

PROPERTY LOCATED AT: 10 Haley's Court, Unit 22, Wells, ME 04090**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: 06/23/2022 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? FILTRATION SYSTEM INSTALLED

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: LEFT OF UNIT #18

Installed by: MARQUIS WELL AND PUMP

Date of Installation: 2022

USE:

Number of persons currently using system: VARIES

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

Comments: SHARED WELLS THROUGHOUT THE DEVELOPMENT. WELLS MAINTAINED BY THE HOA.

Source of Section I information: SELLER, PUBLIC RECORD, APPROVED PLANS

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PROPERTY LOCATED AT: **10 Haley's Court, Unit 22, Wells, ME 04090****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 ☒ NoIf Yes, what results: N/AHave you experienced any problems such as line or other malfunctions? ..... ☐ Yes ☒ NoWhat steps were taken to remedy the problem? N/A

IF PRIVATE (Strike Section if Not Applicable):

Tank: ☒ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Other: N/ATank Size: ☐ 500 Gallon ☐ 1000 Gallon ☐ Unknown ☒ Other: SIZES VARY- 2500 GALTank Type: ☒ Concrete ☐ Metal ☐ Unknown ☐ Other: N/ALocation: RIGHT OF UNIT #19- SEE APPROVED PLANS FOR EXACT LOCATIONS AND DETAILS OR ☐ UnknownDate installed: 2022 Date last pumped: N/A Name of pumping company: N/AHave you experienced any malfunctions? ..... ☐ Yes ☒ NoIf Yes, give the date and describe the problem: NONEDate of last servicing of tank: N/A Name of company servicing tank: N/ALeach Field: ..... ☒ Yes ☐ No ☐ UnknownIf Yes, Location: BEHIND UNITS #17 & 19. SHARED LEACH FIELDS THROUGHOUT SUBDIVISION. SEE APPROVED PLANS FOR MORE DETAILS.Date of installation of leach field: 2022 Installed by: NORTHEAST EXCAVATIONDate of last servicing of leach field: N/A Company servicing leach field: N/AHave you experienced any malfunctions? ..... ☐ Yes ☒ NoIf Yes, give the date and describe the problem and what steps were taken to remedy: N/ADo you have records of the design indicating the # of bedrooms the system was designed for? ☒ Yes ☐ NoIf Yes, are they available? ..... ☒ Yes ☐ NoIs System located in a Shoreland Zone? ..... ☐ Yes ☒ No ☐ UnknownComments: SEPTIC TANKS AND LEACH FIELDS ARE SHARED; MAINTAINED BY THE HOASource of Section II information: SELLER, APPROVED PLANS AND DESIGNS

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PROPERTY LOCATED AT: **10 Haley's Court, Unit 22, Wells, ME 04090****SECTION III - HEATING SYSTEM(S)/HEATING SOURCE(S)**

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S) of System	<b>FHA- HVAC</b>			
Age of system(s) or source(s)	<b>2023</b>			
TYPE(S) of Fuel	<b>PROPANE</b>			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	<b>2024: 245 GAL* 2023: 280 GAL*</b>			
Name of company that services system(s) or source(s)	<b>EASTERN PROPANE</b>			
Date of most recent service call	<b>N/A</b>			
Malfunctions per system(s) or source(s) within past 2 years	<b>NONE</b>			
Other pertinent information	<b>*HOME ONLY USED SEASONALLY</b>			

Are there fuel supply lines? ..... ☒ Yes ☐ No ☐ UnknownAre any buried? ..... ☐ Yes ☒ No ☐ UnknownAre all sleeved? ..... ☒ Yes ☐ No ☐ UnknownChimney(s): ..... ☐ Yes ☒ NoIf Yes, are they lined: ..... ☐ Yes ☒ No ☐ UnknownIs more than one heat source vented through one flue? ..... ☐ Yes ☒ No ☐ UnknownHad a chimney fire: ..... ☐ Yes ☒ No ☐ UnknownHas chimney(s) been inspected? ..... ☐ Yes ☒ No ☐ UnknownIf Yes, date: N/ADate chimney(s) last cleaned: N/ADirect/Power Vent(s): ..... ☐ Yes ☒ No ☐ UnknownHas vent(s) been inspected? ..... ☐ Yes ☒ No ☐ UnknownIf Yes, date: N/AComments: **HOME IS ONLY USED SEASONALLY BY SELLERS (May-Sept/Oct)**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 ☒ UnknownIf Yes, are tanks in current use? ..... ☐ Yes ☐ No ☒ UnknownIf no longer in use, how long have they been out of service? N/AIf tanks are no longer in use, have tanks been abandoned according to DEP? ..... ☐ Yes ☐ No ☒ UnknownAre tanks registered with DEP? ..... ☐ Yes ☐ No ☒ UnknownAge of tank(s): N/A Size of tank(s): N/ALocation: N/A

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PROPERTY LOCATED AT: 10 Haley's Court, Unit 22, Wells, ME 04090What materials are, or were, stored in the tank(s)? N/AHave you experienced any problems such as leakage: ..... ☐ Yes ☒ No | UnknownComments: SELLER HAS NO KNOWLEDGE OF UNDERGROUND STORAGE TANKSSource 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 ☐ UnknownIn the ceilings? ..... ☐ Yes ☒ No ☐ UnknownIn the siding? ..... ☐ Yes ☒ No ☐ UnknownIn the roofing shingles? ..... ☐ Yes ☒ No ☐ UnknownIn flooring tiles? ..... ☐ Yes ☒ No ☐ UnknownOther: N/A ..... ☐ Yes ☒ No ☐ UnknownComments: HOUSE WAS IN COMPLETED IN 2023.Source of information: SELLER, PUBLIC RECORD**C. RADON/AIR** - Current or previously existing:Has the property been tested? ..... ☐ Yes ☒ No | UnknownIf Yes: Date: N/A By: N/AResults: N/AIf applicable, what remedial steps were taken? N/AHas the property been tested since remedial steps? ..... ☐ Yes ☒ No ☐ UnknownAre test results available? ..... ☐ Yes ☒ NoResults/Comments: SELLER HAS NEVER TESTED FOR RADON/AIRSource of information: SELLER**D. RADON/WATER** - Current or previously existing:Has the property been tested? ..... ☒ Yes ☐ No | UnknownIf Yes: Date: June 23, 2022 By: NELSON ANALYTICALResults: 880 PCI/LIf applicable, what remedial steps were taken? NONE NEEDED- BELOW THE RECOMMENDED 4,000 PCI/LHas the property been tested since remedial steps? ..... ☐ Yes ☒ No ☐ UnknownAre test results available? ..... ☒ Yes ☐ NoResults/Comments: NONE. WELLS MAINTAINED BY THE HOA.Source of information: SELLER**E. METHAMPHETAMINE** - Current or previously existing: ☐ Yes ☐ No ☒ UnknownComments: SELLER HAS NO KNOWLEDGE OF METHAMPHETAMINES ON THE PROPERTYSource of information: SELLER

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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: 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: NONE. HOUSE WAS COMPLETED IN 2023.

Source of information: SELLER, PUBLIC RECORD

**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 KNOWLEDGE OF HAZARDOUS MATERIALS ON THE PROPERTY.

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: FVV HOA, DEED, ROW'S & EASEMENTS

Source of information: SELLER, PUBIC RECORD, RECORDED PLANS & CONDO DOCS

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? FAIRWAY VIEW VILLAGE HOA

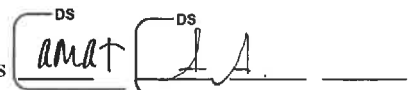
Road Association Name (if known): FAIRWAY VIEW VILLAGE HOA

Source of information: SELLER, PUBLIC RECORD

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PROPERTY LOCATED AT: **10 Haley's Court, Unit 22, Wells, ME 04090****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 ☐ UnknownIf Yes, explain: N/AHave any flood events affected a structure on the property? ..... ☐ Yes ☒ No ☐ UnknownIf Yes, explain: N/AHas any flood-related damage to a structure occurred on the property? ..... ☐ Yes ☒ No ☐ UnknownIf Yes, explain: N/AHas there been any flood insurance claims filed for a structure on the property? ..... ☐ Yes ☒ No ☐ UnknownIf Yes, indicate the dates of each claim: N/AHas 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 ☐ UnknownIf Yes, indicate the date of each payment: N/AIs 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 ☐ UnknownIf yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map?  
N/ARelevant Panel Number: **23031C0567G** Year: **2024** (Attach a copy)Comments: **FEMA MAPS SHOW THE PROPERTY IS NOT IN A FLOOD ZONE (SEE ATTACHED)**Source of Section VI information: **SELLER, PUBLIC RECORD**

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PROPERTY LOCATED AT: **10 Haley's Court, Unit 22, Wells, ME 04090****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 ☐ UnknownIf Yes, explain: **N/A**Is a Forest Management and Harvest Plan available?..... ☐ Yes ☒ No ☐ UnknownAre there any actual or alleged violations of a shoreland zoning ordinance including those that are imposed by the state or municipality? ..... ☐ Yes ☒ No ☐ UnknownIf Yes, explain: **N/A**Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: **2-120 GALLON PROPANE TANKS OWNED BY EASTERN PROPANE**Year Principal Structure Built: **2023** What year did Seller acquire property? **2023**Roof: Year Shingles/Other Installed: **2023**Water, moisture or leakage: **NONE**Comments: **NONE**

Foundation/Basement:

Is there a Sump Pump? ..... ☐ Yes ☒ No ☐ UnknownWater, moisture or leakage since you owned the property: ..... ☐ Yes ☒ No ☐ UnknownPrior water, moisture or leakage? ..... ☐ Yes ☒ No ☐ UnknownComments: **APPROX. 6' CRAWL SPACE BASEMENT WITH EXTERIOR BULKHEAD FOR ACCESS**Mold: Has the property ever been tested for mold? ..... ☐ Yes ☒ No ☐ UnknownIf Yes, are test results available? ..... ☐ Yes ☒ NoComments: **N/A**Electrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: **N/A** ☐ UnknownComments: **10-WATT, 10-CIRCUIT KOHLER AUTOMATIC GENERATOR**Has all or a portion of the property been surveyed? ..... ☒ Yes ☐ No ☐ UnknownIf Yes, is the survey available? ..... ☒ Yes ☐ No ☐ Unknown

Manufactured Housing - Is the residence a:

Mobile Home ..... ☐ Yes ☒ No ☐ UnknownModular ..... ☐ Yes ☒ No ☐ Unknown

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

..... ☐ Yes ☒ No ☐ UnknownComments: **NONE**KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: **NONE**Comments: **SELLER**Source of Section VII information: **SELLER**

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PROPERTY LOCATED AT: 10 Haley's Court, Unit 22, Wells, ME 04090**SECTION VIII - ADDITIONAL INFORMATION**


Upgraded 2-years young condo unit with central air, Kohler automatic generator, vinyl plank flooring throughout, upgraded kitchen with gas range and granite counter tops, custom tile walk-in shower in primary bath, finished bonus room, recessed front porch entry, oversized patio and abundant closet storage. Buyer responsible for entry fee to the HOA due at closing equal to 2x the HOA fee to be added to the capital reserve fund. NOTE: HOA dues includes home owners insurance.


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:  
  
 5/7/2025  
 SELLER DATE  
 ANA M. ANDRADE, TRUSTEE

DocuSigned by:  
  
 5/7/2025  
 SELLER DATE  
 ANTONIO L. ANDRADE, TRUSTEE

SELLER DATE  
 ANDRADE REALTY TRUST

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



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# FAIRWAY VIEW VILLAGE—FEMA FLOOD MAP

You can choose a new flood map or move the location pin by selecting a different location on the locator map below or by entering a new location in the search field above. It may take a minute or more during peak hours to generate a dynamic FIRMette.

Go To NFHL Viewer »



**MAP PANELS**

- No location pin
- Selected FloodMap Boundary
- Digital Data Available
- No Digital Data Available
- Unmapped
- Area of Minimal Flood Hazard Zone X
- Effective LGRRS
- Area of Undetermined Flood Hazard Zone D
- Outside Protected Area
- Coastal Barrier Resource System Area

**OTHER AREAS OF FLOOD HAZARD**

- 0.2% Annual Chance Flood Hazard. Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile. Zone X
- 1% Annual Chance Flood Hazard. Zone X
- Area with Reduced Flood Risk due to Levees. See Notes. Zone A
- Area with Flood Risk due to Levees. Zone D

**SPECIAL FLOOD HAZARD AREAS**

- Without Base Flood Elevation (BFE). Zone A, X, and D
- With BFE or Depth. Regulatory Floodway. Zone AE, AO, AH, VE, AP

**OTHER FEATURES**

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Truncated
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Truncated Baseline
- Project Boundary
- Hydrographic Feature
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

**GENERAL STRUCTURES**

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

# CONDOMINIUM ADDENDUM - RESALES

To Agreement dated \_\_\_\_\_, between  
**ANA M. ANDRADE, TRUSTEE, ANTONIO L. ANDRADE, TRUSTEE, ANDRADE REALTY TRUST**  
 \_\_\_\_\_ ("Seller")  
 and \_\_\_\_\_ ("Buyer")  
 for property located at **10 Haley's Court, Unit 22, Wells, ME 04090**

The Purchase and Sale Agreement is further subject to the following terms:

1. Seller shall provide Buyer, at Seller's expense, with the following within the indicated number of days from the Effective Date of this Agreement:
  - a. A copy of the current Condominium Declaration, Bylaws and Rules/Regulations within 5 days;
  - b. Copies of the minutes of meetings of the Association and its Board of Directors for the preceding 12 months within 5 days days; and
  - c. An original Resale Certificate for the Condominium Association in accordance with the Maine Condominium Act \* within 10 days.
2. Buyer shall have 5 days (by statute cannot be less than 5 calendar days) from receipt to review and approve the above documents. If Buyer is not satisfied with such documents, Buyer may terminate this Agreement by written notice to Seller within the specified number of days in which case the earnest money deposit shall be returned to Buyer. In the event Buyer does not so notify Seller within the specified number of days, this contingency is waived by Buyer.
3. Seller shall provide Buyer with an updated Resale Certificate if required by Buyer's lender or closing agent and shall provide Buyer with a lender questionnaire if required by Buyer's lender. Buyer will pay any fee charged by the association for these documents when due.
4. Seller represents that condominium association fees in the current amount of **\$480.00** are due ☒ monthly ☐ quarterly, and include the following:

• Water:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown
• Sewer:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown
• Heat:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown
• Hot Water:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown
• Insurance: (common areas)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown
• Maintenance: (common areas)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown
• Other: <u>Clubhouse: Utilities &amp; Fuel</u>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown
• Other: <u>Road Plowing/Maintenance</u>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown
• Other: <u>Irrigation &amp; Lawn Care</u>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown
• Other: <u>Home Owners Insurance</u>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown

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

Seller Initials


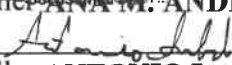
DS DS  


For Property Located At: 10 Haley's Court, Unit 22, Wells, ME 04090

5. Are there any special assessments known to the Seller? ☐ Yes ☒ No ☐ Unknown  
If Yes, explain: N/A

6. Buyers are required to pay an entry fee of \$ 960.00 to the association at closing.  
The association fees are payable to FAIRWAY VIEW VILLAGE ASSOCIATION  
at the following address: MANAGEMENT COMPANY WILL CONTACT NEW OWNER TO SET UP

_____ Buyer	_____ Date
_____ Buyer	_____ Date
_____ Buyer	_____ Date
_____ Buyer	_____ Date

DocuSigned by:		
		5/7/2025
Seller <u>ANA M. ANDRADE, TRUSTEE</u>		Date
		5/7/2025
Seller <u>ANTONIO L. ANDRADE, TRUSTEE</u>		Date
Seller <u>ANDRADE REALTY TRUST</u>		Date
Seller		Date

\* The Maine Condominium Act establishes the following requirements in connection with the resale of a condominium unit: A unit owner is required to furnish to a purchaser a copy of the declaration (other than the plats and plans), the bylaws, the rules or regulations of the association, and a reasonably current certificate containing the items set forth in 33 MRSA §1604-108. The condominium's association is required, within 10 calendar days after a request by a unit owner and payment of any reasonable fee established by the association, to furnish a certificate containing the information necessary to enable the unit owner to comply with this requirement. If the certificate is not provided prior to execution of the purchase contract, the purchase contract is voidable by the purchaser until the certificate has been provided and for 5 calendar days thereafter or until conveyance, whichever first occurs.





# 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 untreated 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](http://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:

*ama* *AA*

BUYER(S) INITIALS: \_\_\_\_\_

# 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.

#### 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  
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BUYER(S) INITIALS: \_\_\_\_\_

### Protect your family. Test your well.

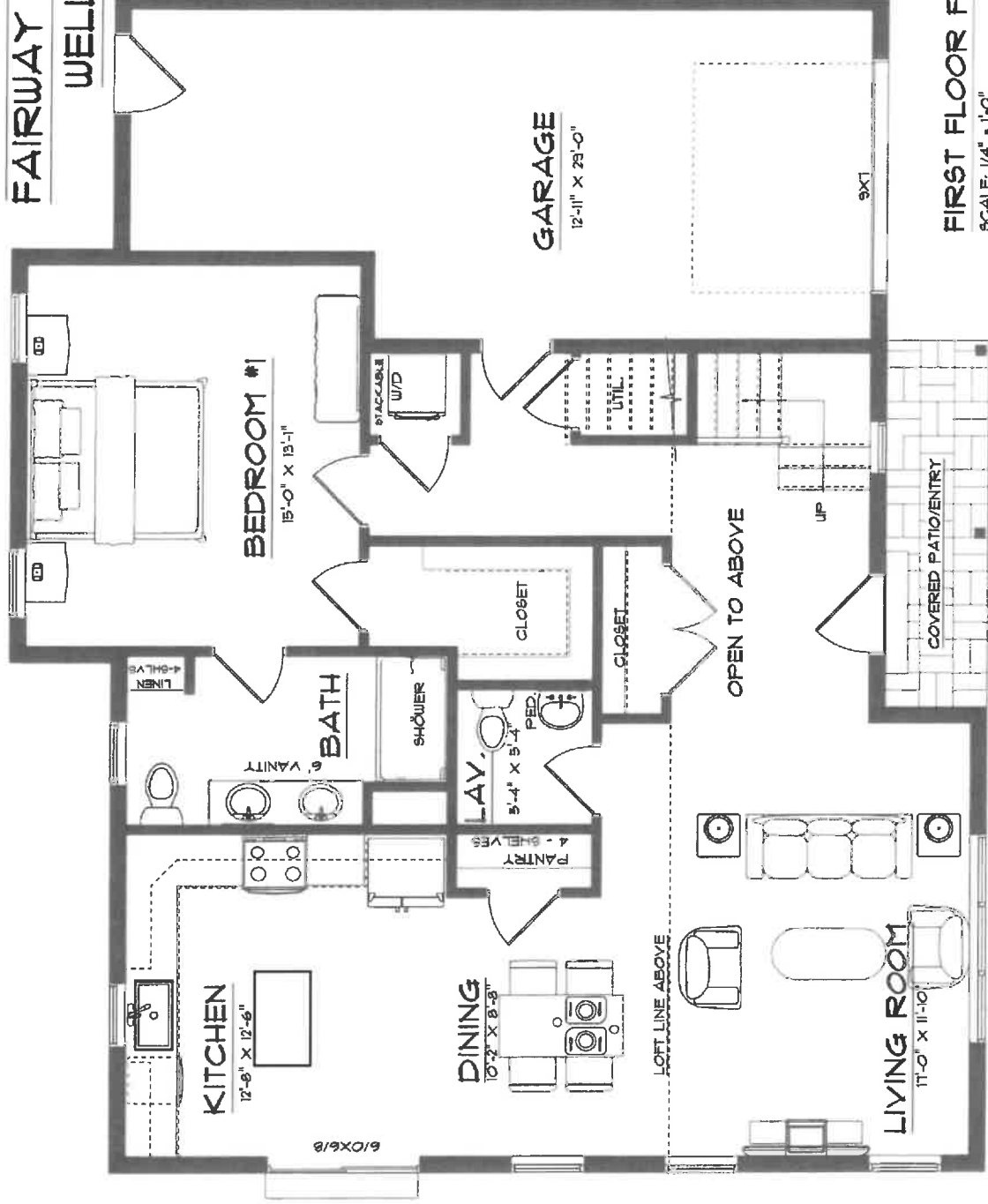
- For more information: [wellwater.maine.gov](http://wellwater.maine.gov)
- Call for advice: **866-292-3474 • TTY: Call Maine Relay 711**



Paul E. Joffe, Director Mary C. Higgins, Consultant  
July 2012



**GRAYSTONE BUILDERS**  
**FAIRWAY VIEW VILLAGE**  
**WELLS MAINE**



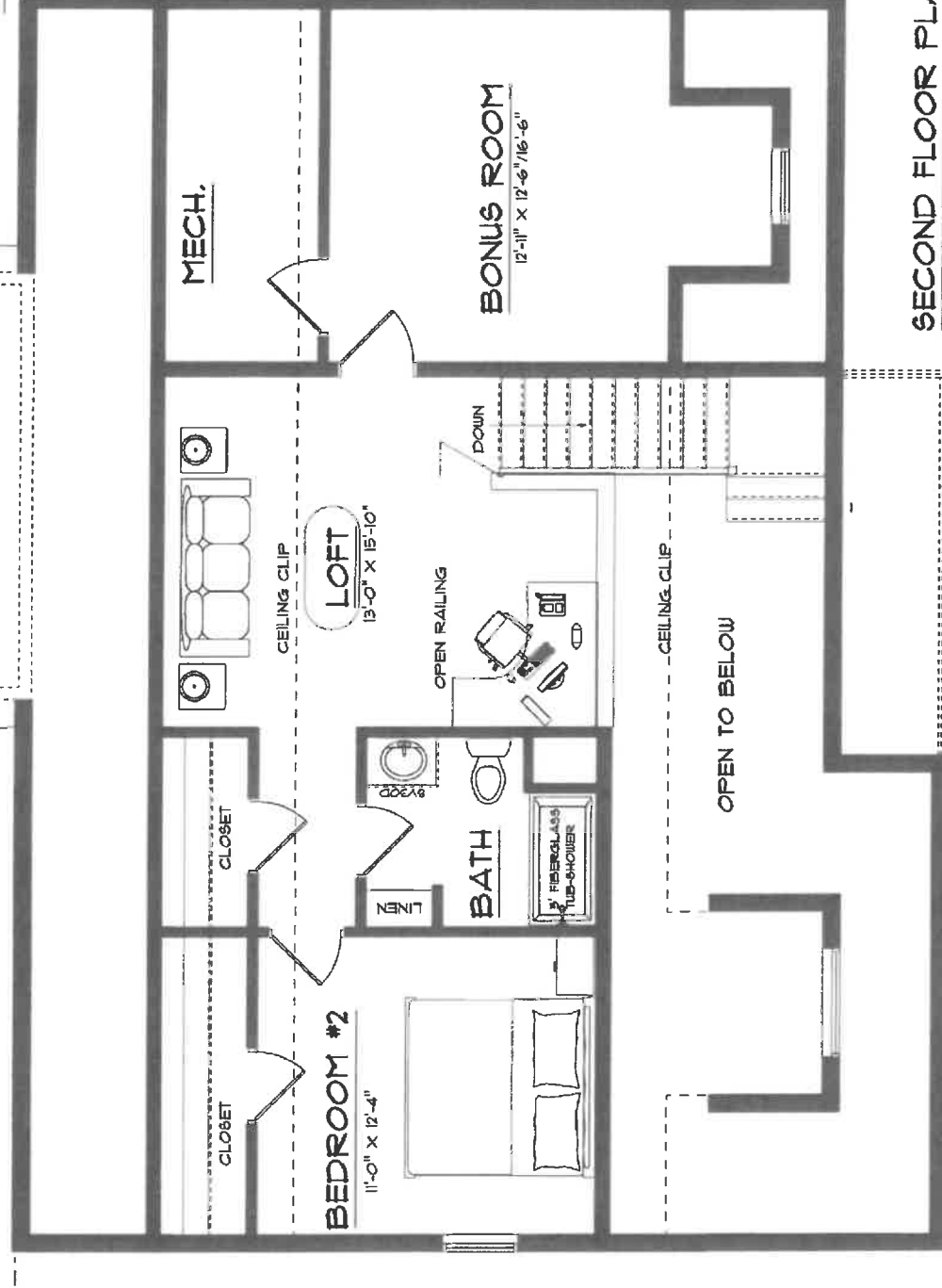
**FIRST FLOOR PLAN**

SCALE: 1/4" = 1'-0"

\*Pre-construction plan for visual reference only. Some measurements and details may differ

**10 Haley's Court, Unit 22**  
**Wells, ME**

**GRAYSTONE BUILDERS**  
**FAIRWAY VIEW VILLAGE**  
**WELLS MAINE**



**SECOND FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

\*Pre-construction plan for visual reference only. Some measurements and details may differ

**10 Haley's Court, Unit 22**  
**Wells, ME**

DLN: 1002340235770

## Warranty Deed

Know all by these presents that **York Building & Design Center, Inc.** whose mailing address is 764 U.S. Route 1, Suite 11, York, Maine 03909, for consideration paid, grants to **Antonio L. Andrade and Ana M. Andrade, Trustees of the Andrade Realty Trust** of 8285 SE Angelina Ct., Hobe Sound, Florida 33455, with Warranty Covenants, the real property situated in the Town of Wells, County of York and State of Maine, described as follows:

UNIT TWENTY-TWO (22) of Fairway View Village Condominium, located at Haley's Court, in the Town of Wells, County of York and State of Maine, as more particularly described in the condominium declaration dated March 10, 2022 and recorded at the York County Registry of Deeds in Book 18975, Page 226 as amended ("Declaration"), and as shown on the plats and plans recorded at said Registry in Condominium File No. 995.

UNIT TWENTY-TWO (22) is subject to the age restriction covenant set forth in the Declaration §8.6(g).

Being a portion of the premises conveyed to York Building & Design Center Inc. by deed of Randolph H. West et al. dated April 13, 2004 and recorded at York County Registry of Deeds in Book 14047, Page 381.

IN WITNESS WHEREOF, York Building & Design Center, Inc. has caused this instrument to be signed in its corporate name, under seal, by Walter O. Woods, its President, duly authorized, this 24<sup>th</sup> day of May, 2023.

York Building & Design Center, Inc.

By: Walter O. Woods  
Walter O. Woods, President

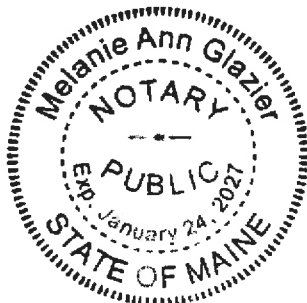
Melanie Ann Glazier  
WITNESS

## STATE OF MAINE

York, ss.

May 24<sup>th</sup>, 2023

Then personally appeared the above named Walter O. Woods, President of York Building & Design Center, Inc. and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of said corporation.



Before me,

Melanie Ann Glazier  
Notary Public

Print Name:

Commission Expires:





# GIS Map- Fairway View Village

Wells, ME

1 inch = 549 Feet

May 6, 2025

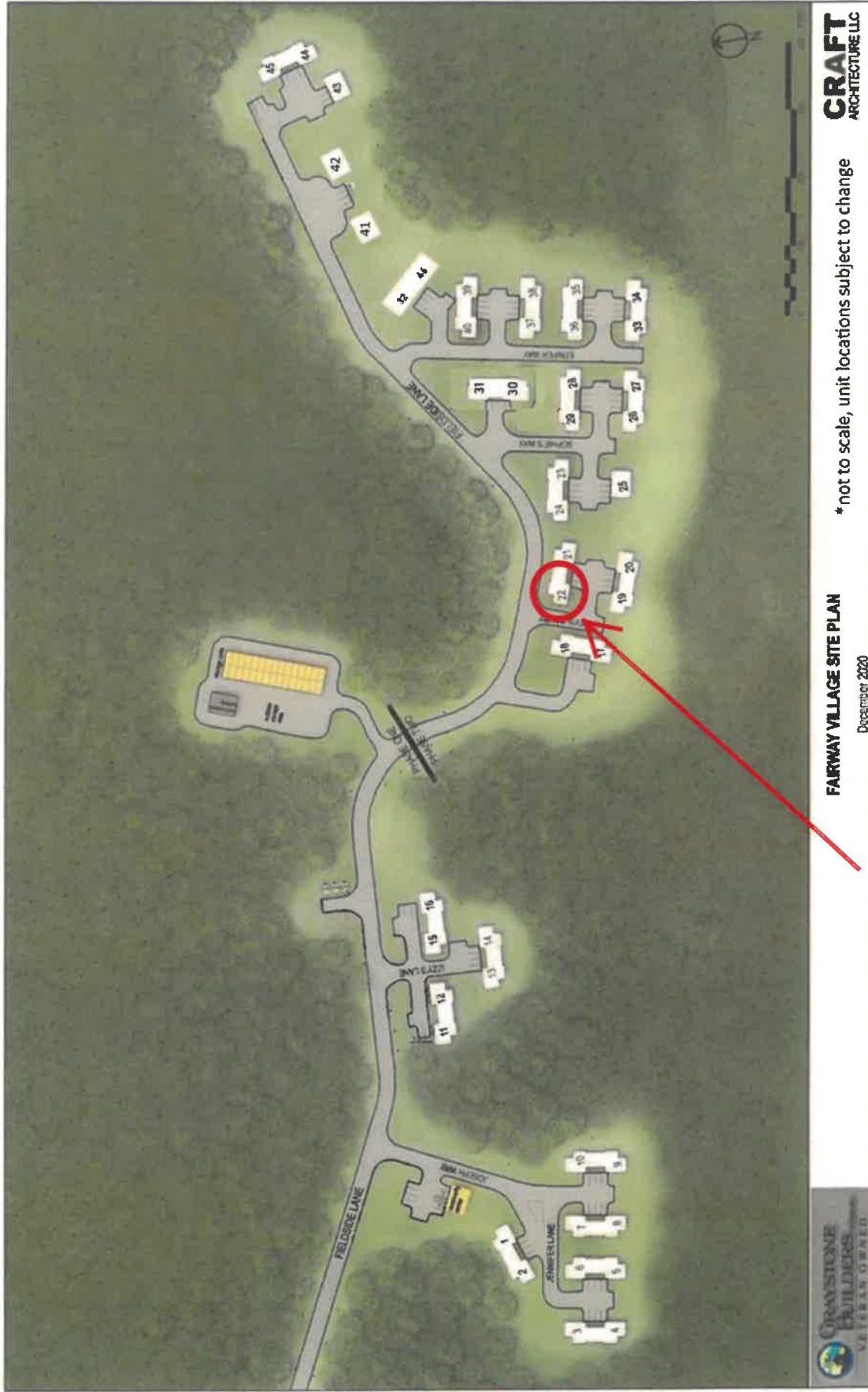


[www.cai-tech.com](http://www.cai-tech.com)



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.





GRAYSTONE  
BUILDERS  
VETERAN OWNED

FAIRWAY VILLAGE SITE PLAN  
December 2020

\*not to scale, unit locations subject to change

CRAFT  
ARCHITECTURE LLC

**10 Haley's Court, Unit 22**  
**Wells, ME 04090**