

Public Detail Report

MLS #: 1454111

County: York

Seasonal: No

List Price: \$525,000

Status: Active

Property Type: Residential

Directions: From Route 1 in York, get on Route 91 (Cider Hill Road) and follow to #515, which is a couple houses just before Witchtrot Road and the Ledges Golf Course. Yellow house is set in off the road. Look for sign.

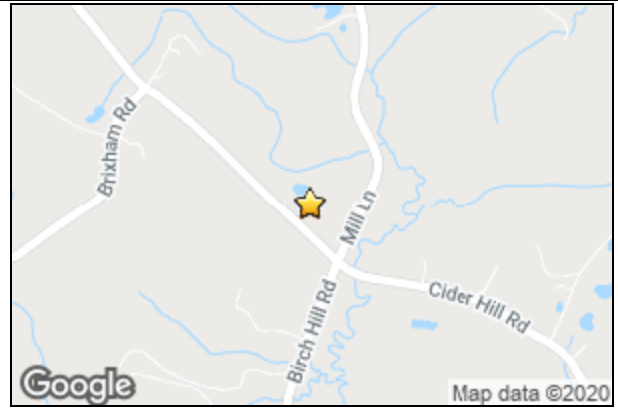


515 Cider Hill Road

York, ME 03909-5308

List Price: \$525,000

MLS#: 1454111



General Information

| | | | |
|--|----------------------------|-------------------|---------------------------------------|
| Sub-Type: Single Family Residence | Year Built: 2000 | Rooms: 8 | Sqft Fin Abv Grd+/-: 1,638 |
| Style: Cape | Fireplaces Total: 0 | Beds: 3 | Sqft Fin Blw Grd+/-: 0 |
| Color: Yellow | | Baths: 2/0 | Sqft Fin Total+/-: 1,638 |
| | | | Source of Sqft: Public Records |

Land Information

| | | |
|--|------------------------|---|
| Leased Land: No | Waterfront: No | Road Frontage +/-: 236 |
| Lot Size Acres +/-: 3.19 | Water Views: No | Source of Rd Front: Other |
| Source of Acreage: Public Records | | Road Frontage Oth Src: GIS Mapping |
| Acreage Oth Source: Survey | | Zoning: GEN-1 |
| Surveyed: Yes | | Zoning Overlay: No |
| | | Bank Owned: No |
| | | REO: No |

Interior Information

| | |
|----------------------------|----------------------------|
| Full Baths Bsmnt: 0 | Half Baths Bsmnt: 0 |
| Full Baths Lvl 1: 1 | Half Baths Lvl 1: 0 |
| Full Baths Lvl 2: 1 | Half Baths Lvl 2: 0 |
| Full Baths Lvl 3: 0 | Half Baths Lvl 3: 0 |
| Full Baths Upper: 0 | Half Baths Upper: 0 |

Appliances: Dishwasher; Dryer; Electric Range; Refrigerator; Washer

| <u>Room Name</u> | <u>Length</u> | <u>Width</u> | <u>Level</u> | <u>Room Features</u> |
|------------------|---------------|--------------|--------------|---|
| Dining Room | 14 | 15 | First | |
| Kitchen | 14 | 15 | First | Eat-in Kitchen,Heat Stove Hookup,Pantry |
| Living Room | 14 | 18 | First | |
| Bedroom 2 | 13 | 14 | Second | |
| Bedroom 3 | 12 | 14 | Second | |

| <u>Room Name</u> | <u>Length</u> | <u>Width</u> | <u>Level</u> | <u>Room Features</u> |
|------------------|---------------|--------------|--------------|----------------------|
| Other Room | 14 | 16 | First | |
| Master Bedroom | 21 | 26 | Second | |
| Other Room 2 | | | | |

Property Features

| | |
|--|---|
| Site: Level; Well Landscaped; Wooded | 2 Dcthd Houses on 1 Lot: No |
| Driveway: Paved | Construction: Wood Frame |
| Parking: 5 - 10 Spaces; On Site; Paved | Basement Info: Bulkhead; Full; Sump Pump; Unfinished; Walkout Access |
| Location: Near Golf Course; Neighborhood | Foundation Materials: Poured Concrete |
| Rec. Water: Nearby | Exterior: Wood Siding |
| Roads: Paved; Public | Roof: Composition; Fiberglass; Pitched; Shingle |
| Transportation: Major Road Access | Heat System: Baseboard; Hot Water; Multi-Zones; Stove |
| Electric: Circuit Breakers; Generator Hookup; On Site | Heat Fuel: Gas Bottled; Oil; Propane |
| Gas: Bottled | Water Heater: Off Heating System; Oil |
| Sewer: Private Sewer; Septic Design Available; Septic Existing on Site; Soil Test Available | Cooling: Central Air |
| Water: Private; Well Existing on Site | Floors: Carpet; Tile; Wood |
| Equipment: Air Radon Mitigation System; Generator; Internet Access Available; Water Radon Mitigation System | Veh. Storage: 2 Car; Attached; Auto Door Opener; Direct Entry to Living; Off Street Parking |
| Basement Entry: Bulkhead; Interior; Walk-Out | Garage: Yes |
| | Garage Spaces: 2 |
| | Amenities: Bathtub; Fence; Laundry - Hookup; Other Amenities; Pantry; Patio; Porch; Storage; Walk-in Closets |
| | Accessibility Amenities: 32 - 36 Inch Doors; Other Bath Modifications |
| | View: Trees/Woods |
| | Energy Efficiency: Dehumidifier; Double Pane Windows; Energy Star Appliances; Programmable Thermostat; Storm Doors |

Tax/Deed Information

| | | |
|---|---|---|
| Book/Page/Deed: 10393/0173/All | Full Tax Amt/Yr: \$4,406/ 2019 | Map/Block/Lot: 89/JJ42 |
| Deed/Conveyance Type Offered: Personal Rep | School District: York Public Schools | Tax ID: YORK-000089-000000-000042J |
| Deed Restrictions: Yes | | |

Remarks

Remarks: LOVINGLY MAINTAINED and in exceptional condition, this quality built three bedroom open concept Cape is ready for its new owners! Immaculate condition throughout with a fabulous first floor open concept floor plan boasting hardwood oak floors, quartz counters in the kitchen and both baths, recessed lighting, central air conditioning and a whole house Generac generator. Enjoy making delicious meals in the generously sized kitchen complimented by a breakfast bar and eat in area with efficient propane gas heat stove. The home also provides a formal dining room option which is perfect for larger gatherings. Large front to back 21' x 26' master bedroom has the potential to finish additional space over the garage and add a private master bath if desired. Walk through a set of French doors that open up into a lovely 3-season screen room that spills out into the professionally manicured fully fenced in back yard. You can also enjoy the natural outdoor habitat and wildlife and all of your 3.19 acre lot from your paver patio. Beautiful full length wrap around Farmer's porch overlooks charming walkway stones and a lighted driveway and is just waiting for your comfortable rockers. This property offers plenty of room to entertain family and friends in a private, yet convenient setting surrounded by mature growth and is set off the main road. If you're a golfer, be sure to shine your clubs because the popular public Ledges Golf Course is just around the corner and abuts the back of the property. Less than a 10 minute drive to Hannaford and the Route 1 business district offering fine and casual dining, retail shopping, banks and professional office buildings. Be on any one of York's four beaches, in the Dover or Portsmouth, NH area or in the Berwick's within 20 minutes. Only an hour to Boston or Portland and public transportation by AMTRAK train is within 30 minutes in nearby Wells. Some pre-listing maintenance items and inspections have been completed. Don't miss this one!

LO: Coldwell Banker Yorke Realty

Listing provided courtesy of:



Lori Barrett

Coldwell Banker Yorke Realty
529 US Route 1 Suite 101
York, ME 03909
207-337-1515
207-363-4300

loribarrett@maine.rr.com

<http://www.LoriBarrettBroker.com>



Prepared by Lori Barrett on Friday, May 29, 2020 4:15 PM.

The information on MLS listings has been assembled from various sources of varying degrees of reliability. Any information that is critical to your buying decision should be independently verified. All dimensions are approximate and not guaranteed. Copyright Maine Listings © 2020 and FBS.

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.

SELLER(S) INITIALS: ^{DS} SGMP

BUYER(S) INITIALS: _____

Protect your family. Test your well.

- For more information: wellwater.maine.gov
- Call for advice: **866-292-3474** • TTY: **Call Maine Relay 711**



Paul R. LaPapa, Governor Mary C. Mayhew, Commissioner

July 2012



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

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.

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

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.

SELLER(S) INITIALS: SGMP

BUYER(S) INITIALS: _____

BK 10393PG173

001749

WARRANTY DEED

BROWN LUMBER COMPANY, INC., a Maine Corporation having a mailing address of P.O. Box 366, York Harbor, Maine 03911 for consideration paid, grants to ALTON W. NOYES and MARION J. NOYES, of 3 Dawes St. Newburyport MA 01950, as joint tenants, with WARRANTY COVENANTS the land in York, County of York and State of Maine, described as follows:

A certain lot or parcel of land with any buildings thereon, situated in York, County of York and State of Maine lying on the easterly side of Route #91 a/k/a Cider Hill Road and being further described as Lot #2 on the plan entitled "Standard Boundary Survey Plan of a Subdivision of Property entitled 'Rughton Woods', Route 91, York, Maine" dated August 4, 1997 and recorded in the York County Registry of Deeds at Plan Book 237, Page 29.

The above-conveyed lot is conveyed subject to all easements, restrictions, covenants, conditions and notes set forth on said Plan.

Meaning and intending to convey and hereby conveying a portion of the premises conveyed to the Grantor by deed of the Estate of Alice Parsons dated March 1, 1993 and recorded in York County Registry of Deeds at Book 6448, Page 118.

WITNESS my hand this 10th day of January, 2001.

Debra J. Lauce

BROWN LUMBER COMPANY, INC.

Dennis R. Brown *president*

By: Dennis R. Brown,
President

MAINE R.E. TRANSFER TAX PAID

BK 10393PG174

STATE OF MAINE
YORK, ss.

January 10, 2001

Then personally appeared the above named Dennis R. Brown, President of **BROWN LUMBER COMPANY, INC.** and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said Corporation.

Before me, Shawn A. Poliquin
Notary Public

SHAWN A. POLIQUIN, ESQ.

Attorney at Law

SIGNATURE TITLE CORPORATION
501 BILINGTON ST.
PORTSMOUTH, NH 03801

RECEIVED YORK S.S.

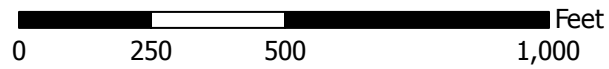
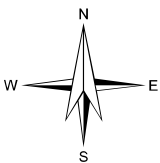
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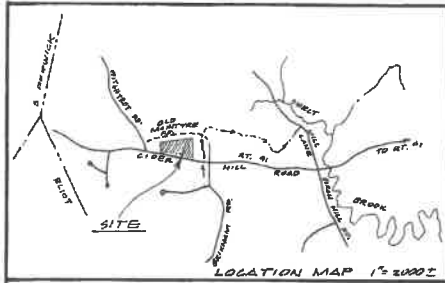
ERWIN, OTT, CLARK & CAMPBELL ATTORNEYS - AT - LAW
16A WOODBRIDGE ROAD - P.O. BOX 545 - YORK, MAINE 03909

ATTEST: *Lisa M. Reese*
REGISTER OF DEEDS



515 Cider Hill Road, York

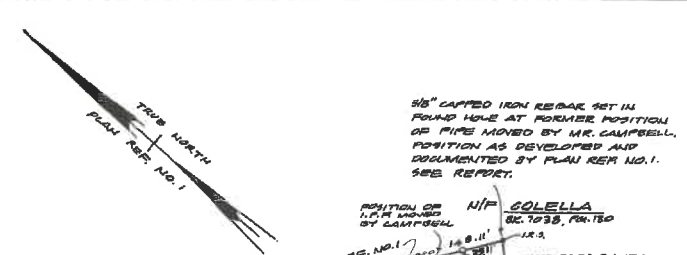




PLAN REFERENCE :
 1. STANDARD BOUNDARY SURVEY FOR BROWN LUMBER CO. INC. ROUTE 91, YORK, MAINE BY ANDERSON - LIVINGSTON ENGINEERS, INC. DATED FEB. 1993.

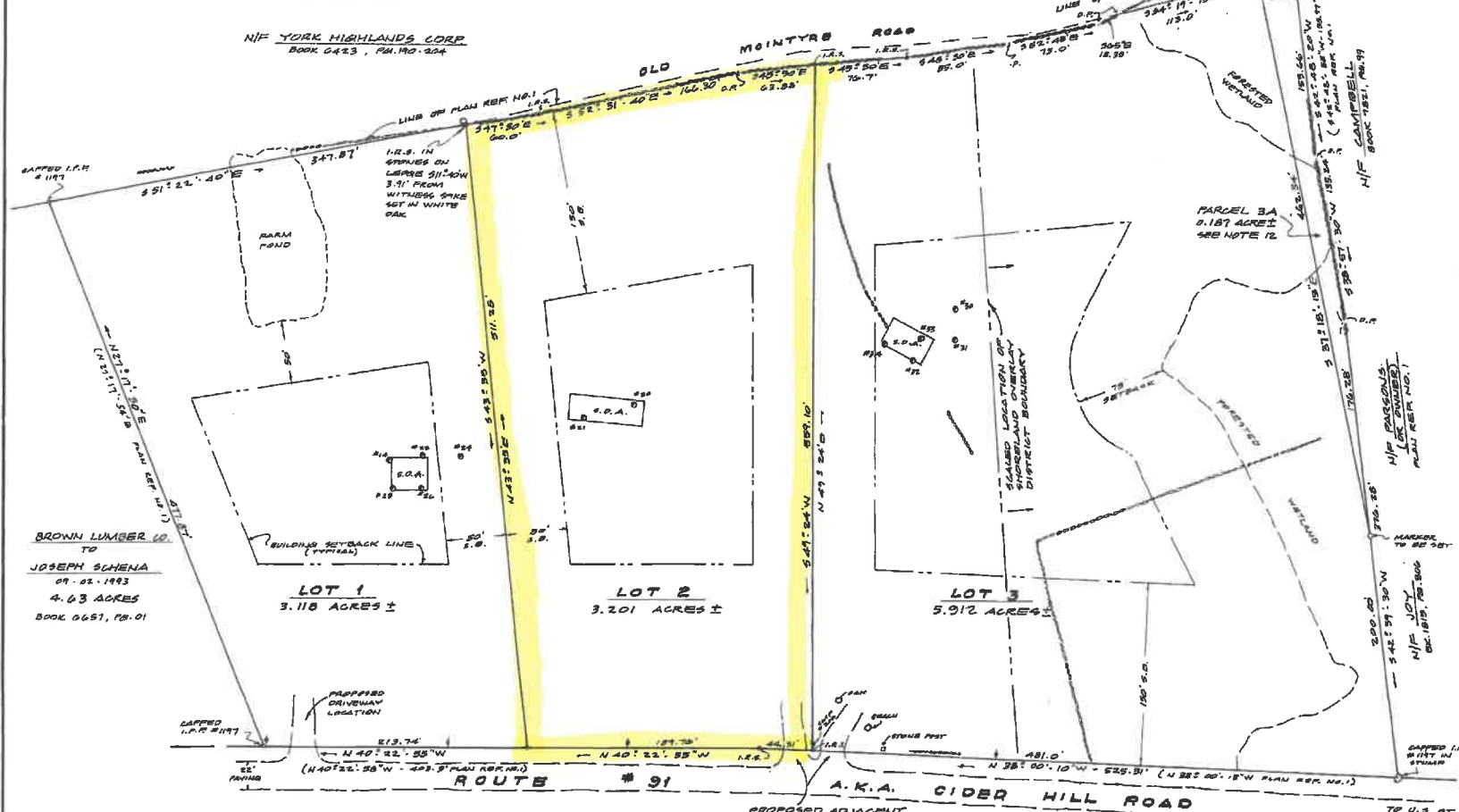
DEED REFERENCE :
 DUNCAN A. M. BACHERN & DONALD O. LOSAN (ESTATE OF ALICE R. PARSONS) TO BROWN LUMBER CO., INC. DATED 03-01-93 RECORDED AT Y.C.R.D. BOOK 6448, PG. 118

TOWN ASSESSOR'S REFERENCE :
 MAP 89, LOT 42



5/8" CAPTED IRON REBAR SET IN FORMER HOLE AT FORMER POSITION OF PIPE MARKED BY MR. CAMPBELL. POSITION AS DEVELOPED AND DOCUMENTED BY PLAN REF. NO. 1. SEE REPORT.

NIP YORK HIGHLANDS CORP
 BOOK 6423, PG. 190-204



BROWN LUMBER CO. TO JOSEPH SCHEMA 07-02-1993 4.63 ACRES BOOK 6657, PG. 01

SURVEYORS CERTIFICATION :
 THE PERIMETER BOUNDARY OF THIS PROPERTY AS SHOWN ON THIS PLAN IS SOLELY DERIVED FROM PLAN REFERENCE NO. 1, AND FROM THE DEED DESCRIPTION FOUND IN BOOK 6448, PAGE 118 EXCEPT AS NOTED HEREON. THE INTERNAL DIVISION SURVEY (SUBDIVISION) HAS BEEN PERFORMED IN ACCORDANCE WITH THE MAINE STATE BOARD OF REGISTRATION FOR LAND SURVEYORS STANDARDS: CATEGORY I, CONDITION II. SEE REPORT TO DENNIS BROWN DATED MAY 28, 1997. LOTS 1 THRU 3 ARE SHOWN SUBJECT TO ANY EXTENDED RIGHT OF WAY EASEMENT WHICH MAY LIE NORTHERLY OF THE ROUTE 91 RIGHT OF WAY SIDELINE DEVELOPED BY PLAN REF. NO. 1 AND ARE FURTHER SUBJECT TO UTILITY EASEMENTS WHICH EXIST IN ASSOCIATION WITH THE UTILITY POLES AND LINES WHICH ARE POSITIONED NORTHERLY OF SAID DEVELOPED RIGHT OF WAY LINE.

WILLIAM FIERCE, P.L.S. #1235

APPROVED BY THE TOWN OF YORK PLANNING BOARD
 Gilbert C. Bell
 Bernie M. Manno
 Dan Munn
 Edna Farley

LEGEND :
 O.I.P.R. FOUND IRON PIPE
 O.I.R.S. 5/8" CAPTED IRON REBAR SET
 D.P. DEFLECTION POINT - NO MARKER FOUND OR SET
 DASHED STONE WALL
 O SOIL TEST PIT
 U UTILITY POLE
 D.O.A. OPTIC DISPOSAL AREA

- Subdivision Note Section:**
- Plan Revision: The plan revises the preliminary plan dated June 24, 1997
 - Project Location: Parcel Area totals 12.418 acres, more or less, and is identified by the Town as Tax Map 89 - Lot 42. The zoning district is GEN-1 and Shoreland Overlay District, Limited Residential Subdistrict. Building sites (windows) do not lie within a Flood Hazard Zone (FIRM).
 - Proposed Land Use: Division of property into 3 house lots for proposed single family residential construction. Planning Board approval is for residential housing, including home occupations. No other uses are permitted without Planning Board approval. No further subdivision of the lots or parcels shown on this plan is permitted without Planning Board approval.
 - Utilities / Services: Private wells, private onsite septic sewage disposal and above ground utilities are proposed. Lot 3 disposal area is set back 190 feet from forested wetland. York Code requirement - 175'. See HHE-200 forms prepared by William Pierce SE #166. The York Code Enforcement Officer has determined the properties satisfy Town of York Standards for subsurface disposal systems. An Occupancy Permit shall not be issued until evidence has been presented of a potable source of water for each property.
 - Setbacks: This plan serves to document the following increases in the minimum required building setbacks to property lines from the GEN-1 zone requirements, as shall apply to this subdivision:
 Front 30' (increase to) 150'
 Side 30' (increase to) 50'
 Rear 30' (increase to) 150'
 - Wetland Buffer: All structures shall be setback a minimum of 75' from the forested wetland identified on Lot #3. This 75' area shall be retained as a natural, undisturbed wetland buffer, except that dead trees may be cut. All structures shall set back a minimum of 50' from the farm pond shown on Lot #1. An undisturbed natural 50' vegetated buffer shall be retained around the perimeter of the pond, except that dead trees may be cut.
 - Building Envelopes: The houses shall be located in the identified building envelopes. A maximum area of 30,000 square feet per lot may be clear cut in association with house and lawn sites. Additional clearing associated with utility lines, well sites, disposal areas and driveways is permitted. These activities may fall outside of the identified building windows. A minimum 50' undisturbed vegetated buffer (excepting utility lines and driveway shall be retained for all lot frontage along Route 91.
 - Site Distances and Driveways: The site distance at lot 1 driveway exceeds 600 feet to northwest / 450 feet to southeast. Site distance at adjacent driveway cut at lot 2 & 3 exceeds 600 feet to the northwest / 500 feet to the southeast. Route 91 is a State Aid roadway. Apparent right of way width is 3 Rods (49.5'). See Plan Book 45 Pages 7 & 8 - Y.C.R.D. 15' driveway culverts are proposed - subject to review and approval of MDT. Driveways shall be a minimum of 12' in width with a base of 12" of clean sand and gravel. Driveways may remain gravel or may be paved. The driveways for Lots #2 & #3 shall be located within 25' of the common side lot line at the intersection of said side lot line with the Route 91 right of way line.
 - Erosion & Sediment Control: Topsoil stripped from construction sites shall be stockpiled on each respective lot, matted with hay and surrounded by hay bales until it is used for final grading. Post construction, all bare ground shall be loamed and seeded in accordance with requirements identified in the York Erosion & Sediment Control Standards.
 - Shoreland Permit: The York Planning Board, as a component of its Subdivision Plan approval, granted approval of the required Shoreland Permit to allow construction of a house on Lot #3, provided said permit is issued within 2 years of the Subdivision Plan approval. If a Shoreland Permit is not obtained within 2 years, a Permit shall be required as is stipulated in the Town Ordinance.
 - Waivers: The Planning Board, at its July 21, 1997 meeting, granted the following waivers:
 6.3.18 Scale of Lotus Map
 6.3.21 Topographic Information
 6.4.6 Landscaping Plan
 6.4.17 Hydrogeologic Study
 4.4.1.1 Net Developable Acreage
 7.7.2 Underground Utilities
 - Parcel 3A: Parcel 3A shall be conveyed to the adjoining property owner (Campbell). The Planning Board acknowledges this transfer as a statement of its approval.

STANDARD BOUNDARY SURVEY PLAN OF A SUBDIVISION OF PROPERTY ENTITLED RUCHTON WOODS ROUTE 91 - YORK - MAINE
 OWNER / DEVELOPER: BROWN LUMBER CO. INC. DENNIS BROWN, PRESIDENT P.O. BOX 306 YORK HARBOR, ME. 03911
 PLAN DATE AUGUST 4, 1997 SCALE 1" = 50'

SURVEYOR WILLIAM FIERCE, P.L.S. #1235 6 WATERHOUSE RD. DAYTON, MAINE 04005



YK 17862

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

REPORT OF ANALYSIS

NH ELAP Accreditation #NH2018
 Maine State Certification # ME0015
 Maine Radon Certification # ME17500

Client Name: Atlantic Water Solutions Date Reported : 05/23/2020

| | |
|---|--|
| Client Sample ID: Noyes, Bill | Date Collected: 05/21/2020 12:00 PM |
| Laboratory ID: 220050755.01 | Collected By : Justin |
| Sample Location: 515 Cider Hill Rd, York, ME | Date Received : 05/22/2020 08:40 AM |
| Sample Matrix : Drinking Water | Temperature Rec'd °C: 10.2# |


| Parameters | Results | Acceptable Level | Units | Date Analyzed | Test Method | Test Type | Test Remarks |
|-------------------------|---------|------------------|--------|------------------|-------------|-----------|---------------------|
| Total Coliform Bacteria | Absent | Absent | /100mL | 05/22/2020 12:05 | SM 9223B | Primary | Within EPA Standard |
| E. coli Bacteria | Absent | Absent | /100mL | 05/22/2020 12:05 | SM 9223B | Primary | Within EPA Standard |
| Nitrate-N | 1.5 | 10 | mg/L | 05/22/2020 10:30 | SM 4500 NO3 | Primary | Within EPA Standard |
| Arsenic | <0.001 | 0.010 | mg/L | 05/23/2020 07:45 | EPA 200.8 | Primary | Within EPA Standard |
| Chloride | 234 | 250 | mg/L | 05/22/2020 10:20 | SM 4500Cl-B | Secondary | Within EPA Standard |
| pH | 7.33 | 6.5-8.5 | SU | 05/22/2020 10:10 | SM 4500H B | Secondary | Within EPA Standard |
| Iron | <0.050 | 0.300 | mg/L | 05/23/2020 07:45 | EPA 200.8 | Secondary | Within EPA Standard |
| Manganese | <0.010 | 0.050 | mg/L | 05/23/2020 07:45 | EPA 200.8 | Secondary | Within EPA Standard |
| Sodium | 160 | N/A | mg/L | 05/23/2020 07:45 | EPA 200.8 | N/A | No EPA Limit |
| Total Hardness | <4.0 | N/A | mg/L | 05/23/2020 07:45 | SM 2340B | N/A | No EPA Limit |
| Radon | <250 | See Note | pCi/L | 05/23/2020 02:56 | SM 7500 | N/A | No EPA Limit |

RADON NOTE: There is currently no legal or regulatory limit for radon in water. The EPA has a proposed limit of 4000 pCi/L. Maine and Vermont have recommended limits of 4000 pCi/L, and Massachusetts 10,000 pCi/L. New Hampshire DES recommends treatment for levels above 10,000 pCi/L, or above 2000 pCi/L if Radon in Air levels exceed 4 pCi/L. More information can be found at www.epa.gov/radon.

PRIMARY: Regulated by the EPA as a health related parameter SECONDARY: Aesthetic parameter - not regarded as a health concern
 Please see the attached test descriptions.

Respectfully Submitted 

Lorri Maling, Laboratory Director

 Notes: mg/L=ppm; ug/L=ppb; ng/L=ppt, "<" denotes "less than". This report of analysis may not be modified in any way, or reproduced except in full, without written approval from Nelson Analytical, LLC. Results reported above relate only to samples as submitted, unless specifically noted otherwise. Nelson Analytical, LLC is currently accredited by the New Hampshire Environmental Lab Accreditation Program, ANAB, and the Maine Laboratory Accreditation Program. For a list of current accredited tests, please visit the websites listed below. Sampling performed by the lab is according to the lab document "Water Sampling Instructions". EPA standards list pH & Chlorine as field parameters which should be tested immediately upon sample collection. Samples tested for pH after submission are beyond the hold time. Samples will be analyzed as quickly as laboratory operations allow. Metals samples preserved and analyzed on the same day do not meet the method criteria. # - Sample(s) received at laboratory do not meet method specified temperature criteria. Solid samples are reported on a dry weight basis unless noted otherwise.

Subcontract Laboratories: SUB1: Nelson Analytical Manchester (NH1005) ME-NH01005 SUB 2: (NH 2136) (ME-CT00007), SUB3: (NH2001) (ME00019), SUB 4: NH2073 SUB5: (NH2530) (ME FL00117), SUB7: EAI Analytical (NH 1007), SUB 8: ME00002 SUB9: (NH2516) (MA00100)
<http://des.nh.gov/organization/divisions/water/dwgb/nhelap/>
<https://www.maine.gov/dhhs/mecdc/environmental-health/dwp/professionals/labCert.shtml>
http://search.anab.org/public/organization_files/Tested-LabsNelson-Analytical-Cert-and-Scope-File-08-13-2019_1565710045.pdf

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

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

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

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

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

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

Hardness

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

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

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

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

Sodium & Chloride (Chloride = 250 mg/l)

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

pH (Acceptable Range = 6.5 - 8.5)

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

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

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

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

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

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

Arsenic (Limit = 0.010 mg/l)

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

Radon (No regulated limit)

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

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

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

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

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

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

MtBE / Volatile Organic Compounds (VOC's)

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

Sulfide (Rotten Egg Odor)

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

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

PROPERTY LOCATED AT: 515 CIDER HILL ROAD, YORK, ME 03909

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 N/A Unknown
 Drilled Dug Other N/A

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: 05/21/2020 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? RADON WATER MITIGATION SYSTEM WAS INSTALLED

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: FRONT OF HOUSE
Installed by: UNKNOWN
Date of Installation: WHEN HOUSE WAS BUILT IN 2000

USE: Number of persons currently using system: 0
Does system supply water for more than one household? Yes No Unknown

Comments: LAST SERVICED IN MAY 2020; PRE-LISTING WATER TEST IS AVAILABLE - NO ISSUES

Source of Section I information: PERSONAL REPRESENTATIVE (NEVER LIVED IN THE HOUSE)

Buyer Initials _____ Page 1 of 7 Seller Initials SGM

PROPERTY LOCATED AT: 515 CIDER HILL ROAD, YORK, ME 03909

SECTION II — WASTE WATER DISPOSAL

TYPE OF SYSTEM: Public Private Quasi-Public N/A Unknown

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

~~Have you had the sewer line inspected?..... Yes No~~

~~If Yes, what results: N/A~~

~~Have you experienced any problems such as line or other malfunctions?..... Yes No~~

~~What steps were taken to remedy the problem? N/A~~

IF PRIVATE (Strike Section if Not Applicable):

Tank: Septic Tank Holding Tank Cesspool Other: N/A

Tank Size: 500 Gallon 1000 Gallon Unknown Other: N/A

Tank Type: Concrete Metal Unknown Other: N/A

Location: REAR OF HOUSE BEHIND UNDER PAVERS (GET REMOVED WHEN PUMPED) OR Unknown

Date installed: 2000 Date last pumped: 11/30/2016 Name of pumping company: A-1 SEPTIC (WELLS)

Have you experienced any malfunctions? Yes No

If Yes, give the date and describe the problem: N/A

Date of last servicing of tank: N/A Name of company servicing tank: N/A

Leach Field: Yes No Unknown

If Yes, Location: REAR OF HOUSE

Date of installation of leach field: 2000 Installed by: BROWN LUMBER COMPANY

Date of last servicing of leach field: UNK Company servicing leach field: N/A

Have you experienced any malfunctions? Yes No

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

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

If Yes, are they available? Yes No

Is System located in a Shoreland Zone? Yes No Unknown

Comments: NONE

Source of Section II information: PERSONAL REPRESENTATIVE (HAS NEVER LIVED IN THE HOUSE)

Buyer Initials _____

Seller Initials DS
SGMP

PROPERTY LOCATED AT: 515 CIDER HILL ROAD, YORK, ME 03909

SECTION III – HEATING SYSTEM(S)/HEATING SOURCES(S)

| Heating System(s) or Source(s) | SYSTEM 1 | SYSTEM 2 | SYSTEM 3 | SYSTEM 4 |
|--|----------------------|-------------------------|----------|----------|
| TYPE(S) | FHW - OIL | PROPANE STOVE | | |
| Age of system(s) or source(s) | 2000 | UNKNOWN | | |
| Name of company that services system(s) or source(s) | DOWNEAST | DOWNEAST | | |
| Date of most recent service call | 05/07/2020 | N/A | | |
| Annual consumption per system or source (i.e., gallons, kilowatt hours, cords) | UNKNOWN | UNKNOWN | | |
| Malfunction per system(s) or source(s) within past 2 years | MINOR REPAIRS | NONE KNOWN | | |
| Other pertinent information | VACANT SINCE | NOT USED IN 2019 | | |

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: _____
 Date chimney(s) last cleaned: _____
 Direct/Power Vent(s): Yes No Unknown
 Has vent(s) been inspected? Yes No Unknown
 If Yes, date: N/A

Comments: TWO PROPANE TANKS SERVICE THE PROPANE STOVE

Source of Section III information: PERSONAL REPRESENTATIVE (NEVER LIVED IN THE HOUSE)

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: _____

Buyer Initials _____

Seller Initials SGMP

PROPERTY LOCATED AT: 515 CIDER HILL ROAD, YORK, ME 03909

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

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

Comments: SELLER HAS NO PERSONAL KNOWLEDGE OF UNDERGROUND STORAGE TANKS ON THE PROPERTY

Source of information: SELLER/TRUSTEE (HAS NEVER LIVED IN THE PROPERTY)

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: N/A Yes No Unknown

Comments: SELLER HAS NO PERSONAL KNOWLEDGE OF ASBESTOS; HOUSE WAS BUILT IN 2000

Source of information: PERSONAL REPRESENTATIVE (HAS NEVER LIVED IN THE HOUSE)

C. RADON/AIR - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: May 15, 2020 By: NELSON ANALYTICAL

Results: 1.3 pCi/L

If applicable, what remedial steps were taken? RADON MITIGATION SYSTEM INSTALLED

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

Are test results available? Yes No

Results/Comments: SELLER HAD PRE-LISTING WATER TESTING & SERVICING DONE TO SYSTEM

Source of information: PERSONAL REPRESENTATIVE (HAS NEVER LIVED IN THE HOUSE)

D. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: May 21, 2020 By: ADVANCED WATER SOLUTIONS, LLC

Results: <250 pCi/L

If applicable, what remedial steps were taken? TEST DONE TO CONFIRM SYSTEM WAS WORKING EFFICIENTLY

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

Are test results available? Yes No

Results/Comments: RADON WATER MITIGATION SYSTEM INSTALLED WHEN BUILT AND MAINTAINED REGULARLY

Source of information: PERSONAL REPRESENTATIVE (HAS NEVER LIVED IN THE HOUSE)

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

Comments: SELLER HAS NO PERSONAL KNOWLEDGE OF METHAMPHETAMINE ON THE PROPERTY

Source of information: SELLER/TRUSTEE (HAS NEVER LIVED IN THE PROPERTY)

Buyer Initials _____

Seller Initials ^{DS} SGMP _____

PROPERTY LOCATED AT: 515 CIDER HILL ROAD, YORK, ME 03909

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: N/A

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

If Yes, describe: N/A

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

Comments: HOUSE WAS BUILT IN 2000

Source of information: SELLER/TRUSTEE (HAS NEVER LIVED IN THE PROPERTY)

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown

LAND FILL: Yes No Unknown

RADIOACTIVE MATERIAL: Yes No Unknown

Other: SELLER HAS NO PERSONAL KNOWLEDGE OF ANY TOXIC MATERIALS ON THE PROPERTY

Source of information: SELLER/TRUSTEE (NEVER HAS LIVED IN THE PROPERTY)

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

SECTION V — GENERAL INFORMATION

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: AS NOTED ON THE RECORDED PLAN TITLED ; 'RUCHTON WOODS'; PLAN BK 237, PG 29

Source of information: PUBLIC RECORD; DEED; SURVEY

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? N/A

Road Association Name (if known): N/A

Buyer Initials _____

Seller Initials DS SGM _____

PROPERTY LOCATED AT: 515 CIDER HILL ROAD, YORK, ME 03909

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: N/A

Is a Forest Management and Harvest Plan available?..... Yes No Unknown

Is house now covered by flood insurance policy (not a determination of flood zone) Yes No Unknown

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: 2 - 100 GALLON PROPANE TANKS

Year Principal Structure Built: 2000

What year did Seller acquire property? 01/10/2001

Roof: Year Shingles/Other Installed: 2000

Water, moisture or leakage: NONE

Comments: BUILDER: DENNIS BROWN LUMBER COMPANY, INC.

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: BATTERY BACK UP FOR SUMP PUMP

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

If Yes, are test results available? Yes No

Electrical: Fuses Circuit Breaker Other: GENERAC GENERATOR Unknown

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

Source of Section V information: PERSONAL REPRESENTATIVE (HAS NEVER LIVED IN THE HOUSE)

Buyer Initials _____

Seller Initials DS SGMP _____

PROPERTY LOCATED AT: 515 CIDER HILL ROAD, YORK, ME 03909

SECTION VI – ADDITIONAL INFORMATION

SCREEN ROOM BUILT IN 2007+/- FEATURING COMPOSITE DECKING AND FULL SCREENS; ALL COUNTERS IN BATHROOMS AND KITCHEN UPGRADED TO QUARTZ AND ALL SINKS AND HARDWARE REPLACED; EXTERIOR DRIVEWAY LIGHT POSTS ADDED; BOSCH WASHER/DRYER; SUPERSTORE HW TANK; WRAP AROUND FARMERS PORCH; FULLY FENCED IN BACK/SIDE YARD; ABUTS LEDGES GOLF COURSE.

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.

DocuSigned by: Stephen G. Noyes, PR 5/28/2020
SELLER DATE
STEPHEN G. NOYES, PERSONAL REP.

DocuSigned by: Stephen G. Noyes, PR 5/28/2020
SELLER DATE
ESTATE OF ALTON W. NOYES

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