PROPERTY LOCATED AT: **126 Main Street, Windham, ME 04062**

PROPERTY DISCLOSURE

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

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

SECTION I - WATER SUPPLY

TYPE OF SYSTEM: [X] Public [ ] Private [ ] Seasonal _____ [ ] Unknown
[ ] Drilled [ ] Dug [ ] Other _____

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

Pump (if any): ..... [ ] N/A [ ] Yes [X] No [ ] Unknown
Quantity: ..... [ ] Yes [X] No [ ] Unknown
Quality: ..... [ ] Yes [X] No [ ] Unknown

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

WATER TEST: Have you had the water tested? ..... [ ] Yes [X] No

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

To your knowledge, have any test results ever:

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

If Yes to (a) and/or (b) above, are test results available? ..... [ ] Yes [X] 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: **Main water line replaced in 2024 after it had leaked. Line replace from the road to the house.**

Source of Section I information: **Seller**

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

PROPERTY LOCATED AT: **126 Main Street, Windham, ME 04062**

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: **back left corner of house** OR ☐ Unknown

Date installed: **1978** Date last pumped: **unk** Name of pumping company: **n/a**

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

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

Date of last servicing of tank: **unk** Name of company servicing tank: **n/a**

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

If Yes, Location: **back yard**

Date of installation of leach field: **1978** Installed by: **unk**

Date of last servicing of leach field: **unk** 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: **Design is attached. Sellers have not had septic tank pumped since purchasing the home.**

Source of Section II information: **Seller & Town records**

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PROPERTY LOCATED AT: **126 Main Street, Windham, ME 04062**

SECTION III - HEATING SYSTEM(S)/HEATING SOURCE(S)

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S) of System	**HWBB/Oil**			
Age of system(s) or source(s)	**2018**			
TYPE(S) of Fuel	**oil**			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	**Average 534 Gal/year**			
Name of company that services system(s) or source(s)	**Jamison Energy**			
Date of most recent service call	**Cleaning - Aug 2025**			
Malfunctions per system(s) or source(s) within past 2 years	**n/a**			
Other pertinent information	**3 zones**			

Are there fuel supply lines? ☐ Yes ☒ No ☐ Unknown

Are any buried? ☐ Yes ☒ No ☐ Unknown

Are all sleeved? ☐ Yes ☒ No ☐ Unknown

Chimney(s): ☒ Yes ☐ No

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

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

Had a chimney fire: ☐ Yes ☒ No ☐ Unknown

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

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

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

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

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

~~If Yes, date:~~ _____

Comments: _____

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 ☐ Unknown

~~If Yes,~~ are tanks in current use? ☐ Yes ☐ No ☐ Unknown

If no longer in use, how long have they been out of service? _____

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

Are tanks registered with DEP? ☐ Yes ☐ No ☐ Unknown

Age of tank(s): _____ Size of tank(s): _____

Location: _____

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PROPERTY LOCATED AT: **126 Main Street, Windham, ME 04062**

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

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

Comments: _____

Source of information: **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: **No asbestos on the property to the sellers knowledge**

Source of information: **Seller**

C. RADON/AIR - Current or previously existing:

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

If Yes: Date: **2022** By: **unknown**

Results: **Pre mitigation system install - 4.7 pCi/L**

If applicable, what remedial steps were taken? **Radon air mitigation system installed**

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

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

Results/Comments: **Retest after install was not done.**

Source of information: **Seller**

D. RADON/WATER - Current or previously existing:

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

If Yes: Date: _____ By: _____

Results: _____

If applicable, what remedial steps were taken? _____

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

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

Results/Comments: **Public water**

Source of information: **Seller**

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

Comments: **n/a**

Source of information: **seller**

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PROPERTY LOCATED AT: **126 Main Street, Windham, ME 04062**

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: **None known to sellers**

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

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

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

Comments: **Basement floor paint is flaking.**

Source of information: **Seller & visual inspection**

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

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

Other: **None known**

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: **n/a**

Source of information: **Seller**

Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass? ..... ☒ Yes ☐ No ☐ Unknown

If No, who is responsible for maintenance?

Road Association Name (if known):

Source of information: **seller and town**

PROPERTY LOCATED AT: **126 Main Street, Windham, ME 04062**

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?

not in flood zone

Relevant Panel Number: **23005C0656F** Year: **2024** (Attach a copy)

Comments: **Property is not in a flood zone**

Source of Section VI information: **FEMA map and seller**

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PROPERTY LOCATED AT: **126 Main Street, Windham, ME 04062**

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

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 [X] 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: **none**

From Whom: **n/a**

Year Principal Structure Built: **1974** What year did Seller acquire property? **2022**

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

Water, moisture or leakage: **none**

Comments: **n/a**

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

Comments: **Bulk head door leaks during heavy rains. No other water intrusion. Sump pump works as intended.**

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

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

Comments: **n/a**

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

Comments: **n/a**

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

If Yes, is the survey available? ..... [ ] Yes [ ] No [X] 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: **n/a**

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PROPERTY LOCATED AT: **126 Main Street, Windham, ME 04062**

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

Comments: **n/a**

Source of Section VII information: **Seller**

SECTION VIII - ADDITIONAL INFORMATION

Electric panel replaced in 2022, water line replaced from the road to the house in 2024 after it had sprung a leak, shower redone in August of 2026, front left bedroom upstairs has new windows in 2024, new fridge, updated light fixtures on second floor.

Down tree on left side of house is on the neighbors property.

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

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

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

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

DocuSigned by: Nathaniel LeBlanc 11/2/2026
SELLER DATE
Nathaniel LeBlanc

DocuSigned by: Isabella Coulombe 11/2/2026
SELLER DATE
Isabella Coulombe

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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Docusign Envelope ID: CD4FE0AA-5696-8D4F-834C-2090CD58F476

LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN **Nathaniel LeBlanc, Isabella Coulombe**
(hereinafter "Seller")
AND _____
(hereinafter "Buyer")
FOR PROPERTY LOCATED AT **126 Main Street, Windham, ME 04062**

Said contract is further subject to the following terms:

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards **(check one below):**

___ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

_____

_____

X Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Seller **(check one below)**:

___ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

_____

_____

X Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's Acknowledgment

(c) Buyer has received copies of all information listed above.

(d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.

(e) Buyer has **(check one below)**:

___ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

___ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment

(f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Buyer	Date	DocuSigned by: Nathaniel LeBlanc 4AE67D4E0E84A8... Seller **Nathaniel LeBlanc**	11/2/2026 Date
Buyer	Date	DocuSigned by: Isabella Coulombe 580C... Seller **Isabella Coulombe**	11/2/2026 Date
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Agent	Date	DocuSigned by: Jackson Ladd 6F28E9E90EC8447... Agent **Patricia P. Ladd / Jackson Ladd**	11/2/2026 Date

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REALTOR®

EQUAL HOUSING OPPORTUNITY

Return to:
Nathaniel J. LeBlanc
Isabelle Coulombe

MAINE REAL ESTATE TAX-Paid

DLN:1002240222922

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS: That **Kevin J. Anderson**, of 13 Great Hill Rd, South Berwick, Maine 03908, for consideration paid grant(s) to **Nathaniel J. LeBlanc and Isabelle Coulombe,** of 273 North River Road #106, Auburn, ME 04210, as joint tenants with rights of survivorship, with WARRANTY COVENANTS:

A certain lot or parcel of land, together with any buildings thereon, situated on the westerly side of the highway between Gorham and Windham Center known as Route 202, in the Town of Windham, County of Cumberland and State of Maine, and being more particularly bounded and described as follows:

Beginning on the westerly side of Route 202 at an iron marking the northeasterly corner of the lot of land conveyed by the heirs of Wilma Shaw to George L. Bailey by deed dated April 8, 1960 recorded in Cumberland County Registry of Deeds in Book 2532, Page 97; thence by said Bailey land on a course N 61° 21' W a distance of 262.78 feet to the southerly line of land conveyed by Ray D. Gibson to Harry B. Libby, Jr., by deed dated December 18, 1959 recorded in said Registry of Deeds in Book 2521, Page 206; thence by the southerly line of said Libby land easterly fifty (50) feet to an iron marking the southeasterly corner of said Libby land; thence by the easterly line of said Libby land northwesterly ninety (90) feet; more or less, to a point, said point being the intersection of a line on a course of N 68° 53' W from a point on the westerly sideline of Route 202, that is distant 124.54 feet N 21° 07' E from the point of beginning; thence by other land of George Beaumier et al, S 68° 53' E a distance of 270 feet, more or less, to said Route 202; thence by said Route 202 on a course of S 21° 07' W a distance of 124.54 feet to the point of beginning.

The above-described courses are magnetic and dated 1944.

Meaning and intending to describe and convey the same premises conveyed to Kevin J. Anderson by virtue of a Warranty Deed of William Valle and Sarah Valle dated August 24, 2012 and recorded August 28, 2012 in the Cumberland County Registry of Deeds at Book 29876, Page 92.

RECEIVED - RECORDED, CUMBERLAND COUNTY REGISTER OF DEEDS
01/03/2023, 10:48:25A
Register of Deeds Jessica M. Spaulding E-RECORDED

Executed this 30th day of December, 2022.

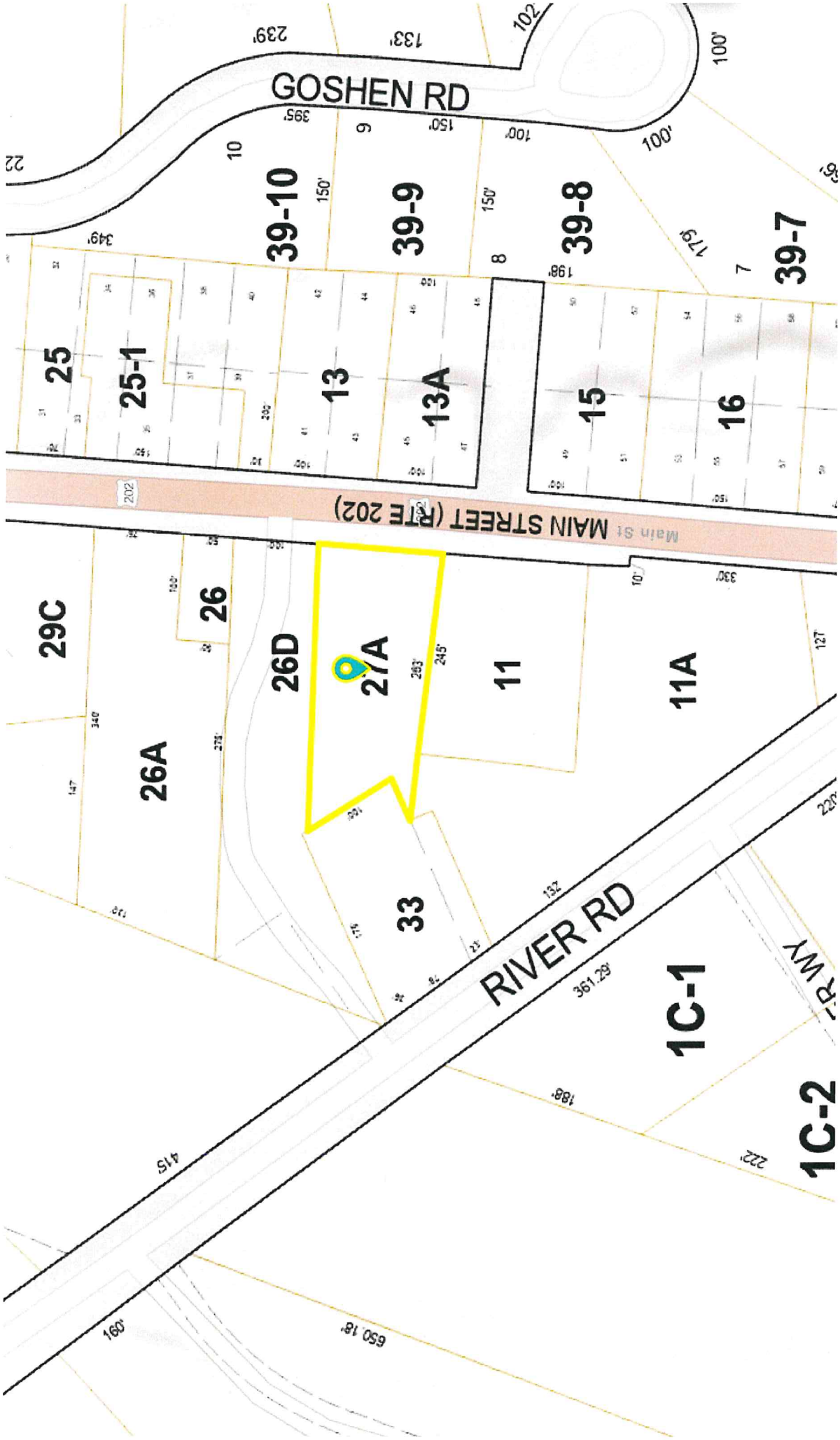
Kevin J. Anderson

State of Maine
County of Cumberland

Then personally appeared before me on this 30th day of December, 2022 the said Kevin J. Anderson and acknowledged the foregoing to be his voluntary act and deed.

Notary Public
Commission expiration: April 17, 2027

LAUREN SCHOFF
My Commission Expires
04-17-2027
NOTARY PUBLIC


GOSHEN RD
MAIN STREET (RTE 202)
RIVER RD
39-10
39-9
39-8
39-7
25
25-1
13
13A
15
16
29C
26
26D
27A
11
11A
26A
33
1C-1
1C-2

ORIGINAL To be sent to Division of Health Engineering, Augusta, Maine 04333 by the LPI 40-25

MAINE DEPARTMENT OF HUMAN SERVICES
PLICATION FOR PRIVATE SEWAGE DISPOSAL PERMIT

This is NOT a permit; this form when completed must be presented to the Local Plumbing Inspector to obtain a permit

Page 1 of 2

wn: Windham

Street, Road, etc.: RT 202
If on water body, give name:

Plumbing Permit No.:

Date of Plumbing Permit:

ner of property: Bib Ouellette

Owner's address:

Size of lot: Approx 38,000 ☑ Sq. feet ○ Acres

me & type of establishment other than private home: _____ gpd

Is lot Zoned? ☑ Yes ○ No

Type of Zoning: ○ Shoreland ○ Resource Protection

me of applicant ner's agent: Bib Ouellette

plicant's address eet, Box, etc.: 24 Ledge Lane

wn: Gorham Me 04038

Tel. No.:

Zip Code:

plicant's signature:

wner's signature:

Date:

Date:

If you plan to use a previous subdivision approval in lieu of site investigation, please submit one of the following:
○ Deed restriction re. private sewage disposal
○ Copy of the subdivision's soils report
○ Soils report from a State Agency

Subdivision name:

Lot No.:

This application is for: ☑ New System ○ Expanded System ○ Replacement System ○ Replacement of ○ Treatment Tank Only ○ Disposal Area Only

The water supply for this property is: ○ Dug well, depth _____ lining _____; ○ Drilled well, depth _____, lining _____; Spring ○

epth _____ lining _____; Surface water ○ Body, ○ Course—○ with disinfection, ○ without disinfection. ☑ Public Utility, name PWD

ITE INVESTIGATION

Show location of pits and/or borings on sketch on page 2, and refer to completed sample form and Chapter 4 of the Code, II.

	Soil Profile No. 4	Soil Profile No. 5	Soil Profile No.	Soil Profile No.	Soil Profile No.
	☑ Pit ☐ Boring	☑ Pit ☐ Boring	☐ Pit ☐ Boring	☐ Pit ☐ Boring	☐ Pit ☐ Boring
Thickness and Description of each soil strata encountered	Organic strata 0 Inches 1st strata 12" very fine Sandy Loam Inches 2nd strata 18" fine Sandy Loam Inches 3rd strata 26" very firm Silt and very fine Sand Inches	Organic strata 0 Inches 1st strata 12" very fine Sandy Loam Inches 2nd strata 16" fine Sandy Loam Inches 3rd strata 22" very firm Silt and very fine Sand Inches	Organic strata Inches 1st strata Inches 2nd strata Inches 3rd strata Inches	Organic strata Inches 1st strata Inches 2nd strata Inches 3rd strata Inches	Organic strata Inches 1st strata Inches 2nd strata Inches 3rd strata Inches
Depth from bottom of organic horizon to:	Total Depth of observation hole Inches 56	Total Depth of observation hole Inches 50	Total Depth of observation hole Inches	Total Depth of observation hole Inches	Total Depth of observation hole Inches
	Max. Ground water table—mottling 18 Inches ○ None Evident	Max. Ground water table—mottling 16 Inches ○ None Evident	Max. Ground water table—mottling Inches ○ None Evident	Max. Ground water table—mottling Inches ○ None Evident	Max. Ground water table—mottling Inches ○ None Evident
	Impervious layer, clay, etc. 30 Inches ○ None Evident	Impervious layer, clay, etc. 28 Inches ○ None Evident	Impervious layer, clay, etc. Inches ○ None Evident	Impervious layer, clay, etc. Inches ○ None Evident	Impervious layer, clay, etc. Inches ○ None Evident
	Bedrock 56 Inches ○ None Evident Type of Bedrock Schist	Bedrock 50 Inches ○ None Evident Type of Bedrock schist	Bedrock Inches ○ None Evident Type of Bedrock	Bedrock Inches ○ None Evident Type of Bedrock	Bedrock Inches ○ None Evident Type of Bedrock
	Surface slope 0 %	Surface slope 0-1 %	Surface slope %	Surface slope %	Surface slope %
	Soil Group & Condition per Table 9-1 of the Code, II: 8C Belgrade	Soil Group & Condition per Table 9-1 of the Code, II: 8C Belgrade	Soil Group & Condition per Table 9-1 of the Code, II:	Soil Group & Condition per Table 9-1 of the Code, II:	Soil Group & Condition per Table 9-1 of the Code, II:

On 3-24-78 (date), a site investigation for this project was completed. I conducted this soil evaluation and certify that the results indicated above best represent the soil conditions found. I recommend the following type and size of private sewage disposal system. I also recommend the proposed private sewage disposal system layout and location shown on page 2.

Signature: Kenneth B. Gardner

Health Engineering License No. 00073

Date signed: 4-4-78

PRIVATE SEWAGE DISPOSAL SYSTEM PROPOSED

Show location of system and details on sketches on page 2, and refer to completed sample form

SYSTEM:
☑ COMBINED SYSTEM
○ SEPARATED SYSTEM
If separated system—type of human waste disposal system to be used:
○ Sealed Vault Privy
○ Open Pit Privy
○ Compost Toilet
○ Incinerator Toilet
○ Chemical Toilet
○ Other, describe

See Chapter 9 of the Code, II.

TREATMENT TANK:
☑ Septic Tank
☑ Concrete
○ Fiberglas
○ Metal
Size in gallons: 1000

○ Aerobic Tank
Manufacturer—
Model No.
Size in gallons

SUBSURFACE ABSORPTION AREA

Type:
○ Trench System: Total trench length. _____
○ Bed System Length _____ Width _____
☑ Chamber System Number 15
☑ Type A ○ Type B
○ Single File ☑ Cluster 13" high
○ Mound System Length _____ Width _____ at base
○ Special System Length _____ Width _____

SIZE:
○ Very Small
○ Small
○ Medium
○ Medium Large
☑ Large
○ Extra Large

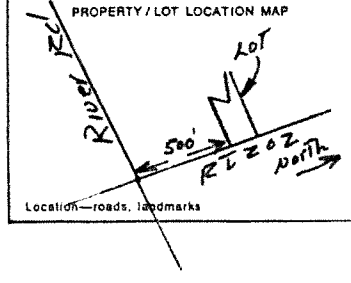
WAIVER
○ Required
☑ Not Required

SITE MODIFICATION
Fill will be:
24 in. uphill; 24 in. downhill

DETAILS
○ A Distribution Box is required
Pumping is—○ required, ☑ is not required.
The Dose will be _____ gallons

DISTANCES
☑ Yes ○ No: The proposed subsurface absorption area will be located at least 100 feet from any and all wells; springs; surface water bodies and courses (lake, pond, ocean, brook, stream, river); swamps; marshes; and bogs.
☑ Yes ○ No: The proposed subsurface absorption area will be located at least 300 feet from any and all wells and springs producing 2000 gallons or more of water per day and any public water supplies.

PROPERTY / LOT LOCATION MAP



Location—roads, landmarks

FOR THE USE OF LPI ONLY

○ Denial: Application is denied for following reasons; portions of the Code II are cited.
Form is incomplete (_____ pg.) as to ○ General info, ○ Site Investigation, ○ System Proposed, ○ Site Plan, ○ Disposal System Plan, ○ Cross-Section, ○ Statement. See Section 2.3.
○ Site Investigation indicates site is ○ totally unsuitable for disposal system; Sections 4.5 and 9.5, Table 9-1 Group 9 and 10. ○ Unsuitable for system proposed; Sections 4.3, 4.6, 9.5, Table 9-1.
○ System Proposed does not conform to Code; See Sections 9. _____
○ Site Investigation indicates site modifications are necessary; See Sections ○ 4.3, ○ 4.4, ○ 4.6, ○ 8.7, ○ _____
○ Miscellaneous _____ See Section _____
○ Acceptance: Application for permit is approved ○ with condition specified, comply with Section _____ ○ without condition.

Signed LPI _____ Date 4-5-78

HHE - 200 1/77

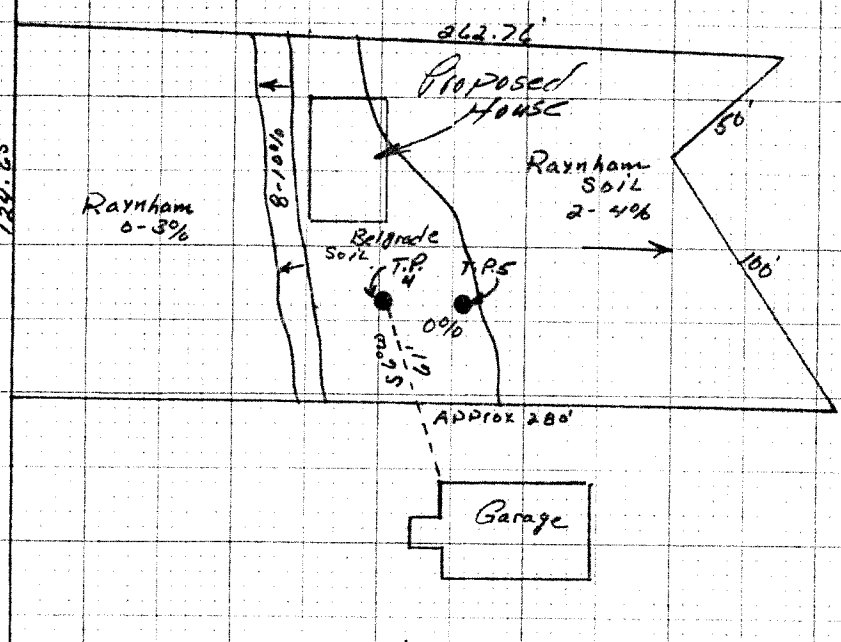
APPLICATION FOR PRIVATE SEWAGE DISPOSAL PERMIT

(For systems disposing of less than 2000 gallons per day)

Town	Street, Road, etc. If on water body, give name	Owner of property
Windham	RT202	Bib Ouellette

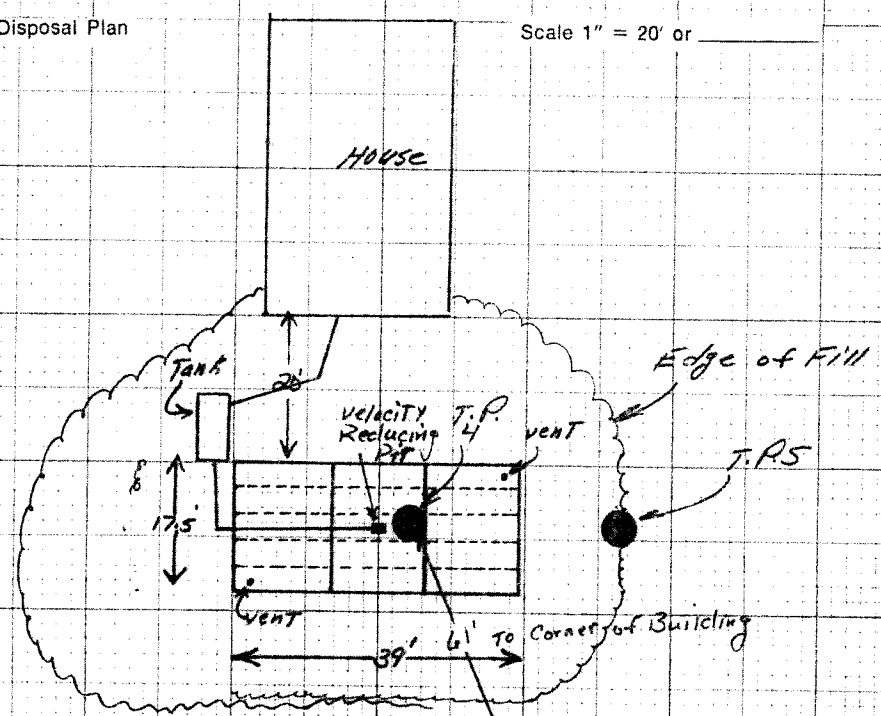
Site Plan

Scale 1" = ~~100~~ Ft. or 50'



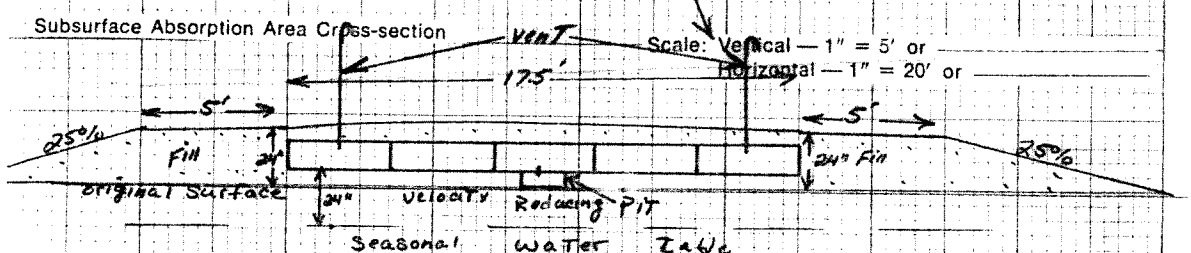
Private Sewage Disposal Plan

Scale 1" = 20' or _____



Subsurface Absorption Area Cross-section

Scale: Vertical — 1" = 5' or _____
Horizontal — 1" = 20' or _____



HHE - 200 1/77

:ement: (no permit may be issued unless signed)

I certify that all the information submitted to be true and correct; and I understand that issuance of a permit based upon the information and plans submitted by the applicant. I also understand that any falsification of application is reason to deny a permit to install a private sewage disposal system and that the permit is valid a six (6) month period from the date of permit issuance. I understand that no guarantee is intended or implied reason of any advice or approval given by the Administrative Authority or its agent.

Signature Required

Date: _____

Applicant: _____

Owner: _____

Property Card: 126 MAIN ST

Town of Windham, ME

Parcel Information	
Parcel ID: 040027A00000	**Map:** 40
Vision ID: 4330	**Lot:** 27-A
Owner: LEBLANC NATHANIEL J &	**Use Description:** SINGLE FAM
Co-Owner: COULOMBE ISABELLA	**Zone:**
Mailing Address: 126 MAIN ST	**Land Area in Acres:** 0.65
WINDHAM, ME 04062	

Sale History	Assessed Value
Book/Page: 39926/137	**Land:** $131,300
Sale Date: 12/30/2022	**Buildings:** $193,000
Sale Price: $275,000	**Extra Bldg Features:** $0
	Outbuildings: $1,900
	Total: $326,200

Building Details: Building # 1



Model:	Residential	**Int Wall Desc 1:**	Drywall/Sheet
Living Area:	912	**Int Wall Desc 2:**	
Year Built:	1974	**Ext Wall Desc 1:**	Vinyl Siding
Style:	Split-Level	**Ext Wall Desc 2:**	
Stories:	1	**Roof Cover:**	Asph/F Gls/Cmp
Occupancy:	1	**Roof Structure:**	Gable/Hip
No. Total Rooms:	4	**Heat Type:**	Hot Water
No. Bedrooms:	2	**Heat Fuel:**	Oil
No. Baths:	1	**A/C Type:**	
No. Half Baths:	0		

CAI Technologies
www.cai-tech.com
This information is believed to be correct but is subject to change and is not warranteed.

As of: 7/20/2026

Parcel String: 040027A00000
PID: 4330

Windham Town Report

Property Owner

Name: LEBLANC NATHANIEL J & COULOMBE ISABELLA

Mailing Address: 126 MAIN ST
WINDHAM, ME 04062

Parcel Use: SINGLE FAM

Property Information

Physical Address: 126 MAIN ST

Map/Block/Lot/Unit: 40-27-A

Size (Acres): 0.65

Additional Information

ZONE	NEIGHBORHOOD
RM	001

Current Assessment

Year	Land	Improvements	Total	Exemptions
2026	$131,300	$194,900	$326,200	$25,000

Land

Use Code	Land Use	Size	Units	Assessed Value
1010	SINGLE FAM	20,000.00	Square Feet	$126,200
1320	UNDEV AC	0.19	Acres	$5,100

Deed Transfers

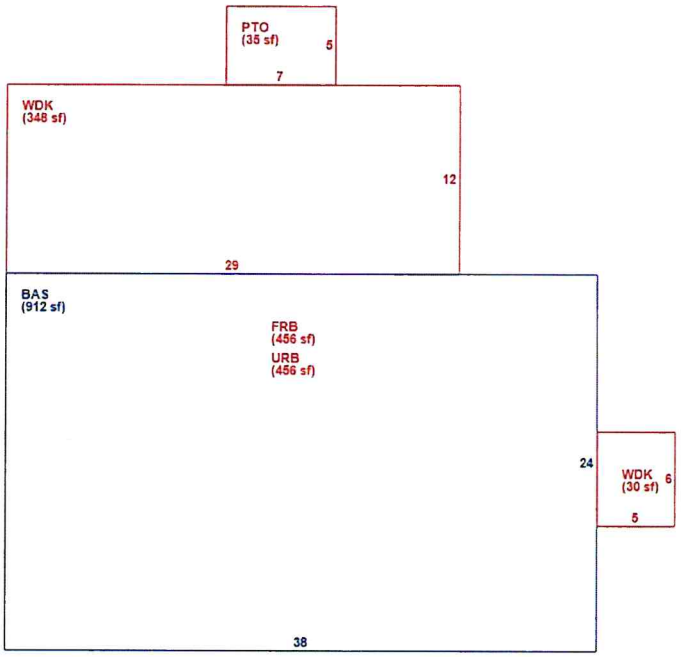
Deed Date	Book	Page	Qualified Sale	Sale Price	Owner
12/30/2022	39926	137	Q	$275,000	LEBLANC NATHANIEL J &
8/24/2012	29876	0092	Q	$173,500	ANDERSON KEVIN J
10/18/2006	24483	0268	Q	$195,000	VALLE WILLIAM &
6/27/2002	17787	0036	U	$95,000	CHASE JOHN F & SHERRY L
9/6/1978	4296	0322	U	$36,500	ST PETER KATHERINE
4/5/1978	4202	0061	U	$6,000	OUELLETTE EMILE F & JUNE D
2/27/1964	2806	0012	U	$0	BONIN DONALD C

Residential Card 1 Details

Occupancy	Story	Total Liv	Grade	Year Built	Condition	Beds
Single Family	1	912	03	1974	G	2

Model:	Residential	**Style:**	SPLITLEVEL
Roof Cover:	Asph/F Gls/Cmp	**Roof Type:**	Gable/Hip
Rooms:	**Beds:** 2 **Total:** 4	**Percent Good:**	84%
Interior Wall:	Drywall/Sheet	**Plumbing:**	**Full:** 1 **Half:** 0
Exterior Wall:	Vinyl Siding	**Heating Fuel:**	Oil
Interior Floor:	Average	**Heating Type:**	Hot Water





Building Sub-Areas (sq ft)

Code	Description	Gross Area	Living Area
BAS	First Floor	912	912
FRB	Basement,finished,raised	456	0
PTO	Patio	35	0
URB	Basement, Unfinished, Raised	456	0
WDK	Deck, Wood	378	0
Totals		**2,237**	**912**

Outbuildings and Extra Features

Code	Description	Size	Assessed Value
SHD1	SHED FRAME	120.00 S.F.	$1,900

Assessment History

Year	Land	Improvements	Total	Exemptions
2025	$131,300	$194,900	$326,200	$25,000
2024	$131,300	$194,900	$326,200	$0
2023	$122,200	$187,300	$309,500	$0
2022	$108,200	$172,900	$281,100	$0
2021	$94,300	$150,800	$245,100	$0
2020	$82,800	$121,700	$204,500	$0
2019	$82,800	$121,700	$204,500	$0
2018	$74,400	$108,800	$183,200	$0
2017	$66,700	$98,700	$165,400	$0
2016	$66,700	$98,700	$165,400	$0
2015	$66,700	$98,700	$165,400	$0
2014	$66,700	$98,700	$165,400	$0
2013	$66,700	$98,700	$165,400	$0
2012	$66,700	$98,700	$165,400	$0
2011	$66,700	$98,700	$165,400	$0
2010	$83,400	$96,500	$179,900	$0
2009	$83,400	$96,500	$179,900	$0
2008	$83,400	$96,500	$179,900	$0
2007	$83,400	$96,500	$179,900	$0
2006	$83,400	$96,500	$179,900	$0
2003	$41,100	$0	$105,100	$0

Map

