PROPERTY LOCATED AT: 98 North Street, Kennebunkport, Me 04046

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: _____ 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? 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: **Public Water**

Source of Section I information: **Seller**

Pack Maynard and Associates Re, P.O. Box 2732 Kennebunkport ME 4046 Phone: (207)967-3883 Fax: (207)967-8382 Russell Hildreth
Victoria Benenti
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

PROPERTY LOCATED AT: 98 North Street, Kennebunkport, Me 04046

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: _____

Tank Size: ☐ 500 Gallon ☒ 1000 Gallon ☐ Unknown ☐ Other: _____

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

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

Date installed: **12/24** Date last pumped: **new** Name of pumping company: **A-1 Septic**

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

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

Date of last servicing of tank: **new 2024** Name of company servicing tank: _____

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

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

Date of installation of leach field: **12/24** Installed by: **Curtis Excavating**

Date of last servicing of leach field: **new** Company servicing leach field: **n/a**

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

If Yes, give the date and describe the problem and what steps were taken to remedy: **n/a**

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**

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com Russell Hildreth

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 BB**	**K-1 Monitor**		
Age of system(s) or source(s)	**approx 2011**	**approx 2020**		
TYPE(S) of Fuel	**oil**	**K-1**		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	**on request**	**on request**		
Name of company that services system(s) or source(s)	**Branch Brook**	**Branch Brook**		
Date of most recent service call	Summer 2026			
Malfunctions per system(s) or source(s) within past 2 years	**none**			
Other pertinent information	**none**			

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

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

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

If Yes, date: **n/a**

Date chimney(s) last cleaned: **UNK**

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

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

If Yes, date: _____

Comments: **none**

Source of Section III information: **Seller**

SECTION IV - HAZARDOUS MATERIAL

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

A. UNDERGROUND STORAGE TANKS - Are there now, or have there ever been, any underground storage tanks on the property? ..... [ ] Yes [ ] No [X] Unknown

If Yes, are tanks in current use? ..... [ ] Yes [ ] No [X] 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 [X] Unknown

Are tanks registered with DEP? ..... [ ] Yes [ ] No [X] Unknown

Age of tank(s): **n/a** Size of tank(s): **n/a**

Location: **n/a**

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com Russell Hildreth

What materials are, or were, stored in the tank(s)? **n/a**

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

Comments: **none**

Source of information: **Seller**

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

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

C. RADON/AIR - Current or previously existing:

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

If Yes: Date: _____ By: _____

Results: **n/a**

If applicable, what remedial steps were taken? **n/a**

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

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

Results/Comments: **none**

Source of information: **Seller**

D. RADON/WATER - Current or previously existing:

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

If Yes: Date: **n/a** By: **n/a**

Results: **n/a**

If applicable, what remedial steps were taken? **n/a**

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**

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

Russell Hildreth

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: **exterior**

Source of information: **Seller**

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

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

LAND FILL: ..... ☐ Yes ☐ No ☒ Unknown

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

Other: **n/a**

Source of information: **Seller**

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

SECTION V - ACCESS TO THE PROPERTY

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

If Yes, explain: _____

Source of information: _____

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: _____

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com Russell Hildreth

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**

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com Russell Hildreth

PROPERTY LOCATED AT: **98 North Street, Kennebunkport, Me 04046**

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?..... [X] Yes [ ] No [ ] Unknown

If Yes, explain: **Homestead exemption**

Is a Forest Management and Harvest Plan available?..... [ ] Yes [X] No [ ] Unknown

Are there any actual or alleged violations of a shoreland zoning ordinance including those that are imposed by the state or municipality? ..... [ ] Yes [X] 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: _____

Year Principal Structure Built: **1930** What year did Seller acquire property? **1986**

Roof: Year Shingles/Other Installed: **front approximately 2014, back approximately 2019**

Water, moisture or leakage: **none**

Comments: **none**

Foundation/Basement:

Is there a Sump Pump? ..... [X] Yes [ ] No [ ] Unknown

Water, moisture or leakage since you owned the property: ..... [X] Yes [ ] No [ ] Unknown

Prior water, moisture or leakage? ..... [X] Yes [ ] No [ ] Unknown

Comments: **moisture in basement with heavy rains, French drain**

Mold: Has the property ever been tested for mold? ..... [ ] Yes [X] No [ ] Unknown

If Yes, are test results available? ..... [ ] Yes [ ] No

Comments: **none**

Electrical: [ ] Fuses [X] Circuit Breaker [ ] Other: _____ [ ] Unknown

Comments: **none**

Has all or a portion of the property been surveyed? ..... [X] Yes [ ] No [ ] Unknown

If Yes, is the survey available? ..... [X] Yes [ ] No [ ] Unknown

Manufactured Housing - Is the residence a:

Mobile Home ..... [ ] Yes [X] No [ ] Unknown

Modular ..... [ ] Yes [X] No [ ] Unknown

Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure ..... [ ] Yes [X] No [ ] Unknown

Comments: **none**

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

Comments: **none**

Source of Section VII information: **Seller**

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com Russell Hildreth

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.

10.4.26

SELLER DATE SELLER DATE

Russell D. Hildreth

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

REALTOR® **Maine Association of REALTORS®/Copyright © 2025.** All Rights Reserved. Revised September 2024.

EQUAL HOUSING OPPORTUNITY

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN **Russell D. Hildreth** (hereinafter "Seller")

AND _____ (hereinafter "Buyer")

FOR PROPERTY LOCATED AT **98 North Street, Kennebunkport, Me 04046**

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 **Russell D. Hildreth**	10.4.24 Date
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Agent	Date	Agent **Victoria Benenti**	Date

Maine Association of REALTORS®/Copyright © 2025.
All Rights Reserved. Revised 2023.

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept. Health & Human Services
Div of Environmental Health , 11 SHS
(207) 287-2070 FAX (207) 287-4172

PROPERTY LOCATION

City, Town, or Plantation	KENNEBUNKPORT
Street or Road	98 NORTH ROAD
Subdivision, Lot #	

OWNER/APPLICANT INFORMATION

Name (last, first, MI): HILDRETH RUSSELL ■ Owner ☐ Applicant

Mailing Address of Owner: P.O. BOX 341, KENNEBUNKPORT, ME 04046

Daytime Tel. #: 391-9942

>>CAUTION: LPI APPROVAL REQUIRED<<

Town/City Kennebunkport Permit # 5947

Date Permit Issued 1/1 Fee $ 265 Double Fee Charged [ ]

Local Plumbing Inspector Signature L.P.I.# 1259

Fee $ _____ State Fee Fee $ _____ Locally Adopted Fee

Copy: [ ] Owner [ ] Town [ ] State

The Subsurface Wastewater Disposal System shall not be installed until a Permit is issued by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.

Municipal Tax Map # 12 Lot # 2-1 1B

OWNER OR APPLICANT STATEMENT

I state and acknowledge that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a permit.

Signature of Owner/Applicant 9.20.14 Date

CAUTION: INSPECTION REQUIRED

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

Local Plumbing Inspector Signature

(1st) Date Approved

(2nd) Date Approved

PERMIT INFORMATION

TYPE OF APPLICATION

☐ 1. First Time System
■ 2. Replacement System
Type Replaced: UNKNOWN
Year Installed: UNKNOWN
■ 3. Expanded System
■ a. <25% Expansion
☐ b. >25% Expansion
☐ 4. Experimental System
☐ 5. Seasonal Conversion

THIS APPLICATION REQUIRES

■ 1.No Rule Variance
☐ 2.First Time System Variance
☐ a. Local Plumbing Inspector Approval
☐ b. State & Local Plumbing Inspector Approval
☐ 3.Replacement System Variance
☐ a. Local Plumbing Inspector Approval
☐ b. State & Local Plumbing Inspector Approval
☐ 4.Minimum Lot Size Variance
☐ 5.Seasonal Conversion Permit

DISPOSAL SYSTEM COMPONENTS

■ 1. Complete Non-Engineered System
☐ 2. Primitive System(graywater & alt toilet)
☐ 3. Alternative Toilet, specify: _____
☐ 4. Non-Engineered Treatment Tank (only)
☐ 5. Holding Tank, _____ gallons
☐ 6. Non-Engineered Disposal Field (only)
☐ 7. Separated Laundry System
☐ 8. Complete Engineered System(2000gpd+)
☐ 9. Engineered Treatment Tank (only)
☐ 10. Engineered Disposal Field (only)
☐ 11. Pre-treatment, specify: _____
☐ 12. Miscellaneous components

SIZE OF PROPERTY

0.6 +/- ☐ SQ. FT. ■ ACRES

SHORELAND ZONING

☐ Yes ■ No

DISPOSAL SYSTEM TO SERVE

☐ 1. Single Family Dwelling Unit, No. of Bedrooms: ____
■ 2. Multiple Family Dwelling, No of Units: 2
☐ 3. Other: _____ (specify)

Current Use ☐ Seasonal ■ Year Round ☐ Undeveloped

TYPE OF WATER SUPPLY

☐ 1. Drilled Well ☐ 2. Dug Well ☐ 3. Private
■ 4. Public ☐ 5. Other:

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

TREATMENT TANK

■ 1. Concrete
■ a. Regular
☐ b. Low Profile
☐ 2. Plastic
☐ 3. Other: _____
CAPACITY: 1000 GAL.
SEE NOTE ON PAGE 3

DISPOSAL FIELD TYPE & SIZE

☐ 1. Stone Bed ☐ 2. Stone Trench
■ 3. Proprietary Device
☐ a. Cluster array ■ c. Linear
■ b. Regular ☐ d. H-20 loaded
☐ 4. Other: _____
SIZE: 1344 ■ sq. ft. ☐ lin. ft.
28 ELJEN GSF UNITS

GARBAGE DISPOSAL UNIT

■ 1. No ☐ 2. Yes ☐ 3. Maybe
If Yes or Maybe, specify one below:
☐ a. Multi-compartment tank
☐ b. _____ tanks in series
☐ c. Increase in tank capacity
■ d. Filter on tank outlet
ZABEL OR EQUIV (REQUIRED)

DESIGN FLOW

390 gallons per day
BASED ON:
■ 1. Table 4A (dwelling unit(s))
☐ 2. Table 4C (other facilities)
SHOW CALCULATIONS for other facilities
3 BEDROOMS AT 90 GALLONS PER DAY EACH = 270 GPD
AND
1 BEDROOM ATTACHED APARTMENT = 120 GPD
☐ 3. Section 4G (meter readings)
ATTACH WATER-METER DATA

SOIL DATA & DESIGN CLASS

PROFILE CONDITION
7 / C
at Observation Hole # TP 1
Depth 30 "
of Most Limiting Soil Factor

DISPOSAL FIELD SIZING

☐ 1. Medium - 2.6 sq.ft./gpd
■ 2. Medium-Large - 3.3 sq.ft./gpd
☐ 3. Large - 4.1 sq.ft./gpd
☐ 4. Extra-Large - 5.0 sq.ft./gpd

EFFLUENT/EJECTOR PUMP

☐ 1. Not required
■ 2. May be required
☐ 3. Required
Specify only for engineered systems:
SEE NOTE ON PAGE 3
DOSE: _____ gallons

LATITUDE AND LONGITUDE

at center of disposal area
Lat. N43 d 22 m 32.08 s
Lon. W70 d 28 m 31.14 s
If g.p.s., state margin of error _____

SITE EVALUATOR STATEMENT

I certify that on 5/1/01 (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed sytem is in compliance with the Subsurface Wastewater Disposal Rules (10-144A CMR 241).

Site Evaluator Signature 352 SE # 9/12/24 Date revised

BRADY A. FRICK Site Evaluator Name Printed

(207) 839-5563 Telephone Number

INFO@ALBERTFRICK.COM E-mail Address

ALBERT FRICK ASSOCIATES - 731 FOSS ROAD, LIMERICK, MAINE 04048 - (207) 839-5563

Note: Changes to or deviations from the design should be confirmed with the Site Evaluator

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

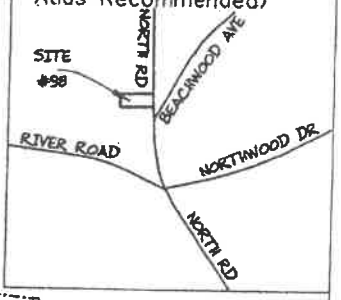
Department of Health and Human Services
Division of Environmental Health
(207) 287-2070 FAX (207) 287-4172

Town, City, Plantation	Street, Road Subdivision	Owner's Name
KENNEBUNKPORT	98 NORTH ROAD	RUSSELL HILDRETH

ALBERT FRICK ASSOCIATES ARE NOT SURVEYORS
PROPERTY INFORMATION APPROXIMATED
PER TOWN TAX MAP AND AERIAL PHOTOGRAPH
VERIFY PROPERTY LINES TO ASSURE ACCURATE
LOCATION PRIOR TO SYSTEM INSTALLATION

SITE PLAN Scale 1" = 50 Ft. or as shown

SITE LOCATION PLAN (Attach Map from Maine Atlas Recommended)



SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole TP 1 ■ Test Pit ☐ Boring
_____" Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)

	Texture	Consistency	Color	Mottling
0–10	SANDY LOAM		DARK BROWN	
10–20	LOAMY SAND	FRIABLE	DARK YELLOW BROWN	
20–30	FINE AND MEDIUM SANDS		LIGHT OLIVE BROWN	FEW, FAINT
30–40	LOAMY FINE SAND WITH SILT LOAM LENSES	SOMEWHAT FIRM IN LENSES	MIXED OLIVE BROWN	COMMON, DISTINCT
40–50				

Soil Classification	Slope	Limiting Factor	
7 (Profile) C (Condition)	0-3 %	30"	■ Ground Water ☐ Restrictive Layer ☐ Bedrock ☐ Pit Depth

Observation Hole _____ ☐ Test Pit ☐ Boring
_____" Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)

	Texture	Consistency	Color	Mottling
0–50				

Soil Classification	Slope	Limiting Factor	
Profile / Condition	%	"	☐ Ground Water ☐ Restrictive Layer ☐ Bedrock ☐ Pit Depth

Site Evaluator Signature — 352 SE # — 9/12/24 Date

Revised

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

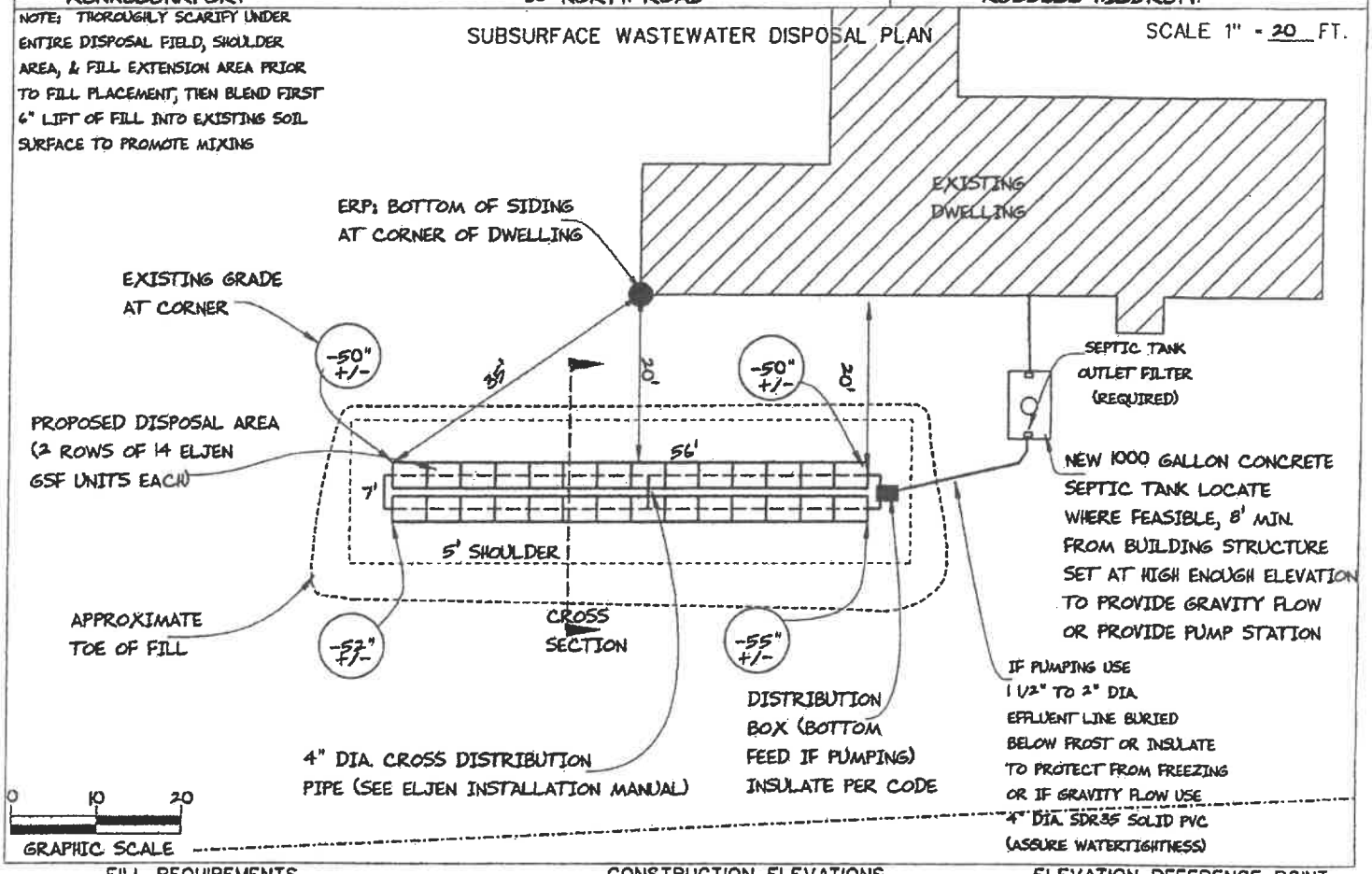
Department of Health and Human Services
Division of Environmental Health
(207) 287-2070 FAX (207) 287-4172

Town, City, Plantation	Street, Road, Subdivision	Owner's Name
KENNEBUNKPORT	98 NORTH ROAD	RUSSELL HILDRETH

NOTE: THOROUGHLY SCARIFY UNDER ENTIRE DISPOSAL FIELD, SHOULDER AREA, & FILL EXTENSION AREA PRIOR TO FILL PLACEMENT; THEN BLEND FIRST 6" LIFT OF FILL INTO EXISTING SOIL SURFACE TO PROMOTE MIXING

SUBSURFACE WASTEWATER DISPOSAL PLAN

SCALE 1" = 20 FT.



FILL REQUIREMENTS

Depth of Fill (Upslope) : 5"
Depth of Fill (Downslope) : 7" - 10"
DEPTHS AT CROSS-SECTION (shown below)

CONSTRUCTION ELEVATIONS

Finished Grade Elevation
Top of Distribution Pipe or Proprietary Device
Bottom of Disposal Area

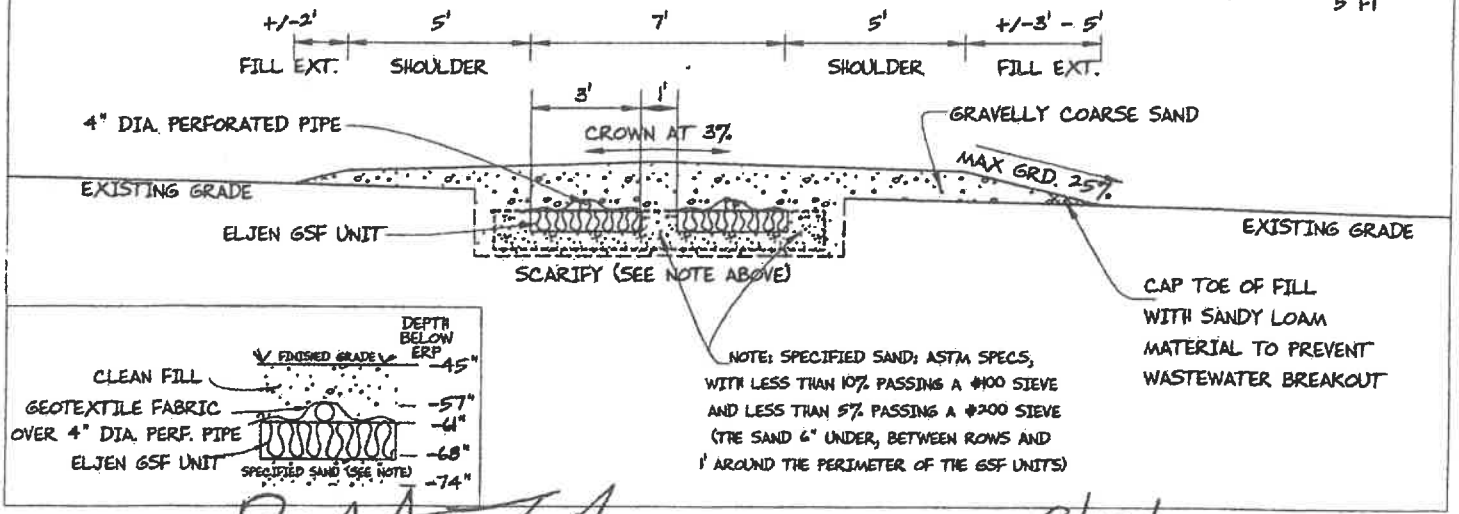
SEE DETAIL BELOW

ELEVATION REFERENCE POINT

Location & Description BOTTOM OF SIDING ON FRONT CORNER OF DWELLING
Reference Elevation is: 0.0" or _____

DISPOSAL AREA CROSS SECTION

SCALE:
VERTICAL: 1" = 5 FT
HORIZONTAL: 1" = 5 FT



Brad A [illegible] 352 9/12/24
Site Evaluator Signature SE # Date

ALBERT FRICK ASSOCIATES – 731 FOSS ROAD, LIMERICK, MAINE 04048 – (207) 839-5563

revised

Albert Frick Associates, Inc.
731 Free Road Limerick, Maine 04048
(207) 839-5563

KENNEBUNKPORT	98 NORTH ROAD	RUSSELL HILDRETH
TOWN	LOCATION	APPLICANT'S NAME

1) The Plumbing and Subsurface Wastewater Disposal Rules adopted by the State of Maine, Division of Health and Human Services pursuant to 22 M.R.S.A. § 42 (the "Rules") are incorporated herein by reference and made a part of this application and shall be consulted by the owner/applicant, the system installer and/or building contractor for further construction details and material specifications. The system Installer should contact Albert Frick Associates, Inc. 839-5563, if there are any questions concerning materials, procedures or designs. The system installer and/or building contractor installing the system shall be solely responsible for compliance with the Rules and with all state and municipal laws and ordinances pertaining to the permitting, inspection and construction of subsurface wastewater disposal systems.

2) This application is intended to represent facts pertinent to the Rules only. It shall be the responsibility of the owner/applicant, system Installer and/or building contractor to determine compliance with and to obtain permits under all applicable local, state and/or federal laws and regulations (including, without limitation, Natural Resources Protection Act, wetland regulations, zoning ordinances, subdivision regulations, Site Location of Development Act and Minimum Lot Size law) before installing this system or considering the property on which the system is to be installed a "buildable" lot. It is recommended that a wetland scientist be consulted regarding wetland regulations. Prior to the commencement of construction/installation, the local plumbing inspector or Code Enforcement Officer shall inform the owner/applicant and Albert Frick Associates, Inc of any local ordinances which are more restrictive than the Rules in order that the design may be amended. All designs are subject to review by local, state and/or federal authorities. Albert Frick Associates, Inc.'s liability shall be limited to revisions required by regulatory agencies pursuant to laws or regulations in effect at the time of preparation of this application.

3) All information shown on this application relating to property lines, well locations, subsurface structures and underground facilities (such as utility lines, drains, septic systems, water lines, etc.) are based upon information provided by the owner/applicant and has been relied upon by Albert Frick Associates, Inc. in preparing this application. The owner/applicant shall review this application prior to the start of construction and confirm this information. Well locations on abutting properties but not readily visible above grade should be confirmed by the owner/applicant prior to system installation to assure minimum setbacks.

4) Installation of a garbage (grinder) disposal is not recommended. If one is installed, an additional 1000 gallon septic tank or a septic tank filter shall be connected in series to the proposed septic tank. Risers and covers should be installed over the septic tank outlet per the "Rules" to allow for easy maintenance of filter.

5) The septic tank should be pumped within two years of installation and subsequently as recommended by the pump service, but in no event should the septic tank be pumped less often than every three years.

The system user shall avoid introducing kitchen grease or fats into this system. Chemicals such as septic tank cleaners and/or chlorine or water treatment backwash and controlled or hazardous substances shall not be disposed of in this system. Additives such as yeast or enzymes are discouraged, since they have not been proven to extend system life.

6) All septic tanks, pump stations and additional treatment tanks shall be installed to prevent ground water and surface water infiltration. Risers and covers should be properly installed to provide access while preventing surface water intrusion to finished ground surface.
One 18" dia. (min) riser and cover is required over septic tank

Vehicular traffic over disposal system is prohibited unless specifically designed with H-20 rated components.

ATTACHMENT TO SUBSURFACE WASTEWATER DISPOSAL APPLICATION

KENNEBUNKPORT	98 NORTH ROAD	RUSSELL HILDRETH
TOWN	LOCATION	APPLICANT'S NAME

7) The actual waste water flow or number of bedrooms shall not exceed the design criteria indicated on this application without a re-evaluation of the system as proposed

8) The general minimum setbacks between a well (public or private) and septic system serving a single family residence is 100-300 feet, unless the local municipality has a more stringent requirement. A well installed by an abutter within the minimum setback distances prior to the issuance of a permit for the proposed disposal system may void this design.

9) When a gravity system is proposed: BEFORE CONSTRUCTION/INSTALLATION BEGINS, the system installer or building contractor shall review the elevations of all points given in this application and the elevation of the existing and/or proposed building drain and septic tank inverts for compatibility to minimum pitch requirements. In gravity systems, the invert of the septic tank(s) outlet(s) should be at least 4 inches above the invert of the distribution box outlet at the disposal area.

10) When an effluent pump is required: Pump stations should be sized per manufacturer's specifications to meet lift requirements and friction loss. Provisions shall be made to make certain that surface and ground water does not enter the septic tank or pump station, by sealing/grouting all seams and connections, and by placement of a riser and 18" dia. (min.) cover at or above grade.
An alarm device warning of a pump failure shall be installed. Also, when pumping is required of a chamber system, install a ' T' connection in the distribution box and place 3 inches of stone or a splash plate in the first chamber. Insulate gravity pipes, pump lines and the distribution box as necessary to prevent freezing.

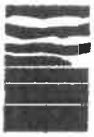
11) On all systems, remove the vegetation, organic duff and old fill material from under the disposal area and any fill extension. Additional fill beyond indicated on plan may be necessary to replace organic matter. On sites where the proposed system is to be installed in natural soil, scarify the bottom and sides of the excavated disposal area with a rake. Do not use wheeled equipment on the scarified soil surface. For systems installed in fill, scarify the native soil by roto-tilling or scarifying with teeth of backhoe to a depth of at least 8 inches over the entire disposal and fill extension area to prevent glazing and to promote fill bonding. Place fill in loose layers no deeper than 8 inches and compact before placing more fill (this ensures that voids and loose pockets are eliminated to minimize the chance of leakage or differential settling). Do not use wheeled equipment on the scarified soil area until after 12 inches of fill is in place. Keep equipment off proprietary devices. Divert the surface water away from the disposal area by ditching or shallow landscape swales.

12) Unless noted otherwise, fill shall be gravelly coarse sand, which contains no more that 5% fines (silt and clay). Crushed stone shall be clean and free of any rock dust from the crushing process.

13) Do not install systems on loamy, silty, or clayey soils during wet periods since soil smearing/glazing may seal off the soil interface.

14) Seed all filled and disturbed surfaces with perennial grass seed, with 4" min. soil or soil amendment mix suitable for growing, then mulch with hay or equivalent material to prevent erosion. Alternatively, bark or permanent landscape mulch may be used to cover system. Woody trees or shrubs are not permitted on the disposal area or fill extensions.

15) If an advanced wastewater treatment unit is part of the design, the system shall be operated and maintained per manufacturer's specifications.



Albert Frick Associates, Inc.
731 Free Road Limerick, Maine 04048
(207) 839-5563



Curtis Excavating

20 Riverside Place * Kennebunk, Maine 04043
Telephone (207) 985-6085
E-mail: ccdig@yahoo.com

Proposal Submitted To: Russell Hildreth via email: russdhildreth@gmail.com
Address: P.O. Box 341, Kennebunkport, ME 04046
Phone: (207) 391-9942 Date: November 4, 2024
Job Location: 98 North Street, Kennebunkport, Maine
Architect: Brady Frick Date of Plans: September 12, 2024

We hereby submit specifications and estimates for: (any deviation from this description or changes of any kind, on the part of the client, will be an additional (extra) charge.) pump out and fill in existing tank; install new 1000 gallon concrete tank; install replacement septic system, 56' X 7', according to specs; with 28 Eljen GSF units; use up to 200 yards of septic sand; cover with up to 80 yards of screened loam (rake and seed same). **Note:** if pump is needed it will be an additional charge of $2,600.00.

Note: We accept local checks, certified bank checks, cash or money orders. Absolutely NO out of state checks! There will be a $35.00 charge for any returned checks, due to insufficient funds. If the check is returned, we will require the full amount, in cash, along with the $35.00 fee.

Note: any blasting or equipment needed to break up ledge, large rocks or frost, on site, will be an additional charge.

Note: any permits are to be obtained by property owner or their general contractor.

We Propose: hereby to furnish material and labor - complete in accordance with above specifications, for the sum of: $18,350.00 Payment to be made as follows: $9,175.00 before start of job: balance due upon completion.

All material is guaranteed to be as specified. all work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications, involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, equipment repairs, illness, weather or delays beyond our control. Owner will carry fire, tornado and other necessary insurance. A service charge of 1.5% (18% per annum) will be charged on all accounts over 30 days, with a minimum late charge of $2.00. Buyer agrees to pay all costs of collection including attorney fees.

Authorized Signature Craig E. Curtis
Craig E. Curtis, Owner/Operator

Note: this proposal may be withdrawn by us if not accepted within 30 days.

Acceptance of Proposal - the above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Date of Acceptance: 11.4.24

Signature: _____ **Signature:** _____

CEC/jac
C:/mydocs/business/proposals/RussellHildreth.wpsp

Curtis Excavating

20 Riverside Place* Kennebunk, Maine 04043
Telephone (207) 985-6085
E-mail: ccdig@yahoo.com

Customer ID: 2073919942
Invoice Date: December 19, 2024
Payment Date: Upon Receipt - PLEASE/THANK YOU

BILL TO:
Russell Hildreth
P.O. Box 341
Kennebunkport, ME 04046

Description:

Final installment due on proposal, dated December 4, 2024.

Extras: subcontract plumber to raise septic pipe going out of building; patch hole in block wall, where pipe was.

Job Location: 98 North Street, Kennebunkport, Maine

Installment amount: $9,175.00
Extras: $1,000.00

TOTAL DUE: $10,175.00

Thank you for your Business.

CEC/jac
C:/mydocs/business/CurtisExc/billing/misc/RussHildrethi.wps

BK6694 PG239

042914

QUITCLAIM DEED
(With Covenant)

KNOW ALL MEN BY THESE PRESENTS, that **JOHN F. RINALDI**, of Kennebunkport, Maine, FOR CONSIDERATION PAID, hereby grants to **RUSSELL D. HILDRETH**, whose mailing address is P.O. Box 341, Kennebunkport, Maine, with Quitclaim Covenant, a certain lot or parcel of land, together with any improvements thereon, located at North Street, Kennebunkport, York County, Maine; being more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND
INCORPORATED HEREIN BY REFERENCE

NO R.E. TRANSFER TAX PAID

IN WITNESS WHEREOF, the undersigned has set his hand and seal as of this 17th day of August, 1993.

Witness

John F. Rinaldi

State of Maine
York County, ss. August 17, 1993

Personally appeared the above-named John F. Rinaldi and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Name: C. Wesley Gouvell
Title: Attorney At Law
Commission Expires On:

206/cwc
17232002.qc2

(2)

EXHIBIT A
DEED
Hildreth to Rinaldi

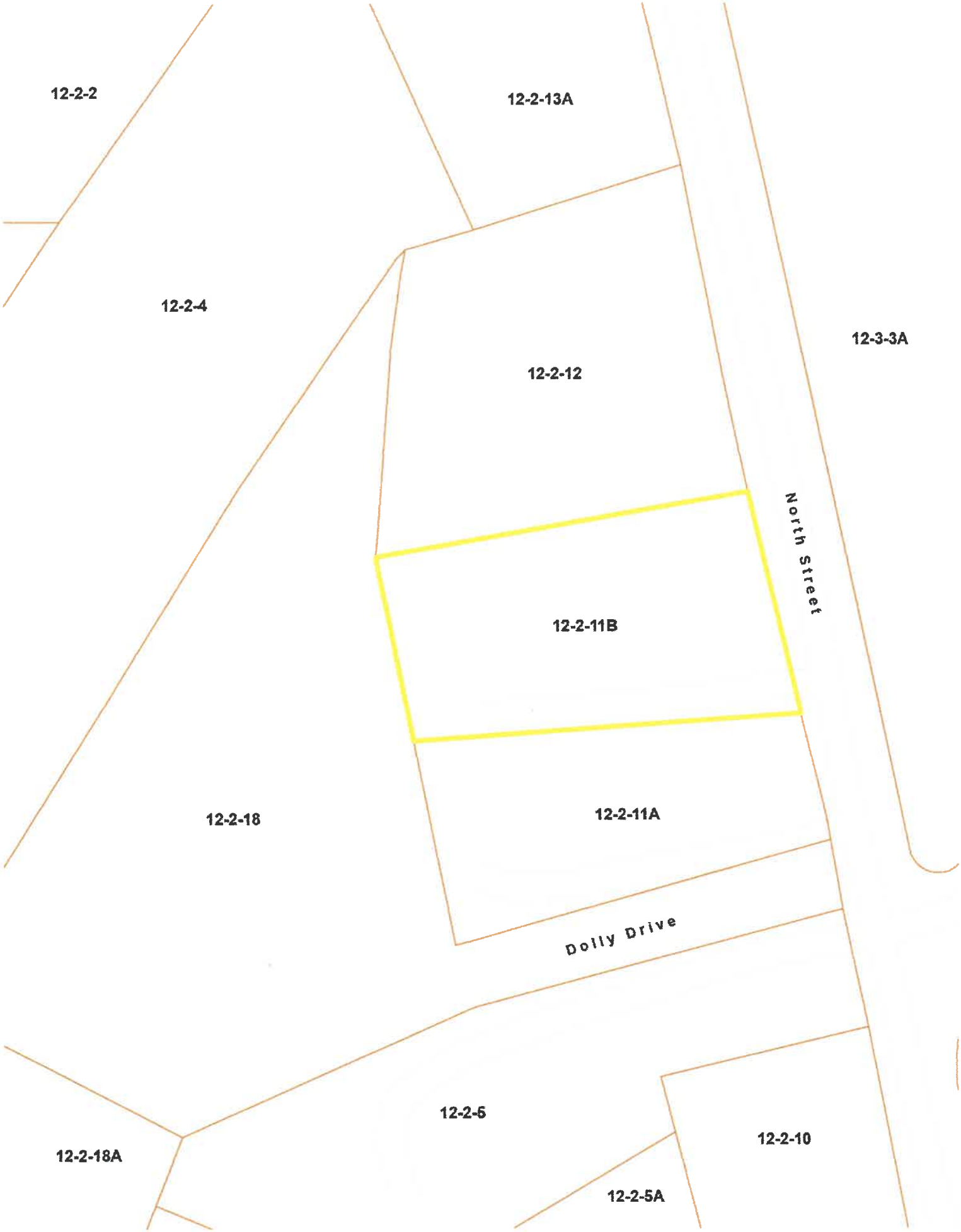
A certain lot or parcel of land located at North Street, Kennebunkport, County of York, State of Maine as the same is shown on a plan by Gadbois and Associates entitled "Standard Boundary Survey for Russell Hildreth - John Rinaldi Kennebunkport, Maine" dated December 16, 1987 (Magnetic North), said parcel being more particularly described as follows:

BEGINNING at an iron to be set at the apparent street line of said North Street, said point being the northeasterly corner of the parcel herein conveyed and being the Southeasterly corner of land now or formerly of Troy as described in a Deed recorded with the York County Registry of Deeds in Book 1613, at Page 13; thence running N 82° 55' 35" W along said land of Troy a distance of 228.21 feet to an iron found at land now or formerly of Currier; thence turning and running S 05° 39' 02" W along land of said Currier a distance of 114.00 feet to a point; thence turning and running S 77° 00' 07" E a distance of 231.88 feet to a point at the apparent street line of North Street; thence turning and running N 04° 53' 14" W along said North Street a distance of 138.00 feet to an iron to be set and the point of BEGINNING.

Title reference is made to, and hereby meaning and intending to convey, the same property described in a Deed dated October 29, 1987 and recorded with the York County Registry of Deeds in Book 4510, at Page 174.

2M:CWC
1723B02.exb

RECEIVED YORK S.S.
93 AUG 30 PM 12:46
ATTEST: Donald H Stone
REGISTER OF DEEDS


12-2-2
12-2-13A
12-2-4
12-2-12
12-3-3A
North Street
12-2-11B
12-2-11A
12-2-18
Dolly Drive
12-2-5
12-2-10
12-2-18A
12-2-5A