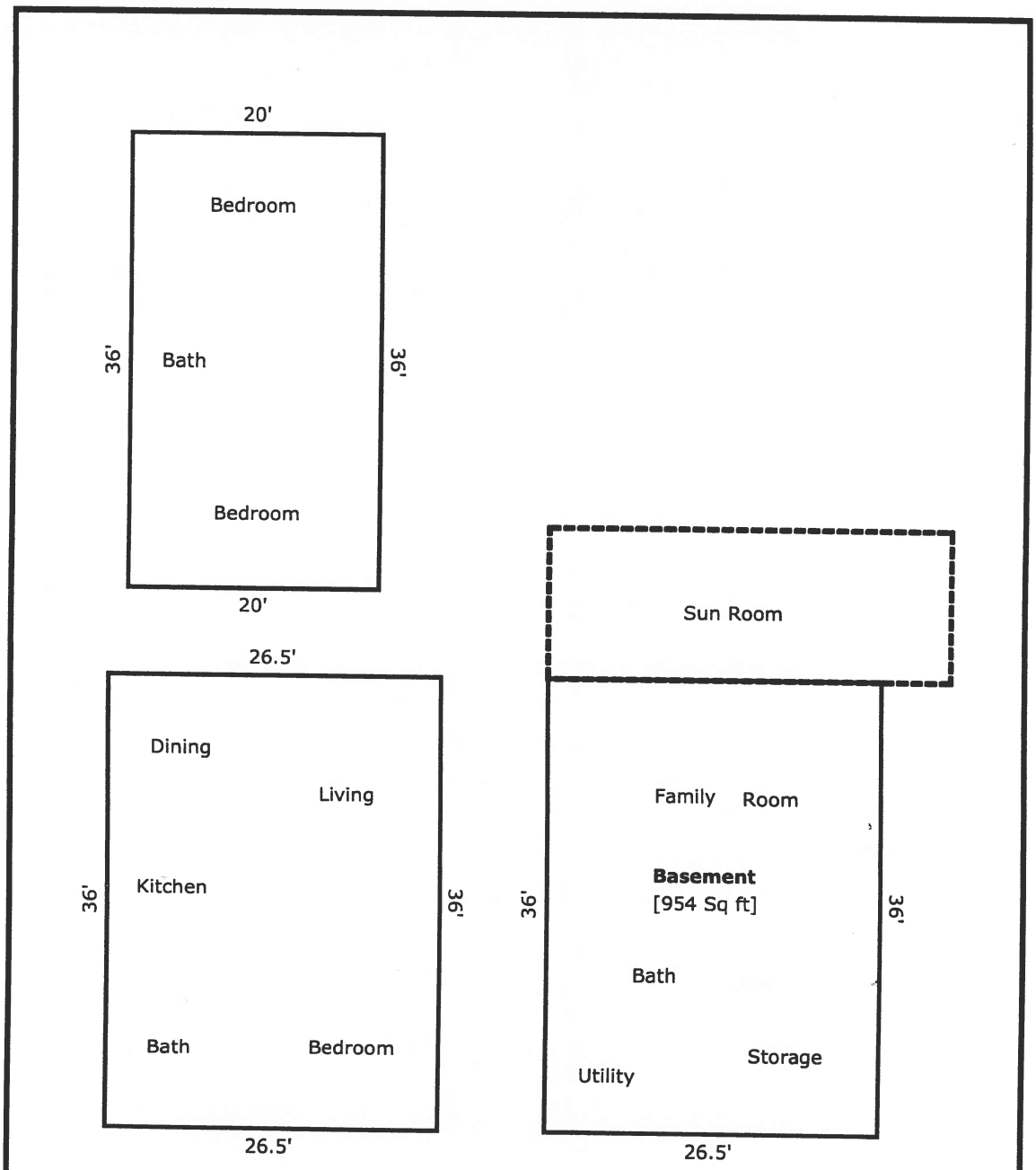



TOTAL Sketch by a la mode, inc.

**Area Calculations Summary**

| | | Calculation Details |
|---|---|---|
| **Living Area** | | |
| First Floor | 954 Sq ft | 36 × 26.5 = 954 |
| Second Floor | 720 Sq ft | 36 × 20 = 720 |
| **Total Living Area (Rounded):** | **1674 Sq ft** | |
| **Non-living Area** | | |
| Basement | 954 Sq ft | 36 × 26.5 = 954 |

PROPERTY LOCATED AT: **202 Bear Cove Road, Baileyville, ME 04694**

# PROPERTY DISCLOSURE

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

**DO NOT LEAVE ANY QUESTIONS BLANK. STRIKE, WRITE N/A OR UNKNOWN IF NEEDED.**

## SECTION I - WATER SUPPLY

TYPE OF SYSTEM: ☐ Public ☒ Private ☐ Seasonal _____ ☐ Unknown
☐ Drilled ☐ Dug ☐ Other _____

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

| | | | | |
|---|---|---|---|---|
| Pump (if any): | ☐ N/A | ☐ Yes | ☒ No | ☐ Unknown |
| Quantity: | | ☐ Yes | ☒ No | ☐ Unknown |
| Quality: | | ☐ Yes | ☒ No | ☐ Unknown |

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

WATER TEST: Have you had the water tested? ☒ Yes ☐ No
If Yes, Date of most recent test: 2022 ± 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? Water System Install

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: Front Wishing Well
Installed by: _____
Date of Installation: _____

USE: Number of persons currently using system: 2
Does system supply water for more than one household? ☐ Yes ☒ No ☐ Unknown

Comments: When Sellers bought Home, Water System Installed- Seller Looking for Test Results

Source of Section I information: Own

Buyer Initials _____ _____ _____ _____  Seller Initials J.J. _____ _____

PROPERTY LOCATED AT: **202 Bear Cove Road, Baileyville, ME 04694**

## SECTION II - WASTE WATER DISPOSAL

TYPE OF SYSTEM: ☐ Public ☒ Private ☐ Quasi-Public _____ ☐ Unknown

IF PUBLIC OR QUASI-PUBLIC (Strike Section if Not Applicable):

Have you had the sewer line inspected? ..... ☐ Yes ☐ No

If Yes, what results: _____

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: _____

☐ Overboard Discharge (38 MRS Section 413(3) and (3-A))

Tank Size: ☐ 500 Gallon ☒ 1000 Gallon ☐ Unknown ☒ Other: Old disclosure says 750

Tank Type: ☒ Concrete ☐ Metal ☐ Unknown ☐ Other: Inspection Reports say 1000

Location: under Driveway OR ☐ Unknown

Date installed: _____ Date last pumped: 2022± Name of pumping company: COX

Have you experienced any malfunctions? ..... ☐ Yes ☒ No

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

_____

Date of last servicing of tank: — Name of company servicing tank: —

Leach Field: ..... ☒ Yes ☐ No ☐ Unknown

If Yes, Location: OH Tank

Date of installation of leach field: _____ Installed by: Unknown

Date of last servicing of leach field: — Company servicing leach field: —

Have you experienced any malfunctions? ..... ☐ Yes ☒ No

If Yes, give the date and describe the problem and what steps were taken to remedy: _____

_____

Do you have records of the design indicating the # of bedrooms the system was designed for? ☐ Yes ☒ No

If Yes, are they available? ..... ☐ Yes ☒ No

Is System located in a Shoreland Zone? ..... ☒ Yes ☐ No ☐ Unknown

Comments: _____

Source of Section II information: Owner



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Traci Gallant/Gordan

PROPERTY LOCATED AT: **202 Bear Cove Road, Baileyville, ME 04694**

## 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 | HWBB | Propane Wall | Propane Stove - | Not Hooked up |
| Age of system(s) or source(s) | Unknown - 1999 | 5 Years ± | 2018 ± | Coal Stove - 1999 |
| TYPE(S) of Fuel | Oil | Propane | propane | Coal |
| Annual consumption per system or source (i.e., gallons, kilowatt hours, cords) | 550 gallon ± | | seller has not used | seller has not used |
| Name of company that services system(s) or source(s) | V L Tamaro's | V L Tamaro's | | |
| Date of most recent service call | 2025 | — | | |
| Malfunctions per system(s) or source(s) within past 2 years | Cleaning Small issues | none | | |
| Other pertinent information | | | Bought Used but Never Hooked up | |

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, are they lined: ..... ☐ Yes ☒ No ☐ Unknown

Is more than one heat source vented through one flue? ..... ☐ Yes ☒ No ☐ Unknown

Had a chimney fire: ..... ☐ Yes ☒ No ☐ Unknown

Has chimney(s) been inspected? ..... ☐ Yes ☒ No ☐ Unknown

If Yes, date: _____

Date chimney(s) last cleaned: _____

Direct and/or Power Vent(s): ..... ☒ Yes ☐ No ☐ Unknown

Has vent(s) been inspected? ..... ☒ Yes ☐ No ☐ Unknown

If Yes, date: During Cleaning

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** - Are there now, or have there ever been, any underground storage tanks on the property? ..... ☐ Yes ☒ No ☐ Unknown

If 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 ☐ Unknown

Are 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 ☐ Unknown

Comments: _____

Source of information: Owner

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

| | | | |
|---|---|---|---|
| As insulation on the heating system pipes or duct work? ..... | ☐ Yes | ☒ No | ☐ Unknown |
| In the ceilings? ..... | ☐ Yes | ☒ No | ☐ Unknown |
| In the siding? ..... | ☐ Yes | ☒ No | ☐ Unknown |
| In the roofing shingles? ..... | ☐ Yes | ☒ No | ☐ Unknown |
| In flooring tiles? ..... | ☐ Yes | ☒ No | ☐ Unknown |
| Other: _____ | ☐ Yes | ☒ No | ☐ Unknown |

Comments: _____

Source of information: Owner

**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. METHAMPHETAMINE** - Current or previously existing: ☐ Yes ☒ No ☐ Unknown

Comments: _____

Source of information: Owner



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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: _____

Do you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards: ☐ Yes ☒ No

If Yes, describe: _____

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

Comments: Some on Property

Source of information: Own / observation

**G. OTHER HAZARDOUS MATERIALS** - Current or previously existing:

TOXIC MATERIAL: ..... ☐ Yes ☒ No ☐ Unknown

LAND FILL: ..... ☐ Yes ☒ No ☐ Unknown

RADIOACTIVE MATERIAL: ..... ☐ Yes ☒ No ☐ Unknown

Other: _____

Source of information: Own

**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: ROW Road

Source of information: Deed own

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? ED Hanson & 300 Year

Road Association Name (if known): —

Source of information: Own



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## SECTION VI – FLOOD HAZARD

For the purposes of this section, Maine law defines "flood" as follows:

(1) A general and temporary condition of partial or complete inundation of normally dry areas from:(a) The overflow of inland or tidal waters; or (b) The unusual and rapid accumulation or runoff of surface waters from any source; or

(2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event that results in flooding as described in subparagraph (1), division (a).

For purposes of this section, Maine law defines "area of special flood hazard" as land in a floodplain having 1% or greater chance of flooding in any given year, as identified in the effective federal flood insurance study and corresponding flood insurance rate maps.

During the time the seller has owned the property:

Have any flood events affected the property? ..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

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

If Yes, explain: _____

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

If Yes, explain: _____

Has there been any flood insurance claims filed for a structure on the property? ..... ☐ Yes ☒ No ☐ Unknown

If Yes, indicate the dates of each claim: _____

Has there been any past disaster-related aid provided related to the property or a structure on the property from federal, state or local sources for purposes of flood recovery? ..... ☐ Yes ☒ No ☐ Unknown

If Yes, indicate the date of each payment: _____

Is the property currently located wholly or partially within an area of special flood hazard mapped on the effective flood insurance rate map issued by the Federal Emergency Management Agency on or after March 4, 2002? ..... ☐ Yes ☒ No ☐ Unknown

If yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map?

_____

Relevant Panel Number: _____ Year: _____ (Attach a copy)

Comments: _____

Source of Section VI information: Owner / FEMA



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PROPERTY LOCATED AT: **202 Bear Cove Road, Baileyville, ME 04694**

## SECTION VII - GENERAL INFORMATION

Are there any tax exemptions or reductions for this property for any reason including but not limited to: Tree Growth, Open Space and Farmland, Veteran's, Homestead Exemption, Blind, Working Waterfront?..... ☐ Yes ☐ No ☐ Unknown

If Yes, explain: _____

Is a Forest Management and Harvest Plan available?..... ☐ Yes ☒ No ☐ Unknown

Is the property subject to any of the following relating to shoreland zoning ordinances: a) A notice of violation issued by a municipal official or state agency; b) A pending enforcement action; c) Litigation; d) A court judgment; or e) A settlement or consent agreement?..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: Propane Tanks

Year Principal Structure Built: 1999 What year did Seller acquire property? 2016

Roof: Year Shingles/Other Installed: 2020 ±

Water, moisture or leakage: None

Comments: None known by Seller

Foundation/Basement:

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

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

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

Comments: None known by seller

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

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

Comments: _____

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

Comments: _____

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

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

Manufactured Housing - Is the residence a:

Mobile Home ..... ☐ Yes ☒ No ☐ Unknown

Modular ..... ☐ Yes ☒ No ☐ Unknown

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

Comments: _____



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PROPERTY LOCATED AT: **202 Bear Cove Road, Baileyville, ME 04694**

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: Window in front upstairs bedroom need's to be Replaced - seller has Window - Looking for Contractor to do the Repair

Comments: - Above sliding door in Basement Needs Repairs

Source of Section VII information: Owner

## SECTION VIII - ADDITIONAL INFORMATION

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

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

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

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

| | | | |
|---|---|---|---|
| Traci Gallant | 8-3-26 | Gordan Gallant | 8-3-26 |
| SELLER | DATE | SELLER | DATE |
| SELLER | DATE | SELLER | DATE |

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

| | | | |
|---|---|---|---|
| BUYER | DATE | BUYER | DATE |
| BUYER | DATE | BUYER | DATE |



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EQUAL HOUSING OPPORTUNITY

# Have you tested your well water for arsenic?



## Your water looks, smells and tastes fine. So why do you need to test it?

It is hard to believe that water that looks, smells and tastes fine may not be safe to drink. But the truth is that 1 in 10 wells in Maine has water that is high in arsenic. There are wells high in arsenic in all parts of Maine.

## Protect your family. Test your well for arsenic every 3 to 5 years.

### How to Test Your Well Water

**1. Call a lab.**

- Call a certified lab and ask for an arsenic test kit for your well water. You can find a lab at this website: wellwater.maine.gov. Or call the Maine Lab Certification Officer at 207-287-1929.
- If you have never tested your well water for bacteria, nitrites and nitrates, or other chemicals like radon, uranium and flouride, ask your lab for a test kit for all of these.

**2. Do the test.**

- Your test kit will arrive in the mail. It will have empty bottles, directions and forms to fill out.
- Follow the directions and mail the bottles back to the lab with the forms.

**3. Get your results.**

- Your test results will come to you in the mail.
- If you have too much arsenic in your water, or if you are not sure you understand your test results, call 866-292-3474 (toll-free in Maine) or 207-287-4311 to speak to an expert.

### Why Arsenic is Bad

People who drink water with too much arsenic for many years are more likely to get cancer. Arsenic can cause skin, bladder and lung cancers.

It may cause low birthweight and affect brain development in babies if pregnant women drink water with too much arsenic in it. Arsenic can also affect brain development in young children. Other problems from drinking water with very high arsenic levels include: stomach pain, nausea, diarrhea, numbness or tingling in the hands and feet and changes in skin.

Your chance of having any of these health problems depends on:

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

### Solving Arsenic Problems

There are actions you can take to protect your family if your water has too much arsenic. First, you can switch to bottled water for drinking and making drinks. This will allow you time to decide if you want to install a water treatment system.

Call us at 866-292-3474 (toll-free in Maine) or 207-287-4311 if you have high arsenic. We can help you decide how to solve the problem.

**Protect your family. Test your well.**

- For more information: wellwater.maine.gov
- Call for advice: **866-292-3474 • TTY: Call Maine Relay 711**

March 2020

ERA Dawson Bradford Company, 417 Main Street Bangor ME 4401 Phone: (207)947-3363 Fax: Traci
Adrian Nadeau Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

# 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

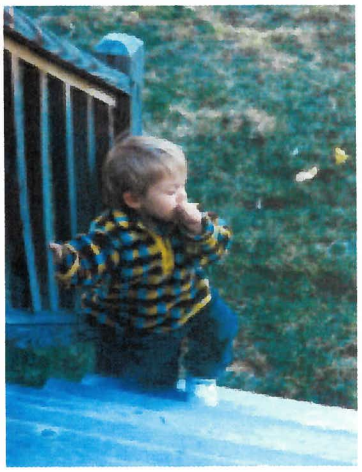
## TO LEARN MORE

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

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

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

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



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

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

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

**Second: If so, reduce contact with the arsenic.**

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

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

## Common Questions

*What is CCA wood?*

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

*What is Arsenic?*

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

Map Lot 024-010 | Account 113 | Location 202 BEAR COVE RD | Card 1 Of 1 | 8/04/2026

GALLANT, TRACI LYNN &
GALLANT, GORDON FRANCIS (JT)
202 BEAR COVE RD
BAILEYVILLE ME 04694 0851

B4256P201

Previous Owner
WORSTER, DANIEL & DEBRA (JT)
C/O GORDON GALLANT
202 BEAR COVE RD
BAILEYVILLE ME 04694 0851
Sale Date: 5/20/2016

Inspection Witnessed By:

X Date

| No./Date | Description | Date Insp. |
|---|---|---|
| | | |
| | | |
| | | |

Notes:

**Baileyville**

## Property Data

| | |
|---|---|
| Neighborhood | 35 Bear Cove |
| Tree Growth Year | 0 |
| X Coordinate | 0 |
| Y Coordinate | 0 |
| Zone/Land Use | 1 Residential 2013 |
| Secondary Zone | |
| Topography | 1 Level |

1.Level 4.Below St 7.Steep
2.Rolling 5.Low 8.Rough
3.Above St 6.Swampy 9.

Utilities 4 Drilled Well 6 Septic System

1.Public 4.Dr Well 7.Hold Tank
2.Water 5.Dug Well 8.
3.Sewer 6.Septic 9.None

Street 3 Gravel

1.Paved 4.Proposed 7.
2.Semi Imp 5.Private 8.
3.Gravel 6. 9.None

| | |
|---|---|
| OPEN 1 CUSTOMIZE | 0 |
| OPEN 2 CUSTOMIZE | 0 |

## Sale Data

| | |
|---|---|
| Sale Date | 5/20/2016 |
| Price | 236,000 |
| Sale Type | 2 Land & Buildings |

1.Land 4.Mobile 7.
2.L & B 5.Other 8.
3.Building 6. 9.

Financing 9 Unknown

1.Convent 4.Seller 7.
2.FHA/VA 5.Private 8.
3.Assumed 6.Cash 9.Unknown

Validity 1 Arms Length Sale

1.Valid 4.Split 7.Renovate
2.Related 5.Partial 8.Other
3.Distress 6.Exempt 9.Ab/TG

Verified 5 Public Record

1.Buyer 4.Agent 7.Family
2.Seller 5.Pub Rec 8.Other
3.Lender 6.MLS 9.

## Assessment Record

| Year | Land | Buildings | Exempt | Total |
|---|---|---|---|---|
| 2025 | 78,000 | 243,000 | 25,000 | 296,000 |

## Land Data

**Front Foot**

11.Regular Lot 1
12.Delta Triangle
13.Nabla Triangle
14.Rear Land 14
15.Miscellaneous

**Square Foot**

16.Regular Lot 1
17.Secondary Lot
18.Excess Land 1
19.Condominium 1
20.Miscellaneous

**Fract. Acre**

21.Homesite (Frac
22.Baselot (Fract
23.Misc (Fract)
**Acres**
24.Homesite 24
25.Baselot 25
26.Frontage 1 26
27.Frontage 2
28.Rear Land 1-4
29.Rear Land 4-14

| Type | Effective Frontage | Effective Depth | Influence Factor | Influence Code |
|---|---|---|---|---|
| 11 | 100 | 100 | 100 % | 0 |
| | | | % | |
| | | | % | |
| | | | % | |
| | | | % | |
| | | | % | |
| | | | % | |

**Square Feet**

| | | | |
|---|---|---|---|
| | | % | |
| | | % | |
| | | % | |
| | | % | |
| | | % | |
| | | % | |
| | | % | |

**Acreage/Sites**

| | | | |
|---|---|---|---|
| | | % | |
| | | % | |
| | | % | |
| | | % | |
| | | % | |
| | | % | |
| | | % | |

**Total Acreage** 0.23

**Influence Codes**

1.Lacks Improvem
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Location/Corne
8.View/Environ
9.Fract Share
**Acres**
30.Rear Land 14+
31.Current 1-10
32.Current 11-20
33.Current 21+
34.Tillable 34
35.Pasture 35
36.Open Space 3
37.Softwood 37
38.Mixed Wood 3
39.Hardwood 39
40.Wasteland 40
41.Miscellaneous
42.Mobile Home Si
43.Actual $ Value
44.Lot Improvemen
45.Roads 45
46.Miscellaneous

# Baileyville

Map Lot 024-010 | Account 113 | Location 202 BEAR COVE RD | Card 1 Of 1 | 8/04/2026

| | | |
|---|---|---|
| Building Style **9 Other** | | |
| 1.Conv. | 5.Garrison | 9.Other |
| 2.Ranch | 6.Split | 10.Manufac |
| 3.R Ranch | 7.Contemp | 11.Gambrel |
| 4.Cape | 8.Log | 12.Dbl Wd |
| Dwelling Units **1** | | |
| Other Units **0** | | |
| Stories **2 Two Story** | | |
| 1.1 | 4.1.5 | 7. |
| 2.2 | 5.1.75 | 8. |
| 3.3 | 6.2.5 | 9. |
| Exterior Walls **2 Vinyl/Aluminum** | | |
| 1.Wood | 5.Stucco | 9.Other |
| 2.Vin/Al | 6.Brick/St | 10. |
| 3.Compos. | 7.Log | 11. |
| 4.Asbt or | 8.Concrete | 12. |
| Roof Surface **1 Asphalt Shingles** | | |
| 1.Asphalt | 4.Composit | 7. |
| 2.Slate | 5.Wood | 8. |
| 3.Metal | 6.Other | 9. |
| SF Masonry Trim **0** | | |
| OPEN-3-CUSTOM **0** | | |
| OPEN-4-CUSTOM **0** | | |
| Year Built **1999** | | |
| Year Remodeled **0** | | |
| Foundation **1 Concrete** | | |
| 1.Concrete | 4.Wood | 7. |
| 2.C Block | 5.Slab | 8. |
| 3.Br/Stone | 6.Piers | 9. |
| Basement **4 Full Basement** | | |
| 1.1/4 Bmt | 4.Full Bmt | 7. |
| 2.1/2 Bmt | 5.None | 8. |
| 3.3/4 Bmt | 6. | 9.None |
| Bsmt Gar # Cars **0** | | |
| Wet Basement **1 Dry Basement** | | |
| 1.Dry | 4. | 7. |
| 2.Damp | 5. | 8. |
| 3.Wet | 6. | 9. |

| | | |
|---|---|---|
| SF Bsmt Living **616** | | |
| Fin Bsmt Grade **2 110** | | |
| OPEN-5-CUSTOMIZE **0** | | |
| Heat Type **100%** **1 Hot Water BB** | | |
| 1.HWBB | 5.FWA | 9.No Heat |
| 2.HWCI | 6.Wd Stv | 10.GraWA |
| 3.H Pump | 7.Electric | 11. |
| 4.Steam | 8.Fl/Wall | 12. |
| Cool Type **0%** **9 None** | | |
| 1.Refrig | 4.W&C Air | 7. |
| 2.Evapor | 5. | 8. |
| 3.H Pump | 6. | 9.None |
| Kitchen Style **2 Typical** | | |
| 1.Modern | 4.Obsolete | 7. |
| 2.Typical | 5. | 8. |
| 3.Old Type | 6. | 9.None |
| Bath(s) Style **2 Typical Bath(s)** | | |
| 1.Modern | 4.Obsolete | 7. |
| 2.Typical | 5. | 8. |
| 3.Old Type | 6. | 9.None |
| # Rooms **5** | | |
| # Bedrooms **3** | | |
| # Full Baths **3** | | |
| # Half Baths **0** | | |
| # Addn Fixtures **1** | | |
| # Fireplaces **0** | | |

TRIO Software
A Division of Harris Computer Systems

| | | |
|---|---|---|
| Layout **1 Typical** | | |
| 1.Typical | 4. | 7. |
| 2.Inadeq | 5. | 8. |
| 3. | 6. | 9. |
| Attic **9 None** | | |
| 1.1/4 Fin | 4.Full Fin | 7. |
| 2.1/2 Fin | 5.Fl/Stair | 8. |
| 3.3/4 Fin | 6. | 9.None |
| Insulation **1 Full** | | |
| 1.Full | 4.Minimal | 7. |
| 2.Heavy | 5.Unknown | 8. |
| 3.Capped | 6. | 9.None |
| Unfinished % **0%** | | |
| Grade & Factor **4 Good 100%** | | |
| 1.E Grade | 4.B Grade | 7. |
| 2.D Grade | 5.A Grade | 8. |
| 3.C Grade | 6.AA Grade | 9.Same |
| SQFT (Footprint) **936** | | |
| Condition **6 Good** | | |
| 1.Poor | 4.Avg | 7.V G |
| 2.Fair | 5.Avg+ | 8.Exc |
| 3.Avg- | 6.Good | 9.Same |
| Phys. % Good **0%** | | |
| Funct. % Good **100%** | | |
| Functional Code **9 None** | | |
| 1.Incomp | 4.Common W | 7.LAYOUT |
| 2.O-Built | 5.CDU | 8.OTHER |
| 3.Needs ma | 6.STYLE | 9.None |
| Econ. % Good **100%** | | |
| Economic Code **None** | | |
| 0.None | 3.Services | 9.None |
| 1.Location | 5.Shared W | 8. |
| 2.Encroach | 6.Leased | 9. |
| Entrance Code **3 Information Only** | | |
| 1.Interior | 4.Vacant | 7. |
| 2.Refusal | 5.Estimate | 8. |
| 3.Informed | 6. | 9. |
| Information Code **1 Owner** | | |
| 1.Owner | 4.Agent | 7. |
| 2.Relative | 5.Estimate | 8. |
| 3.Tenant | 6.Other | 9. |

Date Inspected 9/23/2011

## Additions, Outbuildings & Improvements

| Type | Year | Units | Grade | Cond | Phys. | Funct. | Sound Value |
|---|---|---|---|---|---|---|---|
| 68 Wood Deck N | 0 | 372 | 0 0 | 0 | 0 % | 100 % | |
| 21 Open Frame | 0 | 372 | 0 0 | 0 | 0 % | 100 % | |
| 21 Open Frame | 0 | 216 | 0 0 | 0 | 0 % | 100 % | |
| 77 1.50 ST | 0 | 624 | 0 0 | 0 | 0 % | 98 % | |
| | | | | | % | % | |
| | | | | | % | % | |
| | | | | | % | % | |
| | | | | | % | % | |
| | | | | | % | % | |
| | | | | | % | % | |

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl Frame Por
23.Frame Garage N
24.Frame Shed N
25.Frame Bay Wind
26.1SFr Overhang
27.Unfin Basement
28.Unfinished Att
29.Finished Attc

# RE Account 113 Detail
## as of 08/04/2026



Name: GALLANT, TRACI LYNN & & GALLANT, GORDON FRANCIS (JT)
Location: 202 BEAR COVE RD
Acreage: 0.23 Map/Lot: 024-010
Book Page: B4256P201

2025-1 Period Due:

| | |
|---|---|
| Land: | 78,000 |
| Building: | 243,000 |
| Exempt | 25,000 |
| Total: | 296,000 |

Ref1: B4256P201 05-20-2016
Mailing Address: 202 BEAR COVE RD
BAILEYVILLE ME 04694 0851

| Year | Date | Reference | P | C | Principal | Interest | Costs | Total |
|---|---|---|---|---|---|---|---|---|
| 2025-1 R | 11/20/25 | Original | | | 5,772.00 | 0.00 | 0.00 | 5,772.00 |
| | 12/26/2025 | CK | A | P | 5,772.00 | 0.00 | 0.00 | 5,772.00 |
| | | Total | | | 0.00 | 0.00 | 0.00 | 0.00 |
| 2024-1 R | | | | | 0.00 | 0.00 | 0.00 | 0.00 |
| 2023-1 R | | | | | 0.00 | 0.00 | 0.00 | 0.00 |
| 2022-1 R | | | | | 0.00 | 0.00 | 0.00 | 0.00 |
| 2021-1 R | | | | | 0.00 | 0.00 | 0.00 | 0.00 |
| 2020-1 R | | | | | 0.00 | 0.00 | 0.00 | 0.00 |
| 2019-1 R | | | | | 0.00 | 0.00 | 0.00 | 0.00 |
| 2018-1 R | | | | | 0.00 | 0.00 | 0.00 | 0.00 |
| 2017-1 R | | | | | 0.00 | 0.00 | 0.00 | 0.00 |
| 2016-1 R | | | | | 0.00 | 0.00 | 0.00 | 0.00 |
| 2015-1 R | | | | | 0.00 | 0.00 | 0.00 | 0.00 |
| 2014-1 R | | | | | 0.00 | 0.00 | 0.00 | 0.00 |
| 2013-1 R | | | | | 0.00 | 0.00 | 0.00 | 0.00 |
| 2012-1 R | | | | | 0.00 | 0.00 | 0.00 | 0.00 |
| 2011-1 R | | | | | 0.00 | 0.00 | 0.00 | 0.00 |
| 2010-1 R | | | | | 0.00 | 0.00 | 0.00 | 0.00 |
| 2009-1 R | | | | | 0.00 | 0.00 | 0.00 | 0.00 |
| 2008-1 R | | | | | 0.00 | 0.00 | 0.00 | 0.00 |
| 2007-1 R | | | | | 0.00 | 0.00 | 0.00 | 0.00 |
| 2006-1 R | | | | | 0.00 | 0.00 | 0.00 | 0.00 |
| 2005-1 R | | | | | 0.00 | 0.00 | 0.00 | 0.00 |
| 2004-1 R | | | | | 0.00 | 0.00 | 0.00 | 0.00 |
| 2003-1 R | | | | | 0.00 | 0.00 | 0.00 | 0.00 |
| Account Totals as of 08/04/2026 | | | | | 0.00 | 0.00 | 0.00 | 0.00 |

Exempt Codes: 01 - Homestead

Note: Payments will be reflected as positive values and charges to the account will be represented as negative values.

# WARRANTY DEED

Debra Worster and Daniel Worster, wife and husband of Baileyville, Washington County, Maine, for consideration paid, grant(s) to Traci Lynn Gallant and Gordon Francis Gallant, husband and wife of Newburgh, Penobscot County, Maine (whose mailing address is 483 Chapman Road, Newburgh, ME 04444) with Warranty Covenants, as joint tenants, the following described real estate:

A certain lot or parcel of land, together with any improvements thereon, situated on the shore of Meddybemps Lake, in Baileyville (Meddybemps), Washington County, Maine, more particularly described as follows:

Lots nine (9) and ten (10) according to a plan of a plot of land on the northerly shore of said Lake and being a parcel of land with frontage on said Lake of 100 feet and running back from said Lake a distance of 100 feet. Together with the buildings thereon and more particularly described as follows: Commencing at a point formed by the intersection of the westerly side line of lot 9, and the shore line of said Lake and running in an easterly direction along the shore of the Lake a distance of 100 feet; thence at right angles in a northerly direction a distance of 100 feet to land formerly owned by George Taylor; thence at right angles and parallel with the shore line of said Lake in a westerly direction along the southerly side line of the said Taylor land a distance of 100 feet; thence at right angles in a southerly direction and parallel with the easterly side line a distance of 100 feet to the shore of said Lake and the point of beginning.

Together with a right of way from the above described lot to the public highway over the land formerly owned by George Taylor, the same being a well defined road for traffic and known as the Seamans Road, to the grantees, their heirs and assigns forever.

For grantors' source of title, reference may be had to a deed from Debra Worster to the grantor(s) herein, dated March 26, 1996, recorded in Washington Registry of Deeds, Volume 2065, Page 92.

Any and all other rights, easements, privileges and appurtenance belonging to the granted estate are hereby conveyed.

This conveyance is made subject to the property taxes assessed against the premises which said taxes are to be prorated between the parties hereto as of the date of delivery of this deed in accordance with 36 M.R.S.A., sec. 558.

Witness our hand(s) and seal(s) this 20th day of May, 2016.

WITNESS:

Lorraine M. Mitchell

to both.

Debra Worster

X Debra Worster

Daniel Worster

X Daniel Worster

STATE OF MAINE
PENOBSCOT, ss

May 20, 2016

Then personally appeared the above named Debra Worster and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Lorraine M. Mitchell

X Notary Public/Justice of the Peace
Commission Expiration:

File No.: 16-0749

LORRAINE M. MITCHELL
Notary Public, Maine
My Commission Expires February 4, 2017

| Account | Name & Address | Land | Building | Exemption | Assessment | Tax |
|---|---|---|---|---|---|---|
| 362 | GALLANT, JOHN III & | 5,400 | 87,100 | 25,000 | 67,500 | 1,316.25 |
| | GALLANT, MICHELLE (JT) | Acres 0.23 | | 01 Homestead | | |
| | P.O. BOX 235 | Soft: 0.00 | 0 | | | |
| | | Mixed: 0.00 | 0 | | | |
| | BAILEYVILLE, ME 04694 0235 | Hard: 0.00 | 0 | | | |
| | | B2378B230 B2650P178 | | | | |
| | 131 MAIN ST | | | | | |
| | 019-031&032 | | | | | |
| | B2650P178 07/23/2002 B2378P230 09/29/1999 | | | | | |
| 640 | GALLANT, JOHN L III & | 5,400 | 74,900 | 0 | 80,300 | 1,565.85 |
| | GALLANT, MICHELLE A (JT) | Acres 0.23 | | | | |
| | POB 235 | Soft: 0.00 | 0 | | | |
| | | Mixed: 0.00 | 0 | | | |
| | BAILEYVILLE ME 04694 | Hard: 0.00 | 0 | | | |
| | | B2929 P 152 | 8-19-04 | | | |
| | 125 MAIN ST | | | | | |
| | 019-030 | | | | | |
| | B4217P286 12/28/2015 B2929P152 08/19/2004 | | | | | |
| 1118 | GALLANT, JOHN L JR & JO-ELLEN & | 11,700 | 120,200 | 25,000 | 106,900 | 2,084.55 |
| | GALLANT, JOHN L III (JT) | Acres 0.33 | | 01 Homestead | | |
| | P.O. BOX 203 | Soft: 0.00 | 0 | | | |
| | | Mixed: 0.00 | 0 | | | |
| | BAILEYVILLE ME 04694 0668 | Hard: 0.00 | 0 | | | |
| | | B2968 P 205 | 1-5-05 | | | |
| | 137 WASHINGTON ST | | | | | |
| | 016-013 | | | | | |
| | B2968P205 01/05/2005 B2283P45 10/01/1998 | | | | | |
| 1227 | GALLANT, RONALD W & | 11,400 | 45,700 | 31,000 | 26,100 | 508.95 |
| | GALLANT, SANDRA E (JT) | Acres 0.66 | | 01 Homestead | | |
| | 345 HOULTON RD | Soft: 0.00 | 0 | 17 Vietnam Res..... | | |
| | | Mixed: 0.00 | 0 | | | |
| | BAILEYVILLE ME 04694 | Hard: 0.00 | 0 | | | |
| | | B3199P229 10-2-06 | | | | |
| | 345 HOULTON RD | | | | | |
| | 011-031-B | | | | | |
| | B3199P229 10/02/2006 | | | | | |
| 113 | GALLANT, TRACI LYNN & | 78,000 | 243,000 | 25,000 | 296,000 | 5,772.00 |
| | GALLANT, GORDON FRANCIS (JT) | Acres 0.23 | | 01 Homestead | | |
| | 202 BEAR COVE RD | Soft: 0.00 | 0 | | | |
| | | Mixed: 0.00 | 0 | | | |
| | BAILEYVILLE ME 04694 0851 | Hard: 0.00 | 0 | | | |
| | | B4256P201 05-20-2016 | | | | |
| | 202 BEAR COVE RD | | | | | |
| | 024-010 | | | | | |
| | B4256P201 05/20/2016 | | | | | |

| | Land | Building | Exempt | Total | Tax |
|---|---|---|---|---|---|
| **Page Totals:** | 111,900 | 570,900 | 106,000 | 576,800 | 11,247.60 |
| **Subtotals:** | 12,810,900 | 31,027,000 | 9,171,200 | 34,666,700 | 676,000.65 |

# MAINE DEPARTMENT OF HUMAN SERVICES

## DIVISION OF HEALTH ENGINEERING - WASTEWATER & PLUMBING CONTROL

## SUBSURFACE WASTEWATER DISPOSAL SYSTEM VOLUNTARY INSPECTION FORM

### PROPERTY INFORMATION

*Obtained from Client*

| | | | |
|---|---|---|---|
| **Address:** | 202 Bear Cove Road | **Lot Size:** | 10,000 Ft² |
| **Municipality:** | Baileyville | **Tax Map No.:** | 24 |
| **County:** | Washington | **Lot No.:** | 10 |
| **Current Owner:** | **Last Name:** Worster | **First Name:** | Daniel |

### SYSTEM INFORMATION

*Collected During Records Search and Site Visit*

| | | | | | |
|---|---|---|---|---|---|
| **Type:** | Pre June 1974 | X Post June 1974 | | **Design Capacity** | 180 GPD |
| **Dates:** | **Designed** 4/3/96 | **Permitted** 12/4/96 | | **Permit No.** | 266 |
| **Current Use:** | X Single Family Dwelling - BDRMS 3 | Multiple Family Dwelling - UNITS ____ | | Commercial | Other |
| **Treatment Tank:** | 1,000 GAL | Steel | X Concrete | Plastic | Fiberglass | UNKN |
| **Disposal Area:** | Cesspool | Trench | Stone Bed | X Proprietary Device Chambers | | UNKN |
| **Designer:** | Stephen Howell | | | **License No.** | 213 |
| **Installer:** | John Burke | | | **Vol. Cert. No.** | |

### INSPECTION INFORMATION

*Conclusions Drawn from Records Search and Site Visit*

| | | | | |
|---|---|---|---|---|
| **Findings:** | Malfunction per Rules Identified: | YES | X NO | See Pgs 3 & 4 |
| | System Deficiencies Identified: | YES | X NO | See Pgs 3 & 4 |
| | Further Investigation Suggested: | YES | X NO | See Page 4 |

**Conclusion:** X No Corrective Action Needed | Corrective Action Recommended-See Page 4

**Disclaimer:** On the date noted below I completed an inspection of the subsurface wastewater disposal system serving the subject property. The inspection included a review of property owner, municipal and state records as appropriate and a visit to the property. This report was completed in accordance with minimum reporting criteria established by the Maine Department of Human Services and adapted in part from the "Maine Septic System Inspection Guidelines" prepared by the Maine Association of Site Evaluators. The information contained in this document accurately describes the conditions observed relative to the specific items referenced in this report that existed on the inspection date. No warranty is made or implied that the conditions described herein are representative of past conditions; will continue beyond the inspection date; or that the subsurface wastewater disposal system will function in compliance with the Maine Subsurface Wastewater Disposal Rules. No inference can be made regarding the condition, status, or functionality of any system characteristic not specifically described in this report.

**SEE REVERSE SIDE OF THIS PAGE FOR GENERAL INFORMATION REGARDING THE INSPECTION PROCESS**

Dana Altwater — 423 — 4/20/16

Subsurface Wastewater Disposal System Inspector | Vol. Cert. No. | Date

# MAINE DEPARTMENT OF HUMAN SERVICES

## DIVISION OF HEALTH ENGINEERING - WASTEWATER & PLUMBING CONTROL

## SUBSURFACE WASTEWATER DISPOSAL SYSTEM VOLUNTARY INSPECTION FORM

| | INSPECTION ITEM | OBSERVATION* YES | NO** | UNKN** | N/A | COMMENT |
|---|---|---|---|---|---|---|
| 1 | **System Records Search Done** | X | | | | |
| a. | Design Plan Exists | X | | | | |
| b. | Permit Exists | X | | | | |
| c. | System Inspection Record Exists | X | | | | |
| d. | Maintenance Records Exist | X | | | | Pumped 2-3 years ago |
| e. | Water Use Records Exist | | | | X | On private well |
| 2 | **Internal Plumbing Review Done** | X | | | | |
| a. | Structure Currently Occupied | X | | | | |
| b. | Garbage Disposal Present | | X | | | |
| c. | Water Treatment Unit Present | | X | | | Only water filter |
| d. | Clothes Washer Present | X | | | | |
| e. | All Fixtures Connected to System | X | | | | |
| f. | Plumbing Fixture Leaks OK | X | | | | |
| 3 | **Treatment Tank Present** | X | | | | |
| a. | General Condition OK | X | | | | |
| b. | Size OK | X | | | | |
| c. | Access for Pumping OK | X | | | | |
| d. | Baffles OK | X | | | | |
| e. | Liquid Level OK | X | | | | 3' |
| f. | Solids Level OK | X | | | | 4" of solids. |
| 4 | **Pump & Wetwell Present** | | | | X | Gravity system |
| a. | General Condition OK | | | | X | |
| b. | Alarm & Circuit OK | | | | X | |
| c. | Access for Service OK | | | | X | |
| d. | Float Switches OK | | | | X | |
| 5 | **Disposal Area Present** | X | | | | |
| a. | General Condition OK | X | | | | |
| b. | Effluent Contained Below Surface | X | | | | |
| c. | Ground Cover OK | X | | | | Under driveway |
| d. | Water Supply Setback OK | X | | | | |
| e. | Major Waterbody Setback OK | X | | | | |

*** - Explanation of Observation Items Listed in Supplement to this Report Form (HHE-240).**

**** - Listing of Specific Inspection Item System Deficiencies Noted on Page 3.**

# MAINE DEPARTMENT OF HUMAN SERVICES

## DIVISION OF HEALTH ENGINEERING - WASTEWATER & PLUMBING CONTROL

## SUBSURFACE WASTEWATER DISPOSAL SYSTEM VOLUNTARY INSPECTION FORM

| | | Specific System Deficiencies<br>Preprinted Items Represent Minimum Deficiency Conditions Established by DHS<br>Checked Items Represent Deficiencies Identified During this Inspection | Corrective Action Recommended<br>See Page 4 |
|---|---|---|---|
| 1 Records | X | **No System Deficiencies Noted.** | NO |
| 1.a | | System plan unable to be located. | |
| 1.b | | Plan with permit sticker unable to be located. | |
| 1.c | | Certificate of inspection unable to be located | |
| | | | |
| | | | |
| 2 Internal | X | **No System Deficiencies Noted.** | NO |
| 2.e | | Plumbing fixture(s) not connected to a system. | YES |
| 2.f | | Plumbing fixture(s) with water supply leaks. | |
| | | | |
| | | | |
| 3 Tank | X | **No System Deficiencies Noted.** | NO |
| 3.a | | Cracks visible in observed portion of tank wall. | |
| 3.b | | Tank undersized for current use. | |
| 3.c | | > 12" excavation needed to pump tank. | |
| 3.d | | Baffles damaged or missing. | |
| 3.e | | Liquid level above inlet invert. | |
| 3.f | | Solids and/or scum exceed 1/3 of tank capacity. | |
| 3.g | | Residential use: Risers undersized/nonexistant. | |
| | | | |
| 4 Pump | N/A | **No System Deficiencies Noted.** | |
| 4.a | | Cracks visible in observed portion of tank wall. | |
| 4.a | | Pump inoperable. | |
| 4.b | | Pump and alarm on common circuit. | |
| 4.c | | > 12" excavation needed to service pump. | |
| 4.d | | Float switches inoperable or missing. | |
| | | | |
| | | | |
| 5 Field | X | **No System Deficiencies Noted.** | NO |
| 5.a | | Pipe, stone, or proprietary device exposed. | |
| 5.b | | Malfunction per Chapter 3 Definition. | YES |
| | | **Malfunctioning system:** A system that is not operating or is not functioning properly. Indications of a malfunctioning system include, but are not limited to, any of the following: ponding or outbreak of waste water or septic tank effluent onto the surface of the ground; seepage of waste water or septic tank effluent into parts of buildings below ground; back-up of waste water into the building served that is not caused by a physical blockage of the internal plumbing; or contamination of nearby water wells or waterbodies/courses. | |
| 5.c | | Disposal area subject to visible surface erosion. | |
| 5.d | | Observed setback differs from design plan. | |
| 5.e | | Observed setback differs from design plan. | |
| | | | |

# MAINE DEPARTMENT OF HUMAN SERVICES

## DIVISION OF HEALTH ENGINEERING - WASTEWATER & PLUMBING CONTROL

## SUBSURFACE WASTEWATER DISPOSAL SYSTEM VOLUNTARY INSPECTION FORM

1. **System Records Narrative:** I obtained a copy of the design plan from the town office. A variance was approved for the existing setback distances.

(Use additional sheets as necessary. Relate Noted System Deficiencies to Appropriate Rule Section.)

2. **Internal Plumbing Narrative:** I did a dye test in the kitchen sink. No issues noticed.

(Use additional sheets as necessary. Relate Noted System Deficiencies to Appropriate Rule Section.)

3. **Treatment Tank Narrative:** The dye was evident in the tank. There was only 4" of solids, therefore the tank does not need to be pumped at this time. No issues noted.

(Use additional sheets as necessary. Relate Noted System Deficiencies to Appropriate Rule Section.)

4. **Pump & Wetwell Narrative:** N/A

(Use additional sheets as necessary. Relate Noted System Deficiencies to Appropriate Rule Section.)

5. **Disposal Area Narrative:** The disposal area is under the paved driveway. The disposal field is sized for a two bedroom home. The intended use by the new owner is for a two bedroom house. No issues noted

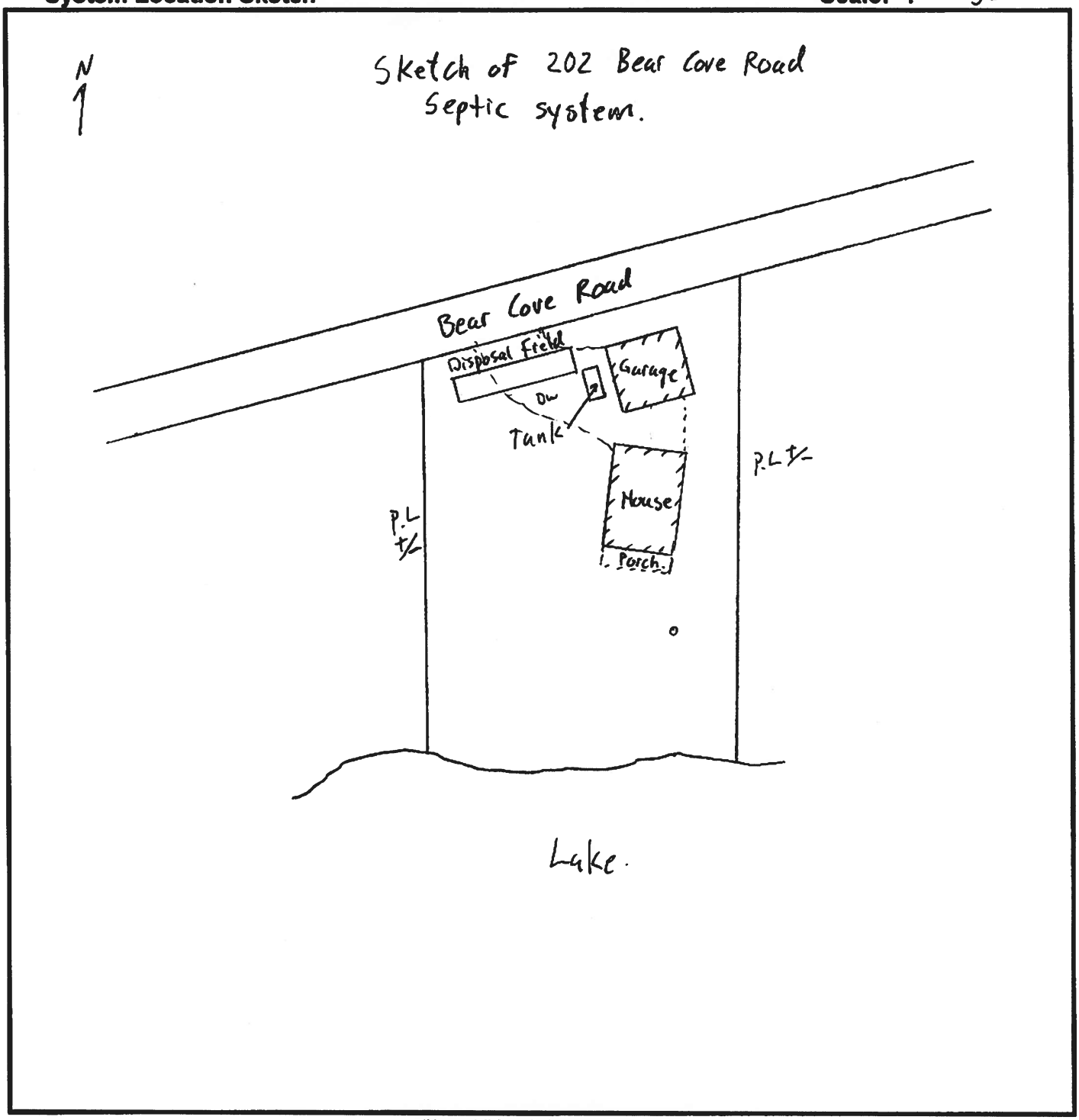
(Use additional sheets as necessary. Relate Noted System Deficiencies to Appropriate Rule Section.)

6. **Findings Narrative:** None.

(Use additional sheets as necessary. Relate Noted System Deficiencies to Appropriate Rule Section.)

# MAINE DEPARTMENT OF HUMAN SERVICES
## DIVISION OF HEALTH ENGINEERING - WASTEWATER & PLUMBING CONTROL
## SUBSURFACE WASTEWATER DISPOSAL SYSTEM INSPECTION FORM

**System Location Sketch** **Scale: 1" = 50'**




(Use additional sheets as necessary.)

# SEPTIC SYSTEM USER NOTES

March, 1999

1. It is the homeowners responsibility to assure the proper soil stabilization of all areas disturbed during the septic system installation, particularly the disposal field. Failure to do so not only jeopardizes the proper function of the disposal system, but muddy runoff water from the improperly stabilized soils can become a significant source of pollution. Once disturbed soil areas have been seeded, limed, fertilized and mulched by the contractor, make sure they are watered so that they are moist enough to support the germination and establishment of vegetation. Don't chain dogs that might dig holes or install swing sets which will be heavily used by children on disposal fields. Once stabilized, light, limited activity is o.k. Avoid uses which will kill vegetation and create bare soils.

2. The use of a garbage grinder with a septic system is not recommended. Studies show that homes with garbage grinders average 30 percent more solids and grease generation than homes without garbage grinders. The Subsurface Waste Water Disposal Rules require that additional septic tank capacity, tanks installed in series or a septic tank outlet filter be installed if a garbage grinder is used. You should also have your septic tank pumped more often because of the increased generation of solids and greases which will cause your septic tank fill up quicker. If your system is not designed to accommodate a garbage grinder and you decide to have one installed, you should have a filter installed in your septic tank, at a minimum, and use the grinder sparingly. Composting is the preferred option for disposing of your garbage type wastes.

3. It is recommended that the homeowner install low volume toilets (1.6 gallons per flush or less) and other flow reducing fixtures such as low volume shower heads and faucets to minimize water use. A reduction in water use will usually result in extended life of your septic system, all other things being equal.

4. It is the homeowner's (septic system owner's) responsibility to limit water usage and wastewater generation so that the septic system design capacity (design flow on the septic system form) is not exceeded on any day. Activities which generate large amounts of wastewater, such as laundries, should be spread out over several days rather than doing a number of them on any particular day ( typically Saturday for many working couples). Excessive use of a septic system on any one day can cause the system to fail even though your use, averaged out over a week or month, is below design volume. Your system will be stressed because more water will be generated than the soil can absorb and more solid particles will leave the septic tank than normal (systems are designed so that it takes about 48-72 hours for water to pass through a septic tank from the time it enters the tank. The faster water moves through your tank the less settling time there is and higher velocities of water can carry larger particles of solid matter. Under normal circumstances, a few particles leave the tank and enter the disposal field, eventually resulting plugged soil pores but the process can be greatly accelerated if too much water is used).

5. Do not connect floor or roof drains to a septic system. Your system is not designed to handle this water and it will likely cause premature failure.

6. Do not dispose of backwash from water softeners or water treatment devices in your septic system. Large amounts of water can be generated from these devices which can overload a septic system. In addition, chemicals used in these devices may be harmful to the biologic organisms which are important to the proper functioning of your system. It has been recently discovered that the iron removed from water by backflow devices can precipitate out in the sandy soil around your disposal field causing it to become very hard and cemented. This can cause your disposal field to become sealed requiring expensive repair or replacement.

7. Do not used powdered soaps or detergents as they contain a significant amount of fillers and emulsifiers which are detrimental to your septic system. Fillers can carry over to your disposal field and result in plugging up the soil pores. Emulsifiers can result in preventing greases and fats from coagulating and rising to the top of your septic tank (they then will stay in suspension and move out into the disposal field where they will plug up the soil pores). This is also true for very strong liquid soaps which should be avoided. Use only as strong a detergent as is necessary and only in the amounts needed (soft water does not require the same amount or strength detergent as hard water does). You want the grease to harden and rise to the top of the septic tank and not carry out into the disposal field.

8. Do not dispose of any hazardous or toxic substances in a septic system such as paint thinner, paints, varnishes, photographic solutions, pesticides, insecticides, organic solvents, degreasers or drain openers. Septic systems depend on living organisms to function properly. Toxic or hazardous substances can, in effect, "kill" the system and are a threat to pollute surface and/or groundwaters. They are also illegal to dispose of in this manner. Instead of using a commercial degreaser or drain opener, use one of the following:

A. A plunger or mechanical snake.

B. Pour 1 handful of baking soda and 1/2 cup of white vinegar down the drain pipe and cover tightly for one minute. Repeat as necessary; or

C. Pour 1/2 cup of salt and 1/2 cup of baking soda down the drain followed by 6 cups of boiling water. Let sit for several hours or overnight, then flush with water.

9. Do not dispose of any inert or non-biodegradable materials in your septic system such as disposable diapers, cat box litter, coffee grounds, cigarette filters, sanitary napkins, facial tissues and wet strength paper towels. They will not decompose and will therefore build up in your septic tank quickly. Some may pass through to your leach field and result in plugging it up. Also,, minimize the use of toilet paper (which is a solid material) and use National Sanitation Foundation recommend paper which breaks down quickly.

10. Use a lint screen with your washing machine and maintain it regularly. If lint enters your septic tank it will not break down and may carry over to your drain field where it will plug the soil pores. If enough soil pores become plugged, disposal field failure will result and be very costly to repair. You may also install a filter on the outlet end of the septic tank to trap particulates, including lint fibers.

11. Do not dispose of fats or greases in your septic system (except for normal dish washing) unless your system has been specifically designed to handle them (an external grease trap). It is also recommended that greasy dishes be wiped before being washed to cut down on the amount of grease and fat entering the septic system. Generally, an internal grease trap is inadequate to handle any large amount of greases or fats.

12. Do not add any septic tank additive or cleaner to your septic system to improve its function or prolong its useful operating life (this includes yeast, horse manure and commercial products such as Rid-X). No effective product or material is recognized by State or National authorities and, in fact, many of these products will actually cause your system to fail prematurely. They add large amounts of organisms to your septic tank, which cause accelerated breakdown of solids, turning the sludge into a slurry which can then leave the tank and enter the disposal field, plugging it up. Chemical additives are prohibited for use in Maine.

13. Maintain your septic system by regularly having the septic tank pumped. Some biological breakdown of solids occurs in the septic tank but the rate of accumulation almost always exceeds the rate of biologic breakdown. If your septic tank is not pumped out often enough, solids and greases may build up to the point where there is insufficient storage and retention time for wastewater in the tank. When that happens, more solids leave the tank than are supposed to, resulting in the clogging of your disposal field and premature failure.

I recommend having your septic tank pumped or inspected after one year of use. The pumper or inspector can advise you of how often you need to have the tank pumped based on what he/she finds (typically, a septic tank should be pumped every two to five years). Keep in mind that you will have to adjust your pumping frequency to coincide with changes in the way you use your system. The more a system is used, the more frequently the tank should be pumped (as children grow into teenagers, water consumption typically increases).

When having your septic tank pumped or inspected, have the baffles inspected. It is particularly important to have the outlet baffle inspected as it is responsible for keeping greases and fats from moving to the disposal field. If the baffles are missing or in need of repair, they should be replaced or repaired immediately. Disposal field failure will occur if you don't have properly functioning baffles.

If your septic system is subject to great fluctuations in usage (heavy on weekends or for a few weeks in the summer) or you rent part or all of your dwelling, you may want to consider the use of a filter on the outlet end of your septic tank (if it does not already have one). The filter can help to control the passage of solids from the septic tank to the disposal field when wastewater surges occur or when you do not have direct control over the use of the system.

14. Do not drive over or store heavy materials on any part of your septic system unless it is specifically designed to handle heavy loads. Otherwise, crushed components may result and the system may fail.

15. Divert all surface water away from the septic tank, pump station (if used) and disposal field. If this is not done, the additional water may cause your system to prematurely fail. Roof areas which contribute runoff water to the septic system site should have gutters installed to divert that water no another location.

16. **PLEASE** - If you have any questions about your septic system or how to use it, call the site evaluator who designed it and ask for advice. You can also call your local plumbing inspector or the state agency responsible for regulating septic systems, the Plumbing Program in the Division of Health Engineering, at 287-5672.