ADVANCED LEACHFIELDS

COMPREHENSIVE SEPTIC SYSTEM INSPECTION REPORT

Property Address: 3 Pheasant Hill Road, Cape Elizabeth



Inspection Date:
Tuesday, September 2, 2025
Inspected By:
Josh Fournelle and Charlie Corriveau
Prepared For:
GEP Investments

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 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 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 of 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: Yes

DESIGNED FLOW/BEDROOMS: 4-bedrooms, 360-gallons per day

BEDROOMS IN DWELLING: 4

OCCUPANCY OF THE DWELLING: Currently occupied

FUTURE OCCUPANCY: Unknown

INSTALLATION DATE OF CURRENT SYSTEM IN USE: 1993 to 1995

YEAR DWELLING WAS BUILT: 1995

WEATHER AT TIME OF INSPECTION: Sunny

GROUND CONDITIONS: Dry

WERE ALL INTERIOR PLUMBING DRAINS CONNECTED TO THE BUILDING DRAIN: Interior plumbing was not checked

GARBAGE DISPOSAL: Unable to check for a garbage disposal. Disposals have a negative impact on a septic system and are not recommended

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

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering
(207)289-3826

PROPERTY ADDRESS

Town Or Plantation	CAPE ELIZABETH
Street Subdivision Lot #	PHEASANT HILL ROAD MAP R4 LOT 3-10

PROPERTY OWNERS NAME

Last: DORAN First: ROBERT

Applicant Name:	
Mailing Address of Owner/Applicant (If Different)	1 PHEASANT HILL ROAD CAPE ELIZABETH, ME. 04107

Caution: Permit Required

The Subsurface Wastewater Disposal System shall not be installed until a Permit is attached here 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.

Owner/Applicant Statement

I certify that the Information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.

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.

Local Plumbing Inspector Signature _____ Date Approved _____

PERMIT INFORMATION

THIS APPLICATION IS FOR:
1. [X] NEW SYSTEM
2. [ ] REPLACEMENT SYSTEM
3. [ ] EXPANDED SYSTEM
4. [ ] EXPERIMENTAL SYSTEM

SEASONAL CONVERSION
to be completed by the LPI
5. [ ] SYSTEM COMPLIES WITH RULES
6. [ ] CONNECTED TO SANITARY SEWER
7. [ ] SYSTEM INSTALLED – P# _____
8. [ ] SYSTEM DESIGN RECORDED AND ATTACHED

IF REPLACEMENT SYSTEM:
YEAR FAILING SYSTEM INSTALLED N/A
THE FAILING SYSTEM IS:
1. [ ] BED 3. [ ] TRENCH
2. [ ] CHAMBER 4. [ ] OTHER: _____

SIZE OF PROPERTY: 12,500 sq.ft.

ZONING: RESIDENTIAL A

THIS APPLICATION REQUIRES:
1. [ ] NO RULE VARIANCE
2. [ ] NEW SYSTEM VARIANCE
Attach New System Variance Form
3. [ ] REPLACEMENT SYSTEM VARIANCE
Attach Replacement System Variance Form
a. [ ] Requiring Local Plumbing Inspector Approval
b. [ ] Requires State and Local Plumbing Inspector Approval
4. [X] MINIMUM LOT SIZE VARIANCE

DISPOSAL SYSTEM TO SERVE:
1. [X] SINGLE FAMILY DWELLING
2. [ ] MODULAR OR MOBILE HOME
3. [ ] MULTIPLE FAMILY DWELLING
4. [ ] OTHER _____ SPECIFY

INSTALLATION IS:
COMPLETE SYSTEM
1. [X] NON-ENGINEERED SYSTEM
2. [ ] PRIMITIVE SYSTEM
(Includes Alternative Toilet)
3. [ ] ENGINEERED (+2000 gpd)
INDIVIDUALLY INSTALLED COMPONENTS:
4. [ ] TREATMENT TANK (ONLY)
5. [ ] HOLDING TANK _____ GAL
6. [ ] ALTERNATIVE TOILET (ONLY)
7. [ ] NON-ENGINEERED DISPOSAL AREA (ONLY)
8. [ ] ENGINEERED DISPOSAL AREA (ONLY)
9. [X] SEPARATED LAUNDRY SYSTEM

TYPE OF WATER SUPPLY: PUBLIC WATER

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

TREATMENT TANK
1. [X] SEPTIC: [ ] Regular [X] Low Profile
2. [ ] AEROBIC IF NECESSARY
SIZE: 1000 GALS.

WATER CONSERVATION
1. [ ] NONE
2. [X] LOW VOLUME TOILET RECOMMENDED
3. [ ] SEPARATED LAUNDRY SYSTEM
4. [ ] ALTERNATIVE TOILET
SPECIFY: _____

PUMPING
1. [ ] NOT REQUIRED
2. [X] MAY BE REQUIRED
(DEPENDING ON TREATMENT TANK LOCATION AND ELEVATION)
3. [ ] REQUIRED
DOSE: _____ GALS.

CRITERIA USED FOR DESIGN FLOW (BEDROOMS, SEATING, EMPLOYEES, WATER RECORDS, ETC.)
SINGLE FAMILY DWELLING (4 BEDROOMS)

SOIL CONDITIONS USED FOR DESIGN PURPOSES

PROFILE	CONDITION
3	C

DEPTH TO LIMITING FACTOR: 28.

SIZE RATINGS USED FOR DESIGN PURPOSES
1. [ ] SMALL
2. [ ] MEDIUM
3. [X] MEDIUM-LARGE
4. [ ] LARGE
5. [ ] EXTRA LARGE

DISPOSAL AREA TYPE/SIZE
1. [ ] BED _____ Sq. Ft.
2. [X] CHAMBER 600 Sq. Ft.
[X] REGULAR [ ] H-20
3. [ ] TRENCH _____ Linear Ft.
4. [ ] OTHER: 24 PLASTIC

DESIGN FLOW: 360 (GALLONS/DAY)

SITE EVALUATOR STATEMENT

On NOVEMBER 30, 1993 (date) I conducted a site evaluation for this project and certify that the data reported is accurate. The system I propose is in accordance with the Subsurface Wastewater Disposal Rules.

Albert Frick — Site Evaluator Signature
163 — SE#
12/10/93 — Date

(Local Plumbing Inspector's Signature if permit is for Seasonal Conversion.)

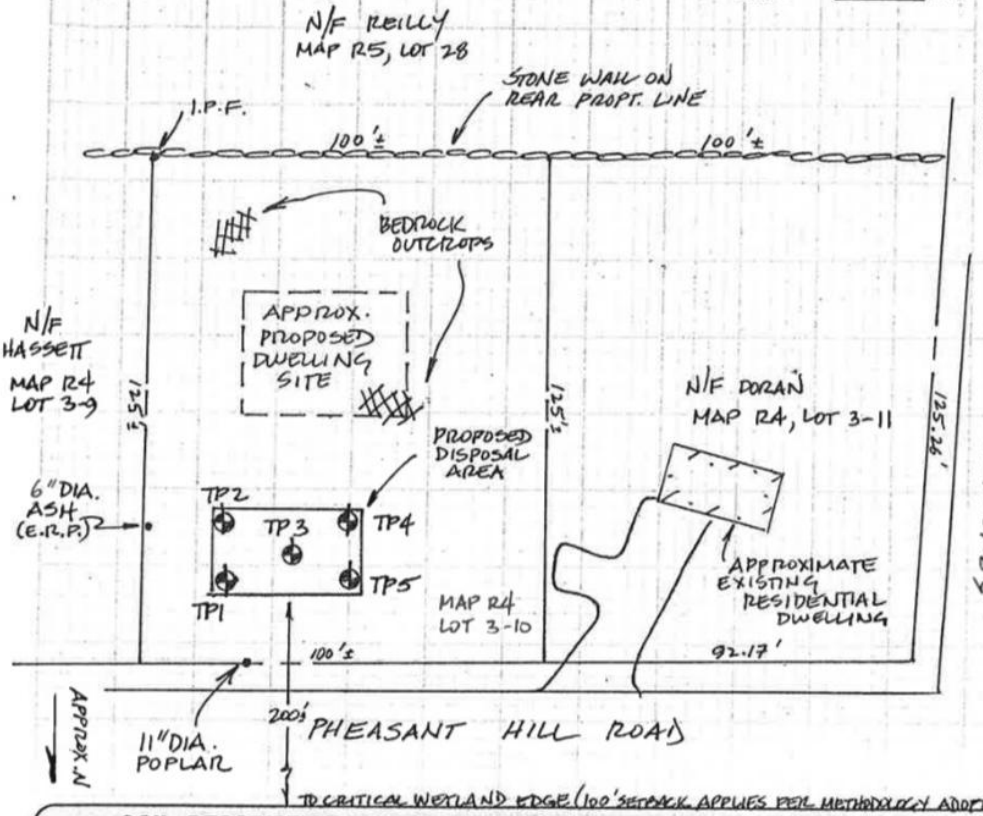
SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering

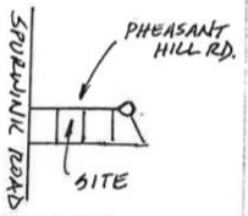
Town, City, Plantation: CAPE ELIZABETH | Street, Road, Subdivision: PHEASANT HILL ROAD | Owners Name: DORAN, ROBERT

SITE PLAN

Scale 1" = 40± Ft.



SITE LOCATION PLAN (Attach Map from Maine Atlas for New System Variance)



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

Observation Hole TP1 ☒ Test Pit ☐ Boring

" Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (Inches)	Texture	Consistency	Color	Mottling
0	SANDY LOAM		DARK BROWN	
10	CHANNERY SANDY LOAM	FRIABLE	DARK YELLOWISH BROWN	NONE EVIDENT
30	CHANNERY LOAMY SAND & SAND	SOMEWHAT FIRM	BROWN	
50	LIMIT OF EXCAVATION			

Soil	Classification	Slope	Limiting Factor	
3 (Profile)	B (Condition)	___ %	32"	☐ Ground Water ☐ Restrictive Layer ☐ Bedrock

Observation Hole TP2 ☒ Test Pit ☐ Boring

" Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (Inches)	Texture	Consistency	Color	Mottling
0	SANDY LOAM			
10	COBBLY LOAMY SAND & SAND	FRIABLE SOMEWHAT FIRM	DARK YELLOWISH BROWN & YEL. BROWN MIXED OLIVE BROWN	NONE EVIDENT
50	LIMIT OF EXCAVATION			

Soil	Classification	Slope	Limiting Factor	
3 (Profile)	B (Condition)	___ %	28"	☐ Ground Water ☒ Restrictive Layer ☐ Bedrock

Albert Frick
Site Evaluator Signature

163
SE#

12/10/93
Date

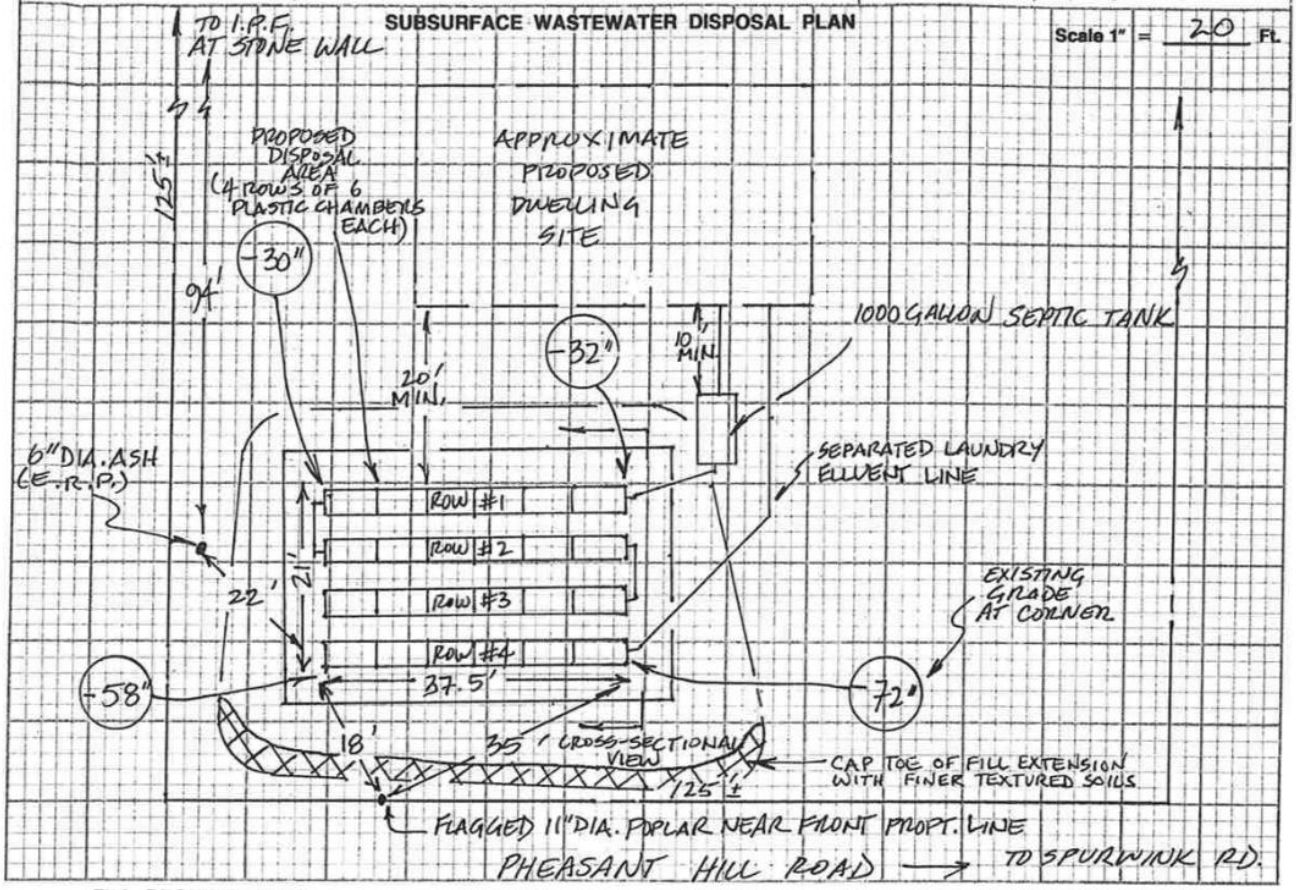
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Department of Human Services
Division of Health Engineering

Town, City, Plantation	Street, Road, Subdivision	Owners Name
CAPE ELIZABETH	PHEASANT HILL RD. LOT 3-10 MAP R4	DORAN, ROBERT

SUBSURFACE WASTEWATER DISPOSAL PLAN

Scale 1" = 20 Ft.



FILL REQUIREMENTS

Depth of Fill (Upslope) 10-12"
Depth of Fill (Downslope) 14-28"

CONSTRUCTION ELEVATIONS

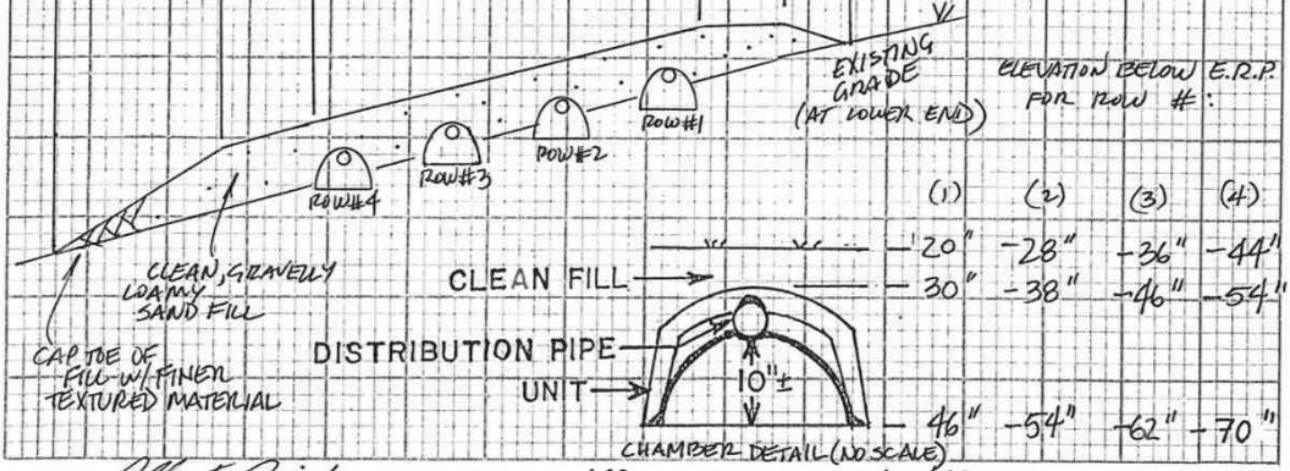
Reference Elevation is 00" SEE DETAIL BELOW
Bottom of Disposal Area
Top of Distribution Lines or Chambers

ELEVATION REFERENCE POINT LOCATION & DESCRIPTION

NAIL IN 6" DIA. ASH NEAR SIDE PROPT. LINE, 17" ABOVE BAS

DISPOSAL AREA CROSS SECTION

Scale:
Vertical: 1 inch = 5 Ft.
Horizontal: 1 inch = 10 Ft.



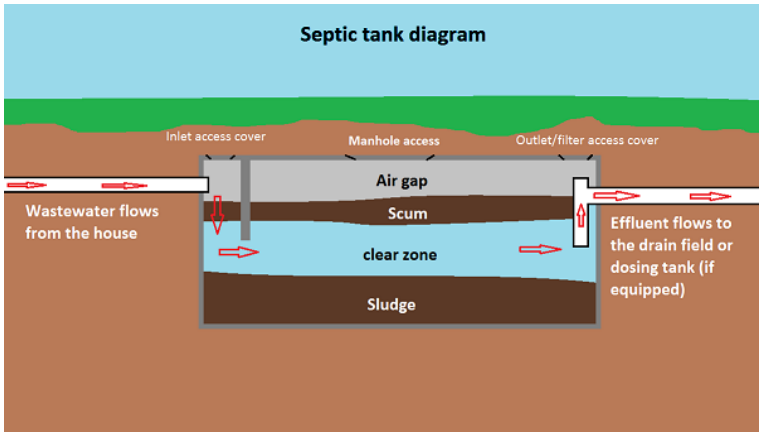
ELEVATION BELOW E.R.P. FOR ROW #:

(1)	(2)	(3)	(4)
-20"	-28"	-36"	-44"
-30"	-38"	-46"	-54"
-46"	-54"	-62"	-70"

Albert Frick 163 12/10/93

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: Front of the building

ESTIMATED SEPTIC TANK SIZE: 1000-gallons

TANK CONSTRUCTED OF: Concrete

DEPTH TO TOP OF TANK: 14"-18"

WAS A RISER INSTALLED: No riser installed. A riser can be added to provide easier access for routine service if desired

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: Acceptable, very short/minor sag just before septic tank. Not impacting flow.

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.

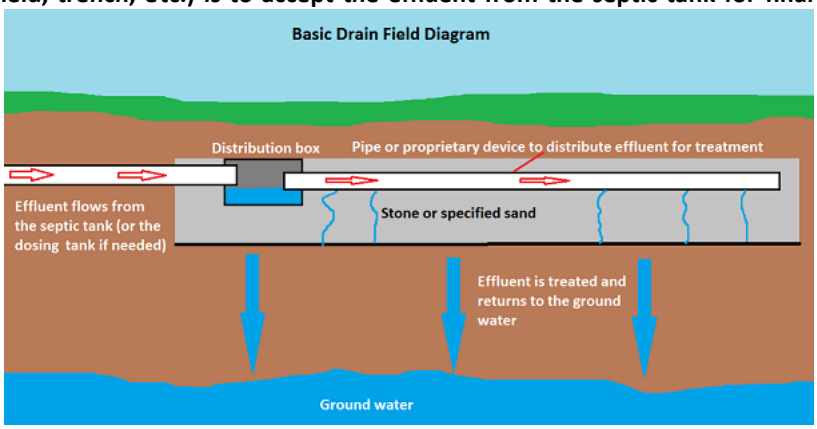
SEPTIC TANK LOCATION / TANK INLET / TANK OUTLET





DRAIN FIELD

The purpose of the drain field (leach field, absorption field, trench, etc.) 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: Front of the building
TYPE OF DRAIN FIELD: Plastic chambers- serial distribution
SIZE OF DRAIN FIELD/#OF ROWS: 4 rows
DISTRIBUTION BOX: No distribution box installed. Serial distribution.
IF PRESENT, BOX CONDITION: N/A
WAS THERE HIGH EFFLUENT IN THE BOX: N/A
SURFACING EFFLUENT OR EXCESSIVE LUSH GROWTH FOUND OVER THE FIELD: No
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, satisfactory 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 serial distribution field is currently working in the first of four total rows.

RECOMMENDATIONS:

- No recommendations other than keeping the drain field area maintained (mowed) and restricting any excessive weight from being placed on it.

DRAIN FIELD LOCATION / INSIDE FIRST ROW (FIELD WORKING IN FIRST OF FOUR ROWS)



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.

Thank you for choosing us!

ADVANCED LEACHFIELDS