Docusign Envelope ID: B79549A2-2912-8149-8368-F402616F8CB7

PROPERTY LOCATED AT: **8 Forbes Lane, Windham, ME 04062**

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: [X] 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 [X] No [ ] Unknown
Quantity: ..... [ ] Yes [X] No [ ] Unknown
Quality: ..... [ ] Yes [X] 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 [X] No

If Yes, Date of most recent test: **n/a** Are test results available? .. [ ] Yes [ ] No

To your knowledge, have any test results ever:

a) Been reported as unsatisfactory or satisfactory with notation?..... [ ] Yes [ ] No
b) Detected perfluoroalkyl and polyfluoroalkyl (PFA) substances? [ ] Yes [ ] No

If Yes to (a) and/or (b) above, are test results available? ..... [ ] Yes [ ] No

What steps were taken to remedy the problem? **n/a**

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: _____
Installed by: _____
Date of Installation: _____

USE: Number of persons currently using system: _____
Does system supply water for more than one household? [ ] Yes [ ] No [ ] Unknown

Comments: **None**

Source of Section I information: **Seller**

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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: **1500**

Tank Type: ☒ Concrete ☐ Metal ☐ Unknown ☐ Other: _____

Location: **Backyard** OR ☐ Unknown

Date installed: **Unk** Date last pumped: **2026** Name of pumping company: **Arkie Rogers Septic**

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

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

Date of last servicing of tank: **2026** Name of company servicing tank: **Arkie Rogers Septic**

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

If Yes, Location: **Backyard**

Date of installation of leach field: **Unk** Installed by: **Unk**

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: **None**

Source of Section II information: **Seller**

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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	**FHW**	**Garage Heater**		
Age of system(s) or source(s)	**2026**	**Unk**		
TYPE(S) of Fuel	**Oil**	**Propane**		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	**Unk**	**Unk**		
Name of company that services system(s) or source(s)	**TBD**	**N/A**		
Date of most recent service call		**Fall 2004**		
Malfunctions per system(s) or source(s) within past 2 years		**None**		
Other pertinent information	**Brand new boiler being installed**			

Are there fuel supply lines? ..... [X] Yes [ ] No [ ] Unknown

Are any buried? ..... [X] Yes [ ] No [ ] Unknown

Are all sleeved? ..... [X] Yes [ ] No [ ] Unknown

Chimney(s): ..... [X] Yes [ ] No

If Yes, are they lined: ..... [ ] Yes [ ] No [X] Unknown

Is more than one heat source vented through one flue? ..... [ ] Yes [X] No [ ] Unknown

Had a chimney fire: ..... [ ] Yes [ ] No [X] Unknown

Has chimney(s) been inspected? ..... [ ] Yes [ ] No [X] Unknown

If Yes, date: _____

Date chimney(s) last cleaned: _____

Direct and/or Power Vent(s): ..... [ ] Yes [X] No [ ] Unknown

Has vent(s) been inspected? ..... [ ] Yes [ ] No [ ] Unknown

If Yes, date: _____

Comments: **None**

Source of Section III information: **Seller & Previous Disclosure**

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 [X] 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: _____

Docusign Envelope ID: B79549A2-2912-8149-8368-F402616F8CB7

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

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

Comments: **None**

Source of information: **Seller & Previous Disclosure**

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

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

In the ceilings? ..... ☐ Yes ☐ No ☒ Unknown

In the siding? ..... ☐ Yes ☐ No ☒ Unknown

In the roofing shingles? ..... ☐ Yes ☐ No ☒ Unknown

In flooring tiles? ..... ☐ Yes ☐ No ☒ Unknown

Other: _____ ☐ Yes ☐ No ☐ Unknown

Comments: **None**

Source of information: **Seller & Previous Disclosure**

C. RADON/AIR - Current or previously existing:

Has the property been tested? ..... ☒ Yes ☐ No ☐ Unknown

If Yes: Date: **Approx 2020/2021** By: **Unk**

Results: **Unk**

If applicable, what remedial steps were taken? **Radon Mitigation System installed 2021**

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

Are test results available? ..... ☐ Yes ☐ No

Results/Comments: _____

Source of information: **Seller & Previous Disclosure**

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: **Public water**

Source of information: **Seller**

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

Comments: **None**

Source of information: **Seller & Previous Disclosure**

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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: **None**

Source of information: **Seller & Previous Disclosure**

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL:	☐ Yes	☐ No	☒ Unknown
LAND FILL:	☐ Yes	☐ No	☒ Unknown
RADIOACTIVE MATERIAL:	☐ Yes	☐ No	☒ Unknown

Other: _____

Source of information: **Seller & Previous Disclosure**

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

SECTION V - ACCESS TO THE PROPERTY

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

If Yes, explain: _____

Source of information: **Seller & Public Records**

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? _____

Road Association Name (if known): _____

Source of information: **Seller & Public Records**

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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: **None**

Source of Section VI information: **Seller & Previous Disclosure**

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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, solar panels, wind turbines): Type: _____

From Whom: _____

Year Principal Structure Built: **1973** What year did Seller acquire property? **2025**

Roof: Year Shingles/Other Installed: **Unk**

Water, moisture or leakage: **None**

Comments: **None**

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**

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

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

Comments: **None**

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

Comments: **None**

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

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

Manufactured Housing - Is the residence a:

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

Modular ..... ☐ Yes ☒ No ☐ Unknown

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

Comments: **None**

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PROPERTY LOCATED AT: **8 Forbes Lane, Windham, ME 04062**

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

Comments: **None**

Source of Section VII information: **Seller & Previous Disclosure**

SECTION VIII - ADDITIONAL INFORMATION

New paint throughout, new brick walkway, new primary bedroom & walk-in closet, new guest living space including a bathroom, newer washer & dryer. Septic inspection report attached, D box will need replacement. Sellers are currently getting a new boiler installed.

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

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

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

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

DocuSigned by: NICHOLAS PATRIZIO 10/21/2026
E88E159B45F494...
SELLER DATE
Nicholas Patrizio

Signed by: K Walker 10/21/2026
F9FCE928D2D74C3...
SELLER DATE
Kristen Walker

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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LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN **Nicholas Patrizio, Kristen Walker**

(hereinafter "Seller")

AND

(hereinafter "Buyer")

FOR PROPERTY LOCATED AT **8 Forbes Lane, Windham, ME 04062**

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).

X 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).

X 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	Seller DocuSigned by: NICHOLAS PATRIZIO **Nicholas Patrizio**	Date 10/21/2026
Buyer	Date	Seller Signed by: K Walker 4790CF929D2D74C3... **Kristen Walker**	Date
Buyer	Date	Seller	Date
Buyer	Date	Seller Signed by: Meghan Glover 7E30495E12F243A... **Meghan Glover**	Date 10/21/2026
Agent	Date	Agent	Date

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REALTOR®

EQUAL HOUSING OPPORTUNITY

Docusign Envelope ID: B79549A2-2912-8149-8368-F402616F8CB7

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.

DS MP Initial KW

MAINE REAL ESTATE TAX-Paid

(DLN): 2687549

WARRANTY DEED

David Ditrolio and Rosemarie Ditrolio of Springfield, Greene County, Missouri, for consideration paid, grant(s) to **Nicholas Patrizio and Kristen Walker** of Biddeford, York County, Maine (whose mailing address is 7 Harvey Street, Unit 301, Biddeford, ME 04005) **as joint tenants** with Warranty Covenants, the following described real estate:

See "Exhibit A" Attached

For grantors' source of title, reference may be had to a deed from Ruth I. Bell to the grantor(s) herein, dated September 12, 2002, recorded in Cumberland Registry of Deeds, Book 18092, Page 169.

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 my/our hand(s) and seal(s) this 14 day of April, 2025.

WITNESS:

David Ditrolio

Rosemarie Ditrolio

STATE OF MAINE
Cumberland ss

April 14, 2025

Then personally appeared the above-named David Ditrolio and Rosemarie Ditrolio and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Notary Public/Justice of the Peace
Commission Expiration:

BRITTANY MAY ALBERT -MY- COMMISSION EXPIRES MARCH 4, 2032 MAINE NOTARY PUBLIC

File No.: 2025-812

DOC :12831 BK:41385 PG:24
RECEIVED - RECORDED, CUMBERLAND COUNTY REGISTER OF DEEDS
04/15/2025, 02:45:16P
Register of Deeds Jessica M. Spaulding E-RECORDED

File No: 2025-812

"Exhibit A"

A certain lot or parcel of land, with any buildings thereon, situated in Windham, County of Cumberland and State of Maine, being lot numbered 4 as delineated on a plan entitled Varney Mill Estates, Windham, Maine, prepared by Richard A. Manthorne, Reg. P.E., dated November 1971 and recorded in the Cumberland County Registry of Deeds in Plan Book 89, Page 17, together with a right of way, in common with the owners of all other lots on said plan, in and over all of the streets and ways as delineated on said plan; expressly excepting, however, that portion of Mill Lane lying southeasterly of lot numbered fifty-five (55), and being one hundred sixty-seven (167) feet in length.

TOWN OF WINDHAM
TAX DEPARTMENT
8 SCHOOL RD
WINDHAM, ME 04062

2026 REAL ESTATE TAX BILL

BILLING INFORMATION	
LAND VALUE	$163,700
BUILDING VALUE	$281,200
HOMESTEAD EX	$0
EXEMPTIONS	$0
PERSONAL PROP	$0
TAXABLE VALUE	$444,900
TOTAL TAX	$5,752.56
PAYMENTS	$0.00
TAX DUE	$5,752.56

ACCOUNT#: **P5322R**
PARCEL: **19B004000000**
LOCATION: **8 FORBES LN**

For the fiscal year July 01, 2026 to June 30, 2027

4901

PATRIZIO NICHOLAS &
WALKER KRISTEN
8 FORBES LN
WINDHAM ME 04062-5147

DATE DUE	AMOUNT DUE
10/01/2026	$2,876.28
04/01/2027	$2,876.28

THIS IS THE ONLY BILL YOU WILL RECEIVE

ESTIMATED BILL RATE DISTRIBUTION		
SCHOOL	7.98	$3,550.30
COUNTY	0.54	$240.25
MUNICIPAL	4.41	$1,962.01
TOTAL	$12.93	$5,752.56

INTEREST AT 7.0% PER ANNUM CHARGED BEGINNING 10/02/2026 AND 04/02/2027.

TAXPAYER'S NOTICE

Per State law, the ownership and valuation of all real estate and personal property subject to taxation shall be fixed as of April 1st. For this tax bill, that date is April 1, 2026.

IF THIS PROPERTY HAS BEEN TRANSFERRED, PLEASE FORWARD A COPY OF THIS BILL TO THE NEW OWNER.

159215

THIS IS ONLY FOR THE CURRENT FISCAL YEAR

INFORMATION

Without State Aid for Education, Homestead Exemption Reimbursement and State Revenue Sharing, your taxes would be 28.91% higher. The current Town bonded indebtedness is $24,912,400.00.

For information regarding changes or valuations, please contact the Assessor's Office at (207) 894-5960 ext 3. Information regarding payments, interest, lien cost charges, and/or refunds, please contact the Tax Collector's Office at (207) 892-2511.

REMITTANCE INSTRUCTIONS

THIS IS THE ONLY BILL YOU WILL RECEIVE. THIS BILL INCLUDES TWO (2) PAYMENT VOUCHERS.
Payments can be made via cash or checks. Credit cards can also be used with a convenience fee.
Please make check or money order payable to Town of Windham and mail to:

OFFICE HOURS
Mon 7AM -5PM Tues 7AM -6PM
Wed 7AM -5PM Thurs 7AM-4PM
TEL: (207) 892-2511

Town of Windham
8 School Rd
Windham, ME 04062

If a receipt is desired, please send a self-addressed, stamped envelope.
If your bank or mortgage company pays your taxes, please review and forward a copy of this bill to them.

2026 REAL ESTATE TAX BILL

THIS STUB MUST BE RETURNED WITH YOUR SECOND PAYMENT

TOWN OF WINDHAM
8 SCHOOL RD
WINDHAM, ME 04062

ACCOUNT#: **P5322R**
PARCEL: **19B004000000**

PATRIZIO NICHOLAS &
WALKER KRISTEN
8 FORBES LN
WINDHAM ME 04062-5147

INTEREST AT 7.0% CHARGED
BEGINNING 04/02/2027

DATE DUE	AMOUNT DUE
04/01/2027	$2,876.28

Please include a phone number with all checks submitted.

AMOUNT PAID $_____

2026 REAL ESTATE TAX BILL

THIS STUB MUST BE RETURNED WITH YOUR FIRST PAYMENT

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8 SCHOOL RD
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PATRIZIO NICHOLAS &
WALKER KRISTEN
8 FORBES LN
WINDHAM ME 04062-5147

INTEREST AT 7.0% CHARGED
BEGINNING 10/02/2026

DATE DUE	AMOUNT DUE
10/01/2026	$2,876.28

Please include a phone number with all checks submitted.

AMOUNT PAID $_____

As of: 10/2/2026

Windham Town Report

Property Owner

Name:	PATRIZIO NICHOLAS & WALKER KRISTEN
Mailing Address:	8 FORBES LN WINDHAM, ME 04062
Parcel Use:	SINGLE FAM

Property Information

Physical Address:	8 FORBES LN
Map/Block/Lot/Unit:	19B-4
Size (Acres):	0.49

Additional Information

ZONE	SUBDIVISION	NEIGHBORHOOD
RM	VARNEY MILL ESTATES	5030

Current Assessment

Year	Land	Improvements	Total	Exemptions
2027	$163,700	$281,200	$444,900	$0

Land

Use Code	Land Use	Size	Units	Assessed Value
1010	SINGLE FAM	20,000.00	Square Feet	$161,600
1320	UNDEV AC	0.04	Acres	$2,100

Deed Transfers

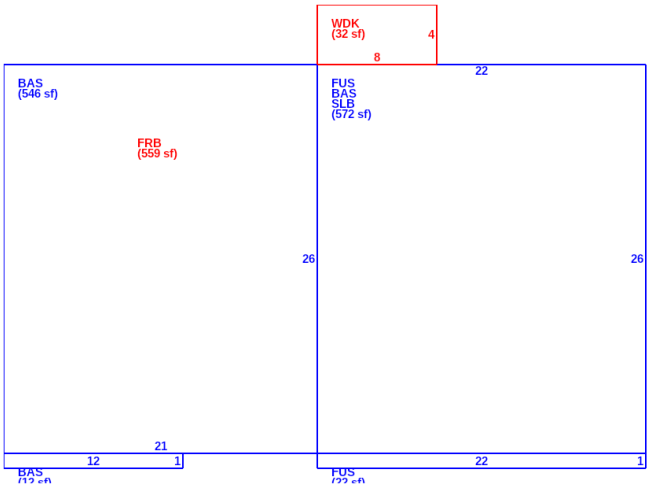
Deed Date	Book	Page	Qualified Sale	Sale Price	Owner
4/14/2025	41385	23	Q	$459,000	PATRIZIO NICHOLAS &
9/12/2002	18092	0169	U	$195,000	DITROLIO DAVID R &
5/5/1994	11426	0319	U	$0	BELL RUTH I
8/13/1979	4476	0050	U	$62,000	BELL WILBUR C III & RUTH I
6/28/1973	0034	0226	U	$0	HENDERSON HAROLD & CAROLE

Residential Card 1 Details

Occupancy	Story	Total Liv	Grade	Year Built	Condition	Beds
Single Family	1.1	1,724	03	1973	G	3

Model:	Residential	**Style:**	SPLIT-LEVEL
Roof Cover:	Asph/F Gls/Cmp	**Roof Type:**	Gable/Hip
Rooms:	**Beds:** 3 **Total:** 7	**Percent Good:**	84%
Interior Wall:	Drywall/Sheet	**Plumbing:**	**Full:** 1 **Half:** 0
Exterior Wall:	Vinyl Siding	**Heating Fuel:**	Oil
Interior Floor:	Average	**Heating Type:**	Hot Water





Building Sub-Areas (sq ft)

Code	Description	Gross Area	Living Area
BAS	First Floor	1,130	1,130
FRB	Basement,finished,raised	559	0
FUS	Upper Story, Finished	594	594
SLB	Slab	572	0
WDK	Deck, Wood	32	0
Totals		**2,887**	**1,724**

Extra Features

Code	Description	Size	Assessed Value
HRT	HEARTH	1.00 UNITS	600

Outbuildings and Extra Features

Code	Description	Size	Assessed Value
FGR5	W/LOFT GOOD	784.00 S.F.	$33,200
SHD1	SHED FRAME	96.00 S.F.	$1,100

Assessment History

Year	Land	Improvements	Total	Exemptions
2026	$163,700	$281,200	$444,900	$0
2025	$153,500	$281,200	$434,700	$0
2024	$134,700	$269,000	$403,700	$0
2023	$125,200	$258,800	$384,000	$0
2022	$113,200	$240,300	$353,500	$0
2021	$116,700	$208,900	$325,600	$0
2020	$92,200	$176,600	$268,800	$0
2019	$92,300	$176,600	$268,900	$0
2018	$77,800	$160,500	$238,300	$0
2017	$69,700	$146,900	$216,600	$0
2016	$69,700	$146,900	$216,600	$0
2015	$69,700	$146,900	$216,600	$0
2014	$69,700	$146,900	$216,600	$0
2013	$69,700	$146,900	$216,600	$0
2012	$69,700	$146,900	$216,600	$0
2011	$69,700	$146,900	$216,600	$0
2010	$87,100	$146,600	$233,700	$0
2009	$87,100	$146,600	$233,700	$0
2008	$87,100	$146,600	$233,700	$0
2007	$87,100	$146,600	$233,700	$0
2006	$87,100	$146,600	$233,700	$0
2003	$40,000	$0	$143,800	$0

Map

Not a Legal Document

Subject to terms and conditions
www.actDataScout.com

ADVANCED LEACHFIELDS

COMPREHENSIVE SEPTIC SYSTEM INSPECTION REPORT

Property Address: 8 Forbes Lane, Windham



Inspection Date:

Friday, October 2, 2026

Inspected By:

Charlie Corriveau, Chase Rioux

Prepared For:

Kristen Walker

Septic System Inspection Overview: Based on what we were able to observe and our experience with on-site wastewater technology, we submit the sewage treatment system inspection report based on the present condition of the on-site sewage treatment system. Advanced Leachfields LLC has not been obtained to warranty, guarantee or certify the proper functioning of the system for any period of time in the future. Because of numerous factors (usage, soil characteristics, previous failures, etc.) which may affect the proper operation of the septic system, as well as the inability of our company to supervise or monitor the use or maintenance of the system, this report shall not be construed as a warranty by our company that the system will function properly for any particular buyer. Advanced Leachfields LLC disclaims any warranty, either expressed or implied, arising from the inspection of the septic system or report. We are also not ascertaining the impact the system is having on ground water, or the proximity of the system to property boundaries.

GENERAL PROPERTY INFORMATION

WAS THE HHE-200 SEPTIC DESIGN REVIEWED: System pre-dates HHE-200

DESIGNED FLOW/BEDROOMS: Unknown

BEDROOMS IN DWELLING: 3

OCCUPANCY OF THE DWELLING: Currently occupied

INSTALLATION DATE OF CURRENT SYSTEM IN USE: Pre-1974

YEAR DWELLING WAS BUILT: 1973

WEATHER AT TIME OF INSPECTION: Cloudy

GROUND CONDITIONS: Dry

WERE ALL INTERIOR PLUMBING DRAINS CONNECTED TO THE BUILDING DRAIN: Visual inspection indicated all drains were connected.

GARBAGE DISPOSAL: No disposal present. We recommend not installing a disposal in the future.

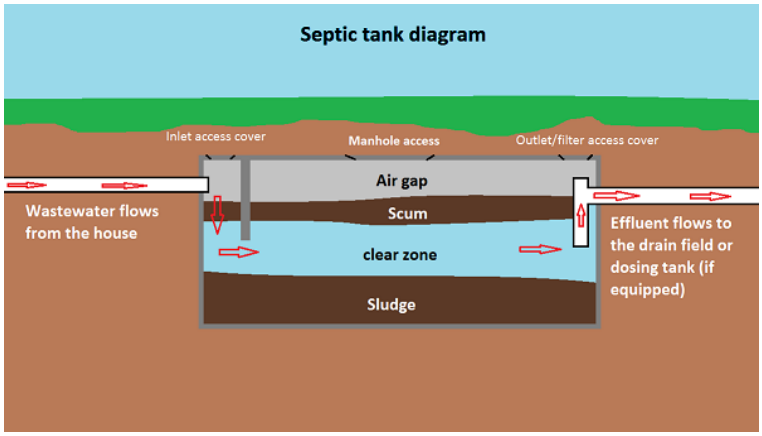
SETBACK FROM WELL TO TANK AND FIELD: N/A Public water

Interior Plumbing - Main Cleanout



SEPTIC TANK

The purpose of the septic tank is to receive wastewater from the building, by means of the building sewer pipe, for primary treatment. This is called influent. There the solids, fats, and grease are separated from the liquid creating 3 different layers in the tank. Scum is the top layer consisting of fats and grease. Sludge is the bottom layer consisting of settled solid waste. The remaining layer is the clear zone which is wastewater that will exit the tank for final treatment. This is called effluent. Tank pumping is required when the scum and sludge layer reach a level reducing the quality of the wastewater exiting the tank usually every 3-5 years. The tank has two baffles to allow for proper separation, an inlet and outlet. Sometimes the inlet baffle is removed due to frequent obstructing. The outlet baffle may contain an effluent filter to add an additional layer of filtration. If a filter is present it needs to be cleaned annually or as necessary. During the inspection the tank is not pumped. Anything below the surface of the liquid is not checked but should be each time the tank is pumped.



OBSERVATIONS ON THE DAY OF THE INSPECTION

TANK LOCATION: Behind the building
ESTIMATED SEPTIC TANK SIZE: 1000-gallons
TANK CONSTRUCTED OF: Concrete
DEPTH TO TOP OF TANK: 6"-12"
WAS A RISER INSTALLED: Not needed
OUTLET BAFFLE PRESENT: Yes
CONDITION OF OUTLET BAFFLE: Satisfactory condition
EFFLUENT FILTER (IF APPLICABLE): N/A
LIQUID LEVEL IN THE TANK: Satisfactory, bottom of the outlet invert
EVIDENCE OF PAST HIGH LIQUID LEVELS: No
DATE LAST PUMPED: Unknown
WAS THE TANK DUE FOR PUMPING: No
PIPE FROM THE BUILDING TO THE SEPTIC TANK: Satisfactory
PIPE EXITING THE TANK: Satisfactory

NOTABLE ITEMS (NOT ALL ITEMS REQUIRE CORRECTION SEE RECOMMENDATIONS BELOW):

- Based on visual inspection of the tank above the waterline, through the covers opened, it appeared to be in satisfactory condition.

RECOMMENDATIONS:

- No recommendations other than continued routine maintenance.

Septic Tank – Location and Layout



Septic Tank – Inlet / Inflow

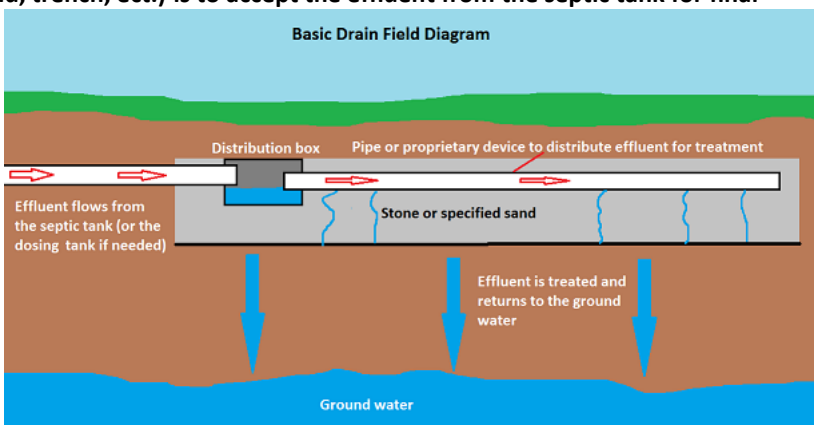


Septic Tank – Outlet Baffle / Outflow Pipe



DRAIN FIELD

The purpose of the drain field (leach field, absorption field, trench, ect.) is to accept the effluent from the septic tank for final treatment. This done naturally in a specifically designed area to allow microbes and bacteria to treat the effluent prior to it returning to the native soil. There are many different types of septic systems used in Maine each one working slightly different, but all designed to safely treat the effluent. In most systems there is a distribution box (D box) that acts as a manifold to properly disperse the effluent. Some systems do not require a distribution box.



OBSERVATIONS ON THE DAY OF THE INSPECTION

DRAIN FIELD/TRENCH LOCATION: Behind the building

TYPE OF DRAIN FIELD: Pipe and stone trench

SIZE OF DRAIN FIELD/#OF ROWS: Three 50' trenches

DISTRIBUTION BOX: A distribution box was present

IF PRESENT, BOX CONDITION: The distribution box was deteriorating and will need to be replaced soon.

WAS THERE HIGH EFFLUENT IN THE BOX: No

SURFACING EFFLUENT OR EXCESSIVE LUSH GROWTH FOUND OVER THE FIELD: No surfacing effluent or lush grass growth observed.

EFFLUENT LEVEL IN THE FIELD: Satisfactory

EVIDENCE OF PAST HIGH EFFLUENT LEVELS: No

EVIDENCE OF PAST MALFUNCTION: No

CONDITION OF FIELD AT TIME OF INSPECTION: Functional, fair condition

NOTABLE ITEMS (NOT ALL ITEMS REQUIRE CORRECTION SEE RECOMMENDATIONS BELOW):

- At the time of the inspection there was no high ponding in the field, no dark stained soil above the pipes or distribution device in the field and no sign of system malfunction. These conditions indicate a functioning septic system.
- The distribution box was badly deteriorated and should be replaced soon.

RECOMMENDATIONS:

- We recommend having the distribution box replaced.
- No further recommendations other than keeping the drain field area maintained (mowed) and restrict any excessive weight from being placed on it.

Drain Field – Location and Layout



Distribution Box



Drain Field – Interior Piping



Drain Field – Observation Hole Clean, Dry, Functional



Terms used are as defined below or within the State of Maine Subsurface Wastewater Disposal Rules, 10-144, Chapter 241. Copied from Maine Subsurface Wastewater Rules effective 8/3/2015

Disposal Area: The combination of the disposal field, shoulders and fill extensions.

Disposal Field: An individual subsurface wastewater disposal system component, consisting of a closed excavation made within soil, or fill material to contain disposal field stone and distribution pipes, or approved proprietary devices for the disposal of septic tank effluent. The excavation is typically in the form of trenches or beds with either stone or proprietary devices included in the design.

Disposal System Permit: Written authorization issued by the LPI to construct a specific subsurface wastewater disposal system. This authorization is attached to the application for disposal system permit.

Distribution Box: A device that receives septic tank effluent and distributes such effluent in equal portions to two or more disposal fields or distribution pipes within a disposal field.

Grey Wastewater: That portion of the wastewater generated within a residential, commercial, or institutional facility that does not include discharges from water closets and urinals

Holding Tank: A closed, watertight structure designed and used to receive and store wastewater or septic tank effluent. A holding tank does not discharge wastewater or septic tank effluent to surface or groundwater or onto the surface of the ground. Holding tanks are designed and constructed to facilitate ultimate disposal of wastewater at another site.

Parallel Distribution: A method of distributing wastewater from a treatment tank equally between multiple rows of distribution piping or media at the same time.

Proprietary Disposal Device: A device utilized in disposal fields as an alternative to a disposal field with a bedding of stone and one or more distribution pipes.

Pump/Dosing Tank: A watertight vessel receiving either untreated or treated domestic wastewater for transport to a disposal area by mechanical means.

Rules: Rules for the Inspection of Subsurface Wastewater Disposal Systems and the Certification of System Inspectors (CMR, Chapter [ ]).

Septic Tank: A watertight receptacle that receives the discharge of untreated wastewater. It is designed and installed so as to permit settling of settle-able solids from the liquid, retention of the scum, partial digestion of the organic matter, and discharge of the liquid portion into a disposal field.

Septic Tank Effluent: Primary treated wastewater discharged through the outlet of a septic tank and/or an approved sand, peat, or similar filter.

Septic Tank Outlet Filter: A device designed to keep solids and grease in a septic tank.

Serial Distribution: A method of distributing septic tank effluent between or within a series of disposal fields so that each successive disposal field receives septic tank effluent only after the preceding disposal fields have become full to the bottom of the invert.

Subsurface Wastewater Disposal System: Any system designed to dispose of waste or wastewater on or beneath the surface of the earth; including, but not limited to: septic tanks; disposal fields; legally existing, nonconforming cesspools; holding tanks; pretreatment filter, piping, or any other fixture, mechanism, or apparatus used for those purposes; does not include any discharge system licensed under 38 M.R.S. §414, any surface wastewater disposal system, or any municipal or quasi-municipal sewer or wastewater treatment system.

System, Malfunctioning: A system that is not operating or is not functioning properly, based on the following indicators: ponding or outbreak of wastewater or septic tank effluent onto the surface of the ground; seepage of wastewater or septic tank effluent into parts of buildings below ground; back-up of wastewater into the building being served that is not caused by a physical blockage of the internal plumbing; and contamination of nearby water wells and waterbodies/courses.

Variance: Written authorization that permits some act or condition not otherwise permitted by these Rules.

Routine maintenance is necessary for the long life of a septic system.

Septic tanks require regular pumping. Every 3-5 years based on occupancy.

Clean the outlet filter annually or as necessary (if equipped).

Keep the area over the septic tank and drain field clear of overgrowth and structures.

Never drive a vehicle over a septic tank or drain field that is not designed for such use.

Your septic system is not a trash can

Use water efficiently and never flush anything besides human waste and toilet paper.

Never flush wipes, feminine products, or condoms into the septic system.

Avoid using chemical drain openers.

Do not use/install a garbage disposal.

Never pour cooking oil or grease down the drain.

Never pour paint, toxic chemicals, or pharmaceuticals down the drain.

Use minimal amounts of anti-bacterial products for regular cleaning, and avoid pouring it down the drain.

Do not use septic additives.

For more information on septic systems and how to care for them visit https://www.epa.gov/septic

If we can be of any further assistance, please do not hesitate to email or call OFFICE@ADVANCEDLEACHFILDS.COM, 207-797-5760.