PROPERTY LOCATED AT: **5 Pine Needle Way, Wayne, ME 04284**

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: **2005** 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? **a filtration system installed and point of use**

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: **to right rear of home**

Installed by: **Rolfe's**

Date of Installation: **believed to be original**

USE: Number of persons currently using system: **2**

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

Comments: **New well pump 7/25**

Source of Section I information: **seller**

Homestead Realty, 3 Charles Street Winthrop ME 04364 Phone: (207)377-7303 Fax: Campbell
Patricia Ladd
Produced with Lone Wolf Transact 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

PROPERTY LOCATED AT: **5 Pine Needle Way, Wayne, ME 04284**

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: _____

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

Location: **right of the front porch-with green cover riser** OR ☐ Unknown

Date installed: **original** Date last pumped: **6/26** Name of pumping company: **Pat Jackson**

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

If Yes, give the date and describe the problem: **n/a**

Date of last servicing of tank: **N/A** Name of company servicing tank: **N/A**

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

If Yes, Location: **front yard**

Date of installation of leach field: **2005** Installed by: **unknown**

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

Source of Section II information: **seller and septic design**

Produced with Lone Wolf Transact 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

PROPERTY LOCATED AT: **5 Pine Needle Way, Wayne, ME 04284**

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	**BBHW**	**Heat pumps (5)**		
Age of system(s) or source(s)	**2005**	**2017**		
TYPE(S) of Fuel	**oil**	**Electric**		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	**2025-488 gal 2024-615 gal, 2023-404**	**unk**		
Name of company that services system(s) or source(s)	**Winthrop Fuel**	**Dave's Appliance**		
Date of most recent service call	**4/26**	**10/26**		
Malfunctions per system(s) or source(s) within past 2 years	**n/a**	**n/a**		
Other pertinent information	**tank size is 275 gal**	**3 fan motors replaced 10/26**		

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): ..... [ ] Yes [X] No

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

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

Date chimney(s) last cleaned: **n/a**

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

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

If Yes, date: **per Winthrop Fuel**

Comments: **propane on site for generator(2 owned tanks), Motor for direct vent replaced 2021**

Source of Section III information: **Seller and receipt**

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 [X] No [ ] Unknown

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

If no longer in use, how long have they been out of service? **n/a**

If tanks are no longer in use, have tanks been abandoned according to DEP? [ ] Yes [X] No [ ] Unknown

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

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

Location: **n/a**

PROPERTY LOCATED AT: **5 Pine Needle Way, Wayne, ME 04284**

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

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

Comments: **n/a**

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: **n/a**	☐ Yes	☒ No	☐ Unknown

Comments: **n/a**

Source of information: **seller and visual**

C. RADON/AIR - Current or previously existing:

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

If Yes: Date: **2005** By: **Jason Mills**

Results: **unsatisfactory**

If applicable, what remedial steps were taken? **Radon Air Mitigation system installed in 2005**

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

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

Results/Comments: **post test results were satisfactory**

Source of information: **seller**

D. RADON/WATER - Current or previously existing:

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

If Yes: Date: **2005** By: **unknown**

Results: **satisfactory**

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: **n/a**

Source of information: **seller**

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

Comments: **n/a**

Source of information: **seller**

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PROPERTY LOCATED AT: **5 Pine Needle Way, Wayne, ME 04284**

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 [X] No [ ] Unknown [ ] Unknown (but possible due to age)

If Yes, describe location and basis for determination: **n/a**

Do you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards: [ ] Yes [X] No

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

Are you aware of any cracking, peeling or flaking paint? ..... [X] Yes [ ] No

Comments: **normal wear and tear**

Source of information: **seller and visual**

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL:	[ ] Yes	[X] No	[ ] Unknown
LAND FILL:	[ ] Yes	[X] No	[ ] Unknown
RADIOACTIVE MATERIAL:	[ ] Yes	[X] 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 [X] No [ ] Unknown

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

Source of information: **deed**

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 [X] No [ ] Unknown

If No, who is responsible for maintenance? **informal agreement with neighbor beyond who plows**

Road Association Name (if known): **none**

Source of information: **seller**

PROPERTY LOCATED AT: **5 Pine Needle Way, Wayne, ME 04284**

SECTION VI – FLOOD HAZARD

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

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

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

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

During the time the seller has owned the property:

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

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

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

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

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

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

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

If Yes, indicate the dates of each claim: **n/a**

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

If Yes, indicate the date of each payment: **n/a**

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

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

n/a

Relevant Panel Number: **23011C0293D** Year: **2011** (Attach a copy)

Comments: **n/a**

Source of Section VI information: **Seller and FEMA**

PROPERTY LOCATED AT: **5 Pine Needle Way, Wayne, ME 04284**

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: **Homestead Exemption**

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: **n/a**

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: **n/a**

From Whom: **n/a**

Year Principal Structure Built: **2000** What year did Seller acquire property? **2005**

Roof: Year Shingles/Other Installed: **Main Roof 2005/ Garage Roof 2007**

Water, moisture or leakage: **none visible**

Comments: **n/a**

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: **n/a**

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

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

Comments: **Visible mold in Attic to be remediated 1/5-1/8 2027 by Mold Bros**

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

Comments: **Whole house on demand generator 2017**

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 known to seller**

PROPERTY LOCATED AT: **5 Pine Needle Way, Wayne, ME 04284**

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: **Visible mold in attic on sheathing to be remediated 1/5-1/8 2027 by Mold Bros.**

Comments: **n/a**

Source of Section VII information: **seller**

SECTION VIII - ADDITIONAL INFORMATION

Appliances new 2016 refrigerator, electric range, microwave. Dishwasher 2017

Hybrid electric water heater new 2016.

Exterior ridged insulation pecked by chickens.

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

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

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

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

Signed by: 11/2/2026
SELLER DATE
Calista Campbell

Signed by: 11/2/2026
SELLER DATE
Bernard L. Campbell

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 **Calista Campbell, Bernard L. Campbell** (hereinafter "Seller")

AND (hereinafter "Buyer")

FOR PROPERTY LOCATED AT **5 Pine Needle Way, Wayne, ME 04284**

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	Signed by: Seller **Calista Campbell**	11/2/2026 Date
Buyer	Date	Seller **Bernard L. Campbell**	11/2/2026 Date
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Agent	Date	Signed by: Pat Ladd/Jackson Ladd Agent **Patricia P. Ladd / Jackson Ladd**	11/3/2026 Date

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FEMA (//www.fema.gov/)

FEMA Flood Map Service Center: Search By Address

Navigation

Search

MSC Home (/portal/)

MSC Search by Address (/portal/search)

MSC Search All Products (/portal/advanceSearch)

MSC Products and Tools (/portal/resources/productsandtools)

Hazus (/portal/resources/hazus)

LOMC Batch Files (/portal/resources/lomc)

Product Availability (/portal/productAvailability)

MSC Frequently Asked Questions (FAQs) (/portal/resources/faq)

MSC Email Subscriptions (/portal/subscriptionHome)

Contact MSC Help (/portal/resources/contact)

Enter an address, place, or coordinates:

5 pine needle way wayne Search

Whether you are in a high risk zone or not, you may need flood insurance (https://www.fema.gov/national-flood-insurance-program) because most homeowners insurance doesn't cover flood damage. If you live in an area with low or moderate flood risk, you are 5 times more likely to experience flood than a fire in your home over the next 30 years. For many, a National Flood Insurance Program's flood insurance policy could cost less than $400 per year. Call your insurance agent today and protect what you've built.

Learn more about steps you can take (https://www.fema.gov/what-mitigation) to reduce flood risk damage.

Search Results—Products for **WAYNE, TOWN OF**

Show ALL Products » (https://msc.fema.gov/portal/availabilitySearch?addcommunity=230188&communityName=WAYNE, TOWN OF#searchres

The flood map for the selected area is number **23011C0293D**, effective on **6/16/2011**

DYNAMIC MAP

PRINT MAP/ FIRMette (https://msc.fema.gov/portal/firmette?latitude=44.380579&longitude=-70.055734)

MAP IMAGE

DOWNLOAD FIRM PANEL (https://msc.fema.gov/portal/downloadProduct?productTypeID=FINAL_PRODUCT&productSubTypeID=FIRM_PANEL&productID=23011C0293D)

Changes to this FIRM

Revisions (0)
Amendments (0)
Revalidations (0)

You can choose a new flood map or move the location pin by selecting a different location on the locator map below or by entering a new location in the search field above. It may take a minute or more during peak hours to generate a dynamic FIRMette.

Go To NFHL Viewer » (https://experience.arcgis.com/experience/9d22cdae8b7542b88e0d555a3eb92949)



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SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Department of Human Services
Division of Health Engineering, 10SHS
(207)287-5672 FAX (207)287-3165

PROPERTY LOCATION

City, Town, or Plantation: WAYNE

Street or Road: WALTON ROAD

Subdivision, Lot #:

>> CAUTION: PERMIT REQUIRED -- ATTACH IN SPACE BELOW <<

Date Permit Issued: 11/27/01

$ 175 FEE (Double Fee Charged:)

David R. Guay
Local Plumbing Inspector Signature

L.P.I. # 03,4,6

OWNER/APPLICANT INFORMATION

Name (last, first, MI): HOERTEL, JEAN ■ Owner ☐ Applicant

Mailing Address of Owner/Applicant: RR 1 BOX 436
WAYNE, ME 04284

Daytime Tel #: 685-4605

Municipal Tax Map # 7 Lot # 52

OWNER OR APPLICANT STATEMENT

I state 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.

Jean E Hoertel 11/27/01
Signature of Owner/Applicant Date

CAUTION: INSPECTION REQUIRED

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

(1st) Date Approved

Local Plumbing Inspector Signature (2nd) Date Approved

PERMIT INFORMATION

TYPE OF APPLICATION

■ 1 First Time System
☐ 2 Replacement System
Type replaced
Year installed
☐ 3 Expanded System
☐ a Minor Expansion
☐ b Major Expansion
☐ 4 Experimental System
☐ 5 Seasonal Conversion

SIZE OF PROPERTY

3.5 ☐ sq ft ■ acres

SHORELAND ZONING

☐ Yes ■ No

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 TO SERVE:

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

Current Use ☐ Seasonal ■ Year Round ☐ Undeveloped

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 (2000 gpd or more)
☐ 9 Engineered Treatment Tank (only)
☐ 10 Engineered Disposal Field (only)
☐ 11 Pretreatment, specify
☐ 12 Miscellaneous Components

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 EXISTING

CAPACITY 1000 GAL

SOIL DATA & DESIGN CLASS

PROFILE 3 CONDITION C DESIGN 1

at Observation Hole # TP-1
Depth 18 "
of Most Limiting Soil Factor

DISPOSAL FIELD TYPE & SIZE

■ 1. Stone Bed ☐ 2. Stone Trench
☐ 3. Proprietary Device
☐ a cluster array ☐ c Linear
☐ b regular load ☐ d H-20 load
☐ 4. Other

SIZE 900 ■ sq ft ☐ lin ft

DISPOSAL FIELD SIZING

1. ☐ Small - 2.0 sq. ft./gpd
2. ☐ Medium - 2.6 sq. ft./gpd
3. ■ Medium-Large - 3.3 sq. ft./gpd
4. ☐ Large - 4.1 sq. ft./gpd
5. ☐ Extra-Large - 5.0 sq. ft./gpd

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

EFFLUENT/EJECTOR PUMP

1. ■ Not Required
2. ☐ May Be Required
3. ☐ Required>> Specify only for engineered or experimental systems

DOSE gallons

DESIGN FLOW

270 gallons per day
BASED ON
■ 1 Table 501.1 (dwelling unit(s))
☐ 2 Table 501.2 (other facilities)
SHOW CALCULATIONS
-for other facilities-

☐ 3 Section 503.0 (meter readings)
ATTACH WATER METER DATA

SITE EVALUATOR'S STATEMENT

I certify that on 11/23/2001 (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241)

William P Brown
Site Evaluator Signature

188
SE#

11/24/2001
Date

WILLIAM P BROWN
Site Evaluator Name Printed

293-2110
Telephone #

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

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

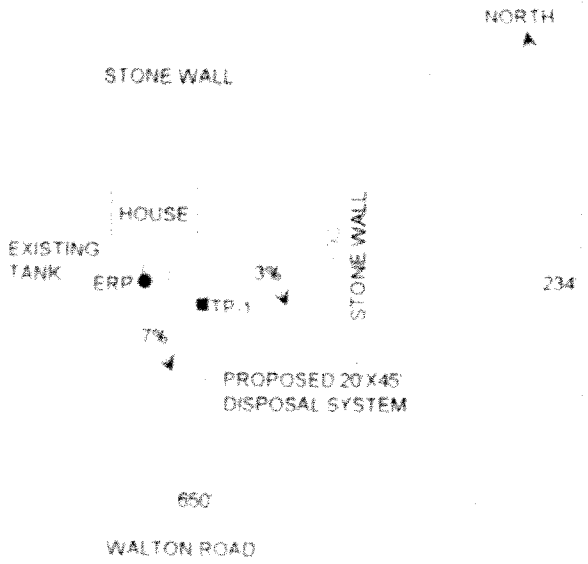
Department of Human Services
Division of Health Engineering
(207) 287-5672 FAX: 207-287-4172

Town, City, Plantation: **WAYNE**

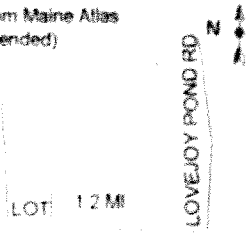
Street, Road, Subdivision: **WALTON ROAD**

Owners Name: **JEAN HOERTEL**

SITE PLAN Scale 1" = 100 Ft.



SITE LOCATION PLAN
(Map from Maine Atlas recommended)



ERP TO TP-1 = 20'

PROPOSED WELL TO BE LOCATED AT LEAST 100 FT FROM DISPOSAL SYSTEM

THE SEPTIC TANK WAS INSTALLED WITH THE ORIGINAL HOUSE IN 1990

THE ORIGINAL DESIGN PLANS ARE NOT AVAILABLE

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

Observation Hole: **TP-1** ■ Test Pit ☐ Boring

0 " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (Inches)	Texture	Consistency	Color	Mottling
0	SANDY LOAM	FRIABLE	MEDIUM BROWN	
10			YELLOW BROWN	
20		FIRM	OLIVE BRN	NONE COMMON
30				
40				
50				

Soil Classification	Slope	Limiting Factor	Ground Water / Restrictive Layer / Bedrock / Pit Depth
Profile: **3** Condition: **C**	**3-7** %	**18**	

Observation Hole: ☐ Test Pit ☐ Boring

" Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (Inches)	Texture	Consistency	Color	Mottling
0				
10				
20				
30				
40				
50				

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

WILLIAM P BROWN *William P Brown* — Site Evaluator Signature

188 — SE #

11/24/2001 — Date

TOWN OF WAYNE, MAINE
PO BOX 400
WAYNE, ME 04284-0400

For the fiscal year July 1, 2026 to June, 30 2027

OFFICE HOURS
Monday : Closed
Tuesday - Friday: 9:00 AM to 5:00 PM

Telephone: (207) 685-4983

S503997 P0 - 1of1

211 CAMPBELL, BERNARD L
CAMPBELL, CALISTA
PO BOX 4
WAYNE, ME 04284-0004

THIS IS THE ONLY BILL YOU WILL RECEIVE

2026 REAL ESTATE TAX BILL

CURRENT BILLING INFORMATION	
LAND VALUE	$84,800.00
BUILDING VALUE	$380,600.00
TOTAL: LAND & BLDG	$465,400.00
MACHINERY & EQUIPMENT	$0.00
FURNITURE & FIXTURES	$0.00
COMPUTERS	$0.00
MISCELLANEOUS	$0.00
TOTAL PER. PROPERTY	$0.00
HOMESTEAD EXEMPTION	$25,000.00
OTHER EXEMPTION	$0.00
NET ASSESSMENT	$440,400.00
TOTAL TAX	$5,505.00
PAID TO DATE	$0.00
TOTAL DUE ⇨	**$5,505.00**

ACCOUNT: 000475 RE
MIL RATE: 12.5
LOCATION: 5 Pine Needle Way
BOOK/PAGE: B8667P311 10/27/2005

ACREAGE: 3.45
MAP/LOT: 007-052

FIRST THIRD DUE:	$1,835.00
SECOND THIRD DUE:	$1,835.00
THIRD THIRD DUE:	$1,835.00

TAXPAYER'S NOTICE

INTEREST AT 7% PER ANNUM CHARGED 1ST DAY AFTER EACH DUE DATE.

This property tax bill is for the current tax year of July 1, 2026 to June 30, 2027, which represents your ownership and valuation of all real and personal property that is subject to taxation as of April 1st, 2026, as per state law. If you have sold your real estate, since April 1st, 2026, it is still your obligation to pay your property tax bill for the current tax year.

Failure to pay this property tax bill may result in a lien being placed against your name in the Kennebec County Registry of Deeds. After eight months and no later than a year from the date of tax commitment, a lien will be placed on all real estate for which taxes remain unpaid.

Past due amounts are not included. If you have any questions, about your property tax bill or property tax account balance, please don't hesitate to contact the Town Office for assistance.

If you have an escrow account, please forward a copy to your mortgage holder prior to the due date. If you would like a receipt, please send a self-addressed stamped envelope with your payment.

State Revenue Sharing, Homestead Reimbursement, and State Aid to Education have reduced your local property taxes for the current tax year by approximately 6.4%.

As of June 30, 2026 the Town of Wayne has outstanding bonded indebtedness in the amount of $0.

CURRENT BILLING DISTRIBUTION		
RSU #38	**$3,407.60**	**61.900%**
KENNEBEC COUNTY	**$456.92**	**8.300%**
MUNICIPAL	**$1,640.49**	**29.800%**
TOTAL	**$5,505.00**	**100.000%**

REMITTANCE INSTRUCTIONS

To avoid standing in line, taxes may be paid by mail.
Please make check or money order payable to
TOWN OF WAYNE and mail to:
TOWN OF WAYNE
PO BOX 400
WAYNE, ME 04284-0400
Or to pay by credit card go to waynemaine.org and click on the payment option icon.
Be aware your credit card company charges you a fee for this service.

10/01/2026
1st Payment is Due

TOWN OF WAYNE, PO BOX 400, WAYNE, ME 04284-0400

ACCOUNT: 000475 RE
NAME: CAMPBELL, BERNARD L
MAP/LOT: 007-052
LOCATION: 5 Pine Needle Way
ACREAGE: 3.45

INTEREST BEGINS ON 4/2/2027

DUE DATE	AMOUNT DUE	AMOUNT PAID
4/1/2027	**$1,835.00**	

THIRD PAYMENT
PLEASE REMIT THIS PORTION WITH YOUR THIRD PAYMENT

TOWN OF WAYNE, PO BOX 400, WAYNE, ME 04284-0400

ACCOUNT: 000475 RE
NAME: CAMPBELL, BERNARD L
MAP/LOT: 007-052
LOCATION: 5 Pine Needle Way
ACREAGE: 3.45

INTEREST BEGINS ON 1/30/2027

DUE DATE	AMOUNT DUE	AMOUNT PAID
1/29/2027	**$1,835.00**	

SECOND PAYMENT
PLEASE REMIT THIS PORTION WITH YOUR SECOND PAYMENT

TOWN OF WAYNE, PO BOX 400, WAYNE, ME 04284-0400

ACCOUNT: 000475 RE
NAME: CAMPBELL, BERNARD L
MAP/LOT: 007-052
LOCATION: 5 Pine Needle Way
ACREAGE: 3.45

INTEREST BEGINS ON 10/2/2026

DUE DATE	AMOUNT DUE	AMOUNT PAID
10/01/2026	**$1,835.00**	

FIRST PAYMENT
PLEASE REMIT THIS PORTION WITH YOUR FIRST PAYMENT

Doc # 2005034158
Book 8667 Page 0311

TRANSFER
TAX
PAID

WARRANTY DEED
(Joint Tenancy)

RONALD G. HOWARD, JR. and DONALD HOWARD, of Wayne, Kennebec County, Maine, for consideration paid grant to **BERNARD L. CAMPBELL, JR.** and **CALISTA L. CAMPBELL** whose mailing address is 2 Kolbe Drive, Waterboro, ME 04087, with **WARRANTY COVENANTS** as joint tenants, a certain lot or parcel of land, with buildings thereon, situated in Wayne, Kennebec County, Maine, and being further bounded and described as follows:

Beginning at the southwest corner of land formerly owned by Sears Frost; thence westerly by a road leading to North Wayne from the location now or formerly of the Wing School House, so called, to the corner of a stone wall at the east line of the old roadway; thence northerly along said stone wall and the east line of an old roadway to land now or formerly of W. W. Walton; thence easterly by the south line of said land now or formerly of Walton to the southeast corner of said land at land now or formerly of said Sears Frost; thence southerly by said land now or formerly of Sears Frost to the point of beginning.

Meaning and intending to convey the premises described in deed of Jean E. Hoertel to Ronald G. Howard, Jr. and Donald Howard dated April 30, 2004 and recorded in the Kennebec County Registry of Deeds at Bok 7930, Page 20.

WITNESS our hands and seals this 27th day of October, 2005.

M. Richardson

to both

RONALD G. HOWARD, JR.

DONALD HOWARD

STATE OF MAINE
COUNTY OF KENNEBEC

October 27th, 2005

Personally appeared the above-named **RONALD G. HOWARD, JR. and DONALD HOWARD** and acknowledged the signing of the foregoing instrument to be their free act and deed.

Before me,

SEAL

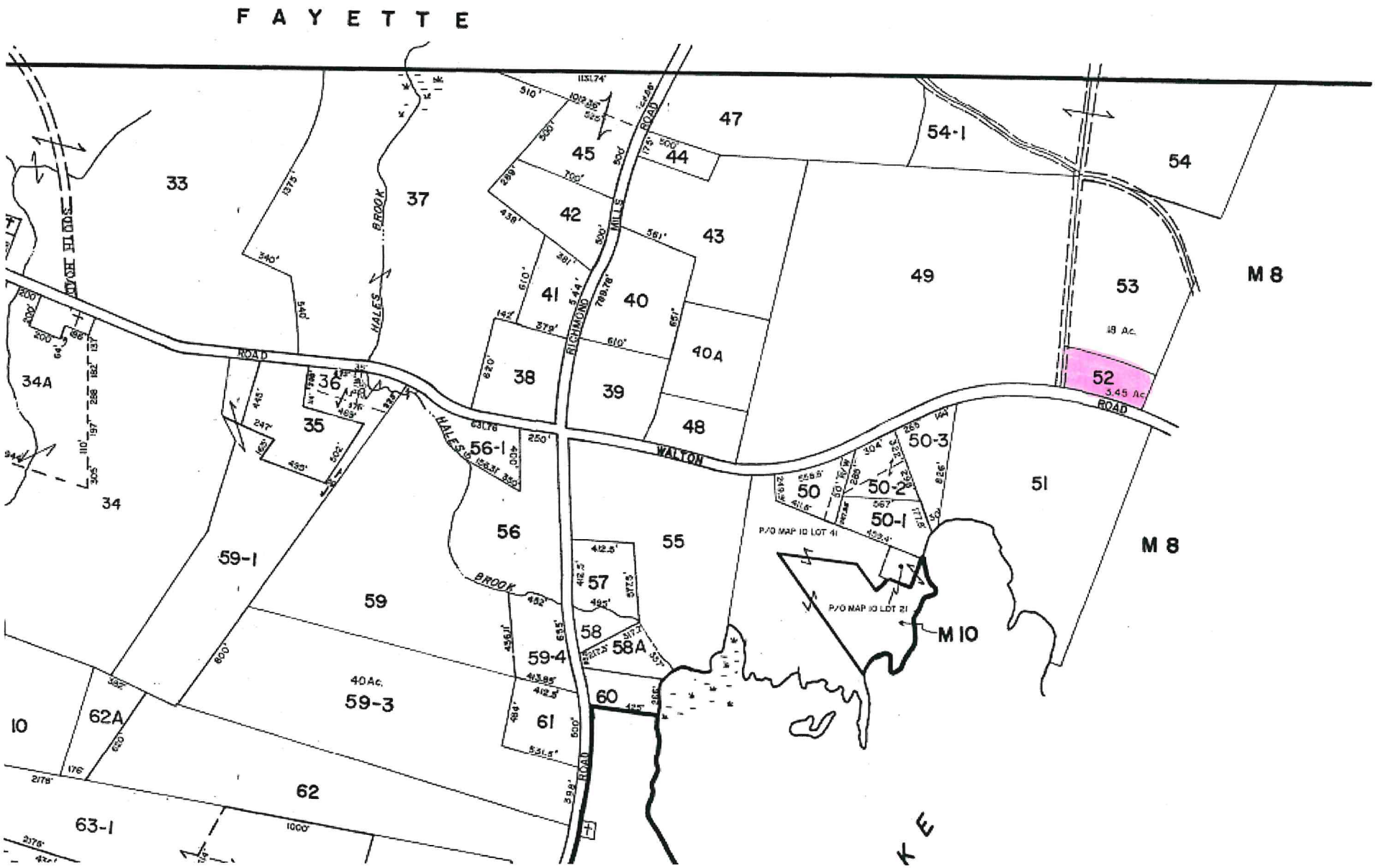
Michelle L. Richardson
Notary Public
(Type or print name below line)

MICHELLE L. RICHARDSON
Notary Public, Maine
My Commission Expires October 3, 2007

Received Kennebec SS.
10/31/2005 1:04PM
Pages 1 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS

HL/cp
File #T2976

① K.S



FAYETTE
33
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54-1
54
42
43
49
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M 8
41
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40A
18 Ac.
52
3.45 Ac.
34A
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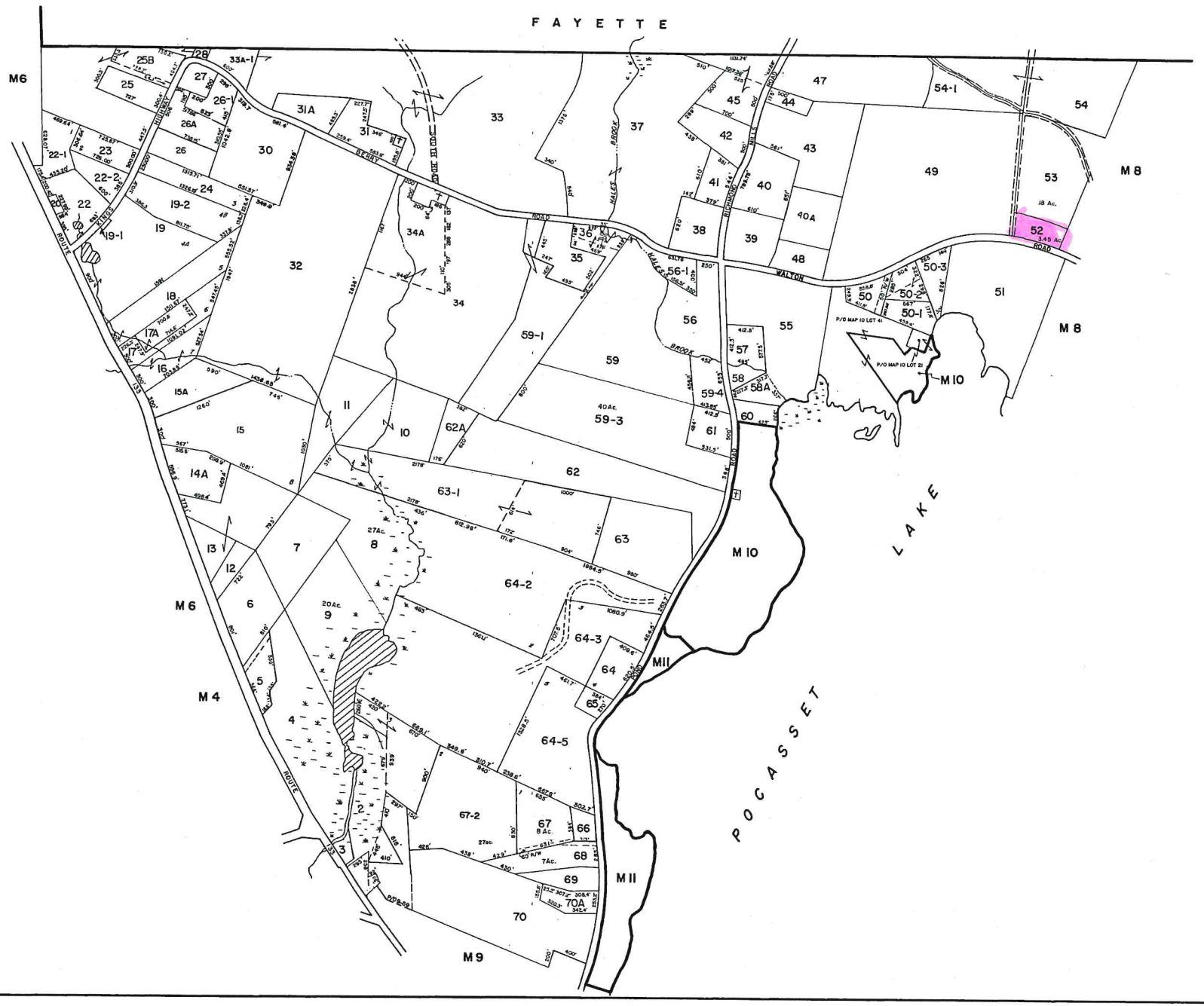
35
38
39
48
56-1
50-3
50
50-2
50-1
51
34
56
55
59-1
57
59
58
58A
59-4
60
61
40Ac.
59-3
10
62A
62
63-1
M 10
P/O MAP 10 LOT 41
P/O MAP 10 LOT 21
HALES BROOK
RICHMOND MILLS ROAD
WALTON ROAD
KE



PROPERTY MAP

TOWN OF WAYNE

KENNEBEC COUNTY MAINE

1979

PREPARED BY SLF, Inc. SKOWHEGAN MAINE

SCALE

1" = 500'

0 250' 500' 750'

LEGEND

PARCEL NUMBER 5

ADJACENT MAPS M2

MATCH LINE

NOTE: FOR ASSESSMENT PURPOSES ONLY

NOT TO BE USED FOR CONVEYANCES