

Public Synopsis

58 Waugan Road, Monmouth, ME 04259

List Number: 1401548

Status: Active

Neighborhood

Association:

County:

n/a

Seasonal: No

Kennebec

List Price: \$179,900

General Information

Property Sub-Type: Single Family Residence

Rooms: 7

Bedrooms: 4 Baths:1/0

Style: Cape

Color: Tan

Year Built: 1840

Surveyed: Yes

Fireplaces: 1

Water Information

Water Frontage: No

SqFt Finished Above Grade +/-: 1,652

SqFt Finished Below Grade +/-: 0

SqFt Finished Total +/-: 1,652

SqFt Source: Seller

Leased Land: No

Lot Size Acres +/-: 2

Source of Acreage: Seller

Zoning: as per town

Tax/Deed/Community Information

Book/Page/Deed: 12115/182/ Partial

Map/Block/Lot: 36 / 2

Full Tax Amount/Year: \$2,840/ 2018

Tax ID: MONM-000036-000000-000002



Interior Information

Appliances Included: Dryer; Electric Range; Washer

Property Features

Site: Level; Open
Driveway: Paved
Parking: 1 - 4 Spaces
Location: Rural
Roads: Paved; Public
Electric: Circuit Breakers
Gas: No Gas
Sewer: Septic Existing on Site
Water: Well Existing on Site
Basement Entry: Bulkhead; Interior

2 Detached Houses on 1 Lot: No
Construction: Wood Frame
Basement Info: Bulkhead; Full
Foundation Materials: Block; Stone
Exterior: Vinyl Siding
Roof: Metal; Pitched
Heat System: Forced Air; Hot Air; Stove
Heat Fuel: Oil; Wood
Water Heater: Electric
Cooling: None
Floors: Laminate; Tile; Wood
Vehicle Storage: 3 Car; Barn; Detached
Amenities: 1st Floor Bedroom; Laundry - 1st Floor; Out Building
View: Fields

Remarks

Remarks: This home fills with sunlight throughout the day! Surrounded by fields and including a 3 car garage/barn for plenty of storage.

Listing/Agent/Office Information

Listing Office: Harris Real Estate 2084

Prepared by Kim Reynolds on Thursday, January 03, 2019 12:06 PM.

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 Maine Listings © 2019 and FBS.



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: 58 WAUGAN RD MONMOUTH ME 04259

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: SEPT-2015 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: NORTH WEST OF KITCHEN

Installed BY: _____ DATE of Installation: _____

USE: Number of Persons currently using system? 1

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

COMMENTS: WATER HAS ALLEN'S
Source of SECTION I information: OWNER WHEN HE HAD TESTED

SECTION II. WASTE WATER DISPOSAL

TYPE OF SYSTEM: Public Private Quasi-Public Unknown

• IF PUBLIC OR QUASI-PUBLIC:

Have you had the sewer line inspected? Yes No If yes, what results: REPORT ATTACHED

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: _____ OR _____ Date of Installation: _____

Date Last Pumped: 2014 Name of Company Pumping Tank: _____

Have you experienced any malfunctions? Yes No

If yes, give the date and describe the problem: _____

Date of Last Servicing of tank: 2014 Name of Company Servicing Tank: _____

LEACH FIELD: Yes No Unknown

IF YES: Location: Headed down Hill from Driveway

Date of installation of leach field: UNKNOWN Installed by: UNKNOWN

Date of Last Servicing of leach field: NONE Name of Company Servicing leach field: _____

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? _____

Is System located in a Shoreland Zone? Yes No Unknown

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

COMMENTS: HAVE INSPECTION REPORT WHEN OWNERS PURCHASED
Source of SECTION II information: OWNER. ADD REPORT.

2018 Page 1 of 3 - SPD Seller(s) Initials SP PWP Buyer(s) Initials _____

PROPERTY LOCATED AT

58 WANGAN Rd Monmouth Me 04259

SECTION III. HEATING SYSTEM(S)/SOURCES(S)

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	HOT AIR Oil	WOOD STOVE		
Age of system(s)/source(s)		UNKNOWN		
Name of company that services system(s)/source(s)	M+M Heating INC	OWNER		
Date of most recent service call		NO		
Annual consumption per system/source (i.e., gallons, kilowatt hours, cord(s))	300 GALLONS oil	2 cords		
Malfunction per system(s)/source(s) within past 2 years	ATTACHED Heating Bills	NONE		
Other pertinent information				

Are there fuel supply lines? Yes No Unknown Are any buried? Yes No Unknown Are all sleeved? Yes No Unknown
 Chimney(s): Yes No If yes, lined: Yes No Unknown 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: _____ Direct/Power Vent: Yes No Unknown

COMMENTS: _____
Source of SECTION III information: OWNER

SECTION IV. HAZARDOUS MATERIAL

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

A. UNDERGROUND STORAGE TANKS - 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 Unknown
 IF NO above: How long have tank(s) been out of service? N/A
 What materials are, or were, stored in the tank(s)? N/A
 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: _____
 Source of information: OWNER

B. ASBESTOS - Current or previously existing:
 • as insulation on the heating system pipes or duct work? Yes No Unknown Ceilings? Yes No Unknown
 • in the siding? Yes No Unknown • in the roofing shingles? Yes No Unknown
 • in flooring tiles? Yes No Unknown • other: _____ Yes No Unknown

COMMENTS: _____
 Source of information: _____

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: _____
 Source of information: OWNER

D. RADON/WATER - Current or previously existing:
 Has the property been tested? Yes No Unknown
 IF YES: Date: _____ By: _____
 Results: _____ If applicable, What remedial steps were taken? _____
 Has the property been tested since remedial steps? Yes No Unknown
 Are test results available? Yes No Results & Comments: _____
 Source of information: OWNER

E. LEAD-BASED PAINT/PAINT HAZARDS - Current or previously existing: (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 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: ON ceiling in Bedroom
 Source of information: OWNER

2018 Page 2 of 3 - SPD Seller(s) Initials SP RWP Buyer(s) Initials _____

PROPERTY LOCATED AT 58 WAUGAN Rd MONMOUTH ME 04259

F. OTHER HAZARDOUS MATERIALS - Current or previously existing:
TOXIC MATERIAL: Yes No Unknown OTHER: _____
LAND FILL: Yes No Unknown _____
RADIOACTIVE MATERIAL: Yes No Unknown _____
Source of information: owner
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 way, private road/homeowner associations (including condominiums and PUD's) or restrictive covenants? Yes No Unknown

IF YES: Explain: _____
Is access by means of a non-public way? Yes No Unknown If YES, who is responsible for maintenance? _____
What is your source of information: owner

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: RECENTLY Forest Management and Harvest Plan available? Yes No Unknown

• Is this house currently covered by a flood insurance policy? (not a determination of flood zone) Yes No Unknown
• Equipment leased or not owned (e.g., propane tank, hot water heater, satellite dish): Type: NONE
• Year Principal Structure Built: 1840 What year did Seller acquire property? 2015

• Roof: Year Shingles/Other Installed: _____
Water, moisture or leakage: YES LEAKS APO BEFORE METAL WAS PUT ON
Comments: ITS BEEN FIXED

Foundation/Basement: Sump Pump: Yes No Unknown Comments: _____
• Water, moisture or leakage since you owned the property: Yes No Unknown Comments: _____
Prior water, moisture or leakage? Yes No Unknown Comments: _____

• Mold: Has the property ever been tested for mold? Yes No Unknown If YES, are test results available? Yes No
• Electrical: Fuses Circuit Breaker Other: _____ Unknown
• Has all or a portion of the property been surveyed? Yes No Unknown If YES, is the survey available? Yes No

• Manufactured Housing: Mobile Home - Yes No Unknown Modular - Yes No Unknown
• KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: _____

Source of SECTION V information: _____
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.

[Signature] SELLER DATE 12/22/18
[Signature] SELLER DATE 12/22/18

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 _____

PROPERTY DISCLOSURE ADDENDUM
(Roads/Road Maintenance)

PROPERTY LOCATED AT: 58 WAUGAN Rd MONMOUTH ME
04259

If the subject property is NOT a one-to-four unit residential property:

Are there any abandoned or discontinued town ways, any public easements or any private roads located on or abutting the property? Yes No Unknown

If Yes, describe: _____

If Yes, who is responsible for maintenance (including road association, if any): _____

[Signature] 12-22-18
Seller Date Seller Date


[Signature] 12/22/18
Seller Date Seller Date

The undersigned hereby acknowledge receipt of this Property Disclosure Addendum.

Buyer Date Buyer Date

Buyer Date Buyer Date

(NOTE: "Public easement" is defined as an easement held by a municipality for purposes of public access to land or water not otherwise connected to a public way, and includes all rights enjoyed by the public with respect to private ways created by statute prior to July 29, 1976.)

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LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN PAUL + Stephanie Peters (hereinafter "Seller")
AND _____ (hereinafter "Buyer")
FOR PROPERTY LOCATED AT 58 WYMAN RD MONMOUTH 04259

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 (check one)

(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.

 <u>Steph Peters</u>	<u>12-22-18</u>	_____	_____
Seller	Date	Buyer	Date
 <u>P.W. Harris</u>	<u>12/22/18</u>	_____	_____
Seller	Date	Buyer	Date
 <u>Jeff Harris</u>	<u>1-2-2019</u>	_____	_____
Agent	Date	Agent	Date

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REALTOR®
Harris Real Estate, P.O. Box 329 Farmington, ME 04938
Kimberly Reynolds

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**MAINE REAL ESTATE
TRANSFER TAX PAID**

**Warranty Deed
(Maine Statutory Short Form)**

KNOW ALL PERSONS BY THESE PRESENTS THAT, I, Arlene M. Bilodeau, with a mailing address of 58 Waugan Road, Monmouth, Maine, 04259 for valuable consideration paid, by **Paul W. Peters and Stephanie H. Peters**, with a mailing address of 8 Elliot Street, Corinna, Maine 04928, the receipt and sufficiency whereof is hereby acknowledged, does hereby **GIVE, GRANT, BARGAIN, SELL AND CONVEY**, unto the said **Paul W. Peters and Stephanie H. Peters**, their heirs and assigns, with **WARRANTY COVENANTS**, as joint tenants, a certain lot or parcel of real property situated in the Town of Monmouth, County of Kennebec, State of Maine, bounded and described as follows:

PROPERTY DESCRIBED IN "EXHIBIT A" ATTACHED HERETO AND MADE A PART HEREOF

Meaning and intending to convey a portion of the premises conveyed to Victor L. Bilodeau and Arlene M. Bilodeau, as joint tenants, by virtue of a deed from Victor L. Bilodeau dated August 20, 2004 and recorded on August 23, 2004 in Book 8084, Page 320 with the Kennebec County Registry of Deeds. Victor L. Bilodeau died on November 23, 2004 leaving Arlene M. Bilodeau as the surviving joint tenant.

The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

Witness my hand and seal this 22nd day of September, 2015.

WITNESS

Arlene M. Bilodeau
Arlene M. Bilodeau

STATE OF MAINE
COUNTY OF ~~GUMBERLAND~~
Kennebec

Personally appeared before me on this 22nd day of September, 2015 the above named Arlene M. Bilodeau and acknowledged the foregoing instrument to be her free act and deed.

Elizabeth L. Armstrong
Notary Public/Attorney At Law

Print Name **ELYSABETH L. ARMSTRONG**
Notary Public, Maine
My Commission Expires
September 19, 2016

EXHIBIT A

A certain lot or parcel of land situated on the northeasterly side of Waugan Road, so called, in the Town of Monmouth, County of Kennebec, and State of Maine, bounded and described as follows, to wit:

Commencing at a 5/8 inch rebar set flush with the ground at the southwesterly corner of land conveyed to Bruce R. Tisdale by deed of Arlene M. Bilodeau dated July 7, 2006 and recorded at Kennebec County Registry of Deeds in Book 8974, Page 16 and near, but not adjacent to, the southeasterly sideline of Piney Heights Drive, so called;

Thence South seventy-three degrees thirteen minutes fifty-five seconds East one hundred eighty four and ninety-five hundredths (184.95) feet along land of Tisdale to a 5/8 inch rebar set flush with the ground;

Thence North sixty-one degrees thirty-nine minutes six seconds East one hundred thirty-seven and eighty-two hundredths (137.82) feet continuing along land of Tisdale to a 5/8 inch rebar set flush with the ground on the southerly line of land conveyed to Bruce Tisdale by deed of Nelson J. McIntire and Lila L. McIntire dated November 27, 1974 and recorded at Kennebec County Registry of Deeds in Book 2054, Page 279;

Thence South seventy-three degrees four minutes nine seconds East two hundred fourteen and seventy-one hundredths (214.71) feet continuing along land of Tisdale to a 2 inch iron pipe found on the westerly line of land conveyed to Wayne C. Hickey and Shelley A. Hickey by deed of Lawrence Malmsten dated June 7, 2011 and recorded at Kennebec County Registry of Deeds in Book 10747, Page 125;

Thence South twenty-one degrees fifty-five minutes eleven seconds West two hundred sixty-nine and sixteen hundredths (269.16) feet along land of Hickey to a 2 inch iron pipe found;

Thence South sixty-five degrees forty-three minutes fifty-six seconds East forty-three and fifty nine (43.59) feet continuing along land of Hickey to a 2 inch iron pipe found;

Thence South twenty-two degrees seventeen minutes thirty-eight seconds West one hundred fifty eight and eighty-eight hundredths (158.88) feet continuing along land of Hickey to a 1 1/2 inch iron pipe found;

Thence South seventy degrees fifty-five minutes fifty-nine seconds East two hundred forty-three and no hundredths (243.00) feet continuing along land of Hickey to a 5/8 inch

rebar with surveyor's cap #2418 set at the northwesterly corner of land to be retained by the Grantor;

Thence South twelve degrees fifty-six minutes twenty-nine seconds West six hundred ninety and seventy-eight hundredths (690.78) feet along the westerly line of land to be retained by the Grantor to a 5/8 inch rebar with surveyor's cap #2418 set at the apparent northeasterly sideline of Waugan Road, so called;

Thence North thirty-eight degrees twelve minutes thirty-five seconds West five hundred fifty nine and thirty-three hundredths (559.33) feet along the sideline of Waugan Road to a 5/8 inch rebar set flush with the ground;

Thence continuing same course eighteen and forty-seven hundredths (18.47) feet along Waugan Road to a 3/4 inch iron pipe found;

Thence North fifty degrees six minutes four seconds West two hundred seven and seventy-four hundredths (207.74) feet continuing along the side of Waugan Road to a 5/8 inch rebar set flush with the ground;

Thence continuing same course twenty-three and five hundredths (23.05) feet along Waugan Road to a point in the edge of the pavement;

Thence North eight degrees thirty-one minutes fifty-five seconds West three hundred seventy nine and seventy-five hundredths (379.75) feet continuing along Waugan Road to a 5/8 inch rebar with surveyor's cap #2418 set near but not at the southeasterly sideline of the aforementioned Piney Heights Drive;

Thence North twenty-eight degrees fifty-nine minutes thirty-five seconds East two hundred seventy-four and forty-nine (274.49) feet along a line near the sideline of Piney Heights Drive to the Point of Beginning.

Bearings are referenced to magnetic North as observed with a handheld compass along one side of the traverse in August 2015.

All bearings and distances are from a plan entitled "Property of Arlene M. Bilodeau" as prepared by Loon F.W. LLC Land Surveying dated September 2015 and recorded at Kennebec County Registry of Deeds in Plan Book 2015, Page 19.

**Warranty Deed
(Maine Statutory Short Form)**

KNOW ALL PERSONS BY THESE PRESENTS THAT, I, Arlene M. Bilodeau, with a mailing address of 58 Waugan Road, Monmouth, Maine, 04259 for valuable consideration paid, by **Paul W. Peters and Stephanie H. Peters**, with a mailing address of 8 Elliot Street, Corinna, Maine 04928, the receipt and sufficiency whereof is hereby acknowledged, does hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY, unto the said **Paul W. Peters and Stephanie H. Peters**, their heirs and assigns, with **WARRANTY COVENANTS**, as joint tenants, a certain lot or parcel of real property situated in the Town of Monmouth, County of Kennebec, State of Maine, bounded and described as follows:

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Arlene M. Bilodeau
Arlene M. Bilodeau

STATE OF MAINE
COUNTY OF ~~GUMBERLAND~~
Kennebec

Personally appeared before me on this 22nd day of September, 2015 the above named Arlene M. Bilodeau and acknowledged the foregoing instrument to be her free act and deed.

Elysabeth L. Armstrong
Notary Public/Attorney At Law

Print Name **ELYSABETH L. ARMSTRONG**
Notary Public, Maine
My Commission Expires
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AJ's Septic Inspections Inc.

212 Glenn Harris Road

New Sharon, ME 04955

(207) 778 - 5444

Inspection Number 503865

Septic System Inspection

Date ordered: 8/4/2015

By Whom: Jean Kirkpatric

Telephone (207)441-5611

Customer: Paul Peters

Date completed: 8/13/2015

Name/Owner: Unknown

Billing Name: Paul Peters

Site Address: 58 Waugan Rd.
 Monmouth, ME

Billing Address: 8 Elliot St.
 Corina, ME

Owner phone: () - 0

County: Kennebec

Inspection conducted By: *James Cushing*

General Site Information

503865

Page 2

Part 1.

- | | |
|----------------------------------------------------------------------------|--------------------------------------------|
| 1. Age of building 1840 (Estimated) | 2. Current use: Single family |
| 3. Bdrms/units: 4 | 4. Age of system late 70's early 80's |
| 5. Is the building currently occupied: YES | 6. Most recent no. of occupants: Unk |
| 7. Number of weeks empty: NA | 8. Water source: Drilled well |
| 9. Seasonal Occupancy: No | 10. last time septic tank was pumped: 2014 |
| 11. Is the washing machine Disconnected from the sewage disposl system: NO | |

Note: Maine Subsurface Disposal Rules require the washing machine to be connected to the septic tank or discharged into an approved gray water system.

Part 2. Tanks on site:

Estimated capacity (Gallons)

Septic tank	Yes	1000 gallon concrete
Pump tank	No	
Grease trap	No	
Other tank		

Part 3. Absorption system: (The areas listed below are estimates made to the best of our ability)

Cesspool:	NA
Seepage bed:	20' x 45' +/-
Trench system	NA
Chambers:	NA
Other(Describe):	

Condition of sewage treatment system

Part 4. Condition of treatment tank:

Top cover:	Sat.	Liquid level:	Sat.
Inlet cover:	Sat.	Depth of sludge:	Sat. 3"
Outlet cover:	Sat.	Thickness of scum:	Sat. 1"
Inlet baffle:	Sat.		
Outlet baffle:	Unsat. (zable A- 100, needs replacing/ cleaning)		

If any of the above items are marked unsatisfactory then the septic tank condition is unsatisfactory !

A listing of satisfactory is based on condition, operation, and /or whether the item would be judged acceptable by current standards: All findings are the opinions of A.J.'s Septic Inspection Inc.

Electrical/Mechanical operation of pumps:	NA
Treatment tank to absorption system pipeline:	Unsat. (crushed 2' outside of tank)

Part 5. Condition of absorption system:

Was the treatment tank pumped ?	No
Was pumping the tank recommended ?	Yes (next in 2017)
Is the liquid level at the invert of the outlet pipe in the treatment tank ?	Yes
Is there evidence of current system failure ?	No
Is there evidence of previous system failure ?	No
Does effluent discharge onto the ground or into a body of water ?	No
Is seepage visible around the system ?	No
Is lush vegetation present ?	No
Is there evidence of current malfunction ?	No

Warning: If the system is failing DO NOT HAVE THE TANK PUMPED until the cause of the problem is repaired. Pumping the tank will not allow a competent inspection if a second opinion is wanted.

Part 6. Company Disclaimer

1. This report is the sole property of A.J.'s Septic Inspections, Inc. and all statements made herein are the opinions of A.J.'s Septic Inspections, Inc. We reserve the right to distribute this report at our discretion.

2. We locate septic systems on the ground to do inspections but we do not determine the location of property lines or the proximity of systems to property lines.

3. The process of doing inspections causes some disruption of your property because we must physically dig up tank covers and inspection holes. We always take care to keep any disturbances to a minimum.

4. The report is based upon our considerable knowledge and experience in wastewater technology. It also includes observations and opinions from the on-site investigation. This report is the present condition of the on-site sewage disposal system. We make no guarantee, warranty, nor do we certify the correct functioning of your system for any period of time past the time of inspection. Our company has no ability to supervise or control any of the many factors which affect the current functioning of the wastewater system, and therefore will assume no liability for its continued proper functioning.

5. A.J.'s Septic Inspections, Inc. disclaims any warranty, expressed or implied, arising from the inspection of the system or from this report. We make no claim that the system will continue to function for any future buyer.

6. Our septic system inspection does not make any determination of the impact the system has on ground water.

7. Inspections done during winter months, because of the frost and snow, are not as encompassing as those done during summer months. We will be happy to return when the snow and frost are gone if retained to do so.

8. We recommend second opinions. If you call we will gladly provide the names of other experienced inspectors.

Thank you for your patronage. Remember that good service doesn't cost -- it pays.

Signature 

Date: 8/13/2015

James Cushing
State of ME Certification #272
Septic Systems Inspector

503865

Appendix 1: Explanations for tank condition

On the day of the inspection a concrete 1000 gallon septic tank was located right of the home, across the drive way. The outlet cover 19" x 24" was exposed and removed for inspection. The inlet and outlet baffles were found intact. The outlet baffle is a zable A- 100 filter. This filter should be cleaned, and one of its 3 connecting rods is broken. The pipe between the septic tank and absorption area is crushed just outside the tank. In my opinion this septic tank will be in satisfactory condition once the outlet pipe and the zable filter had been replaced or repaired. Estimated cost of repairs: outlet pipe \$250.00. Clean and repair filter \$100.00.

Appendix 2: Explanations for absorption system condition

On the day of the inspection the absorption area located beyond the septic tank is a seepage bed system. This system was constructed with crushed rock and pipe approx. 20" wide and 45" long. An inspection hole was dug into the absorption area beside one of the distribution pipes and the rock was found dirty but dry. Water was added to the system for approx. 90 minutes with no signs of malfunction. In my opinion this absorption area is in satisfactory condition. (Note: I can't estimate the remaining life of this system due to its age.)