ADVANCED LEACHFIELDS

COMPREHENSIVE SEPTIC SYSTEM INSPECTION REPORT

Property Address: 675 Wolfe's Neck Road, Freeport

Inspection Date:
Thursday, June 11, 2026
Inspected By:
Josh Fournelle and Charlie Corriveau
Prepared For:
Tom Landsbergen

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: 5-bedrooms, 450-gallons per day

BEDROOMS IN DWELLING: 5

OCCUPANCY OF THE DWELLING: Currently occupied

FUTURE OCCUPANCY: Unknown

INSTALLATION DATE OF CURRENT SYSTEM IN USE: 2011

YEAR DWELLING WAS BUILT: 2012

WEATHER AT TIME OF INSPECTION: Sunny

GROUND CONDITIONS: Dry

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

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: Appeared to meet the state minimum setback requirements.

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept Health & Human Services
Div of Environmental Health . 11 SHS
(207) 287-5672 Fax: (207) 287-3165

PROPERTY LOCATION

City, Town, or Plantation	FREEPORT
Street or Road	WOLFS NECK RD.
Subdivision, Lot #	

OWNER/APPLICANT INFORMATION

Name (last, first, MI): MOLL, BRAD ☒ Owner ☐ Applicant

Mailing Address of Owner/Applicant: 36 CORTLAND RD. FREEPORT, ME 04032

Daytime Tel. #: 776 8908

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 or Applicant — Date

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

FREEPORT Date Permit Issued: 7/2/11 — PERMIT # 4523 TOWN COPY

$ 39.00 FEE ☐ If Double Fee Charged

L. Reeder. — Local Plumbing Inspector Signature — L.P.I. # 813

Municipal Tax Map # 24A Lot # 280-2

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

J.R. — Local Plumbing Inspector Signature — 9/29/11 (1st) date approved — (2nd) date approved

typical Plumb

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

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 (2000 gpd or more)
- ☐ 9. Engineered Treatment Tank (only)
- ☐ 10. Engineered Disposal Field (only)
- ☐ 11. Pre-treatment, specify: ____
- ☐ 12. Miscellaneous Components

SIZE OF PROPERTY
2 1/2 ± ☐ SQ. FT. ☒ ACRES

SHORELAND ZONING
☒ Yes ☐ No

DISPOSAL SYSTEM TO SERVE
- ☒ 1. Single Family Dwelling Unit, No. of Bedrooms: 5
- ☐ 2. Multiple Family Dwelling, No. of Units: ____
- ☐ 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: MONOLITHIC
  - CAPACITY: 1250 GAL. MINIMUM

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: 2000 ☐ sq. ft. ☐ lin. ft.

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

DESIGN FLOW
450 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

SOIL DATA & DESIGN CLASS
PROFILE 8 / CONDITION DI / DESIGN 4
at Observation Hole # TP2
Depth 9 "
of Most Limiting Soil Factor

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

EFFLUENT/EJECTOR PUMP
- ☐ 1. Not Required
- ☐ 2. May Be Required
- ☒ 3. Required

Specify only for engineered systems:
DOSE: ____ gallons

LATITUDE AND LONGITUDE
at center of disposal area
Lat. 43 d 40 m 44.3 s
Lon. 70 d 03 m 53.5 s
if g.p.s, state margin of error: ± 10'

SITE EVALUATOR STATEMENT

I certify that on 6/8/11 (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).

James A. Mancini — Site Evaluator Signature
247 — SE #
JUNE 11, 2011 — Date

JAMES A. MANCINI — Site Evaluator Name Printed
892 9498 — Telephone Number
E-mail Address

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

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

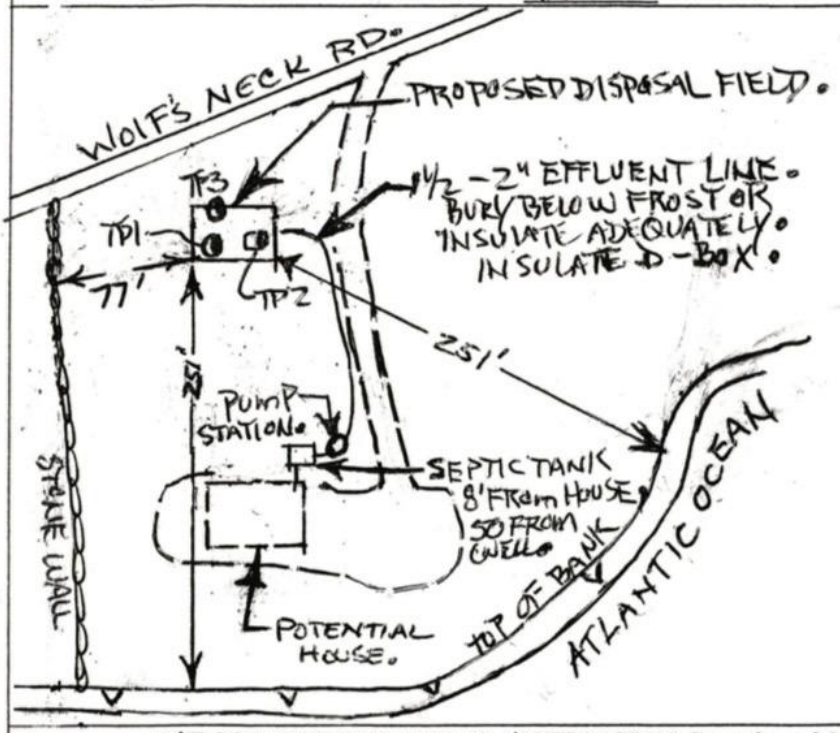
Maine Dept. Health & Human Services
Division of Environmental Health
(207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation: FREEPORT

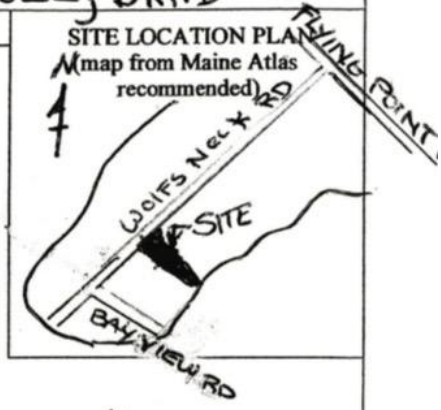
Street, Road, Subdivision: WOLFS NECK

Owner's Name: MOLL, BRAD

SITE PLAN Scale 1" = 100' ft. or as shown



SITE LOCATION PLAN (map from Maine Atlas recommended)



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	FRIABLE	BROWN 10YR 4/3	
10	SILT		LIGHT OLIVE BROWN	DISTINCT
20	CLAY	FIRM		
30				
40				
50				

Soil Classification: Profile	Condition	Slope	Limiting Factor	
8	D1	____ %	10.	[ ] Ground Water [ ] Restrictive Layer [ ] Bedrock [ ] Pit Depth

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		BROWNS	
10	LOAMY FINE SAND + SILTS	FIRM	GRAY	DISTINCT
20				
30				
40				
50				

Soil Classification: Profile	Condition	Slope	Limiting Factor	
8	D1	____ %	9.	[ ] Ground Water [ ] Restrictive Layer [ ] Bedrock [ ] Pit Depth

James H. Marcum — Site Evaluator Signature

247 — SE #

JUNE 11, 2011 — Date

WOLFS NECK RD.

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

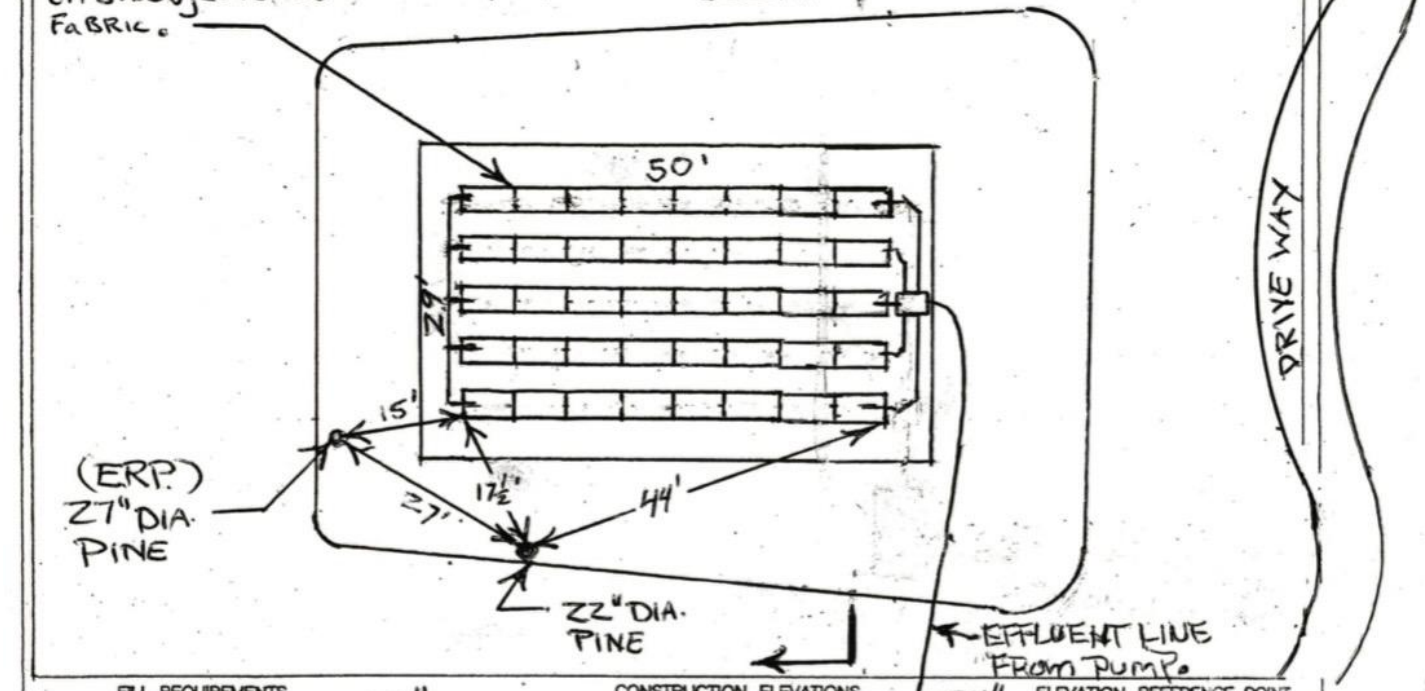
Department of Human Services
Division of Health Engineering
(207) 287-5672 FAX (207) 287-4172

Town, City, Plantation	Street, Road, Subdivision	Owner's Name
FREEPORT	WOLFS NECK RD	MOLL, BRAD

SUBSURFACE WASTEWATER DISPOSAL — SCALE 1" = 20 FT.

5 ROWS OF 8 CHAMBERS WITH 3' BETWEEN ROWS AND 3" OF STONE ON SIDES, COVERED WITH HAY OR FILTER FABRIC.

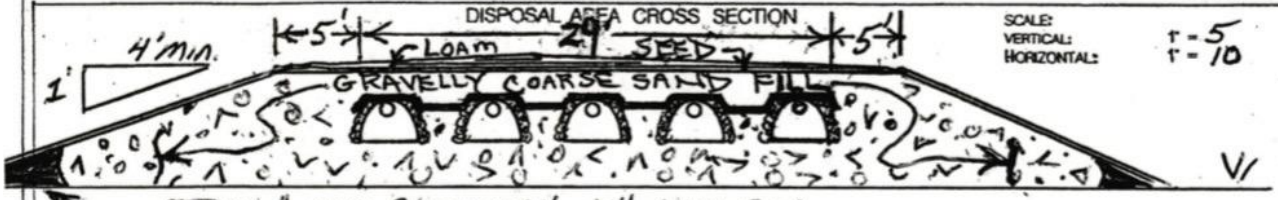
CROSS-SECTION



FILL REQUIREMENTS		CONSTRUCTION ELEVATIONS		ELEVATION REFERENCE POINT
Depth of Fill (Upslope)	36"	Finished Grade Elevation	-24"	Location & Description Nail in 27" DIA. PINE 62" ABOVE GRADE
Depth of Fill (Downslope)	46"	Top of Distribution Pipe or (Proprietary Device)	-35"	
		Bottom of Disposal Area	-50"	Reference Elevation ASSUMED

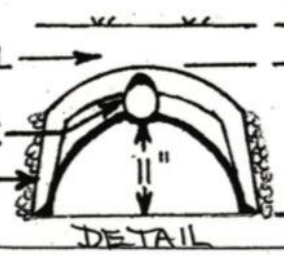
DISPOSAL AREA CROSS SECTION

SCALE: VERTICAL: 1" = 5; HORIZONTAL: 1" = 10



STRIP HUMUS BLEND FILL 4" INTO SOIL

CAP TOES W/ CLAY OR LOAM



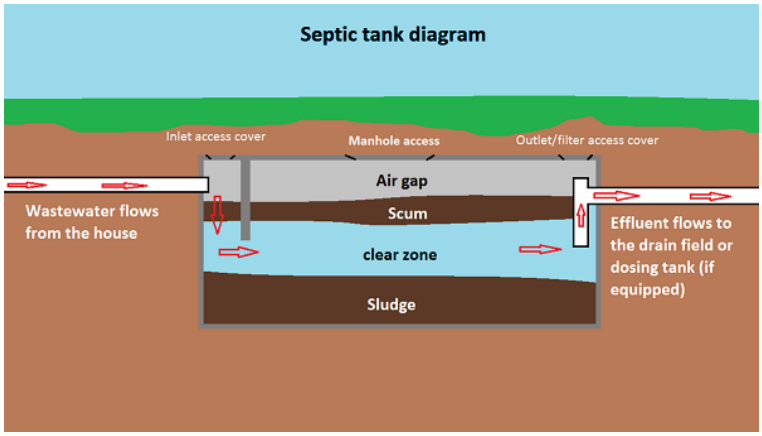
James H. Mancini — Site Evaluator Signature

247 — SE #

JUNE 11, 2011 — Date

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: Left side of the building
ESTIMATED SEPTIC TANK SIZE: 1250-gallon compartment septic/dosing tank
TANK CONSTRUCTED OF: Concrete
DEPTH TO TOP OF TANK: ~12"
WAS A RISER INSTALLED: Not needed
OUTLET BAFFLE PRESENT: Yes
CONDITION OF OUTLET BAFFLE: Satisfactory condition
EFFLUENT FILTER (IF APPLICABLE): Yes, the filter was cleaned and should be cleaned annually, or as necessary
LIQUID LEVEL IN THE TANK: Satisfactory, bottom of the outlet invert
EVIDENCE OF PAST HIGH LIQUID LEVELS: No
DATE LAST PUMPED: 2025
WAS THE TANK DUE FOR PUMPING: No
PIPE FROM THE BUILDING TO THE SEPTIC TANK: Satisfactory
PIPE EXITING THE TANK: Pipe was not scoped, pressurized pump line

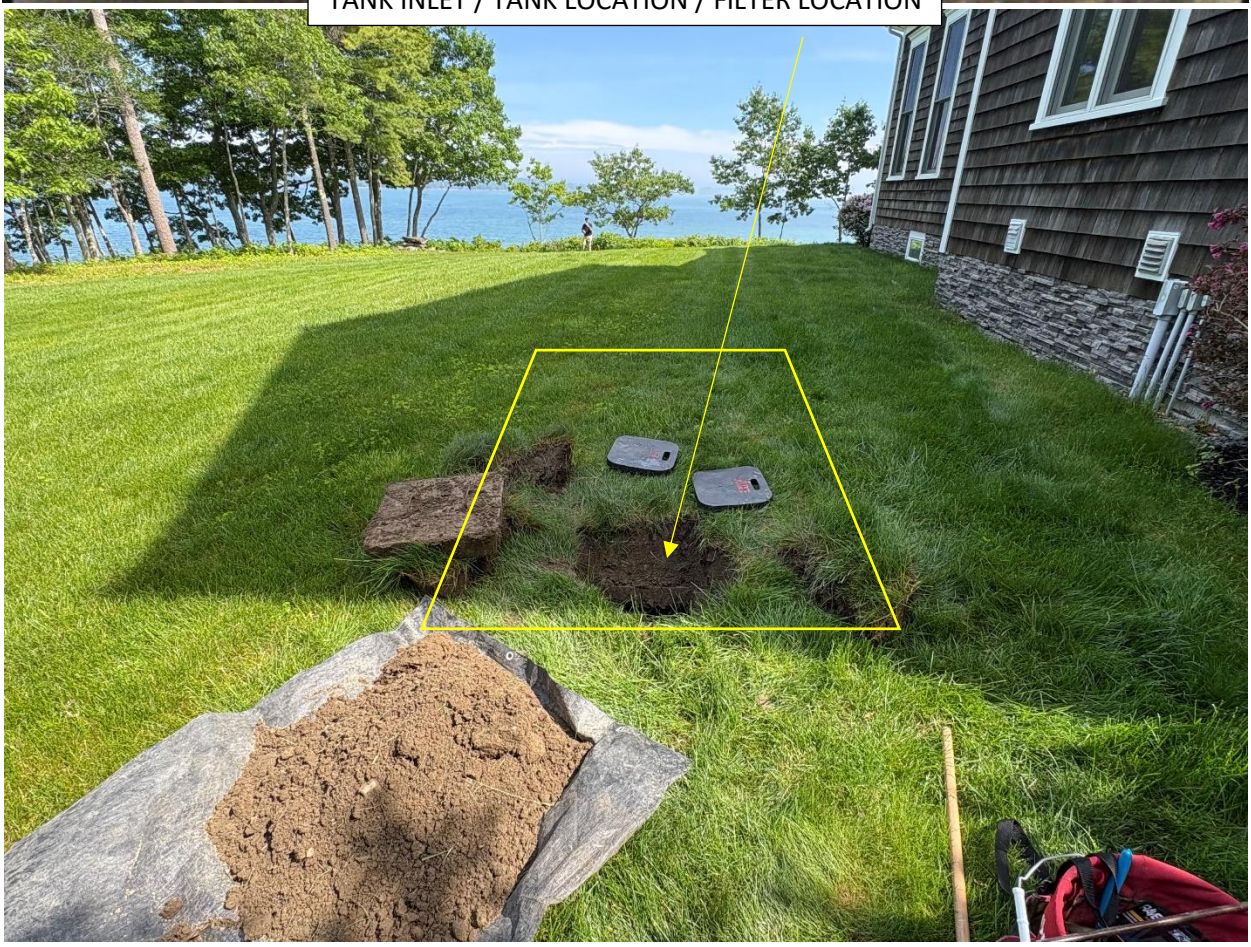
NOTABLE ITEMS (NOT ALL ITEMS REQUIRE CORRECTION SEE RECOMMENDATIONS BELOW):

- The septic tank was equipped with an effluent filter located in the outlet baffle. This filter needs to be cleaned annually or as necessary to prevent a backup on to the lawn or into the house.

RECOMMENDATIONS:

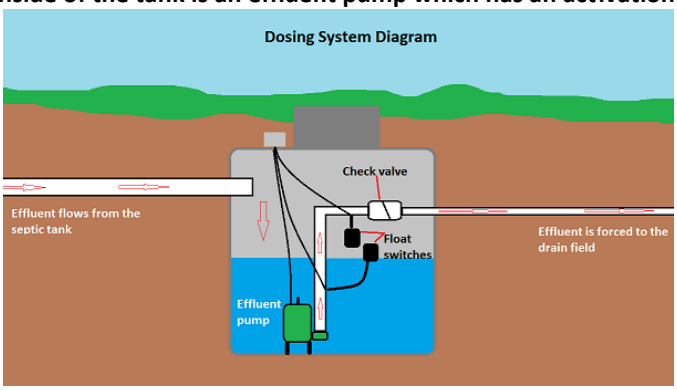
- We recommend cleaning the effluent filter annually or as necessary, preferably in the fall to prevent opening the tank in the winter. To clean the filter, open the tank outlet cover, remove the filter cartridge, spray clean with a hose and re-install.

TANK INLET / TANK LOCATION / FILTER LOCATION



DOSING TANK/COMPARTMENT

The dosing tank or compartment is either a stand-alone tank or compartment within the septic tank. Its purpose is to receive effluent from the septic tank and pump it to an elevated drain field. Inside of the tank is an effluent pump which has an activation float switch. As effluent enters the tank the switch will lift until it reaches it activation point. At that time the pump turns on and doses effluent to the field. As the effluent level in the tank lowers the switch will reach its deactivation point shutting the pump off. Then the cycle starts over. Also in the tank is a high-water alarm activation float (some older system prior to 1990 may not have a high-water alarm system) which will activate if the effluent level goes beyond the pump activation level. This is meant to sound an alarm panel in the building. Effluent pumps have an average usable life of 15 years.



OBSERVATIONS ON THE DAY OF THE INSPECTION

ESTIMATED DOSING TANK TYPE/SIZE: 50-gallon insert
DOSING TANK LOCATION: Compartment in the septic tank
DEPTH TO TOP OF TANK ACCESS COVER: 6"-12"
WAS A RISER INSTALLED: Not needed
OPERATION OF THE EFFLUENT PUMP: The pump activated and deactivated properly
AGE OF PUMP: Unknown
HIGH WATER ALARM PRESENT: Yes
IF YES, WAS IT FUNCTIONAL: Yes
LOCATION OF THE HIGH-WATER ALARM PANEL: In the basement above the plumbing cleanout

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

- The dosing tank appeared to be in satisfactory condition.

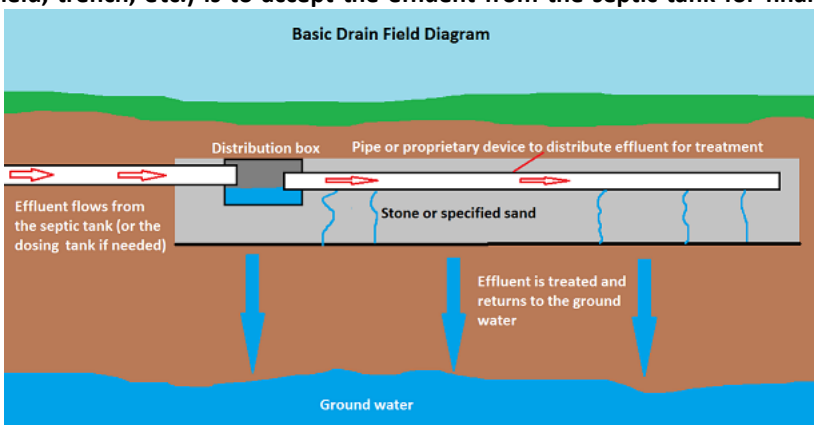
RECOMMENDATIONS:

- No recommendations. The tank appeared to be in satisfactory condition, and the dosing system was working properly.

PUMP COMPARTMENT WITH OUTLET FILTER

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: Mound, right side of the driveway

TYPE OF DRAIN FIELD: Plastic chambers- equal distribution

SIZE OF DRAIN FIELD/#OF ROWS: 5 rows

DISTRIBUTION BOX: A distribution box was present

IF PRESENT, BOX CONDITION: Satisfactory condition

WAS THERE HIGH EFFLUENT IN THE BOX: No

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

EFFLUENT LEVEL IN THE FIELD: Satisfactory; no ponding effluent observed

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.

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 / DISTRIBUTION BOX

INSIDE PLASTIC CHAMBERS

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