

**Single Family PUBLIC SYNOPSIS**



MLS#: 921847      Status: Current      Kickout: No  
 94 Stonewall Drive Orrington, ME 04474      List Price: \$ 369,000

**Directions:** From Brewer, take RTE 15 to Orrington. Go past Snow's Corner Rd. Take left on Stonewall. 94 is on the left toward the end of the road (marked with a mailbox and Stonewall Plumbing/Heating Sign)

**Neigh'd/Assoc:**      **Assoc. Fee /Mo:**

**General/Land Information**

**Style:** Contemporary, Colonial  
**#Rooms:** 8      **#Bedrooms:** 3      **#Baths:** F = 2 3/4 = 0 1/2 = 1  
**Foundation Sz /-:**      **Year Built /-:** 2008  
**SqFt Fin. Above Grade+/-:** 3200      **SqFt Fin. Below Grade+/-:** 0      **SqFt Fin. Total+/-:** 3200  
**Source of Square Footage:** Builder

**Color:** Tan      **Lot Size (Acr) /-:** 7.110      **Road Frontage /-:**  
**Surveyed:** No      **Seasonal:** No      **Zone:** Residential  
**Flood Zone:** Unkr      **Water Body:**  
**WtrFrt:** No      **Amt Wtr Frmtge /-:**      **WF Shared /-:**      **WF Owned /-:**

**Interior Information**

	KT	DN	LR	FR	MBR	2BR	3BR	4BR	5BR	OT
<b>Level:</b>	1	1	1	1	2	2	2			1
<b>Size:</b>	22x17	12x17	22x17	17x16	19x16	15.5x14	14x16			13x14
<b>Cathedral Ceil:</b>	Yes									
<b>Appliances:</b>			<b>Skylight:</b> No		<b>Fireplace:</b> 0		<b>Wood Stove:</b> No			<b>Wood Stove HU:</b> No

**Remarks**

New construction 3200 sq. ft. 3-4 bedroom Colonial on Stonewall Drive in Orrington on 7.11 private acres. This quality home features many amenities including central a/c, quality s/s appliances, 1 car attached and 3 car detached heated garages.

**Property Features - NOTE: Check Detail Reports for complete list of features.**

<b>Site:</b> Wooded	<b>Basement Info:</b> Daylight, Walk-Out, Full
<b>Driveway:</b> Gravel, Paved	<b>Foundation Mtrls:</b> Poured Concrete
<b>Parking:</b>	<b>Exterior:</b> Vinyl Siding
<b>Location:</b> Rural	<b>Roof:</b> Shingle
<b>Uses:</b> Residential	<b>Heat System:</b> Multi-Zones, Radiant
<b>Restrictions:</b>	<b>Heat Fuel:</b> Oil
<b>Recreational Water:</b>	<b>Water Heater:</b> Off Heating System
<b>Roads:</b> Public	<b>Cooling:</b> Central Air
<b>Transportation:</b>	<b>Floors:</b> Wood, Tile/Brick
<b>Electric:</b> Circuit Breakers	<b>Vehicle Storage:</b> 3+ Cars, Attached, Detached, Direct Entry to Living, Garage
<b>Gas:</b> Bottled	<b>Amenities:</b> 1ST Floor Bedroom, Master Bedroom w/Bath, Out Building, Porch
<b>Sewer:</b> Private, Septic Design Available	<b>Accessibility Amenities:</b>
<b>Water:</b> Private, Well Existing On Site	<b>Equipment:</b>
<b>Construction:</b> Wood Frame	

**Tax/Deed/Community Information**

**Book/Page/Partial:** 10394/57/      **Map/Block/Lot:** 8/22-C      **Tax Amount/Yr:** \$ 1,593 / (2008)  
**Tax Reduction:**      **School:**

**Off Market Information**

**Information Provided by: Maine Choice Realty 600070 SN**

**Office:** Maine Choice Realty 1906      **Office:** 207-368-4333  
**Agent Phone:** 207-368-4333      **Agent Cell:**  
**Email:**      **Virtual Tour:**  
**LAgni:** JJM      **List Office:** Maine Choice Realty



The information on MLS listings has been assembled from various sources of varying degrees of reliability. Any information that is critical to your buying decision should be independently verified. All dimensions are approximate and not guaranteed. Copyright 2009 MREIS, Inc.

Printed: 02/10/09



## SELLER'S 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 the Seller and any buyer. The Seller authorizes the Listing Broker in this transaction to disclose the information in this statement to other real estate licensees and to prospective buyers of this property. The Seller agrees to notify the Listing Broker promptly of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

**NOTE: DO NOT LEAVE ANY QUESTIONS BLANK. WRITE N/A (NOT APPLICABLE) OR UNKNOWN IF NEEDED.**

PROPERTY LOCATED AT: 94 Stonewall Drive, Orrington, ME, ME 04474

### 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:  Yes  No  N/A 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: 2007 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:

INSTALLATION: Location: Behind garage

Installed BY: Alfred E. Haskell Water Wells DATE of Installation: 2007

What is the source of your information: Owner/Builder

USE: Number of Persons currently using system? 4

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

COMMENTS: \_\_\_\_\_

### SECTION II. WASTE WATER DISPOSAL

TYPE OF SYSTEM:  Public  Private  Quasi-Public  Unknown

• IF PUBLIC OR QUASI-PUBLIC:

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

What steps were taken to remedy the problem? \_\_\_\_\_

• IF PRIVATE:

TANK:  Septic Tank  Holding Tank  Cesspool  Other: \_\_\_\_\_

Tank Size:  500 Gal.  1000 Gal.  Unknown  Other: \_\_\_\_\_

Tank Type:  Concrete  Metal  Unknown  Other: \_\_\_\_\_

Location: Between house and garage OR  Unknown Date of Installation: 2007

Date of Last Servicing: \_\_\_\_\_ Name of Company Servicing Tank: \_\_\_\_\_

Date Last Pumped: \_\_\_\_\_ Have you experienced any malfunctions?  Yes  No

If yes, give the date and describe the problem: \_\_\_\_\_

LEACH FIELD:  Yes  No  Unknown

IF YES: Location: Between house and garage

Date of installation of leach field: 2007 Installed By: Stonewall Plumbing and Heating

Date of Last Servicing: \_\_\_\_\_ Name of Service Company: \_\_\_\_\_

Have you experienced any malfunctions?  Yes  No

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

Does Seller have records of the septic system design indicating the number of bedrooms the system was designed for?  Yes  No

IF YES, is it available? \_\_\_\_\_

SOURCE OF INFORMATION: Owner

COMMENTS: \_\_\_\_\_

IS SYSTEM LOCATED IN A SHORELAND ZONE?  Yes  No  Unknown

Is System located in a Coastal Shoreland Zone?  Yes  No  Unknown

8/2008 Page 1 of 3 - SPD Buyer(s) Initials \_\_\_\_\_

Seller(s) Initials \_\_\_\_\_

Maine Choice Realty 611 B Wilson Street Suite 1, Brewer ME 04412

Phone: (207) 368-4333

Fax: (207) 992-2731

Jackson - Ston

Jason J. Moffit

Produced with ZipForm® by ZipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026

www.ziplogix.com

**SECTION III. HEATING SYSTEM(S)/SOURCE(S)**

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	Radiant (Oil)			
Age of system(s)/source(s)	2008			
Name of company that services system(s)/source(s)	Stonewall Plumbing and Heating			
Date of most recent service call	N/A			
Annual consumption per system/ source (i.e., gallons, kilowatt hours, cord(s))	24/gallon → Oil for Tanks			
Malfunction per system(s)/ source(s) within past 2 years	None			
Other pertinent information	New System			

Buried Oil Supply Line:  Yes  No  Unknown Sleved:  Yes  No  
 Chimney(s) Lined:  Yes  No  Unknown Age: \_\_\_\_\_ Last Cleaned: \_\_\_\_\_  
 Is more than one heat source vented through one flue?  Yes  No  Unknown Had a chimney fire:  Yes  No  Unknown  
 Has chimney been inspected?  Yes  No  Unknown; If Yes, when: \_\_\_\_\_  
 COMMENTS: \_\_\_\_\_

**SECTION IV. HAZARDOUS MATERIAL**

The licensee is disclosing that the Seller is making representations contained herein.

**A. UNDERGROUND STORAGE TANKS - Current or previously existing:**  
 Are there now, or have there ever been, any underground storage tanks on your property?  Yes  No  Unknown  
 IF YES: Are tanks in current use?  Yes  No  
 IF NO above: How long have tank(s) been out of service? \_\_\_\_\_  
 What materials are, or were, stored in the tank(s)? \_\_\_\_\_  
 Age of tank(s): \_\_\_\_\_ Size of tank(s): \_\_\_\_\_  
 Location: \_\_\_\_\_  
 Have you experienced any problems such as leakage? \_\_\_\_\_  
 Are tanks registered with the Dept. of Environmental Protection?  Yes  No  Unknown  
 If tanks are no longer in use, have tanks been abandoned according to D.E.P.?  Yes  No  Unknown  
 Comments: \_\_\_\_\_

**B. ASBESTOS - Current or previously existing:**  
 • as insulation on the heating system pipes or duct work?  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  
 IF YES: Source of information: \_\_\_\_\_  
 COMMENTS: \_\_\_\_\_

**C. RADON/AIR - 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: \_\_\_\_\_

**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: \_\_\_\_\_

**E. LEAD-BASED PAINT/PAINT HAZARDS - Current or previously existing: (Note: Lead-based paint is most commonly found in homes constructed prior to 1978; See EPA Disclosure brochure/form and Maine Lead Warning for more information)**  
 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 the basis for the determination: \_\_\_\_\_  
 Do you know of any records or reports pertaining to such lead-based paint or lead-based paint hazards:  Yes  No  
 IF YES, describe: \_\_\_\_\_  
 Are you aware of any cracking, peeling or flaking paint?  Yes  No  
 COMMENTS: \_\_\_\_\_

PROPERTY LOCATED AT 94 Stonewall Drive, Orrington, ME, ME 04474

F. OTHER HAZARDOUS MATERIALS - Current or previously existing:

- TOXIC MATERIAL:  Yes  No  Unknown OTHER: \_\_\_\_\_
- LAND FILL:  Yes  No  Unknown
- RADIOACTIVE MATERIAL:  Yes  No  Unknown

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

**SECTION V. GENERAL INFORMATION**

Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private road/homeowner associations or restrictive covenants?  Yes  No  Unknown

IF YES: Explain: Row to adjacent property - Bangor Hydro & Utility Easements  
What is your source of information: Deed & Survey

Are there any tax exemption or reduction 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: \_\_\_\_\_

Leased Equipment (e.g., propane tank, hot water heater, satellite dish): Type: \_\_\_\_\_

Year Built: 2008 How long has Seller owned it: 2008

Roof: Year Built - Structure: 2008 Age - Shingles: 2008

Moisture or leakage: None

Comments: Construction began 2008.

Foundation/Basement: Sump Pump:  Yes  No  Unknown Comments: \_\_\_\_\_

Moisture or leakage since you owned the property:  Yes  No  Unknown Comments: \_\_\_\_\_

Knowledge of prior 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

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

Has the property been surveyed?  Yes  No  Unknown If YES, is the survey available?  Yes  No

Manufactured Housing: Mobile Home -  Yes  No Modular:  Yes  No

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

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

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

**SECTION VI. ADDITIONAL INFORMATION**

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.

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.

Joseph Jackson  
SELLER  
Joseph Jackson

February 8, 2009  
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



Maine Association of REALTORS®/Copyright © 8/2008.  
All Rights Reserved.





# 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](http://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.

**Q. Can I use my water for bathing if it has high arsenic?**

*Answer:* Studies have shown that little arsenic gets into adults from bathing. But we do not have studies on young kids. Kids might get more arsenic in them while bathing because of their bathing habits. We have a study underway to check this. For now, if you are concerned, call us toll-free to discuss exposure from bathing.



**Q. Can I use my water for cooking if it has arsenic in it?**

*Answer:* The answer depends on how much arsenic is in your water, how much water is either absorbed or used when cooking a food, and how often you eat such foods. Pasta, rice, oatmeal and dried beans are examples of foods that absorb a lot of water when cooked. Soup and jello are examples of foods that use water by recipe. If your water has more than 0.05 mg/L arsenic, contact us for information about use in cooking.

**Q. How likely is it that my well water has high arsenic?**

*Answer:* Based on the current information we have, it looks like about 1 out of every 10 Maine homes with a private well have arsenic levels of concern. Drilled bedrock wells are more likely to have high arsenic levels than dug wells, wellpoints, or wells that are drilled into sand and gravel.

**How do I get more information about arsenic in private well water?**

For more information on the health effects of arsenic, contact:

Andrew E. Smith, SM, ScD.  
State Toxicologist  
Environmental Toxicology Program  
Bureau of Health  
11 State House Station  
Augusta, ME 04333  
Toll Free: 866-292-3474  
Email: [andy.e.smith@state.me.us](mailto:andy.e.smith@state.me.us)

Website:

[janus.state.me.us/dhs/boh/tp/index.html](http://janus.state.me.us/dhs/boh/tp/index.html)

For more information on treatment systems for removing arsenic from well water, contact:

David Braley, Geologist  
Drinking Water Program  
Bureau of Health  
11 State House Station  
Augusta, ME 04333  
Tel: (297) 287-3194  
Email: [david.braley@state.me.us](mailto:david.braley@state.me.us)

Website:

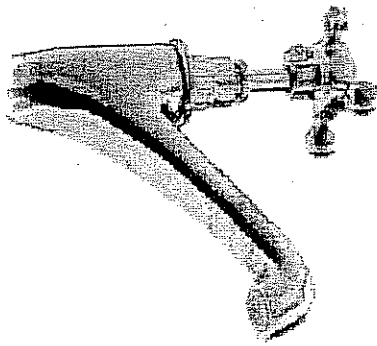
[janus.state.me.us/dhs/eng/water/index.htm](http://janus.state.me.us/dhs/eng/water/index.htm)



Kevin W. Concannon, Commissioner  
May 13, 2002

**HAVE YOU TESTED YOUR WELL WATER FOR ARSENIC?**

Health Information for Private Well Users



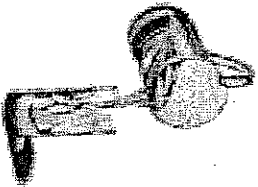
**Arsenic in Well Water**



Maine Bureau of Health

## Arsenic in Well Water: The Problem You Can't See, Smell, or Taste

It's hard to believe that water that looks, smells, and tastes fine may not be safe to drink. But the truth is that many private wells in Maine yield water that is high in arsenic.



Arsenic is a naturally occurring chemical found in soil and rocks. Some rocks have higher levels of arsenic, and this may explain why some drilled wells have high arsenic water. And in some areas, past use of arsenic-containing pesticides on blueberry, apple and potato crops may add to the arsenic water problem.

### The Harm Caused by Arsenic

People who drink water high in arsenic for many years are more likely to get cancer. Drinking water very high in arsenic can also cause stomach pain, nausea, vomiting and diarrhea, numbness or tingling in the hands and feet, as well as effects on blood and the heart.

How likely you are to get cancer or any other health effects from arsenic in water depends on three major factors:

- ◆ How much arsenic is in your water;
- ◆ How much tap water you drink;
- ◆ How long you have been drinking the water.

If you are concerned about health problems possibly due to arsenic in your well water, you should discuss them with your doctor. The Bureau of Health recommends that all household wells be tested for arsenic.



### Answers to Some Commonly Asked Questions

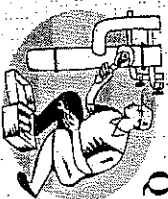
**Q. How much is too much arsenic in well water?**

**Answer:** Test results for arsenic in water are often reported as the number of *milligrams* of arsenic in a *liter* of water (mg/L for short). A liter is about a quart. The Bureau of Health guideline for arsenic in domestic well water is 0.01 milligrams of arsenic per liter of water. The current federal government standard for regulated water supplies is 0.05 mg/L, but this will be lowered to 0.01 mg/L.



**Q. I just found out I have high arsenic water. What should I do?**

**Answer:** If your water has more than 0.01 mg/L arsenic, we recommend you begin taking steps to reduce how much of this water you drink. Switching to bottled water will greatly reduce how much arsenic gets into your body. It will also allow you to safely take your time in deciding what, if any, treatment you want to have installed to remove arsenic from your well water. Sometimes, simply switching to bottled water is all that is needed.



**Q. Is there a way to remove arsenic from well water?**

**Answer:** Yes. We advise consulting one or more water treatment companies to help in choosing an arsenic removal system. This is because the choice of a treatment system depends on what else is in your water and how much water you need to treat. While we do not recommend any specific treatment system, we do advise selection of treatment systems that have been certified for arsenic removal by NSF International ([www.nsf.org](http://www.nsf.org)). Also, be sure to test at least once a year after any system is installed to make sure it is working.



**MLS# 921847**  
**94 Stonewall Drive**  
**Orrington, ME**  
**Map / Lot 8-22-c**  
**Book/ Page 10394 p.57-59**  
**7.11 acres**

**Description:**

Act now while the finishing touches are made on this new, quality built home on Stonewall Drive in Orrington. This home features a spacious and inviting floor plan totaling 3200 sq. feet.

- 3 car, heated detached garage built in 2007.
- 1 car attached garage with direct entry to living area.
- 3200 sq. feet above grade.
- Natural birch hardwood flooring and tile.
- Atrium windows.
- Radiant heat in concrete throughout powered by Buderus boiler.
- Central air conditioning.
- Master bath with tile shower, Jacuzzi tub, and 9ft. double sink.
- 1<sup>st</sup> floor living room with cathedral ceiling.
- 1<sup>st</sup> floor family room.
- Formal dining room.
- Kitchen cabinets from Atlantic Designs.
- Black and bronze plumbing fixtures.
- Fourth bedroom / study / office on first floor.
- Kenmore Elite stainless steel appliances (Microwave, Range Hood, Trash Compacter, Double Wall Oven, Refrigerator)

