

FEATURES AND AMENITIES

102 Cleaves St, Biddeford

Square Footage: 3,354

Style: Multi-Level (3 Unit)

Bedrooms: 10

Baths: 5

Lot Size: .21 acre

Year Built: 1880

Updates to Building

2021

- Made various improvements to Unit #2
- Reconfigured the closet/tiny bathroom area to expand the bathroom.
- Installed ac completely new larger bathroom.
- Added laundry, flooring, and new paint throughout Unit #2.
- Converted the bonus room off the porch into a proper bedroom.
- Poured concrete floor in basement. It was a dirt floor previously.
- Grounded the electrical systems and installed GFCIs

- Replaced the small porch off of Unit #1

2022

- Installed a new hot water heater and boiler, separating heating systems for each unit, allowing tenants to be responsible for their own heat.
- Installed a new floor in the kitchen of unit #1



Income and Expense

Address: 102 Cleaves Street, Biddeford, ME 04005

Units: 3

RENTAL INFORMATION:

ML #: 1603460

	#BR	#Baths	Rent	Security Deposit	Lease	Date Lease Expires	Utilities Paid by Tenant
Unit #1	2	2	\$ \$1,800.00 <input type="checkbox"/> Estimated <input checked="" type="checkbox"/> Actual	\$1,650.00	No	N/A	Heat
Unit #2	4	1	\$ \$2,400.00 <input type="checkbox"/> Estimated <input checked="" type="checkbox"/> Actual	\$2,400.00	No	N/A	Heat & Electric
Unit #3	4	1	\$ \$2,500.00 <input type="checkbox"/> Estimated <input checked="" type="checkbox"/> Actual	\$2,500.00	Yes	June 2025	Heat & Electric
Unit #4			\$ _____ <input type="checkbox"/> Estimated <input type="checkbox"/> Actual				
Unit #5			\$ _____ <input type="checkbox"/> Estimated <input type="checkbox"/> Actual				

INCOME:

Monthly Rental Income	\$ 6,950.00	
Annual Rental Income	\$ 83,400.00	
Vacancy	\$ n/a	%
Gross Income	\$ 83,400.00	

OWNER EXPENSES:

Gas	\$ \$1,000.00	<input type="checkbox"/> Monthly	<input checked="" type="checkbox"/> Annual
Propane	\$	<input type="checkbox"/> Monthly	<input type="checkbox"/> Annual
Oil	\$	<input type="checkbox"/> Monthly	<input type="checkbox"/> Annual
Water	\$ \$350.00	<input type="checkbox"/> Monthly	<input checked="" type="checkbox"/> Annual
Sewer	\$ \$390.00	<input type="checkbox"/> Monthly	<input checked="" type="checkbox"/> Annual
Electricity	\$	<input type="checkbox"/> Monthly	<input type="checkbox"/> Annual
Taxes	\$ \$6,647.00	<input type="checkbox"/> Monthly	<input type="checkbox"/> Annual
Insurance	\$ \$4,086.00	<input type="checkbox"/> Monthly	<input checked="" type="checkbox"/> Annual
Snow Removal	\$ \$1,050.00	<input type="checkbox"/> Monthly	<input checked="" type="checkbox"/> Annual
Mowing	\$ \$150.00	<input type="checkbox"/> Monthly	<input checked="" type="checkbox"/> Annual
Repairs/Maintenance	\$	<input type="checkbox"/> Monthly	<input type="checkbox"/> Annual
Other:	\$	<input type="checkbox"/> Monthly	<input type="checkbox"/> Annual
Other:	\$	<input type="checkbox"/> Monthly	<input type="checkbox"/> Annual
Other:	\$	<input type="checkbox"/> Monthly	<input type="checkbox"/> Annual
Operating Expenses	\$ \$13,673.00		
Management Fee	\$ n/a		
Total Expenses	\$ \$13,673.00		
NOI	\$ \$69,727.00		

Additional Comments:

Each unit has a washer/dryer in unit.
Garage is rented out for \$250.00 / month

NOTE: The information provided in this document are estimates only. The creator makes no guarantees of accuracy.

Revised: 5.6.2020

Keller Williams Realty - Portl, 50 Sewall Street, 2nd Floor Portland ME 4103
 John Hayes

Phone: (207)749-0669

Fax:

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

102 Cleaves Street,

PROPERTY LOCATED AT: 102 Cleaves Street, Biddeford, ME 04005

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: N/A 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? N/A

~~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: None.

Source of Section I information: Seller, Prior Disclosure, Public Water

Buyer Initials _____ Page 1 of 8 Seller Initials sa DA

PROPERTY LOCATED AT: 102 Cleaves Street, Biddeford, ME 04005

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: _____

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: N/A

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

Tank Type: Concrete Metal Unknown Other: N/A

Location: N/A OR Unknown

Date installed: N/A Date last pumped: N/A Name of pumping company: N/A

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: _____

Leach Field: Yes No Unknown

If Yes, Location: N/A

Date of installation of leach field: N/A Installed by: N/A

Date of last servicing of leach field: N/A 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: Seller, Prior Disclosure, Public Sewer

Buyer Initials _____

Seller Initials ^{DS} sa ^{Initial} DA

PROPERTY LOCATED AT: 102 Cleaves Street, Biddeford, ME 04005

What materials are, or were, stored in the tank(s)? N/A

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

Comments: Seller has no knoweldge of underground storage tanks.

Source of information: Seller, Prior Disclosure

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

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

In the ceilings? Yes No Unknown

In the siding? Yes No Unknown

In the roofing shingles? Yes No Unknown

In flooring tiles? Yes No Unknown

Other: N/A Yes No Unknown

Comments: None.

Source of information: Seller, Prior Disclosure

C. RADON/AIR - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: February 2018 By: Northeast Lab Services

Results: 0.4 & less than 0.3 pCi/L

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

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

Are test results available? Yes No

Results/Comments: None.

Source of information: Prior Disclosure

D. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: N/A By: N/A

Results: N/A

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

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

Are test results available? Yes No

Results/Comments: Public Water

Source of information: Seller, Prior Disclosure, Public Water

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

Comments: None.

Source of information: Seller, Prior Disclosure

Buyer Initials _____

Seller Initials DS Initial SA

PROPERTY LOCATED AT: 102 Cleaves Street, Biddeford, ME 04005

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: Lead abatement done in 2010 by previous owners. See attachment

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

Comments: Lead abatement done in 2010 by previous owners. See attachment

Source of information: Prior Disclosure

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown

LAND FILL: Yes No Unknown

RADIOACTIVE MATERIAL: Yes No Unknown

Other: Seller has no knowledge of hazardous materials

Source of information: Seller, Prior Disclosure

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

SECTION V — ACCESS TO THE PROPERTY

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

If Yes, explain: N/A

Source of information: Deed


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

Source of information: N/A

Buyer Initials _____

Seller Initials  

PROPERTY LOCATED AT: 102 Cleaves Street, Biddeford, ME 04005

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: N/A

Have any flood events affected a structure on the property? Yes No Unknown

If Yes, explain: N/A

Has any flood-related damage to a structure occurred on the property? Yes No Unknown

If Yes, explain: N/A

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: N/A

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: N/A

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?
N/A

Relevant Panel Number: N/A Year: N/A (Attach a copy)

Comments: Zone X - Area of minimal flood hazard. See attached FEMA map

Source of Section VI information: Seller, FEMA Flood Map

Buyer Initials _____

Seller Initials DS SA Initial DA

PROPERTY LOCATED AT: 102 Cleaves Street, Biddeford, ME 04005

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: N/A

Is a Forest Management and Harvest Plan available?..... 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: N/A

Year Principal Structure Built: 1880

What year did Seller acquire property? March 2018

Roof: Year Shingles/Other Installed: Rubber Roof 2012 +/-

Water, moisture or leakage: None

Comments: Prior Disclosure stated roof was 8+/- years old.

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: Seller poured a concrete floor in basement (2021)

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

If Yes, are test results available? Yes No

Comments: N/A

Electrical: Fuses Circuit Breaker Other: N/A Unknown

Comments: None.

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

If Yes, is the survey available? Yes No Unknown

Manufactured Housing – Is the residence a:

Mobile Home Yes No Unknown

Modular Yes No Unknown

Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure
..... Yes No Unknown

Comments: None.

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

Comments: None.

Source of Section VII information: Seller, Prior Disclosure

Buyer Initials _____

Seller Initials SA DA

PROPERTY LOCATED AT: 102 Cleaves Street, Biddeford, ME 04005

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.

DocuSigned by:

SELLER
102 Cleaves Street LLC
9/11/2024 | 2:15 PM EDT
DATE

Signed by:

SELLER
102 Cleaves Street LLC
9/11/2024 | 7:08 AM EDT
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

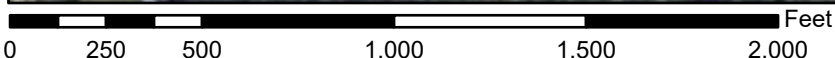
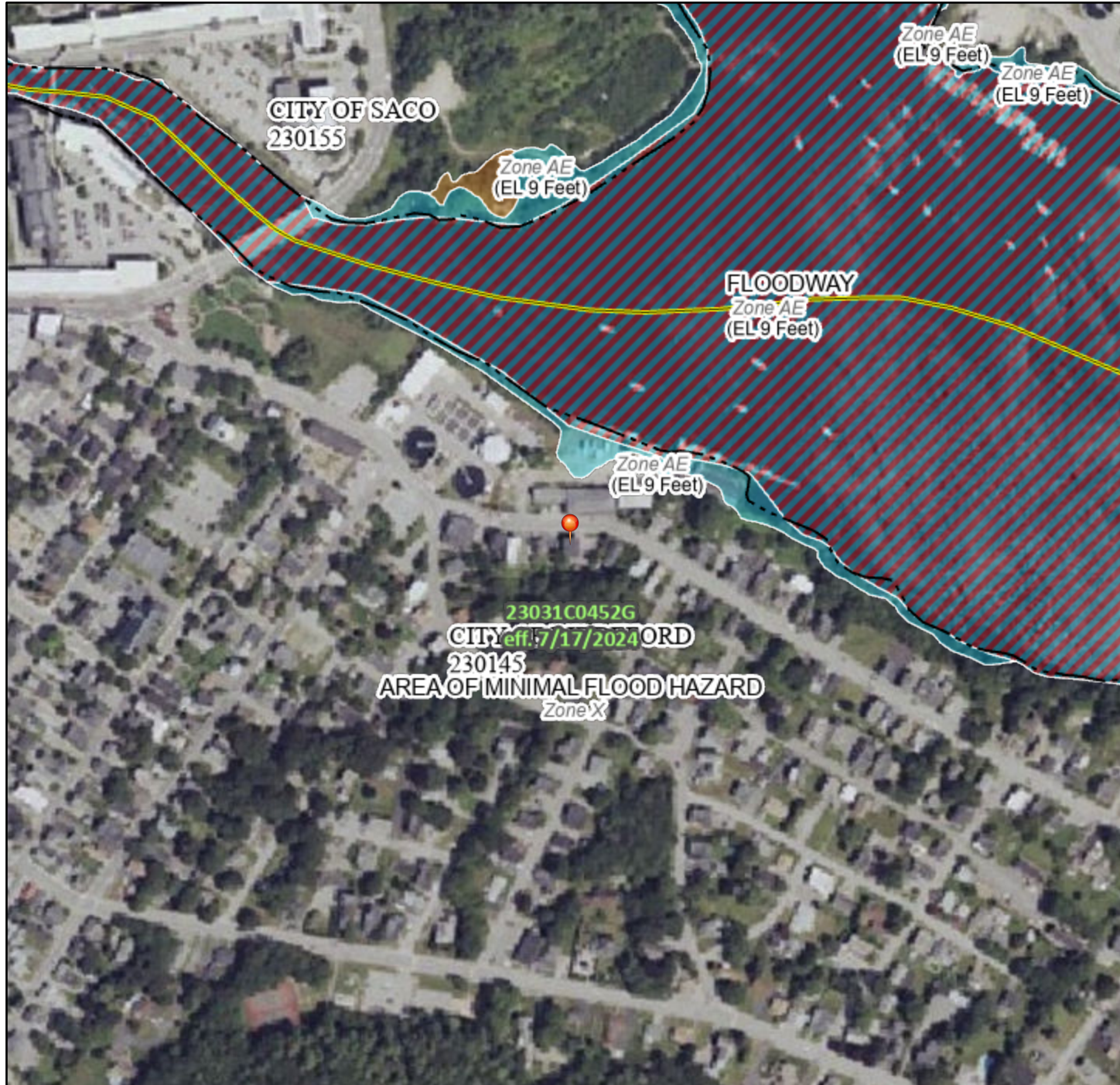
BUYER DATE

BUYER DATE

National Flood Hazard Layer FIRMette



70°27'5"W 43°29'41"N



1:6,000

70°26'28"W 43°29'15"N

Basemap Imagery Source: USGS National Map 2023

Legend

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

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		Regulatory Floodway
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 <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard <i>Zone D</i>
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **9/5/2024 at 1:22 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.

LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN 102 Cleaves Street LLC, 102 Cleaves Street LLC (hereinafter "Seller")
AND _____ (hereinafter "Buyer")
FOR PROPERTY LOCATED AT 102 Cleaves Street, Biddeford, ME 04005

Said contract is further subject to the following terms:

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (**check one below**):

_____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Seller (**check one below**):

Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

Lead abatement done in 2010 by previous owners. See attachment. Buyers encouraged to do their own due diligence.

_____ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's Acknowledgment

(c) Buyer has received copies of all information listed above.

(d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.

(e) Buyer has (**check one below**):

_____ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

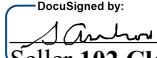
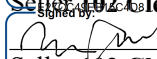
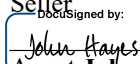
_____ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.


Agent's Acknowledgment

(f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

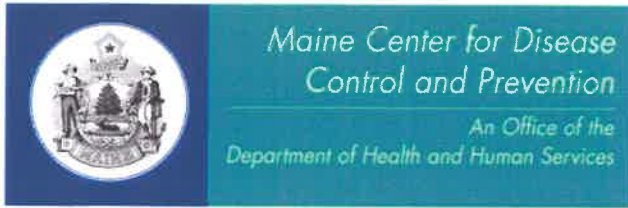
Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Buyer	Date	 DocuSigned by: Seller, 102 Cleaves Street LLC	9/11/2024 2:15 PM
Buyer	Date	 DocuSigned by: Seller, 102 Cleaves Street LLC	9/11/2024 7:08 AM
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Agent	Date	 DocuSigned by: Agent, John Hayes	9/11/2024 10:00 AM

 **Maine Association of REALTORS®/Copyright © 2024.**
All Rights Reserved. Revised 2023.





John E. Baldacci, Governor

Brenda M. Harvey, Commissioner

Environmental and Occupational Health Programs
Maine Center for Disease Control and Prevention
286 Water Street
11 State House Station
Augusta, Maine 04333-0011
Tel: (207) 287-4311; Toll Free: 1-866-292-3474
Fax: (207) 287-3981; TTY: 1-800-606-0215

May 4, 2010

Ray Parent
29 Woodman Ave
Saco, ME 04072

Subject: Compliance with Order to Correct
Removal of Posting of Environmental Lead Hazards

Authority: Lead Poisoning Control Act Title 22, Chapter 252

Case ID: 09-017

Dwelling Location: 102 CLEAVES ST APT 2,

Notice of Environmental Lead Hazards Dated: 12/30/2009

Date of Post Abatement Inspection: Interior: 2/3/2010
Exterior:

Dear Mr.Parent:

This letter is to confirm that our office has received documentation of post-abatement clearances that meet our standards for lead-safe housing at the above referenced property. All interior areas of the dwelling previously identified as environmental lead hazards in the Order to Correct have been satisfactorily addressed as required by Maine law. This unit is now considered safe for occupancy, though the completion of abatement work on the exterior and in Apt 1 are still pending.

It is important to remember that lead-safe does not always mean lead-free. To prevent future lead hazards, all maintenance and/or renovation to the property must be done using lead-safe work practices. The enclosed brochure, "Essential Maintenance for a Lead-Safe Home," can help you maintain a lead-safe property.

In addition, there are three laws regarding lead that you should be aware of because they require the actions listed below.

1. Federal Title X Section 1018 (known as Lead Disclosure) and Title 22 Chapter 252 subsection 1328 of Maine law
These laws require that you provide lead disclosure information to tenants rental properties built before 1978.

Required Actions:

- Prior to renting housing built before 1978, provide prospective tenants with a lead disclosure form and the brochure, "Protect Your Family From Lead in Your Home." A disclosure form that meets both federal and state requirements and a copy of the brochure are enclosed.

- For this dwelling in particular, you must disclose that lead hazards were previously identified and maintain a copy of the Investigation Report and Abatement Report in your files. You must allow all tenants and prospective tenants to review the report. In addition, you should retain a copy of this statement of compliance.

2. Title 14 Chapter 710 subsection 6030-B of Maine law

This law requires that you give tenants 30 days notice prior to performing renovation, repair or remodeling activity in a building built before 1978 (this excludes emergency repairs). Please visit <http://www.mainelegislature.org/legis/statutes/14/title14ch710.pdf> to review the requirements of this law.

Required Actions:

- If you undertake any repairs or renovations in your rental building, at least 30 days before the activity starts you must (1) post a sign on the building's entry doors, and (2) send notice by certified mail to every unit in the building. See the statute for information about potential waiver's to the 30 day requirement.

3. RRP Rule of the U.S. Environmental Protection Agency

EPA's new rule known as the Renovation, Repair and Painting (RRP) rule went into effect on April 22, 2010.

Required Actions:

- You are required to provide a copy of the brochure "Renovate Right" at least 7 days prior to certain repair, remodeling, or painting activities. I have enclosed a copy of the brochure.
- Anyone performing work that disturbs lead paint (more than 6 square feet on the interior or 20 square feet on the exterior) in your pre-1978 building, including yourself, must be certified by EPA.
- Any work that disturbs lead paint (more than 6 square feet on the interior or 20 square feet on the exterior) must be done in a lead-safe manner. I encourage you to visit the EPA website (www.epa.gov/lead) to determine how the rule will affect your properties.

Thank you for your cooperation. If you have any questions or need further information, you may contact me in writing or by telephone at (207) 287-4311.

Sincerely,



Tina Bernier, Environmental Coordinator
Maine Childhood Lead Poisoning Prevention Program
SHS #11
286 Water St. 3rd Floor
Augusta, ME 04333-0011

Encls. Essential Maintenance for a Lead Safe Home
Protect Your Family from Lead in Your Home
Lead Disclosure Form
Renovate Right



Fact Sheet: Arsenic Treated Wood

Department of Health and
Human Services
11 State House Station
Augusta, ME 04333

Maine CDC
Environmental and
Occupational Health Program
Toll Free in Maine: 866-292-3474
Fax: 207-287-3981
TTY: 207-287-8066
Email: ehu@maine.gov

IF YOU WORK WITH CCA WOOD

- **NEVER** burn CCA wood.
- Wear gloves when handling CCA wood
- Wear a dust mask when sanding or cutting CCA wood
- Don't work with CCA wood in an enclosed area (like a garage)

Apply a coating to seal the wood every 1-2 years

TO LEARN MORE

Eric Frohberg
Environmental and
Occupational Health
Program
Maine CDC
Toll-free in Maine 866-
292-3474
TTY: 207-287-8066
www.maine.gov/dhhs/
eohp

Does Your New Home Have Arsenic (CCA) Treated Wood?

About half of all Maine homes have a deck, or playground or some other structure that is made of wood treated with arsenic. This wood is called "CCA pressure-treated wood" or just "pressure-treated" wood. The wood was treated with arsenic to protect against rot and insects.

Too much arsenic can cause cancer. So it is good to prevent arsenic getting into your body when you can. When you touch wood treated with arsenic, you can get arsenic on your hands. The arsenic on your hands can get into your mouth if you are not careful about washing before eating. Young children are most at risk because they are more likely to put their hands in their mouths. The good news is that there are simple things you can do to protect yourself and your family from arsenic treated wood. This fact sheet will tell you how.



Children touching unsealed treated wood, and then putting their hands in their mouths is the biggest concern.

First: Does your house have arsenic treated (CCA) wood?

When arsenic treated wood is new, it tends to have a greenish tint. When CCA wood is older, it is harder to tell. Ask your realtor if the seller knows whether CCA wood was used. You can also test the wood to find out if it contains arsenic. Call us to find out how.

Second: If so, reduce contact with the arsenic.

You can lower the amount of arsenic on the surface of the wood by applying a coating on the wood every 1-2 years. Oil-based sealants, varnishes, or polyurethane work best for sealing arsenic in the wood. Be sure to wash your children's hands when they finish playing on or near CCA wood.

Third: If you have any questions, call us toll-free in Maine: 866-292-3474

Common Questions

What is CCA wood?

CCA wood is made by dipping the wood in a mixture of chemicals. These chemicals include chromium, copper, and arsenic. This protects the wood against insects and rot. This wood is known as CCA wood or "pressure treated" wood. Most pressure treated wood in the U.S. is CCA wood. After December 31, 2003, no more CCA wood will be made for use around homes. CCA wood may still be sold for home use until April 1, 2004 in the state of Maine.

What is Arsenic?

Arsenic is found in soil and rocks. Most people get a little arsenic every day from the food they eat. Also, some people have arsenic in their private wells, which is why it is important that anyone with a well have it tested for arsenic. People who are exposed to too much arsenic over many years are more likely to get cancer.

DLN: 1002140140166

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS

THAT I, JOSEPH AMBROSE, with a mailing address of 21 Nightingale Avenue, Quincy, MA 02169,

for consideration paid,

grants to **102 CLEAVES STREET, LLC**, a Maine limited liability company with a mailing address of 21 Nightingale Avenue, Quincy, MA 02169,

with **WARRANTY COVENANTS**, a certain lot or parcel of land, with the buildings thereon, situated in the City of Biddeford, County of York and State of Maine, and bounded and described as follows:

Commencing at the southeasterly corner of land now or formerly of Michael Hussey and being the northwesterly corner of the lot hereby conveyed; thence southeasterly along Cleaves Street to land now or formerly of James Morgan; thence southwesterly by said Morgan land to said Hussey land; thence northeasterly by said Hussey land to said Cleaves Street and the point of beginning.

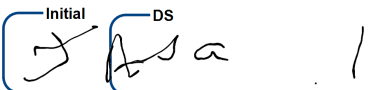
This conveyance is subject to all restrictions, easement and covenants of record.

THIS CONVEYANCE IS ALSO SUBJECT TO A MORTGAGE GRANTED BY THE ABOVE-NAMED JOSEPH AMBROSE TO ACADEMY MORTGAGE CORPORATION DATED JANUARY 15, 2021 AND RECORDED AT BOOK 18525, PAGE 824. BY ACCEPTING THIS DEED, THE GRANTEE HEREIN AGREES TO ASSUME ALL RIGHTS AND RESPONSIBILITIES UNDER SAID MORTGAGE.

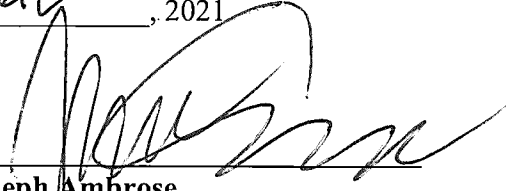
Meaning and intending to convey and hereby conveying precisely the same premises conveyed by Warranty Deed of Rene M. Quinn and Zaccaria C. Brubach to Joseph Ambrose dated January 15, 2021 and recorded in the York County Registry of Deeds at Book 18525, Page 822.

[Signature Page to Follow]

No Transfer Tax

Initial DS


WITNESS m hand and seals this 14th day of April, 2021

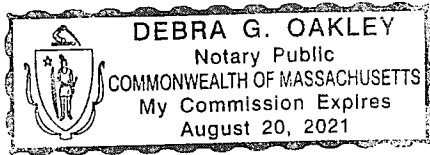


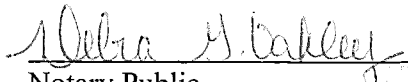
Joseph Ambrose

STATE/Commonwealth: Massachusetts April 14, 2021
COUNTY: Norfolk

Then personally appeared the above-named **Joseph Ambrose** and acknowledged the foregoing instrument to be his free act and deed.

Before me:





Notary Public
Print Name: Debra G. Oakley
My Commission Expires: 8/20/2021

TITLE NOT SEARCHED, DESCRIPTION NOT PREPARED BY SCRIVENER OF DEED

Initial DS
