquire property? 2022

Roof: Year Shingles/Other Installed: 10/2024

Water, moisture or leakage: None

Comments: None

Foundation/Basement:

Is there a Sump Pump? .....  Yes  No  Unknown

Water, moisture or leakage since you owned the property: .....  Yes  No  Unknown

Prior water, moisture or leakage? .....  Yes  No  Unknown

Comments: None

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

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

Comments: None

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

Seller Initials EH SH



### LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Elsie Haley, Stephan Haley (hereinafter "Seller")  
AND \_\_\_\_\_ (hereinafter "Buyer")  
FOR PROPERTY LOCATED AT 25 Bridge Street, Milbridge, ME 04658

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	<u>Elsie Haley</u>	<u>06/18/2026</u>
		Seller <u>Elsie Haley</u>	Date <u>06/18/2026</u>
Buyer	Date	<u>Stephan Haley</u>	Date
		Seller <u>Stephan Haley</u>	Date
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Agent	Date	<u>Julia Sheehan Cindi Sargent</u>	<u>06/18/2026</u>
		Agent <u>Julia Sheehan and Lucinda(Cindi) Sargent</u>	Date

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# National Flood Hazard Layer FIRMette



67°53'14"W 44°32'37"N



67°52'36"W 44°32'12"N

## 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, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone
- 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 L

**OTHER AREAS**

- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone

**GENERAL STRUCTURES**

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

**OTHER FEATURES**

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

**MAP PANELS**

- Digital Data Available
- No Digital Data Available
- Unmapped

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 **6/12/2026 at 12:35 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.

**WARRANTY DEED**DLN: 1002240195830

**GARDINER S. BIDDLE**, whose address is P.O. Box 546, Milbridge, Maine 04658, and **VIRGINIA BIDDLE**, whose address is 14-26 Frenchmans Bay Estate, St. Thomas, Virgin Islands 00802, for consideration paid, grant to **ELSIE F. S. HALEY**, whose address is 1015 Caswell Hill Road, Northport, Maine 04849, with **WARRANTY COVENANTS**, a certain lot or parcel of land, together with the buildings thereon and all improvements thereto, situated in said Milbridge, Washington County and State of Maine, and being more particularly bounded and described as follows, to wit:

"A certain lot or parcel of land, together with any buildings and improvements thereon, situated in Milbridge, Washington County, State of Maine, bounded and described as follows, to wit:

Beginning at a point at the center of Bridge Street and thence South sixty-five degrees ten minutes East (S 65° 10' E) twenty-six (26) feet nine (9) Inches, more or less, to an iron pipe driven in the ground; thence South sixty-five degrees ten minutes East (S 65° 10' E) but everywhere following the southerly side line of land now or formerly owned by Floyd Jackson two hundred ninety-five (295) feet, more or less, to an iron pipe driven in the ground at the edge of the bank of the Narraguagus River; thence South eighty-seven degrees thirty minutes East (S 87° 30' E) but everywhere following the northerly side of land formerly owned by Samuel Wallace across the flats to low water mark; thence following low water mark southerly and easterly around the shore to a point located South eighty-five degrees thirty-two minutes West (S 85° 32' W) from an iron pipe driven in the ground at the top of the bank of the Narraguagus River and at the northeast corner of Medical Center Property; thence North eighty-five degrees thirty-two minutes West (N 85° 32' W) to said iron pipe; thence following same course (N 85° 32' W) but everywhere following the northerly side line of land formerly of Ezekiel Dyer and the southerly lines of the said Medical Center Property and land now or formerly owned by the

northeast corner of the old rink lot, now or formerly of Robert Whitten; thence North eighteen degrees East (N 18° E) but everywhere following the easterly side line of land now or formerly owned by Helen Freeman sixty-four (64) feet to an iron pipe driven in the ground; thence North fifty-five degrees fifteen minutes East (N 55° 15' E) but everywhere following said easterly side line of said land of Helen Freeman, ninety-two (92) feet to the northeast corner of the Helen Freeman land; thence North fifty-three degrees fifty minutes West (N 53° 50' W) but everywhere following the northerly line of said Helen Freeman land one hundred eleven (111) feet, more or less, to a large tree blazed and painted and being in the easterly line of land now or formerly owned by Dorothy Kennedy, formerly the Henry Wallace land; thence North thirty degrees ten minutes East (N 30° 10' E) but everywhere following the easterly side line of said Dorothy Kennedy land, sixty-two (62) feet, more or less, to an iron pipe driven in the ground, being in the northerly side line of land formerly owned by Samuel Wallace; thence North eighty-seven degrees thirty minutes West (N 87° 30' W) but everywhere following the northerly side line of said Samuel Wallace land forty-seven (47) feet six (6) inches, more or less, to an iron pipe driven in the ground in the northerly side of the property line of said Dorothy Kennedy land; thence North fifty-five degrees West (N 55° W) but everywhere following the northerly side line of said Dorothy Kennedy land seventy-five (75) feet, more or less, to an iron pipe driven in the ground; thence continuing on the same course (N 55° W) twenty-one (21) feet six (6) inches, more or less, to the center of Bridge Street; thence following the center of Bridge Street North thirty-two degrees fifteen minutes East (N 32° 15' E) eighty-two (82) feet to the point of beginning.

Containing 2.65 acres, more or less.

Also conveying Grantor's right title and interest, if any, in and to the adjoining shores and flats, subject to the laws of the State of Maine.

Excepting that portion of the above described premises conveyed to the Town of Milbridge by deed dated August 4, 1987 and recorded in the Washington County Registry of Deeds in Book 1472, Page 55.

Further excepting that portion of the above described premises previously conveyed to the Town of Milbridge by deed dated March 1, 1995 and recorded in the Washington County Registry of Deeds in Book 2074, Page 90.

Subject to the Boundary Line Agreement with Albina Korcak dated August 25, 1982 and recorded in the Washington County Registry of Deeds in Book 1193, Page 224.

Subject to a Boundary Line Agreement with the Town of Milbridge dated January, 1995 and recorded in the Washington County Registry of Deeds in Book 2074, Page 98.

Subject to a Boundary Line Agreement with Albina Korcak dated March 1, 1995 and recorded in the Washington County Registry of Deeds in Book 2074, Page 101

Being the remaining portion of the premises conveyed in a deed from Roland W. Warren et al dated July 9, 1971 and recorded in the Washington County Registry of Deeds in Book 727, Page 168."

Meaning and intending to convey all of the same premises as conveyed from Gardiner S. Biddle to Gardiner S. Biddle and Virginia Biddle by deed dated September 29, 2009 and recorded in the Washington County Registry of Deeds in Book 3574, Page 287.

WITNESS my/our hand(s) and seal(s) this 21<sup>st</sup> day of May, 2022.

Alexis L. Garwin  
Witness

[Signature]  
GARDINER S. BIDDLE

STATE OF PENNSYLVANIA

COUNTY OF MONTGOMERY

May 21<sup>st</sup>, 2022

Then personally appeared the above-named, Gardiner S. Biddle, and acknowledged the foregoing instrument to be his/her/their free act and deed.

Commonwealth of Pennsylvania - Notary Seal  
FABIANA R FORTUNATO - Notary Public  
Montgomery County  
My Commission Expires June 29, 2025  
Commission Number 1324319

[Signature] Notary  
Attorney at Law/Notary Public  
FABIANA R. FORTUNATO  
Print Name

## 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](http://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.
- Watch a video on how to do a water test: [youtube.com/user/MainePublicHealth](http://youtube.com/user/MainePublicHealth)

##### 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](http://wellwater.maine.gov)
- Call for advice: **866-292-3474** • TTY: **Call Maine Relay 711**





# 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

## 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.

25 Bridge Street  
Milbridge, Maine 04658

## RENOVATION 2023-2026

### OUTER BUILDING

All new premium cedar shake wrapping of entire house  
All new white wood framing of all windows  
All new asphalt roofing  
All exterior wood trim sanded and painted  
New gutter system  
Garage doors painted

### FOYER

New storm door  
Refinished original door  
Gray hardwood ash window trim  
Designed white wood trim all around  
Sanded refinished wainscotings  
Walls painted/ woodwork refinished  
Sanded refinished wood slab countertop  
Refinished foot rest  
Sanded refinished hardwood maple floor/ 4 coats of varnish

### KITCHEN

All new dishwasher, air fryer 5 burner stove, 28.8 cu.ft. refrigerator/freezer  
Sanded refinished cabinets with special beeswax treatment with new hardware  
Under sink floor heating system and painted gray wall heater  
Painted walls/ ceiling  
New ceiling lighting  
Sanded refinished existing doors to pantry and cold room  
New white woodwork at ceiling/wall and floor/wall  
Grinded chimney back to original brick/ wet finish  
Sanded/ refinished hardwood Maple floor/ 4 coats of varnish

### PANTRY (leading to basement)

Sanded refinished original door  
New motion detector multi-setting 4ft ceiling lighting  
All new tiled walls and shelving, painted ceiling and floor area  
Sanded refinished original door/floor  
Sanded repainted stairs to basement

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**COLD ROOM (leading to garage).**

Sanded refinished original door with draft protection  
New motion detector multi-setting 4ft ceiling lighting  
All new tiled floor, tiled wainscoting and shelving  
New incandescent light  
New sheetrocked painted walls  
Innovative folding floor/door (opening to garage)  
Painted stairs to garage

**BATHROOM 1ST FLOOR**

Sanded refinished original door  
Blown-in insulation behind main backing wall  
Opening of 4x6ft hidden space, new 32x60" bathtub unit system  
All new waterproof vinyl flooring  
New toilet, vanity, vanity mirror and lighting  
New ceiling, ceiling lights and exhaust fan  
Painted walls and ceiling

**FRONT ROOM (Dining Room)**

Sanded refinished white window woodwork  
All new floor heating system  
Painted walls and ceiling

**HALLWAY first floor**

Wider and larger redesign entry into "green" room  
Sanded refinished white window woodwork  
New Sheetrock on bathroom side walls  
All new hardwood maple floor  
New white woodwork at wall/floor  
Painted walls and ceiling, new ceiling lights

**"GREEN" ROOM**

Ceiling removal due to water damage from burst pipe  
Restructuring strengthening of ceiling joist system  
Lowered painted ceiling with lighting  
Sculpting of support system for clean architectural look and new wood central columns  
All new insulation/ new sheetrocked painted walls  
All new hardwood maple floor  
All new heating system  
All new white wood windows surround  
New white woodwork at walls/floor

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### "SUN" ROOM

Structural repair in floor system near entry door to deck  
New storm door leading to deck  
New painted ceiling  
All new hardwood maple floor  
All new heating system  
All new white wood windows surround  
New white woodwork at walls/floor

### 1ST FLOOR DECK (11 x 22')

Repaired railing sections

### STAIRWELL (to 2nd floor)

Sanded refinished stairs, all wood surround, handrail, wall and floor at the top of the stairs  
All new Sheetrock walls and ceiling  
New light at top of stairs

### FRONT BEDROOM

Sanded refinished pine floor  
Sanded painted in wall drawers  
Sanded refinished closet door

### HALLWAY 2nd floor

All new plumbing/electric/exhaust for washer and dryer  
Widened area by 2 feet  
Sanded refinished original wood walls  
All new construction of area including painted walls and ceiling (rockwool insulation in ceiling)  
All new ceiling lighting and light for closet  
All new heating system  
All new hardwood maple wood floor  
Custom folding basswood doors for closet, with new shelving and hide away storage

### "HOBBIT ROOM" 2nd bedroom

Innovative redesign of entry to room which follows the shape of the roofing structure  
Built-in cabinet for the deep sanded refinished drawers  
Adjustable lighting over drawers  
New ceiling lighting  
New heating system  
Sanded refinished hardwood maple floor

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#### **BATHROOM 2ND FLOOR**

Widened area by 2 feet

Rockwool insulation in ceiling

New design including floor to ceiling linen closet with door

All new painted walls and ceiling (with lighting and exhaust fan)

All new waterproof vinyl flooring

32 x 60" shower with sliding glass doors/ custom tile work/ rain shower head

Wall mounted heated towel rack

New toilet, 42" vanity, vanity mirror and lighting and new entry door

#### **MAIN BEDROOM**

Rockwool insulation in ceiling and new insulation in walls

All new Sheetrock painted walls and ceiling with lighting

Redesigned ceiling for further support to roof

2 new windows

All new white wood window surround on all windows

New French Doors (with storm door system not installed)

New walk-in closet with sanded refinished original in wall drawers, clothing rack, shelving and lighting with custom basswood barn door

All new hardwood maple floor

All new heating system

Creative hinged door to crawl space storage

Custom oversized basswood entryway barn door

#### **2ND FLOOR DECK (11 x 22')**

Repaired railing sections

New outdoor farmhouse lighting

#### **BASEMENT**

All new propane heater system including instant-on hot water

Removed all old system including oil tank and water heater

#### **2 CAR GARAGE**

All new insulation

Painted stairwell