

PROPERTY LOCATED AT: 459 Durham Road, Brunswick, ME 04011-7256**PROPERTY DISCLOSURE**

Under Maine Law, certain information must be made available to buyers prior to or during preparation of an offer. This statement has been prepared to assist prospective buyers in evaluating this property. This disclosure is not a warranty of the condition of the property and is not part of any contract between Seller and any Buyer. Seller authorizes the disclosure of the information in this statement to real estate licensees and to prospective buyers of this property. The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

DO NOT LEAVE ANY QUESTIONS BLANK. STRIKE, WRITE N/A OR UNKNOWN IF NEEDED.**SECTION I – WATER SUPPLY**

TYPE OF SYSTEM: ☐ Public ☒ Private ☐ Seasonal N/A ☐ Unknown
☐ Drilled ☒ Dug ☐ Other N/A

MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the
 (public/private/other) water system?

Pump (if any): ☐ N/A ☐ Yes ☒ No ☐ Unknown

Quantity: ☒ Yes ☐ No ☐ Unknown

Quality: ☒ Yes ☐ No ☐ Unknown

If Yes to any question, please explain in the comment section below or with attachment.

WATER TEST: Have you had the water tested? ☒ Yes ☐ No

If Yes, Date of most recent test: 05/11/2020 Are test results available? .. ☒ Yes ☐ No

To your knowledge, have any test results ever been reported as unsatisfactory
 or satisfactory with notation? ☒ Yes ☐ No

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

What steps were taken to remedy the problem? Nothing (pH 5.51, coliform 3 MPN/100mL)

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: Back yard just beyond the treeline

Installed by: Unknown

Date of Installation: 1956 or earlier

USE: Number of persons currently using system: 2

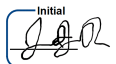
Does system supply water for more than one household? ☐ Yes ☒ No ☐ Unknown

Comments: Jet pump in basement. Well ran dry when accidentally left sprinkler on for a long duration.

Source of Section I information: Seller, attached water tests and attached survey

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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: **Right side of house** OR ☐ Unknown

Date installed: **07/19/1984** Date last pumped: **6/2020** Name of pumping company: **Dick Palmer**

Have you experienced any malfunctions? ☐ Yes ☒ No

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

N/A

Date of last servicing of tank: **None needed** Name of company servicing tank: N/A

Leach Field: ☒ Yes ☐ No ☐ Unknown

If Yes, Location: **Back Right side of house**

Date of installation of leach field: **07/19/1984** Installed by: **Charles Stockford**

Date of last servicing of leach field: **None needed** Company servicing leach field: **None needed**

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

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: **System designed for 270 gallons per day (3 bedrooms or 6 adults)**

Source of Section II information: **Seller and HHE200**

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PROPERTY LOCATED AT: 459 Durham Road, Brunswick, ME 04011-7256**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	Heat Pump	Heat Pump	Heat Pump	Wood Stove
Age of system(s) or source(s)	12/2018 (installed 2020)	3/2020 (installed 2020)	2020	2020
TYPE(S) of Fuel	Electric	Electric	Electric	Wood
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	Total CMP bill under \$50/month for whole house	<---SHARED	<---SHARED	2± cord
Name of company that services system(s) or source(s)	None needed	None needed	None needed	None needed
Date of most recent service call	None needed	None needed	None needed	None needed
Malfunctions per system(s) or source(s) within past 2 years	None	None	None	None
Other pertinent information	Livingroom DaikinFTXS24LVJU	Upstairs Bedrooms Daikin FTXS12LVJU	Family/Mud Room Daikin FTXB12AXVJU	Pacific Energy

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: 2023Date chimney(s) last cleaned: 2023 (Dana Larabee)Direct/Power Vent(s): ☐ Yes ☒ No ☐ UnknownHas vent(s) been inspected? ☐ Yes ☐ No ☐ Unknown

If Yes, date:

Comments: NoneSource 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 ☐ 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:

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

Have you experienced any problems such as leakage? ☐ Yes ☒ No ☐ UnknownComments: **None**Source 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 ☐ Unknown~~Other: **N/A** ☐ Yes ☐ No ☐ Unknown~~Comments: **No known asbestos on or around property.**Source of information: **Seller and attached test.****C. RADON/AIR** - Current or previously existing:Has the property been tested? ☒ Yes ☐ No ☐ UnknownIf Yes: Date: **May 13, 2020** By: **Pillar to Post Home Inspection**Results: **0.8 pCi/L**If applicable, what remedial steps were taken? **None needed**~~Has the property been tested since remedial steps? ☐ Yes ☐ No ☐ Unknown~~Are test results available? ☒ Yes ☐ NoResults/Comments: **None**Source of information: **Attached test results provided by Seller****D. RADON/WATER** - Current or previously existing:Has the property been tested? ☒ Yes ☐ No ☐ UnknownIf Yes: Date: **May 11, 2020** By: **Northeast Laboratory**Results: **<150 pCi/L**If applicable, what remedial steps were taken? **None needed**~~Has the property been tested since remedial steps? ☐ Yes ☐ No ☐ Unknown~~Are test results available? ☒ Yes ☐ NoResults/Comments: **None**Source of information: **Attached test results provided by Seller****E. METHAMPHETAMINE** - Current or previously existing:☐ Yes ☒ No ☐ UnknownComments: **None**Source 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

Source of information: Seller

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☒ No ☐ Unknown

LAND FILL: ☐ Yes ☒ No ☐ Unknown

RADIOACTIVE MATERIAL: ☐ Yes ☒ No ☐ Unknown

~~Other:~~ N/A

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:~~ N/A

Source of information: Deed, survey and seller

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: Deed, survey and seller

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PROPERTY LOCATED AT: **459 Durham Road, Brunswick, ME 04011-7256**

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: 2024 (Attach a copy)

Comments: None

Source of Section VI information: Attached FEMA map

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PROPERTY LOCATED AT: **459 Durham Road, Brunswick, ME 04011-7256****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: **Homestead Exemption (available to most primary owner occupants after 1st year)**Is a Forest Management and Harvest Plan available?..... ☐ Yes ☒ No ☐ UnknownEquipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: **None**Year Principal Structure Built: **1940**What year did Seller acquire property? **2020**Roof: Year Shingles/Other Installed: **2020**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: **There is a seasonal trickle in the groove of floor, can be dried up with a towel.**Mold: Has the property ever been tested for mold? ☐ Yes ☒ No ☐ UnknownIf Yes, are test results available? ☐ Yes ☒ NoComments: **Seller had one instance of water on the floor that was enough to use a wet vac.**Electrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: **N/A** ☐ UnknownComments: **200 AMP panel with updated electrical as of 2020.**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:

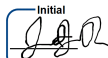
Mobile Home ☐ Yes ☒ No ☐ UnknownModular ☐ Yes ☒ No ☐ Unknown

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 known**Comments: **None**Source of Section VII information: **Seller**

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SECTION VIII – ADDITIONAL INFORMATION

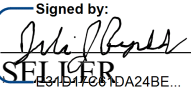
See attached Survey, HHE200 septic design, assessor online record, FIRMETTE map, deed, tax map,
zoning map, assessor field card, 2024 tax commitment, floorplans, Radon water test, water quality test,
asbestos test, Radon air test

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.

Signed by:

SELLER
C34B4F68DA24BE...

Oct 7, 2024
DATE

SELLER
DATE

Julia Jill Reynolds

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.

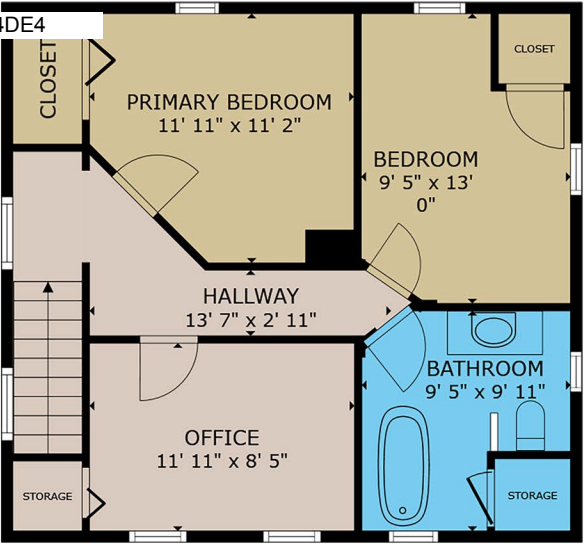
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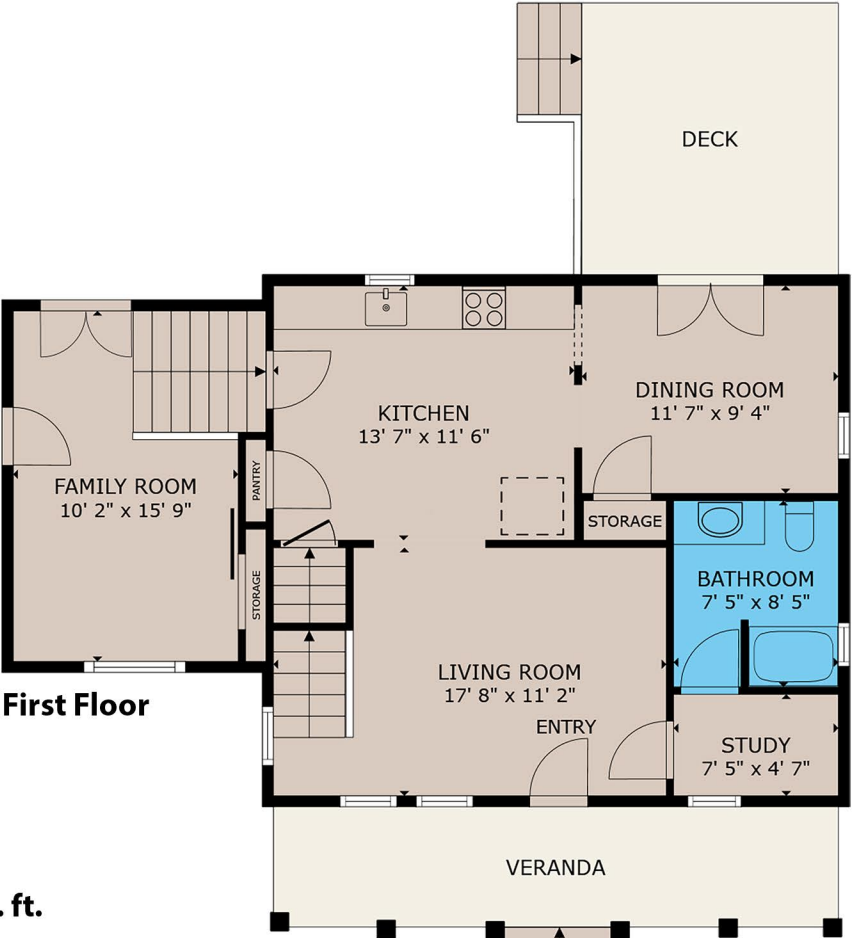
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Second Floor

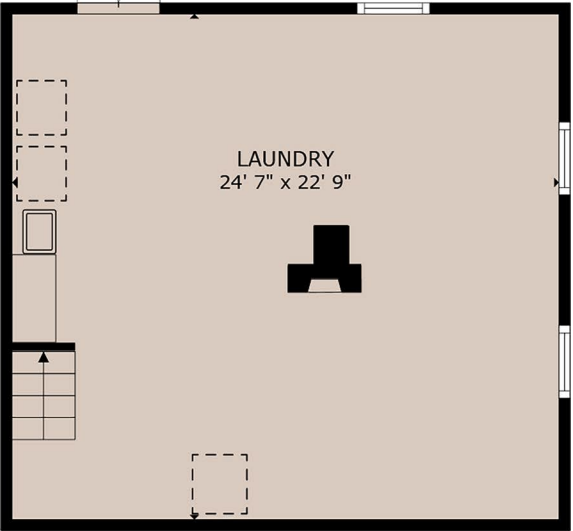


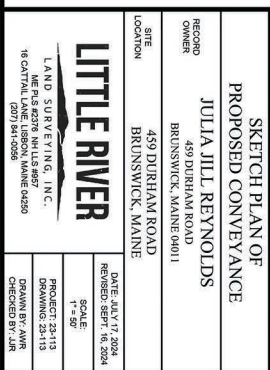
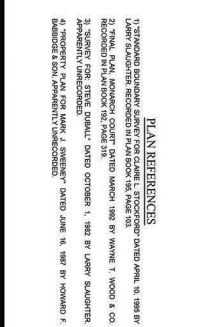
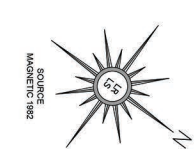
First Floor



Second Floor: 583 sq. ft.
First Floor: 769 sq. ft.
Basement: 560 sq. ft.
Deck: 156 sq. ft.
Veranda: 148 sq. ft.
Total Finished sq.ft.: 1,352

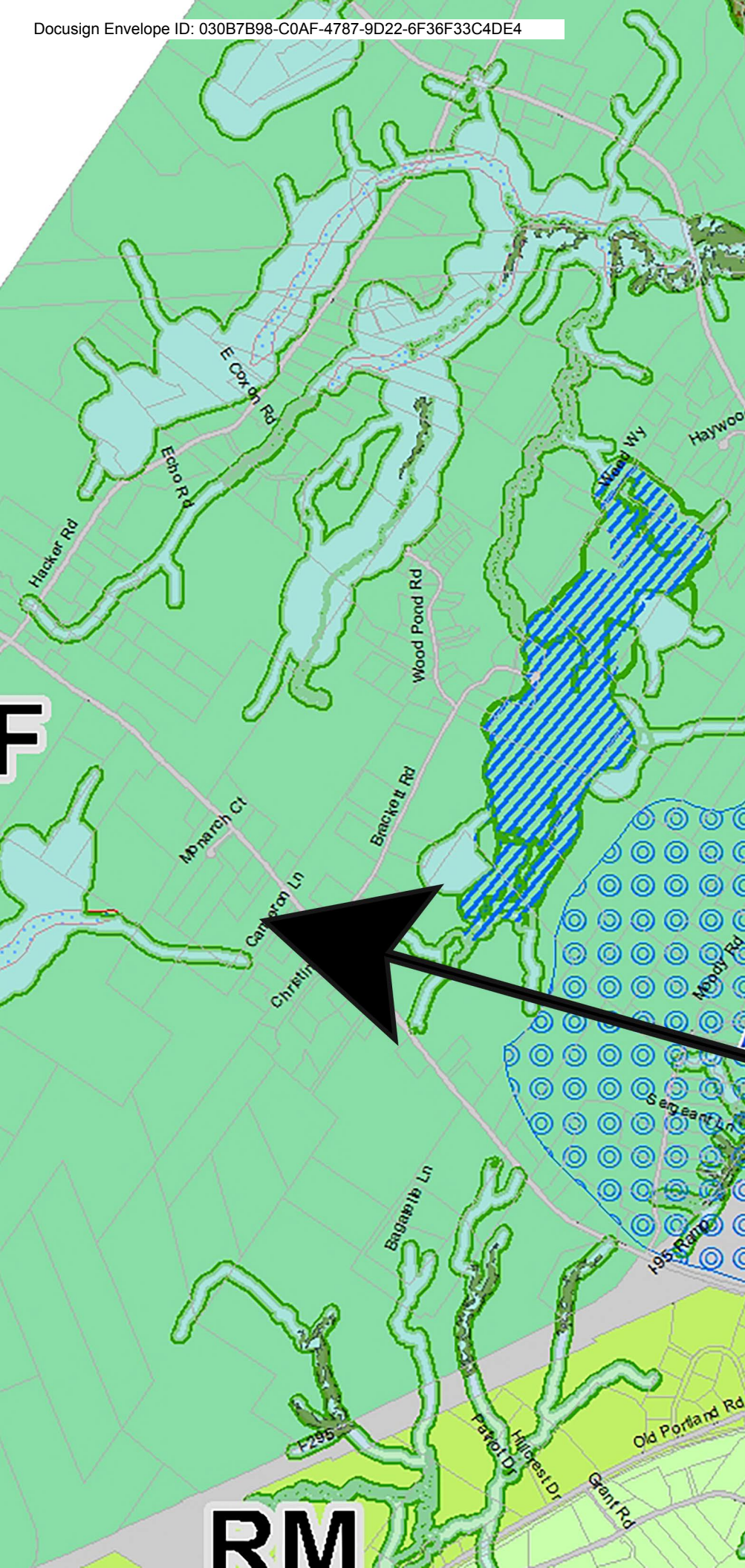
Basement



[illegible]

Initial

Zoning Districts & Overlay Zones



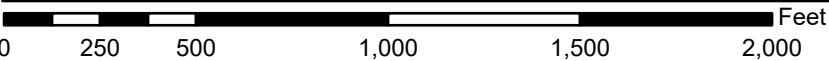
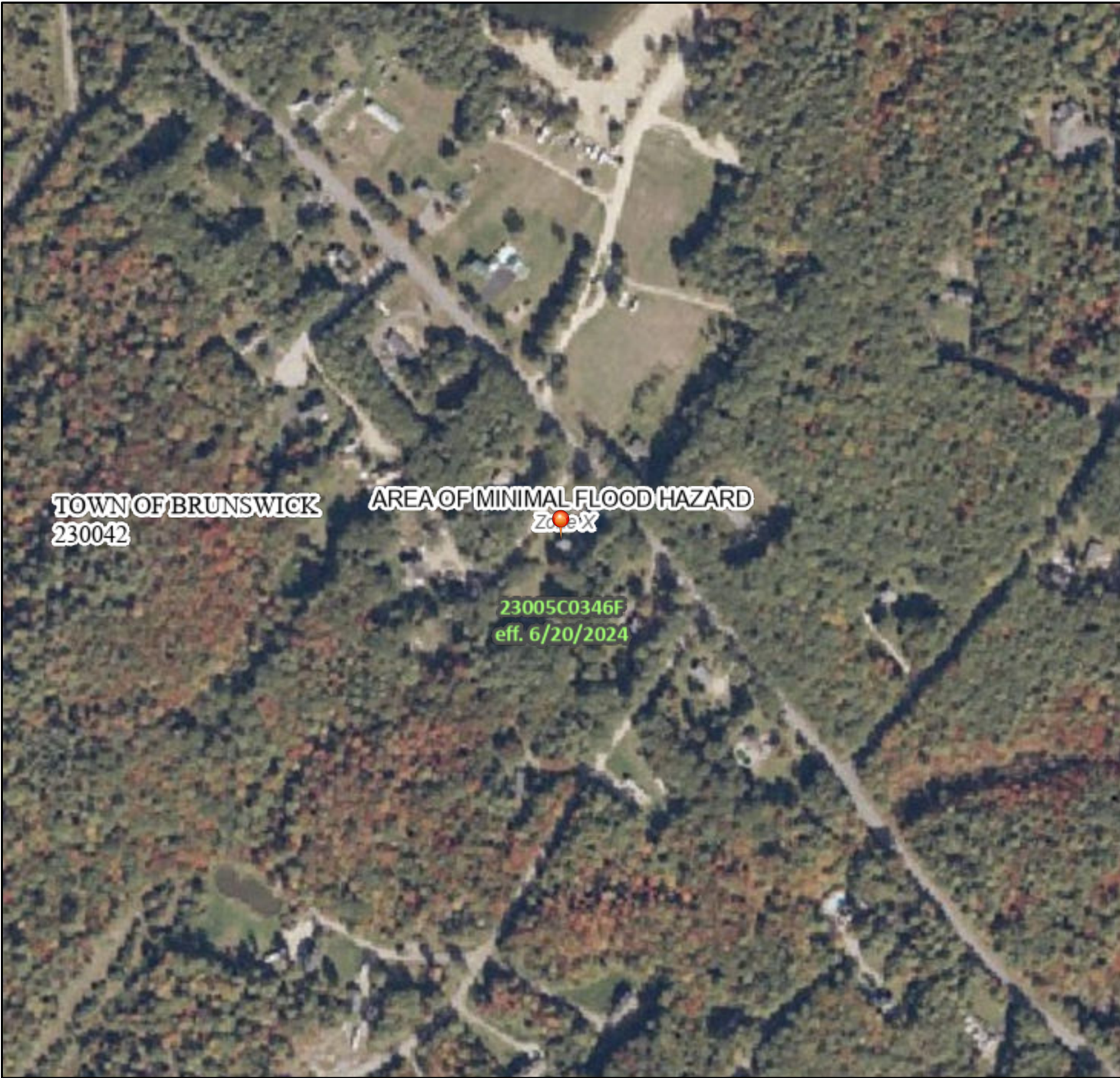
..... Growth - Rural Area Boundary

- Growth Aviation (GA)
- Growth College 1 (GC1)
- Growth College 2 (GC2)
- Growth College 3 (GC3)
- Growth College 4 (GC4)
- Growth College 5 (GC5)
- Growth Industrial (GI)
- Growth Mixed-Use 1 (GM1)
- Growth Mixed-Use 2 (GM2)
- Growth Mixed-Use 3 (GM3)
- Growth Mixed-Use 4 (GM4)
- Growth Mixed-Use 5 (GM5)
- Growth Mixed-Use 6 (GM6)
- Growth Mixed-Use 7 (GM7)
- Growth Mixed-Use 8 (GM8)
- Growth Natural Resources (GN)
- Growth Outdoor (GO)
- Growth Residential 1 (GR1)
- Growth Residential 2 (GR2)
- Growth Residential 3 (GR3)
- Growth Residential 4 (GR4)
- Growth Residential 5 (GR5)
- Growth Residential 6 (GR6)
- Growth Residential 7 (GR7)
- Growth Residential 8 (GR8)
- Growth Residential 9 (GR9)
- Growth Residential 10 (GR10)
- Rural Farm and Forest (RF)
- Rural Mixed-Use (RM)
- Rural Natural Resources (RN)
- Rural Protection 1 (RP1)
- Rural Protection 2 (RP2)
- Rural Residential (RR)
- Airport Approach Zone
- Runway Protection Zone
- APO 1
- APO 2
- APO 3
- Mobile Home Park Overlay
- Telecommunications Overlay
- Special Flood Hazard Area (FEMA)

National Flood Hazard Layer FIRMMette



70°3'15"W 43°55'52"N



1:6,000

70°2'38"W 43°55'26"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) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		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 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
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 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
MAP PANELS		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 10/4/2024 at 9:09 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.

Initial

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

PROPERTY ADDRESS

Town Or Plantation **Brunswick**
Street **Durham Road**
Subdivision Lot #

PROPERTY OWNERS NAME

Last **Stockford** First **Charles**
Applicant Name **same**
Mailing Address of Owner/Applicant (if Different) **Durham Road, Box 1517
Brunswick, Maine 04011**

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understanding and that any falsification is a violation of the Local Plumbing Inspector to obtain Permit.

Charles C. Stockford
Signature of Owner/Applicant Date

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules.

Local Plumbing Inspector Signature

Date Approved

PERMIT INFORMATION

THIS APPLICATION IS FOR:

- 1 ☐ NEW SYSTEM
- 2 ☒ REPLACEMENT SYSTEM
- 3 ☐ EXPANDED SYSTEM
- 4 ☐ SEASONAL CONVERSION
- 5 ☐ EXPERIMENTAL SYSTEM

THIS APPLICATION REQUIRES:

- 1 ☒ NO RULE VARIANCE REQUIRED
- 2 ☐ NEW SYSTEM VARIANCE
Attach New System Variance Form
- 3 ☐ REPLACEMENT SYSTEM VARIANCE
Attach Replacement System Variance Form
- 4 ☐ Requires only Local Plumbing Inspector Approval
- 5 ☐ Requires both State and Local Plumbing Inspector Approval

INSTALLATION IS COMPLETE SYSTEM

- 1 ☐ NON-ENGINEERED SYSTEM
- 2 ☐ PRIMITIVE SYSTEM
(Includes Alternative Toilet)
- 3 ☐ ENGINEERED (1-2000 gpd)
- 4 ☐ INDIVIDUALLY INSTALLED COMPONENTS
- 5 ☐ TREATMENT TANK (ONLY)
- 6 ☐ HOLDING TANK
- 7 ☐ ALTERNATIVE TOILET (ONLY)
- 8 ☒ NON-ENGINEERED DISPOSAL AREA (ONLY)
- 9 ☐ ENGINEERED DISPOSAL AREA (ONLY)
- 10 ☐ SEPARATED LAUNDRY SYSTEM

IF REPLACEMENT SYSTEM:

YEAR FAILING SYSTEM INSTALLED **1964**
THE FAILING SYSTEM IS:
1 ☒ BED 3 ☐ TRENCH
2 ☐ CHAMBER 4 ☐ OTHER

DISPOSAL SYSTEM TO SERVE:

- 1 ☒ SINGLE FAMILY DWELLING
- 2 ☐ MODULAR OR MOBILE HOME
- 3 ☐ MULTIPLE FAMILY DWELLING
- 4 ☐ OTHER

SIZE OF PROPERTY

75+ A

ZONING

residential

TYPE OF WATER SUPPLY

dug well

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

TREATMENT TANK

- 1 ☒ SEPTIC: ☒ Regular ☐ Low Profile
- 2 ☐ AEROBIC

SIZE: **1,000** GALS

WATER CONSERVATION

- 1 ☐ NONE
- 2 ☐ LOW VOLUME TOILET
- 3 ☐ SEPARATED LAUNDRY SYSTEM
- 4 ☐ ALTERNATIVE TOILET

SPECIFY:

PUMPING

- 1 ☐ NOT REQUIRED
- 2 ☐ MAY BE REQUIRED
(DEPENDENT ON TREATMENT TANK LOCATION AND ELEVATION)
- 3 ☐ REQUIRED

DOSE: GALS

CRITERIA USED FOR DESIGN FLOW (BEDROOMS, SEATING, EMPLOYEES, WATER RECORDS, ETC.)

3 bedrooms

SOIL CONDITIONS USED FOR DESIGN PURPOSES

PROFILE **7** CONDITION **C**

DEPTH TO LIMITING FACTOR **36**

SIZE RATINGS USED FOR DESIGN PURPOSES

- 1 ☐ SMALL
- 2 ☐ MEDIUM
- 3 ☒ MEDIUM-LARGE
- 4 ☐ LARGE
- 5 ☐ EXTRA LARGE

DISPOSAL AREA TYPE/SIZE

- 1 ☒ BED **890** Sq. Ft.
- 2 ☐ CHAMBER Sq. Ft.
- 3 ☐ TRENCH Linear Ft.
- 4 ☐ OTHER

DESIGN FLOW **270** (GALLONS DAY)

SITE EVALUATOR STATEMENT

On **7-19-84** (date) I conducted a site evaluation for this project and certify that the data reported is accurate. The system I propose is in accordance with the Subsurface Wastewater Disposal Rules.

William J. Han
Site Evaluator or Professional Engineer's Signature

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RE: PE #

7-20-84

Date

Page 1 of 3

194E 200 250 300

* Local Plumbing Inspector's Signature if a Local Site Evaluation Waiver under a Local Option.

Initial

Charles Stockford

Scale 1" = 100' FT



HHE - 200 Flow 4/83

Initial



SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Town, City, Plantation

Brunswick

Street, Road, Subdivision

Durham Road

Department of Human Services

Division of Health Engineering

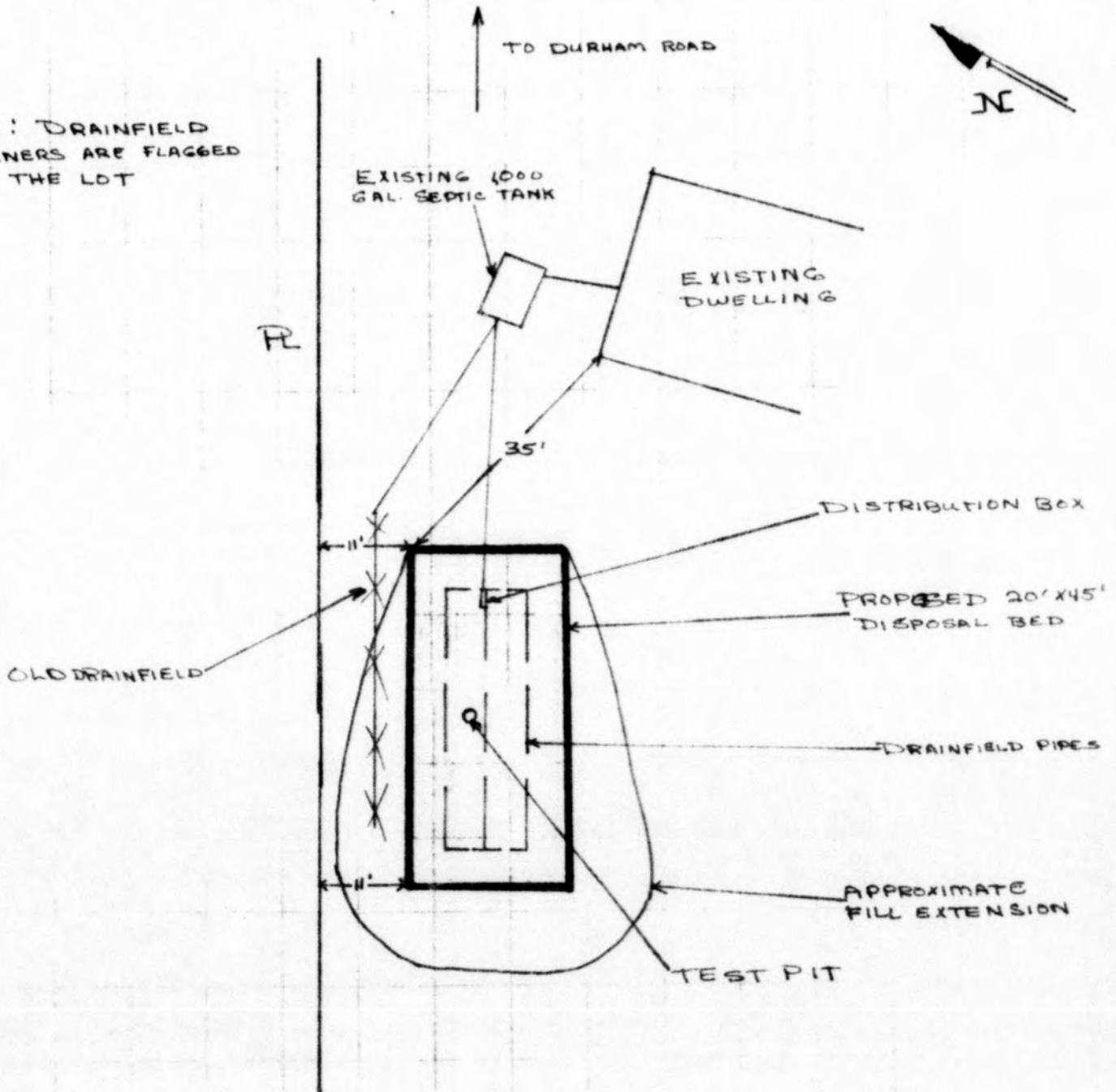
Owners Name

Charles Stockford

SUBSURFACE WASTEWATER DISPOSAL PLAN

Scale 1" = 20 Ft

NOTE: DRAINFIELD
CORNERS ARE FLAGGED
ON THE LOT



FILL REQUIREMENTS

Depth of Fill (Upslope) 0
Depth of Fill (Downslope) 18-20

CONSTRUCTION ELEVATIONS

Reference Elevation is 0"
Bottom of Disposal Area 62"
Top of Distribution Lines or Chambers 51"

ELEVATION REFERENCE POINT

LOCATION & DESCRIPTION
bottom of house siding

Site Evaluator or Professional Engineer's Signature

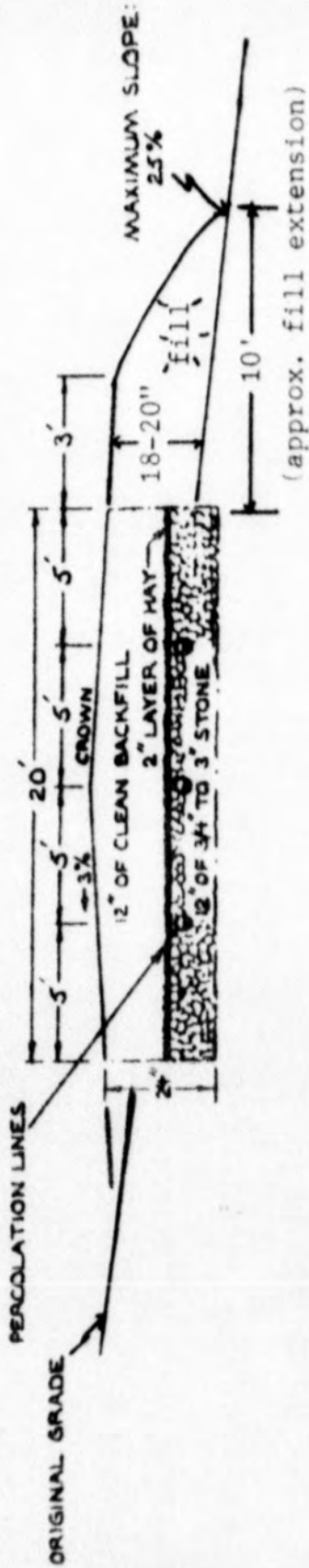
32
SE # / PE #

7-20-84
Date

Page 3 of 3
HSE 200 Rev 4/8

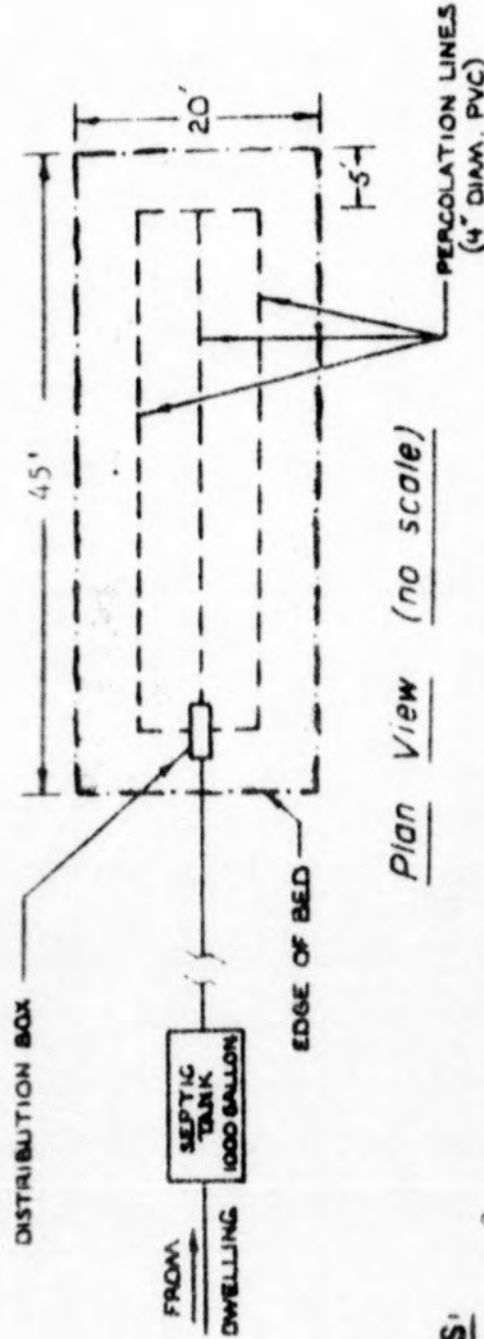
Initial
J

• SEWAGE DISPOSAL BED DETAILS •



Bed Cross Section (no scale)

remove organic layer and
scorify the soil surface
before installing fill.



Plan View (no scale)

• NOTES •

- 1.) 0 inches of fill is required at uphill side of bed.
- 2.) Texture of fill shall be sandy loam to loamy sand or coarser.
- 3.) Refer to Sections 8 thru 12 of the Maine State Plumbing Code, Part II for further details regarding installation procedures.

For: Charles Stockford

Job No. 8401-183

Dr. WHM

Date: 7-20-84

WILLIAM H. MAIER

2-76

Initial

Certificate of Analysis

Attention: Pillar to Post Home Insp-Lewiston
 57 Gina St
 Lewiston, ME 04240

Lab ID Number: 302003501
P.O. Number: 302003501 Durham Rd
Date/Time Collected: 5/11/2020 16:10
Date/Time Received: 5/12/2020 15:55
Date Reported: 5/13/2020

Owner: Julia Reynolds
Location: 459 Durham Rd Brunswick ME
Sample Type: Potability

Legend

Meets Acceptable EPA Limits

See Notation

Does Not Meet EPA Limits

Parameter:		Your Result:	EPA LIMIT:	Unit:	Method:	Preparation Date/Time	Analysis Date/Time:	Reporting Limit:
Chloride, Total		2.5	250	mg/L	SM 4500Cl- E		5/13/2020 / 07:41	0.50
Fluoride		<0.20	4.0	mg/L	SM 4500F E		5/13/2020 / 07:48	0.20
Nitrite-Nitrogen, Total		<0.20	1	mg/L	NECi Method 1.0		5/13/2020 / 09:28	0.20
Nitrate-Nitrogen, Total		<0.50	10	mg/L	NECi Method 1.0		5/13/2020 / 09:36	0.50
Arsenic, Total		<1.000	10.0	µg/L	EPA 200.8	5/12/2020 / 16:10	5/13/2020 / 10:47	1.000
Lead Total		<1.000	15.0	µg/L	EPA 200.8	5/12/2020 / 16:10	5/13/2020 / 10:47	1.000
Uranium Total		<1.000	30	µg/L	EPA 200.8	5/12/2020 / 16:10	5/13/2020 / 10:47	1.000
Copper Total		0.083	1.3	mg/L	EPA 200.7	5/12/2020 / 16:10	5/13/2020 / 13:05	0.05
Iron Total		0.12	.3	mg/L	EPA 200.7	5/12/2020 / 16:10	5/13/2020 / 13:05	0.05
Manganese Total		<0.02	.05	mg/L	EPA 200.7	5/12/2020 / 16:10	5/13/2020 / 13:05	0.02
Sodium Total		2.5		mg/L	EPA 200.7	5/12/2020 / 16:10	5/13/2020 / 13:05	1.0
Hardness by Calculation		<10		mg/L	SM 2340B	5/12/2020 / 16:10	5/13/2020 / 13:05	10
Calcium, Total		3.0		mg/L	EPA 200.7	5/12/2020 / 16:10	5/13/2020 / 13:05	1.0
Magnesium, Total		<1.0		mg/L	EPA 200.7	5/12/2020 / 16:10	5/13/2020 / 13:05	1.0
pH Electrometric		5.51	6.5 to 8.5	stu@25C	EPA 150.1		5/12/2020 / 16:10	2.0
*This sample is below the SMCL pH 6.5-8.5 range established by the USEPA. See Notation 3.								
Total Coliform Colilert18		3		MPN/100mL	SM9223B	5/12/2020 / 16:39	5/13/2020/ 11:02	1
*According to the EPA Revised Coliform rule a total coliform positive result is a potential problem necessitating further investigation. See notation 4.								
E.Coli - Colilert Enumeration		<1	<1	MPN/100mL	SM9223B	5/12/2020 / 16:39	5/13/2020/ 11:02	1

Comments:

This water requires further investigation due to a positive total coliform result. See notation 4.

According to EPA methods 300.0 and 353.2 nitrate and nitrite samples must be thermally preserved to 4±2°C. However, the Maine CDC Drinking Water Program will accept non-thermally preserved test results.

Certificate of Analysis

The following Notations may be referenced above.

Notation 1: The Maximum Exposure Guideline (MEG) is a health-based guideline set by the Maine Center for Disease Control and Prevention (MECDC). MEGs are recommendations for concentrations of chemical contaminants for all drinking water systems below which there is minimal risk of a harmful health effect resulting from long-term ingestion of contaminated water. These recommendations can be found online at <http://www.maine.gov/dhhs/mecdc/environmental-health/cohp/wells/documents/megtable2016.pdf>. Please contact one of the State of Maine's Bureau of Health Toxicologists, toll free, at 1-866-292-3474 for more information.

Notation 2: The Maximum Contamination Level (MCL) is set by the United States Environmental Protection Agency (USEPA) through the National Primary Drinking Water Regulations and are legally enforceable drinking water standards that apply to all public water systems. These regulations can be found online at <http://water.epa.gov/drink/contaminants/secondarystandards.cfm> or by calling the Safe Drinking Water Hotline at 1-800-426-4791. Contaminants at or above the MCL are considered to impart potential negative health effects.

Notation 3: The Secondary Maximum Contamination Level (SMCL) is set by the United States Environmental Protection Agency (USEPA) through the National Secondary Drinking Water Regulations and these contaminants are not considered to present a risk to human health at the SMCL. These regulations can be found online at <http://water.epa.gov/drink/contaminants/secondarystandards.cfm> or by calling the Safe Drinking Water Hotline at 1-800-426-4791. Contaminants at or above (or below, only for pH) the SMCL may cause aesthetic considerations, such as taste, color and/or odor.

Notation 4: According to the EPA revised total coliform rule (effective April 1st, 2016) total coliform bacteria are no longer considered a primary contaminant. Total coliform bacteria are still used as indicator organisms for the presence of pathogens. Their presence in drinking water may indicate there is a route for pathogens (certain bacteria, viruses or protozoa) to enter the drinking water. Even though there is no longer an EPA limit, the presence of total coliform bacteria in drinking water is a problem requiring further action and investigation. If your water has tested positive for total coliform bacteria it is important to examine your water system and take action to eliminate the total coliform bacteria when possible. Please see the well disinfection procedure for more information @ <http://www.nelabservices.com/pdf/Well-Disinfection-Instructions.pdf>.

This report shall not be reproduced, except in full, without written permission from Northeast Laboratory Services.

If you have any questions regarding your results please call 1-800-244-8378 ext 300

Authorized By


Zachary Smith, Laboratory Technical Director

5/13/2020

Review Date

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Winslow lab is accredited by the State of Maine Department of Health and Human Services, Maine Center for Disease Control and Prevention (ME00009) and by the National Environmental Laboratory Accreditation Program (NELAP) through the State of New Hampshire Environmental Laboratory Accreditation Program (#2534). To see a current list of certifications see our website: www.nelabservices.com.



P.O. BOX 788
Waterville Maine, 04901-0788

120 Main Street
Westbrook, Maine 04092

Administrative Offices

Phone: 1-207-873-7711

Fax: 1-207-873-7022

Customer Service

Phone: 207-878-6481

Fax: 207-887-8387

Certificate of Analysis

Radon Water Report

Report Date: 5/13/2020

Attention: Michael Lacombe
Pillar to Post Home Insp-Lewiston
57 Gina St
Lewiston, ME 04240

Legend

-  At or below Maine's Maximum Exposure Guideline (4,000 pCi/L)
-  Above Maine's Maximum Exposure Guideline (4,000 pCi/L)
-  At or Above Maine's Action Level (10,000 pCi/L)

Location:

459 Durham Rd
Brunswick ME 04011

Lab ID Number	Water Source	Collection Date	Collection Time		Radon (pCi/L)
602001804	WELL	5/11/2020	16:10		<150

Radon Guidelines for Drinking Water

Currently the State of Maine considers radon levels of less than 4,000 pCi/L desirable, however does not necessarily recommend actions be taken unless the radon level is at or above 10,000 pCi/L. Before taking any corrective action to reduce radon levels, at least one additional measurement should be taken to confirm that the radon in water is at or exceeds 10,000 pCi/L.

If Your Radon Level Is High

Radon in water can be reduced by a number of different methods. Any remedial work should be done by a mitigation contractor, registered with the state of Maine. After completion of remedial work, NEL can re-test the water to verify that the contractor's remedy was effective.

EPA To Adopt Water Radon Standard

The U.S. Environmental Protection Agency is currently considering a maximum concentration limit between 300 pCi/L and 4000 pCi/L for public water supplies. Questions concerning public water supplies should be directed to the State of Maine Drinking Water Program (207) 287-2070. Information on the health risks from radon in water is available from the State of Maine Radiation Control Program by calling 1-800-232-0842.

Should you have any questions concerning your radon test result, please feel free to call us.

Thank you for using NEL testing services. Contact NEL for your other environmental analytical needs, including water testing for lead and arsenic or indoor air quality.

Authorized By


Andrew McCaw, Laboratory Supervisor

Review Date

5/13/2020

Note: NEL meets EPA requirements for radon testing. The State of Maine Radon Registration Act (22 MRSA sec. 771 et seq.) requires this laboratory to report the test results and zip codes of structures tested, and the street address in cases of very high radon levels.

Analytical results and reports are generated by NEL at the request of and for the exclusive use of the person or entity (client) named on this report. Results, reports, or copies of same will not be released by NEL to any third party without the prior express written consent from the client named in this report. This report applies only to those samples taken at the time, place, and location referenced by the client. This report makes no express or implied warranty or guarantee as to the sampling methodology used by the individual performing the sampling. The client is solely responsible for the use and interpretation of these results and NEL makes no express or implied warranties as to such use or interpretation. NEL is not able to make and does not make a determination as to the environmental soundness, safety, or health of a property from only the samples sent to their laboratory for analysis. Unless otherwise specified by the Client, NEL reserves the right to dispose of all samples after the testing of such samples is sufficiently completed. NEL liability extends only to the cost of the testing. NRSB Reg# ARL1401. ME REG# SPC3.



Radon Report

Site Address:

459 Durham Rd
Brunswick, ME, 04011
USA

Inspection Date:

May 13, 2020

Report Prepared For:

Julia Reynolds

Report Prepared By:

Pillar To Post Home Inspectors
57 Gina St.
Lewiston, ME, 04240
Phone Number: 207-240-1257

Inspector:

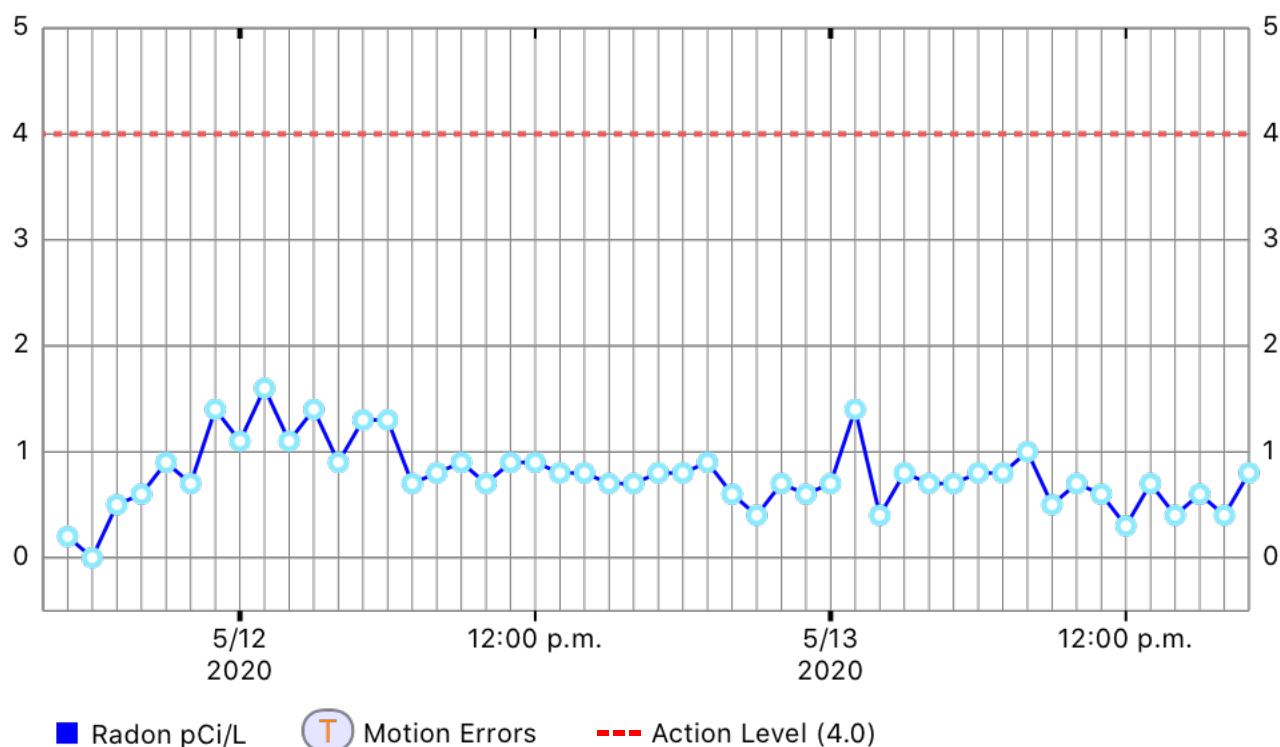
#PSM50199

Initial
A handwritten signature in blue ink, appearing to be "JA", is enclosed in a blue rectangular box.

Inspector's Comments:

Your radon air test result is below the EPA action level of 4.0 pCi/L. No action necessary at this time.

Your overall EPA Average: 0.8 pCi/L



Radon Report

Subject Property: Julia Reynolds

**Continuous Radon Monitor**

Model Number: RS300
Calibration Date: 05/17/2019
Calibration Expiry Date: 05/17/2020
Monitor Time: 05/13/2020 05:40 PM

SerialNumber: 05875
CF:29100 Bkgnd06

Inspection Company

Pillar To Post Home Inspectors
57 Gina St., Lewiston, 04240
Phone Number: 207-240-1257
License Number: #PSM50199
Version: 2.1.4 (1)

Billing Information

Julia Reynolds
459 Durham Rd, Brunswick,
ME, 04011

Site Information

Subject Property:
Julia Reynolds
459 Durham Rd,
Brunswick, ME, 04011

Site Conditions

Wind: no
Year Built: 1940
Mitigation System: Not Installed
Floor Size: 1248

Atmospheric Condition: Clear
Structure Type: Single Family
Monitor Location: Basement

Test Summary

Start Time: 05/11/2020 17:40
End Time: 05/13/2020 17:00
Measurement Interval(hr): 1
Exposure Time: 2 days 1 hrs

EPA Avg: 0.8
Units: pCi/L

Detector placed by: Michael Lacombe
Detector retrieved by:
Michael Lacombe

Radon Report

Subject Property: Julia Reynolds



Raw Radon Gas Readings:

RadStar RS300

Radon Detector/Monitor

Version 1.7

Serial#: 05875

Calib.#: 29100 Bkgnd06

TestID#: 30047

Interval Report

Hour	T	B	AC	Alpha	pCi/L
001			*	0004	000.2
002			*	0000	000.0
003			*	0011	000.5
004			*	0012	000.6
005			*	0018	000.9
006			*	0014	000.7
007			*	0029	001.4
008			*	0023	001.1
009			*	0033	001.6
010			*	0023	001.1
011			*	0029	001.4
012			*	0019	000.9
013			*	0026	001.3
014			*	0026	001.3
015			*	0014	000.7
016			*	0017	000.8
017			*	0018	000.9
018			*	0014	000.7
019			*	0018	000.9
020			*	0019	000.9
021			*	0016	000.8
022			*	0017	000.8
023			*	0014	000.7
024			*	0015	000.7
025			*	0017	000.8
026			*	0016	000.8
027			*	0018	000.9
028			*	0013	000.6
029			*	0008	000.4
030			*	0014	000.7
031			*	0013	000.6
032			*	0015	000.7
033			*	0028	001.4
034			*	0008	000.4
035			*	0017	000.8
036			*	0014	000.7
037			*	0015	000.7
038			*	0016	000.8
039			*	0016	000.8
040			*	0021	001.0
041			*	0011	000.5
042			*	0015	000.7

Radon Report

Subject Property: Julia Reynolds



043	*	0013	000.6
044	*	0007	000.3
045	*	0014	000.7
046	*	0009	000.4
047	*	0012	000.6
048	*	0008	000.4
049	*	0017	000.8

Avg: 000.8
Max: 001.6
Min: 000.3

Start Date/Time

End Date/Time

Address

Location of Instrument

Tested By

Inspector's Name: Michael Lacombe



Radon Risk Information

Radon is the second leading cause of lung cancer, after smoking. The US EPA and Surgeon General strongly recommend taking further action when a homes radon test results are 4.0 pCi/l or greater. The concentration of radon in the home is measured in picocuries per liter of air (pCi/l). Radon levels less than 4.0 pCi/l still pose some risk and in many cases may be reduced. If the radon level in the home is between 2.0 and 4.0 pCi/l, the EPA still recommends that you consider fixing the home. The average indoor radon level is estimated to be about 1.3 pCi/l; roughly 0.4 pCi/l of radon is normally found in the outside air. The higher the home radon level, the greater the health risk. Even homes with very high radon levels can be reduced to below 4.0 pCi/l and many homes can be reduced to 2.0 pCi/l or less.

Understanding Time-Sensitive Testing Protocols

Continuous Monitor Results:

Single test result average 4.0 pCi/l or more	Fix the home
Single test result average between 2.0 and 4.0 pCi/l	Consider fixing the home

Test during different seasons and different weather conditions to reduce your risk of exposure.



Appendix I - House Sketch





EMSL Analytical, Inc.

200 Route 130 North Cinnaminson, NJ 08077
 Phone/Fax: (800) 220-3675 / (856) 786-5974
<http://www.EMSL.com> / cinnaslab@EMSL.com

EMSL Order ID: 042302430
 Customer ID: MISC-ACCT
 Customer PO:
 Project ID: EMSL-PJF

Attn: Julia Reynolds

459 Durham Road
 Brunswick, ME 04011

Phone: (407) 256-1890

Fax:

Received: 01/31/2023

Analyzed: 02/01/2023

Proj: Julia Reynolds (EMSL-PJF)

Test Report: Determination of Asbestos Structures >10µm in Drinking Water Performed by the 100.2 Method (EPA 600/R-94/134)

Sample ID Client / EMSL	Sample Filtration Date/Time	Original Sample Vol. Filtered (ml)	Effective Filter Area (mm²)	Area Analyzed (mm²)	ASBESTOS				
					Asbestos Types	Fibers Detected	Analytical Sensitivity	Concentration	Confidence Limits
					MFL (million fibers per liter)				
1 042302430-0001	1/31/2023 11:16 AM	100	1335	0.0768	None Detected	ND	0.17	<0.17	0.00 - 0.64

Collection Date/Time: 01/30/2023 09:30 AM

Bottle supplied by client.

Analyst(s)

Daniel Blake

(1)

Samantha Rundstrom, Laboratory Manager
 or Other Approved Signatory

Any questions please contact Samantha Rundstrom-Cruz.

Initial report from: 02/01/2023 23:22:31

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted. Estimation of uncertainty is available on request. Sample collection performed by the client. Pre-cleaned sample containers are available for purchase from EMSL. Note if sample containers are provided by the client, acceptable bottle blank level is defined as ≤0.01MFL for ≥10µm fibers. ND=None Detected. No Fibers Detected: the value will be reported as less than 369% of the concentration equivalent to one fiber. 1 to 4 fibers: The result will be reported as less than the corresponding upper 95% confidence limit (Poisson). 5 to 30 fibers: Mean and 95% confidence intervals will be reported on the basis of the Poisson assumption. When more than 30 fibers are counted, both the Gaussian 95% confidence interval and the Poisson 95% confidence interval will be calculated. The larger of these two intervals will be selected for data reporting. When the Gaussian 95% confidence interval is selected for data reporting, the Poisson will also be noted.

Samples analyzed by EMSL Analytical, Inc. Cinnaminson, NJ NELAC NYS ELAP 10872, NJ DEP 03036, FL DOH E87975, PA ID# 68-00367



MAINE REAL ESTATE TAX-Paid

RETURN TO:
 Julia Jill Reynolds
 459 Durham Road
 Brunswick, ME 04011

DLN: 1002040096290

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT Judith A. Thibeault, Personal Representative of The Estate of Claire L. Stockford, of PO Box 6, Bowdoinham, ME 04008, for consideration paid, grants to Julia Jill Reynolds, of 25 Howards Hill Road, Harpswell, ME 04079-3744, solely, with QUITCLAIM COVENANTS, the real property situated in Brunswick in the County of Cumberland and State of Maine more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

Being the same premises conveyed to the grantor herein by deed dated December 28, 1998 and recorded in the Cumberland County Registry of Deeds i Book 9047, Page 248.

IN WITNESS WHEREOF, The Estate of Claire L. Stockford has caused this instrument to be by Judith A. Thibeault, its Personal Representative thereunto duly authorized, this 27th day of May, 2020.

THE ESTATE OF CLAIRE L. STOCKFORD


 Judith A. Thibeault
 Personal Representative

State of Maine
 County of Cumberland

On this 27th day of May, 2020, personally appeared, before me, the above named Judith A. Thibeault who is the Personal Representative of The Estate of Claire L. Stockford, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, and acknowledged that she executed the same as her free act and deed, duly authorized on behalf of said The Estate of Claire L. Stockford.


 Justice of the Peace/Notary Public/Attorney at Law
 Print Name: Amie Nickel
 My commission expires: Amie Nickel
 Attorney at Law

File Number: 200650
 ME Quitclaim Deed Entity BP

Page 1 of 3

EXHIBIT "A"
LEGAL DESCRIPTION

459 Durham Road
Brunswick, Maine

A certain lot or parcel of land with the buildings thereon, situated in Brunswick, County of Cumberland and State of Maine, and being the first two lots of land particularly described in a certain deed of Warranty given by I.R. Morrill to Charles L. Douglass, dated July 29, 1919, and recorded in Cumberland County Registry of Deeds, Book 1028, Page 352.

Being a part of the same premises received by inheritance by Elizabeth S. Beggs and by Quit-Claim Deeds of James S. Beggs, dated April 20, 1949, recorded in Cumberland County Registry of Deeds, Book 1952, Page 213; Mary Elizabeth Wright, formerly Mary Elizabeth Beggs, dated September 9, 1949, which deed is recorded in Cumberland County Registry of Deeds, Book 1973, Page 407; and by Quit-Claim Deed of William J. Beggs to Elizabeth S. Beggs, dated March 20, 1948, recorded in Cumberland County Registry of Deeds, Book 1907, Page 297.

Excepting and reserving from the above described parcels of land the parcel of land conveyed by William A. Beggs to Vincent E. White et al, by Warranty Deed dated May 27, 1943, and recorded in Cumberland County Registry of Deeds, Book 1715, Page 248. And also excepting and reserving from the above described premises the land conveyed by Elizabeth S. Beggs and William I. Beggs to James S. Beggs by Warranty Deed dated August 27, 1947, recorded in Cumberland County Registry of Deeds, Book 1902, Page 230.

Also reserving from the above described premises a parcel of land bounded and described as follows: Beginning at an iron pipe on the westerly side of Durham Road at the southeasterly corner of land conveyed as aforesaid to James S. Beggs; running thence southerly along the westerly line of said Durham Road one hundred and fourteen (114) feet to an iron pipe in the ground; running thence at right angles westerly six hundred and sixty (660) feet to an iron pipe in the ground; running thence northerly at right angle three hundred and thirty (330) feet to an iron pipe in the ground and the southerly line of land now or formerly of Roy White; running thence easterly along the southerly line of said land of Roy White four hundred fifty-eight (458) feet to an iron pipe in the ground and the northwesterly corner of land so conveyed to said James S. Beggs; running thence southerly along the westerly line of said land of said James S. Beggs two hundred sixteen (216) feet to an iron pipe in the ground; running thence easterly along the southerly line of said land of said James S. Beggs two hundred two (202) feet to and iron pipe in the ground and the point of beginning on the westerly side of said Durham Road.

Excepting and Reserving from the above described premises the following portion of land:

1. Deed from Charles C. Stockford and Claire Stockford to Walter Lucien Johnson and Linda A. Johnson, dated July 28, 1972 and recorded in the Cumberland

County Registry of Deeds in Book 3280, Page 97.

2. Deed from Charles C. Stockford and Claire Stockford to T. Lorne Arnott, dated July 28, 1972 and recorded in the Cumberland County Registry of Deeds in Book 3280, Page 99.
3. Deed from Charles C. Stockford and Claire Stockford to Clifford Stockford, dated May 14, 1976 and recorded in the Cumberland County Registry of Deeds in Book 3844, Page 29.
4. Deed from Claire L. Stockford to Darlene and Douglas Cameron, dated May 1, 1995 and recorded in the Cumberland County Registry of Deeds in Book 11908, Page 24.

EXHIBIT A

All that certain parcel of land, with buildings thereon, situated westerly of Durham Road, in Brunswick, County of Cumberland and State of Maine, bounded and described as follows:

BEGINNING on the west side of Durham Road at the easterly corner of land now or formerly of Sarah Herlihy and Chris Fairbanks as described in a deed dated April 4, 2001 and recorded in book 16194, page 48;

THENCE S 21° 31' 43" E along Durham Road a distance of 209.65 feet to the northerly corner of land now or formerly of Clifford S. Stockford as described in a deed dated May 14, 1976 and recorded in book 3844, page 29;

THENCE S 52° 56' 52" W along land of Stockford and land now or formerly of Douglas Cameron and Darlene Cameron as described in a deed dated May 1, 1995 and recorded in book 11908, page 24 a distance of 603.89 feet to a point;

THENCE N 37° 03' 08" W along land previously conveyed by this grantor a distance of 202.37 feet to the southerly corner of land of Herlihy and Fairbanks cited above as witnessed by a 5/8 inch diameter rebar capped and marked "1133";

THENCE N 52° 58' 46" E along land of Herlihy and Fairbanks a distance of 660.00 feet to the Point of Beginning of the parcel herein described.

This parcel includes 2.93 acres, more or less, and is depicted on the plan referenced below.

This being the remainder of that property described in a deed to Julie Jill Reynolds dated May 27, 2020 and recorded in book 36743, page 283.

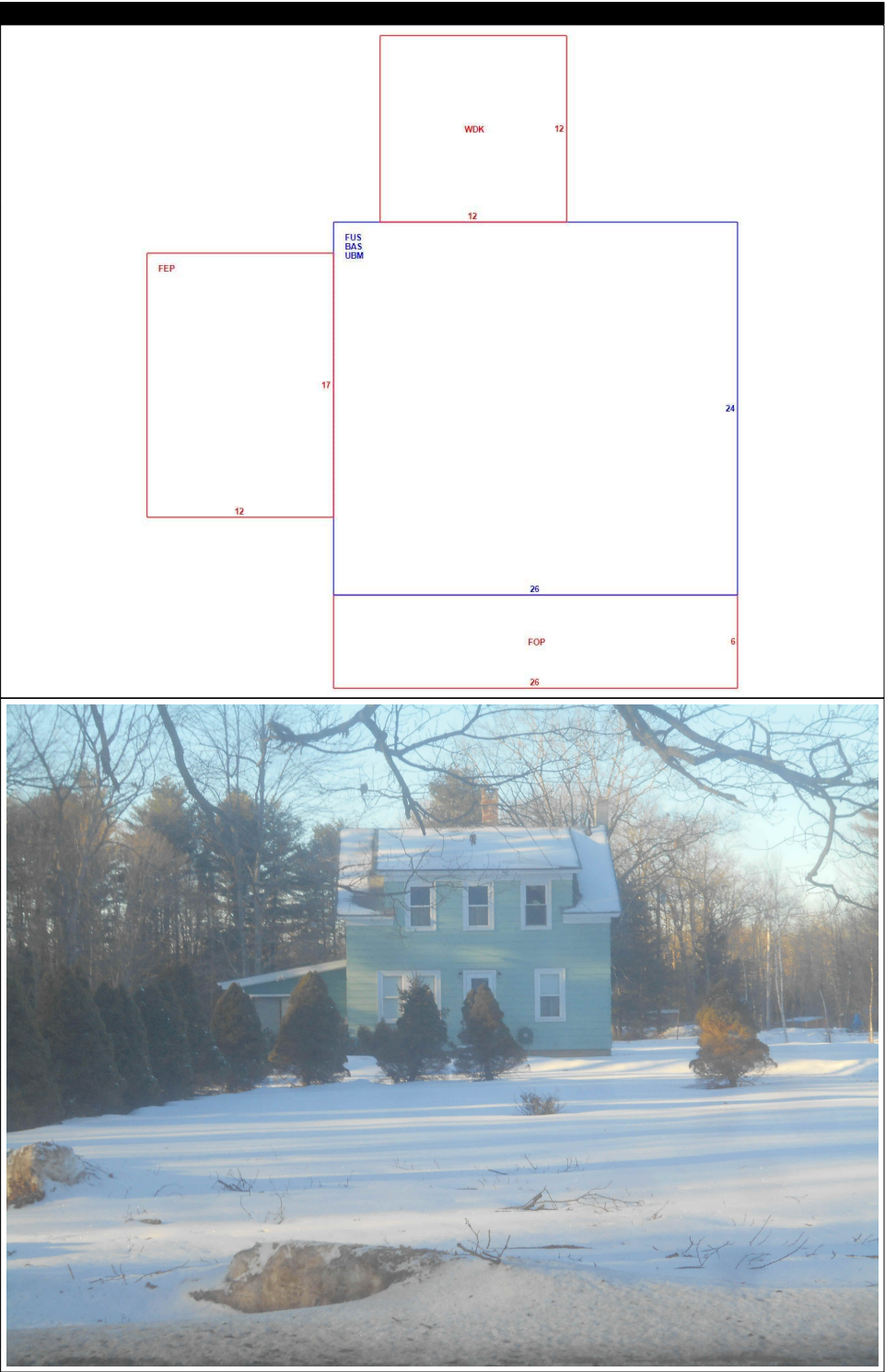
Reference may be made to a "Sketch Plan Of Proposed Lot Conveyance, Record Owner Julia Jill Reynolds" dated July 17, 2024 By Little River Land Surveying, Inc. Reference may also be made to a "Standard Boundary Survey for Claire L. Stockford" dated April 10, 1995 by Larry Slaughter recorded in plan book 195, page 103.

Bearings cited herein are referenced to the magnetic meridian as observed in 1982. All rebars set are 5/8-inch diameter and marked "2376".

CURRENT OWNER(S)		TOPO	UTILITIES	STREET	LOCATION	CURRENT ASSESSMENT				3203 Brunswick maine Residential						
FRAZIER, JULIA JILL 459 DURHAM RD BRUNSWICK ME 04011					3	Description	Code	Assessed	Assessed							
						RESIDENTL	1010	107,800	107,800							
						RES LAND	1010	67,500	67,500							
SUPPLEMENTAL DATA																
		Alt Prcl ID 006-004-000-000		Park ID												
		Value Cha		Bldg Cnt 1												
		Tax Class		Parcel Occ												
		Special Co		Status												
		Mobile Ho		Plan												
		Moho Seri		Assoc Pid#												
		GIS ID 6-4				Total 175,300 175,300										
RECORD OF OWNERSHIP		BOOK/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
FRAZIER, JULIA JILL THIBEAULT, JUDITH PR STOCKFORD, WAYNE R, PER REP STOCKFORD, CLAIRE L		36743	0283	05-27-2020	Q	I	180,000	00	Year	Code	Assessed	Year	Code	Assessed		
		36468	142	02-20-2020	U	I		1X	2023	1010	103,600	2022	1010	103,600		
		0000	0000	09-29-2014	U	I	0	1X		1010	67,500		1010	67,500		
		2306	0445	08-04-1956			0		Total	171,100	Total	171,100	Total	154,600		
TAX RELIEF		OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
2022	50	HOMESTEAD	17250.00													
Total			17,250.00													
ASSESSING NEIGHBORHOOD									APPRAISED VALUE SUMMARY							
Nbhd		Nbhd Name		B		State Code		Batch		Appraised Bldg. Value (Card)			107,800			
0001										Appraised Xf (B) Value (Bldg)			0			
										Appraised Ob (B) Value (Bldg)			0			
										Appraised Land Value (Bldg)			67,500			
										Special Land Value			0			
										Total Appraised Parcel Value			175,300			
										Valuation Method			C			
										Exemptions			17,250.00			
										Taxable Value			158,050			
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY							
Type	Description	Proj. Desc.		Cost	% Comp	Issue Date	Date Comp	Date	Id	Type	Is	Cd	Purpose/Result			
DP	Deck/Porch	12X12 REAR DECK		2,000	100	11-17-2023	04-09-2024	07-16-2024	AB	VC	OI	B1	Building Change			
DP	Deck/Porch	NEW FRONT PORCH		5,000	100	06-05-2023	04-09-2024	04-09-2024	NP	VC	EO	P2	Other Permit Changes			
RE	Renovation	RENOS			0	04-12-2023		02-17-2022	NP	VC	EO	B1	Building Change			
								09-08-2021	NP	NVC	OI	A4	Add/Delete Exemption			
								03-02-2017	DR	NVC	IE	P2	Other Permit Changes			
								05-09-2016	DR			01	Door Hanger/Letter			
LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value	
1	1010	Single Family	RF		1.000	AC	50,000.00	1.00000	1	1.00	50	1.000		1.0000	50,000	
1	1010	Single Family	RF		7.000	AC	5,000.00	1.00000	0	0.50	50	1.000	EXCESS/WET	1.0000	17,500	
Total Card Land Units					8.00	AC	Parcel Total Land Area					8.00	Total Land Value			67,500

Initial

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style:	03	Colonial				Sect Num	1				
Model	01	Residential				Fireplaces					
Grade:	03	Average									
Stories:	2					CONDO DATA					
Occupancy	1					Parcel Id		C		Owne	
Exterior Wall 1	25	Vinyl Siding							B		S
Exterior Wall 2						Adjust Type	Code	Description		Factor%	
Roof Structure:	03	Gable/Hip				Condo Flr					
Roof Cover	03	Asph/F Gls/Cmp				Condo Unit					
Interior Wall 1	03	Plastered				COST / MARKET VALUATION					
Interior Wall 2	04	Plywood Panel				Building Value New		158,511			
Interior Flr 1	14	Carpet				Year Built		1940			
Interior Flr 2	05	Vinyl/Asphalt				Effective Year Built					
Heat Fuel	02	Oil/Gas				Depreciation Code		A			
Heat Type:	05	FHW				Remodel Rating					
AC Type:	02	Heat Pump				Year Remodeled					
Total Bedrooms	03	3 Bedrooms				Depreciation %		32			
Total Bthrms:	2					Functional Obsol					
Total Half Baths	0					External Obsol					
Total Xtra Fixtrs						Trend Factor		1			
Total Rooms:	7					Condition					
Serial #						Condition %					
Color						Percent Good		68			
Bath Style:	02	Typical				RCNLD		107,800			
Kitchen Style:	02	Typical				Dep % Ovr					
Cabinets	01	Hardwood				Dep Ovr Comment					
Cabinet Finish	01	Varnish				Misc Imp Ovr					
MHD						Misc Imp Ovr Comment					
MHP						Cost to Cure Ovr					
Bid	202					Cost to Cure Ovr Comment					
Sect Ident	1										
Sect Num	1										
Fireplaces											
OUTBUILDINGS & EXTRA FEATURES											
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value	
SHD3	BASIC SHED	L	100	0.00	2016	P	10		0.00	0	



459 DURHAM RD

Location 459 DURHAM RD

Mblu 006/ / 004/000 000/

Acct# 006004000000

Owner FRAZIER, JULIA JILL

TIF/Current Use

Assessment \$175,300

PID 202

Building Count 1

Lot Description

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$107,800	\$67,500	\$175,300

Owner of Record

Owner FRAZIER, JULIA JILL
Co-Owner
Address 459 DURHAM RD

BRUNSWICK, ME 04011

Sale Price \$180,000
Book & Page 36743/0283
Sale Date 05/27/2020
Instrument 00

Ownership History

Ownership History				
Owner	Sale Price	Book & Page	Instrument	Sale Date
FRAZIER, JULIA JILL	\$180,000	36743/0283	00	05/27/2020
THIBEAULT, JUDITH PR	\$0	36468/142	1X	02/20/2020
STOCKFORD, WAYNE R, PER REP	\$0	0000/0000	1X	09/29/2014
STOCKFORD, CLAIRE L	\$0	2306/0445		08/04/1956

Building Information

Building 1 : Section 1

Year Built: 1940
Living Area: 1,248
Replacement Cost: \$158,511
Building Percent Good: 68

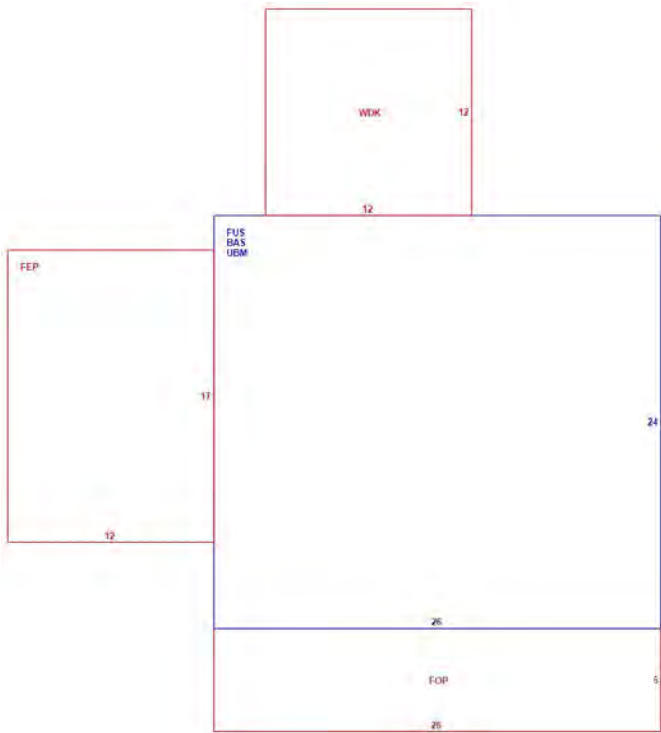


Building Photo



(<https://images.vgsi.com/photos/brunswickmePhotos//00/04/83/23.jpg>)

Building Layout



[\(ParcelSketch.ashx?pid=202&bid=202\)](#)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	624	624
FUS	Upper Story, Finished	624	624
FEP	Enclosed Porch	204	0
FOP	Open Porch	156	0
UBM	Basement, Unfinished	624	0
WDK	Deck, Wood	144	0
		2,376	1,248

Extra Features	Legend
No Data for Extra Features	

Land

Land Use	Land Line Valuation
Use Code1010	Size (Acres)8
DescriptionSingle Family	Assessed Value\$67,500
ZoneRF	lblIndfront
Neighborhood50	

Outbuildings

Outbuildings					Legend
Code	Description	Size	Assessed Value	Bldg #	
SHD3	BASIC SHED LOW	100.00 S.F.	\$0	1	

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$103,600	\$67,500	\$171,100
2022	\$103,600	\$67,500	\$171,100
2021	\$87,100	\$67,500	\$154,600

Valuation History

Exemptions			
Exemption Year	Code	Description	Amount
2022	50	HOMESTEAD	\$17,250



LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Julia Jill Reynolds

(hereinafter "Seller")

AND _____

(hereinafter "Buyer")

FOR PROPERTY LOCATED AT 459 Durham Road, Brunswick, ME 04011-7256

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).

☒ 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 _____

Buyer _____ Date _____

Buyer _____ Date _____

Buyer _____ Date _____

Agent _____ Date _____

Signed by: Julia Jill Reynolds Date: Oct 7, 2024
 Seller Julia Jill Reynolds Date: _____
E31D17C81DA24BE...

Seller _____ Date _____

Seller _____ Date _____

DocuSigned by: Tim Dunham Date: Oct 7, 2024
 Seller _____ Date: _____
CE5DDA71FACE41C...

Agent Tim Dunham 207-720-0660 Date: _____

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REALTOR®
 Tim Dunham Realty, 643 Lewiston Rd Topsham ME 04086
 Timothy Dunham

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 459 Durham Road,