



56 Elm St

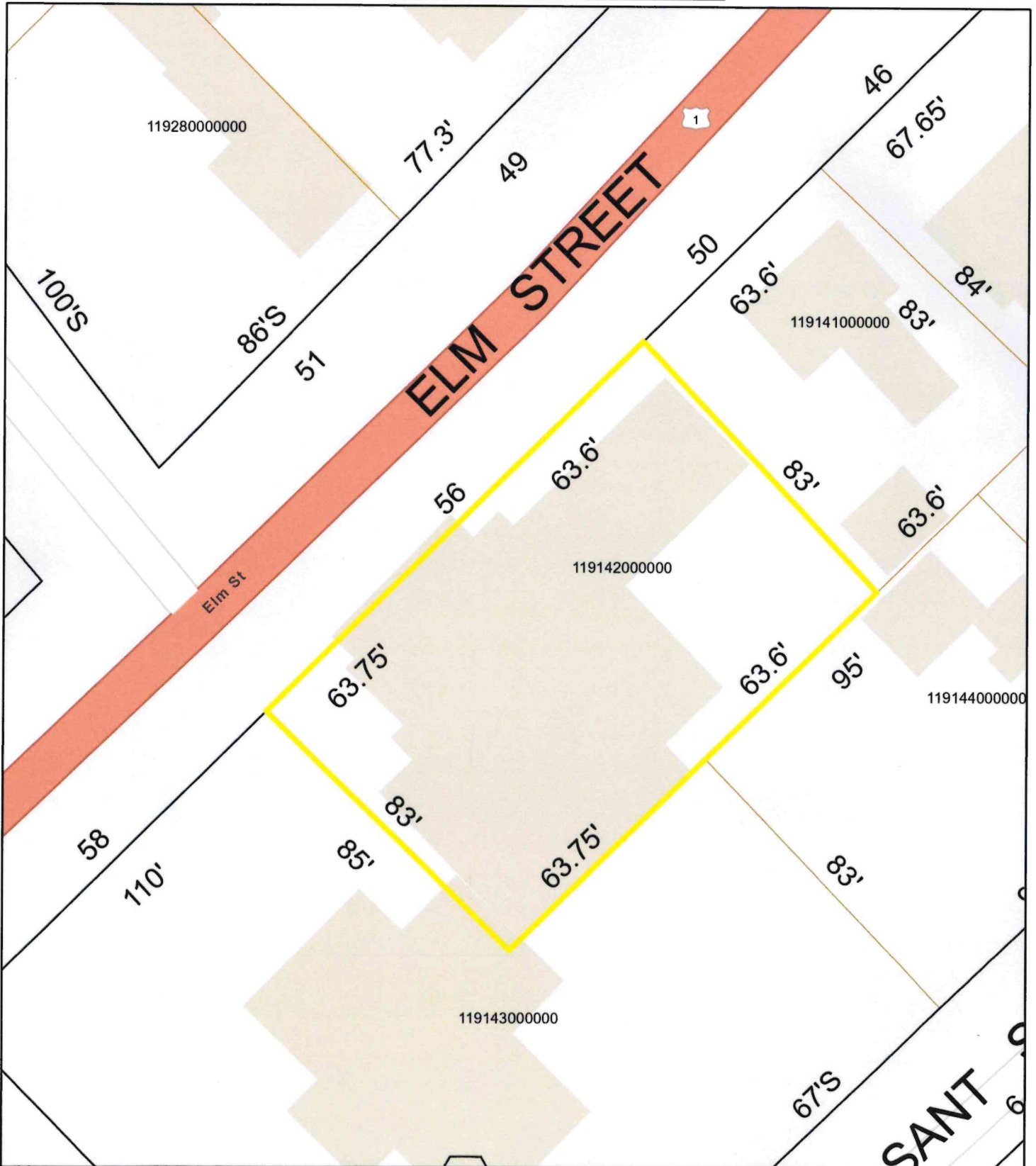
Camden, ME

1 inch = 34 Feet



www.cai-tech.com

August 27, 2025



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.

PROPERTY LOCATED AT: 56 Elm St, Camden, ME 04843

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: _____ 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: public water

Source of Section I information: owner

Buyer Initials _____

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Seller Initials _____

PROPERTY LOCATED AT: 56 Elm St, Camden, ME 04843

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: satisfactory

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: _____

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: _____

Source of Section II information: owner

Buyer Initials _____

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Seller Initials _____

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	Hot water baseboard	forced hot air	Rinnai Heater	heat pumps
Age of system(s) or source(s)	unknown	unknown	vary in age	5-6 years
TYPE(S) of Fuel	oil	oil	propane	electricity
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	1252 gallons		tenants pay	
Name of company that services system(s) or source(s)	Dead River	Dead River	Dead River	n/a
Date of most recent service call	annual service 2025	annual service 2025		
Malfunctions per system(s) or source(s) within past 2 years	none	none	none	none
Other pertinent information				clean filters

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 ☒ Unknown

If Yes, date: _____

Date chimney(s) last cleaned: _____

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

If Yes, date: _____

Comments: rinnai's are direct ventSource of Section III information: owner**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 ☒ 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 ☒ UnknownAre tanks registered with DEP? ☐ Yes ☐ No ☒ Unknown

Age of tank(s): _____ Size of tank(s): _____

Location: _____

Buyer Initials _____

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Seller Initials _____

PROPERTY LOCATED AT: 56 Elm St, Camden, ME 04843

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

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

Comments: _____

Source of information: owner

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

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

In the ceilings? ☐ Yes ☒ No ☐ Unknown

In the siding? ☐ Yes ☒ No ☐ Unknown

In the roofing shingles? ☐ Yes ☒ No ☐ Unknown

In flooring tiles? ☐ Yes ☒ No ☐ Unknown

Other: ☐ Yes ☐ No ☒ Unknown

Comments: _____

Source of information: owner/ agent

C. RADON/AIR - Current or previously existing:

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

If Yes: Date: 04/30/2019 By: SPC268 Maine Radon Tester

Results: 1.1 pCi/L

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: below level for remediation

Source of information: owner

D. RADON/WATER - Current or previously existing:

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

If Yes: Date: _____ By: _____

Results: _____

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: public water

Source of information: owner

E. METHAMPHETAMINE - Current or previously existing:

☐ Yes ☐ No ☒ Unknown

Comments: _____

Source of information: owner

Buyer Initials _____

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Seller Initials _____

PROPERTY LOCATED AT: 56 Elm St, Camden, ME 04843

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: _____

Source of information: owner

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☐ No ☒ Unknown

LAND FILL: ☐ Yes ☐ No ☒ Unknown

RADIOACTIVE MATERIAL: ☐ Yes ☐ No ☒ Unknown

Other: _____

Source of information: owner

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

SECTION V - ACCESS TO THE PROPERTY

Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private ways, trails, homeowner associations (including condominiums and PUD's) or restrictive covenants? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Source of information: owner

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: owner

Buyer Initials _____

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Seller Initials _____

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?

Zone X- area of minimal flood hazard

Relevant Panel Number: 23013C0179D Year: 2016 (Attach a copy)

Comments: flood insurance NOT required

Source of Section VI information: FEMA flood map

Buyer Initials _____ Page 6 of 8 Seller Initials _____

PROPERTY LOCATED AT: 56 Elm St, Camden, ME 04843

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

Are there any actual or alleged violations of a shoreland zoning ordinance

including those that are imposed by the state or municipality? 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: washing machines, dryers, propane tank

Year Principal Structure Built: 1876 What year did Seller acquire property? 2021

Roof: Year Shingles/Other Installed: 2019

Water, moisture or leakage: _____

Comments: _____

Foundation/Basement:

Is there a Sump Pump? ☒ Yes ☐ No ☐ Unknown

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

Prior water, moisture or leakage? ☐ Yes ☐ No ☒ Unknown

Comments: _____

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

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

Comments: _____

Electrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: _____ ☐ Unknown

Comments: _____

Has all or a portion of the property been surveyed? ☐ Yes ☐ No ☒ Unknown

If Yes, is the survey available? ☐ Yes ☐ No ☐ Unknown

Manufactured Housing - Is the residence a:

Mobile Home ☐ Yes ☒ No ☐ Unknown

Modular ☐ Yes ☒ No ☐ Unknown

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

..... ☐ Yes ☐ No ☒ Unknown

Comments: _____

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

Comments: _____

Source of Section VII information: owner

Buyer Initials _____

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Seller Initials _____

PROPERTY LOCATED AT: 56 Elm St, Camden, ME 04843

SECTION VIII - ADDITIONAL INFORMATION

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: ☐ Yes ☒ No

Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

Neither Seller nor any Broker makes any representations as to the applicability of, or compliance with, any codes of any sort, whether state, municipal, federal or any other, including but not limited to fire, life safety, building, electrical or plumbing.

As Sellers, we have provided the above information and represent that all information is correct. To the best of our knowledge, all systems and equipment, unless otherwise noted on this form, are in operational condition.

SELLER
56 Elm, LLC

DATE

SELLER
56 Elm, LLC

DATE

SELLER

DATE

SELLER

DATE

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

BUYER

DATE

BUYER

DATE

BUYER

DATE

BUYER

DATE



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

Without Base Flood Elevation (BFE)
Zone A, V, AE

With BFE or Depth *Zone AE, AO, AH, VE, AR*

Regulatory Floodway

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 X*

Future Conditions 1% Annual Chance Flood Hazard *Zone X*

Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*

Area with Flood Risk due to Levee *Zone D*

NO SCREEN

Area of Minimal Flood Hazard *Zone X*

Effective LOMRs

Area of Undetermined Flood Hazard *Zone X*

Channel, Culvert, or Storm Sewer

Levee, Dike, or Floodwall

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

Digital Data Available

No Digital Data Available

Unmapped

MAP PANELS

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/27/2025 at 5:46 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.

Receipt # 153465 KNOX SS: RECEIVED



VOL 6217 PG 332

04/04/2025 03:02:48 PM

3 Pages

Instr # 2025-2407

ATTEST Madelene F. Cole, Knox Co Registry of Deeds

DLN #: 258 7789

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that we, **ALEXANDER MCGILLIVARY and JESSICA MCGILLIVARY**, of Cambria, San Luis Obispo County, California,

in consideration of one dollar and other valuable considerations,

paid by **56 ELM, LLC**, a Maine limited liability company with a mailing address of 2270 Trenton Avenue, Cambria, CA 93428,

the receipt whereof we do hereby acknowledge, do hereby grant to the said **56 ELM, LLC**, its successors and assigns forever,

WITH WARRANTY COVENANTS

CERTAIN LOTS or parcels of land, together with any buildings thereon, situated in the Town of Camden, County of Knox and State of Maine, more particularly described in **EXHIBIT A**, attached hereto and incorporated herein by reference.

The said **ALEXANDER MCGILLIVARY and JESSICA MCGILLIVARY**, has caused this instrument to be signed and sealed this 28th day of February, 2025.

ALEXANDER MCGILLIVARY

JESSICA MCGILLIVARY

**See Attached Form for
Notary Certificate**

DS
ACM LAN
DS

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

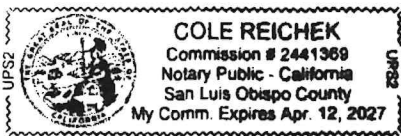
A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Luis Obispo

On 2/28/2025 before me, Cole Reichek, Notary Public,
Date Here Insert Name of Officer

Personally appeared Alexander McGillivray
Name(s) of Signer(s)
Jessica McGillivray



Who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that ~~he~~ ~~she~~ they executed the same in ~~his~~ ~~her~~ their authorized capacity(ies), and that by ~~his~~ ~~her~~ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature [Signature] Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: 2/28/2025 Number of Pages: 2 (total Page)

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's name: _____

- ☐ Individual
- ☐ Corporate Officer — Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer is Representing: _____

Signer's name: _____

- ☐ Individual
- ☐ Corporate Officer — Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer is Representing: _____

DS DS
ASMLAN

EXHIBIT A

CERTAIN LOTS or parcels of land, together with any buildings thereon, situated in the Town of Camden, County of Knox and State of Maine, and being more particularly bounded and described as follows:

PARCEL 1: BEGINNING in the line of Elm Street at the northwesterly corner of land formerly occupied by H. Bass, now or formerly owned by Ruth Perry and J. Hugh Montgomery Estate; thence running South 35° East bounded by said Perry and Montgomery land, eighty-three (83) feet to corner of lands formerly of R. Bowers and of J.S. Mirick, now or formerly of Drown and the Town of Camden; thence South 56° West bounded by said Town of Camden land, sixty-three and two-thirds (63-2/3 feet) to a corner; thence North 35° West bounded by land of the Town of Camden, eighty-three (83) feet to line of Elm Street; thence North 56° East bounded by said Elm Street; sixty-three and two-thirds (63-2/3) feet to the Place of beginning. The above courses are as per plan of H. Bates in 1906.

PARCEL 2: BEGINNING in the southerly line of Elm Street at a point exactly sixty-three (63) feet and eight (8) inches westerly from the northwesterly corner of land formerly owned by S.L. Hutchins, now or formerly of F.C. Alden; thence South 32-1/2° East parallel with line of said Hutchins land, eighty-three (83) feet to line of land formerly owned by R. Bowers; thence South 57-1/2° West by said Bowers land, sixty-three feet and eight inches (63'8"), more or less, to corner of land formerly owned by R. Bowers and others; thence North 32-1/2° West by the Congregational Vestry lot, formerly, now of Lowe, eighty-three (83) feet to line of said Elm Street; thence North 57-1/2° East by line of said Elm Street, sixty-three feet and eight inches (63'8"), more or less, to the place of beginning. Being all that portion of the lot conveyed by Joseph P. Hall to Ellen E. and Kate W. Hall by deed dated September 7, 1904, and recorded in the Knox County Registry of Deeds in Book 143, Page 177, that lies westerly of first above described line which is exactly sixty-three feet and eight inches (63'8") distant from said line of said Hutchins land.

FOR REFERENCE see deed of Elm Street Holdings, LLC to Alex McGillivary and Jessica McGillivary, dated October 12, 2021 and recorded in the Knox County Registry of Deeds at Book 5806, Page 148.

DS DS
ACM L n



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/
cohp](http://www.maine.gov/dhhs/cohp)

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.

DS DS
A. Crossman

Property_Name	Unit_Code	Current Monthly Rent	Market Monthly Rent
52 Elm Street Residential (owner pays oil, resident pays \$100 utility fee)	1	\$ 1,595	\$ 1,595
52 Elm Street Residential (owner pays oil, resident pays \$100 utility fee)	2	\$ 1,550	\$ 1,550
54 Elm Street Residential (owner pays oil, have not yet instilled utility fee)	3	\$ 1,020	\$ 1,595
54 Elm Street Residential (owner pays oil, have not yet started utility fee)	4	\$ 1,125	\$ 1,550
56 Elm Street Residential	d	\$ 1,395	\$ 1,395
56 Elm Street Residential	e	\$ 1,275	\$ 1,400
56 Elm Street Residential	f	\$ 1,403	\$ 1,650
56 Elm Street Residential	g	\$ 1,700	\$ 1,800
56 Elm Street Residential (furnished)	h	\$ 1,750	\$ 1,850
56 Elm Street	a	\$ 1,595	\$ 1,595
56 Elm Street Commercial	b	\$ 3,500	\$ 3,500
56 Elm St	c	\$ 1,000	\$ 1,500
Laundry (spaced leased to machine provider)	Laundry	\$ 25	\$ 25
Monthly Totals		\$ 18,933	\$ 21,005
Expenses, NOI, Valuation			
Gross Annual Income		\$ 227,196	\$ 252,060
Taxes		\$ (12,000)	\$ (12,000)
Insurance		\$ (11,000)	\$ (11,000)
Utilities		\$ (20,000)	\$ (20,000)
NOI		\$ 184,196	\$ 209,060