



Legacy
Properties

Sotheby's
INTERNATIONAL REALTY

60 HAMILTON WAY | YARMOUTH

Cousins Island

Set on the western shore of Cousins Island, this exceptional 2022 Shingle-Style residence captures sweeping Casco Bay views, spectacular sunsets, and the very best of Maine waterfront living. Designed by renowned architect Joseph Waltman and built by Ben Trout of Trademark, the 5,500+ square-foot home pairs timeless New England architecture with sophisticated interiors, walls of glass, a soaring great room with granite fireplace, and beautifully conceived indoor/outdoor spaces.

A three-season porch with stone fireplace, expansive deck, hot tub, fire pit, and deepwater dock create an extraordinary setting for summer days on the bay and evenings beneath the stars. Four en-suite bedrooms, an elevator, and a separate three-bedroom guest cottage offer exceptional flexibility; all on 1.4± beautifully landscaped acres just minutes from Yarmouth Village and 25 minutes from Portland.

Linda MacDonald Associates | 207.749.1215
LMA@BeautifulMaineHome.com

PROPERTY LOCATED AT: 60 Hamilton Way, Yarmouth, ME 04096**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 n/a ☐ Unknown
☒ Drilled ☐ Dug ☐ Other n/a

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: _____ Are test results available? ☐ Yes ☐ No~~
~~To your knowledge, have any test results ever been reported as unsatisfactory~~
~~or satisfactory with notation? ☐ Yes ☐ No~~
~~If Yes, are test results available? ☐ Yes ☐ No~~
~~What steps were taken to remedy the problem? _____~~

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: Back corner of garage

Installed by: Scott Temple Well Company

Date of Installation: 2020

USE: Number of persons currently using system: 1

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

Comments: In 2022, Culligan installed a point of use (POU) reverse osmosis system in main house kitchen for seller preference.

Source of Section I information: Seller

Buyer Initials _____

Page 1 of 8

Seller Initials

DS
HPT
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PROPERTY LOCATED AT: 60 Hamilton Way, Yarmouth, ME 04096**SECTION II - WASTE WATER DISPOSAL**TYPE OF SYSTEM: ☐ Public ☒ Private ☐ Quasi-Public n/a ☐ 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: n/a
☐ Overboard Discharge (38 MRS Section 413(3) and (3-A))Tank Size: ☐ 500 Gallon ☒ 1000 Gallon ☐ Unknown ☐ Other: n/aTank Type: ☒ Concrete ☐ Metal ☐ Unknown ☐ Other: n/aLocation: Garden bed next to hot tub OR ☐ UnknownDate installed: 2022 Date last pumped: _____ Name of pumping company: _____Have you experienced any malfunctions? ☐ Yes ☒ NoIf Yes, give the date and describe the problem: n/aDate of last servicing of tank: n/a Name of company servicing tank: n/aLeach Field: ☒ Yes ☐ No ☐ UnknownIf Yes, Location: Between main house and guest cottageDate of installation of leach field: 2022 Installed by: RL MorrisonDate of last servicing of leach field: n/a Company servicing leach field: n/aHave you experienced any malfunctions? ☐ Yes ☒ NoIf Yes, give the date and describe the problem and what steps were taken to remedy: n/aDo you have records of the design indicating the # of bedrooms the system was designed for? ☒ Yes ☐ NoIf Yes, are they available? ☒ Yes ☐ NoIs System located in a Shoreland Zone? ☒ Yes ☐ No ☐ UnknownComments: 4BR septic designSource of Section II information: Seller

Buyer Initials _____

Page 2 of 8

Seller Initials DS DS
HPH TBH

PROPERTY LOCATED AT: 60 Hamilton Way, Yarmouth, ME 04096**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	Radiant	Heat Pumps (5)		
Age of system(s) or source(s)	2020	2023		
TYPE(S) of Fuel	propane	electric		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	2650 gallons	included in CMP bill		
Name of company that services system(s) or source(s)	New Energy Solutions	Royal River Heat Pumps		
Date of most recent service call	08/03/2026	none		
Malfunctions per system(s) or source(s) within past 2 years	Replaced expansion tank	none		
Other pertinent information	all three floors and garage	living room all bedrooms		

Are there fuel supply lines? ☒ Yes ☐ No ☐ UnknownAre any buried? ☒ Yes ☐ No ☐ UnknownAre all sleeved? ☒ Yes ☐ No ☐ UnknownChimney(s): ☒ Yes ☐ NoIf Yes, are they lined: ☒ Yes ☐ No ☐ UnknownIs more than one heat source vented through one flue? ☐ Yes ☒ No ☐ UnknownHad a chimney fire: ☐ Yes ☒ No ☐ UnknownHas chimney(s) been inspected? ☒ Yes ☐ No ☐ UnknownIf Yes, date: 2022

Date chimney(s) last cleaned: _____

Direct and/or Power Vent(s): ☐ Yes ☐ No ☐ UnknownHas vent(s) been inspected? ☐ Yes ☐ No ☐ Unknown

If Yes, date: _____

Comments: **none**Source of Section III information: **Seller****SECTION IV - HAZARDOUS MATERIAL**

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

A. UNDERGROUND STORAGE TANKS - Are there now, or have there ever been, any underground storage tanks on the property? ☒ Yes ☐ No ☐ UnknownIf Yes, are tanks in current use? ☒ Yes ☐ No ☐ UnknownIf 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 ☐ No ☐ UnknownAre tanks registered with DEP? ☐ Yes ☐ No ☒ UnknownAge of tank(s): 2020 Size of tank(s): 1000 gallonsLocation: between main house and guest house, next to garden/walkway

Buyer Initials _____

Page 3 of 8

Seller Initials

DS
HPT

DS
TBT

PROPERTY LOCATED AT: 60 Hamilton Way, Yarmouth, ME 04096What materials are, or were, stored in the tank(s)? propaneHave you experienced any problems such as leakage: ☐ Yes ☒ No ☐ UnknownComments: shared with Guest CottageSource 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 ☐ UnknownIn the ceilings? ☐ Yes ☒ No ☐ UnknownIn the siding? ☐ Yes ☒ No ☐ UnknownIn the roofing shingles? ☐ Yes ☒ No ☐ UnknownIn flooring tiles? ☐ Yes ☒ No ☐ UnknownOther: n/a ☐ Yes ☐ No ☐ UnknownComments: none knownSource of information: Seller**C. RADON/AIR** - 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: noneSource 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: noneSource of information: Seller**E. METHAMPHETAMINE** - Current or previously existing:☐ Yes ☒ No ☐ UnknownComments: none knownSource of information: Seller

Buyer Initials _____

Page 4 of 8

Seller Initials DS APH DS TBH

PROPERTY LOCATED AT: 60 Hamilton Way, Yarmouth, ME 04096

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: n/a

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: none

Source of information: Seller

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☒ No ☐ Unknown

LAND FILL: ☐ Yes ☒ No ☐ Unknown

RADIOACTIVE MATERIAL: ☐ Yes ☒ No ☐ Unknown

Other: 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: see Deed

Source of information: Deed, Public Record

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? Hamilton Way homeowners

Road Association Name (if known): None - Information association for road maintenance only - \$800/annual

Source of information: Seller

Buyer Initials _____

Page 5 of 8

Seller Initials DS APH DS TBA

PROPERTY LOCATED AT: 60 Hamilton Way, Yarmouth, ME 04096**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 ☐ UnknownIf Yes, explain: n/aHave any flood events affected a structure on the property? ☐ Yes ☒ No ☐ UnknownIf Yes, explain: n/aHas any flood-related damage to a structure occurred on the property? ☐ Yes ☒ No ☐ UnknownIf Yes, explain: n/aHas there been any flood insurance claims filed for a structure on the property? ☐ Yes ☒ No ☐ UnknownIf Yes, indicate the dates of each claim: n/aHas 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 ☐ UnknownIf Yes, indicate the date of each payment: n/aIs 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?

A portion of the shoreline is in flood zone AE. The house is not.Relevant Panel Number: 23005C0544F Year: 2024 (Attach a copy)Comments: noneSource of Section VI information: FEMA, Public Record, Seller

Buyer Initials _____

Page 6 of 8

Seller Initials

DS HPH	DS TBH
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PROPERTY LOCATED AT: 60 Hamilton Way, Yarmouth, ME 04096**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: n/aIs 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: none knownEquipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: Buried propane tank leased w/Dead River shared w/guest cottageYear Principal Structure Built: 2022 What year did Seller acquire property? 2012Roof: Year Shingles/Other Installed: 2022Water, moisture or leakage: noneComments: none

Foundation/Basement:

Is there a Sump Pump? ☐ Yes ☒ No ☐ UnknownWater, moisture or leakage since you owned the property: ☐ Yes ☒ No ☐ UnknownPrior water, moisture or leakage? ☐ Yes ☒ No ☐ UnknownComments: noneMold: Has the property ever been tested for mold? ☐ Yes ☒ No ☐ Unknown~~If Yes, are test results available? ☐ Yes ☐ No~~Comments: noneElectrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: n/a ☐ UnknownComments: noneHas all or a portion of the property been surveyed? ☒ Yes ☐ No ☐ UnknownIf Yes, is the survey available? ☒ Yes ☐ No ☐ Unknown

Manufactured Housing - Is the residence a:

Mobile Home ☐ Yes ☒ No ☐ UnknownModular ☐ Yes ☒ No ☐ Unknown

Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure

..... ☐ Yes ☒ No ☐ UnknownComments: none

Buyer Initials _____

Page 7 of 8

Seller Initials DS HPH DS TBA

PROPERTY LOCATED AT: 60 Hamilton Way, Yarmouth, ME 04096

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: none

Source of Section VII information: Seller

SECTION VIII - ADDITIONAL INFORMATION

Deep-water dock, generator, elevator, electric car charger, guest cottage, sauna, hot tub, and artist studio.

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:
Henry P. Hamrock 8/24/2026
2CA4D8EC2C57402...
SELLER DATE
Henry Hamrock

DocuSigned by:
Tamson Bickford Hamrock 8/24/2026
194EDC0BD56D42A...
SELLER DATE
Tamson Bickford Hamrock

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

PROPERTY LOCATED AT: 60 Hamilton Way, Yarmouth - Guest Cottage

PROPERTY DISCLOSURE

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

SECTION I - WATER SUPPLY

TYPE OF SYSTEM: ☐ Public ☒ Private ☐ Seasonal n/a ☐ Unknown
☐ Drilled ☐ Dug ☐ Other n/a

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: Are test results available? .. ☐ Yes ☐ No~~
~~To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notation? ☐ Yes ☐ No~~
~~If Yes, are test results available? ☐ Yes ☐ No~~
~~What steps were taken to remedy the problem?~~

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: left side of cottage driveway entry - surrounded by stones
Installed by: unknown
Date of Installation: unknown
USE: Number of persons currently using system: 2
Does system supply water for more than one household? ☐ Yes ☒ No ☐ Unknown

Comments: none

Source of Section I information: Seller DS HPH DS TBH
Buyer Initials _____ Page 1 of 8 Seller Initials _____

PROPERTY LOCATED AT: 60 Hamilton Way, Yarmouth - Guest Cottage

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	Heat Pumps (2)	BB	Fireplace (2)	
Age of system(s) or source(s)	2026	1973	2013 +/-	
TYPE(S) of Fuel	Electric	Electric	Propane	
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	\$376/month average	see system 1	* see main house	
Name of company that services system(s) or source(s)	Royal River Heat Pumps			
Date of most recent service call	none - new			
Malfunctions per system(s) or source(s) within past 2 years	none		none	
Other pertinent information	Living room and 2nd flr Bedroom		originally wood-burning living room/LL family rm	

Are there fuel supply lines? ☒ Yes ☐ No ☐ UnknownAre any buried? ☒ Yes ☐ No ☐ UnknownAre all sleeved? ☒ Yes ☐ No ☐ UnknownChimney(s): ☒ Yes ☐ NoIf Yes, are they lined: ☐ Yes ☐ No ☒ UnknownIs more than one heat source vented through one flue? ☐ Yes ☐ No ☒ UnknownHad a chimney fire: ☐ Yes ☒ No ☐ UnknownHas chimney(s) been inspected? ☐ Yes ☒ No ☐ UnknownIf Yes, date: n/aDate chimney(s) last cleaned: unknownDirect and/or Power Vent(s): ☐ Yes ☐ No ☐ UnknownHas vent(s) been inspected? ☐ Yes ☐ No ☐ Unknown

If Yes, date: _____

Comments: 2019 - added Rinnai on demand water heater - propane shared with main houseSource 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 ☐ UnknownIf Yes, are tanks in current use? ☒ Yes ☐ No ☐ UnknownIf no longer in use, how long have they been out of service? n/aIf tanks are no longer in use, have tanks been abandoned according to DEP? ☐ Yes ☐ No ☐ UnknownAre tanks registered with DEP? ☐ Yes ☐ No ☒ UnknownAge of tank(s): 2020 Size of tank(s): 1000 gallonsLocation: Lawn between main house and guest cottage

Buyer Initials _____

Page 3 of 8

Seller Initials DS APH DS TBA

PROPERTY LOCATED AT: 60 Hamilton Way, Yarmouth - Guest Cottage

SECTION II - WASTE WATER DISPOSALTYPE OF SYSTEM: ☐ Public ☒ Private ☐ Quasi-Public n/a ☐ 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: n/a☐ Overboard Discharge (38 MRS Section 413(3) and (3-A))Tank Size: ☐ 500 Gallon ☐ 1000 Gallon ☒ Unknown ☐ Other: n/aTank Type: ☐ Concrete ☐ Metal ☒ Unknown ☐ Other: n/aLocation: near the brick patio facing the water OR ☐ UnknownDate installed: unknown Date last pumped: unknown Name of pumping company: n/aHave you experienced any malfunctions? ☐ Yes ☒ NoIf Yes, give the date and describe the problem: n/aDate of last servicing of tank: unknown Name of company servicing tank: unknownLeach Field: ☐ Yes ☐ No ☒ UnknownIf Yes, Location: unknownDate of installation of leach field: unknown Installed by: unknownDate of last servicing of leach field: unknown Company servicing leach field: unknownHave you experienced any malfunctions? ☐ Yes ☒ NoIf Yes, give the date and describe the problem and what steps were taken to remedy: n/aDo you have records of the design indicating the # of bedrooms the system was designed for? ☐ Yes ☒ NoIf Yes, are they available? ☐ Yes ☒ NoIs System located in a Shoreland Zone? ☐ Yes ☐ No ☒ UnknownComments: noneSource of Section II information: Seller

Buyer Initials _____

Page 2 of 8

Seller Initials DS HPH DS TBH

PROPERTY LOCATED AT: 60 Hamilton Way, Yarmouth - Guest Cottage

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

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

Comments: shared with main house - for water heater and fireplaces only

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 ☐ UnknownIn the ceilings? ☐ Yes ☒ No ☐ UnknownIn the siding? ☐ Yes ☒ No ☐ UnknownIn the roofing shingles? ☐ Yes ☒ No ☐ UnknownIn flooring tiles? ☐ Yes ☒ No ☐ UnknownOther: n/a ☐ Yes ☐ No ☐ Unknown

Comments: none known

Source of information: Seller

C. RADON/AIR - 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 ☐ UnknownAre test results available? ☐ Yes ☐ No

Results/Comments: none

Source of information: Seller

D. RADON/WATER - Current or previously existing:Has the property been tested? ☐ Yes ☒ No ☐ Unknown

If Yes: Date: _____ By: _____

Results: _____

If applicable, what remedial steps were taken? _____

Has the property been tested since remedial steps? ☐ Yes ☐ No ☐ UnknownAre test results available? ☐ Yes ☐ No

Results/Comments: none

Source of information: Seller

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

Comments: none known

Source of information: Seller

Buyer Initials _____

Page 4 of 8

Seller Initials

DS
HPTDS
TBA

PROPERTY LOCATED AT: 60 Hamilton Way, Yarmouth - Guest Cottage

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: n/a

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

If Yes, describe: none known

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

Comments: none

Source of information: Seller

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☐ No ☒ Unknown

LAND FILL: ☐ Yes ☐ No ☒ Unknown

RADIOACTIVE MATERIAL: ☐ Yes ☐ No ☒ Unknown

Other: 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: see Deed

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 ☒ No ☐ Unknown

If No, who is responsible for maintenance? Hamilton Way Homeowners

Road Association Name (if known): None - Informal association for road maintenance only - approximately \$800/annual

Source of information: Seller

Buyer Initials _____

Page 5 of 8

Seller Initials DS HPH DS TBA

PROPERTY LOCATED AT: 60 Hamilton Way, Yarmouth - Guest Cottage

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 ☐ UnknownIf Yes, explain: n/aHave any flood events affected a structure on the property? ☐ Yes ☒ No ☐ UnknownIf Yes, explain: n/aHas any flood-related damage to a structure occurred on the property? ☐ Yes ☒ No ☐ UnknownIf Yes, explain: n/aHas there been any flood insurance claims filed for a structure on the property? ☐ Yes ☒ No ☐ UnknownIf Yes, indicate the dates of each claim: n/aHas 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 ☐ UnknownIf Yes, indicate the date of each payment: n/aIs 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?

Small portion of the shoreline is in Flood Zone AERelevant Panel Number: 23005C0544F Year: 2024 (Attach a copy)Comments: noneSource of Section VI information: FEMA, Public Records, Seller

Buyer Initials _____

Page 6 of 8

Seller Initials _____

DS
HPTDS
TBA

PROPERTY LOCATED AT: 60 Hamilton Way, Yarmouth - Guest Cottage

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: n/a

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, photovoltaics, wind turbines): Type: Buried propane tank leased w/Dead River, shared with main house

Year Principal Structure Built: 1974 What year did Seller acquire property? 2012

Roof: Year Shingles/Other Installed: 2013

Water, moisture or leakage: 2016 - 1x leak in guest cottage 2nd floor bedroom ceiling - chimney repointed/reflashed - no issues since.

Comments: none

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: 2025 - Basement Improvements, LLC installed waterproofing system - no issues since

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

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

Comments: none

Electrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: n/a ☐ Unknown

Comments: none

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

Buyer Initials _____

Page 7 of 8

Seller Initials

DS DS
 HPA TBA

PROPERTY LOCATED AT: 60 Hamilton Way, Yarmouth - Guest Cottage

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: none

Source of Section VII information: Seller

SECTION VIII - ADDITIONAL INFORMATION

2025 - seller replaced front door and library window.

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:
Henry P. Hamrock
8/24/2026
SELLER DATE

DocuSigned by:
Tamson Bickford Hamrock
8/24/2026
SELLER DATE

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

National Flood Hazard Layer FIRMMette

DS
HPH

DS
TBA



70°9'9"W 43°45'46"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

70°8'31"W 43°45'20"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D

OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall

OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature

MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **8/12/2026 at 1:03 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

HPA

TBA

Town of Yarmouth Public Map Viewer



8/12/2026, 9:10:35 AM

- ArcGIS World Geocoding Service

Parcel ID's

Town Boundary (USGS, MEGIS)

Parcels

Public Trails

Multi-use

Future Multi-use

Hiking

Water trail

Other

Zoning

Route 1 Corridor

Village Center

Village 2

Village 3

General Development

Low Density Residential

Medium Density Residential

Rural Residential

Commercial

Commercial 2

Commercial 3

NYA Campus Special District

Industrial

Water Oriented Commercial

Water Oriented Commercial 2

Water Oriented Commercial 3

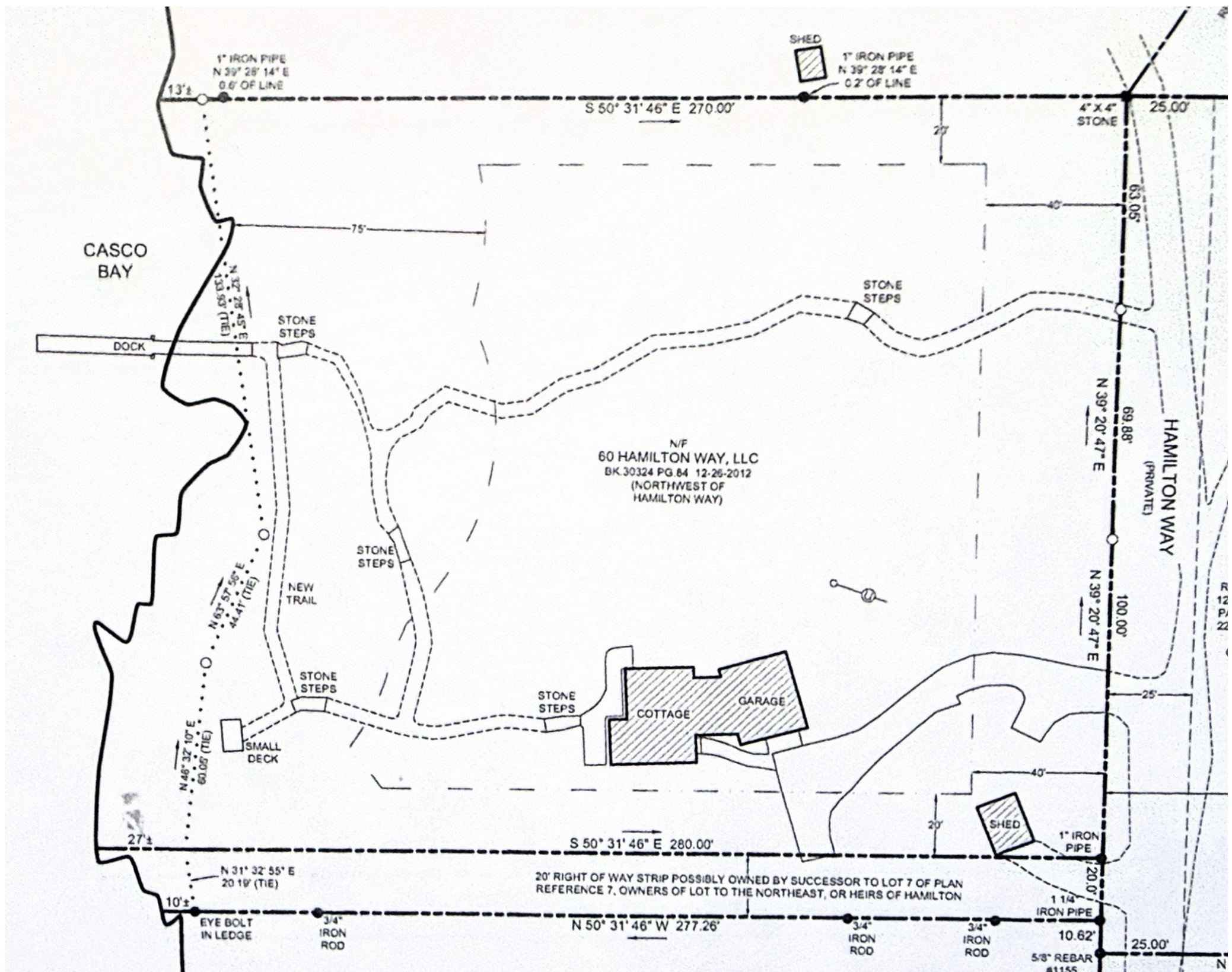
Resource Protection

Parcel Mailing Labels
- 1:830

037.575150 ft

0102040 m

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Town of Yarmouth
- Town of Yarmouth
Town of Yarmouth



SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

CK1193
Maine Dept. Health & Human Services
Div of Environmental Health, 11 SHS
(207) 287-2070 FAX (207) 287-4172

PROPERTY LOCATION

City, Town, or Plantation	YARMOUTH; COUSINS ISLAND
Street or Road	60 HAMILTON WAY
Subdivision, Lot #	
OWNER/APPLICANT INFORMATION	
Name (last, first, MI)	HAMROCK TAMSON ☒ Owner ☐ Applicant
Mailing Address of Owner/Applicant	50 HAMILTON WAY YARMOUTH, ME 04096
Daytime Tel. #	917-733-5177

STATE

Town of Yarmouth

Permit # 4748

Date Permit Issued 10/8/2020 Fee: \$ 250.00
☐ Double Fee Charged

Local Plumbing Inspector Signature

L.P.I. # 11271

Municipal Tax Map # 53 Lot # 29

OWNER OR APPLICANT STATEMENT

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

Signature of Owner/Applicant

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. <25% Expansion ☐ b. >25% Expansion ☐ 4. Experimental System ☐ 5. Seasonal Conversion	THIS APPLICATION REQUIRES ☒ 1. No Rule Variance ☐ 2. First Time System Variance ☐ a. Local Plumbing Inspector Approval ☐ b. State & Local Plumbing Inspector Approval ☐ 3. Replacement System Variance ☐ a. Local Plumbing Inspector Approval ☐ b. State & Local Plumbing Inspector Approval ☐ 4. Minimum Lot Size Variance ☐ 5. Seasonal Conversion Permit	DISPOSAL SYSTEM COMPONENTS ☒ 1. Complete Non-Engineered System ☐ 2. Primitive System (graywater & alt toilet) ☐ 3. Alternative Toilet, specify: _____ ☐ 4. Non-Engineered Treatment Tank (only) ☐ 5. Holding Tank, _____ gallons ☐ 6. Non-Engineered Disposal Field (only) ☐ 7. Separated Laundry System ☐ 8. Complete Engineered System (2000gpd+) ☐ 9. Engineered Treatment Tank (only) ☐ 10. Engineered Disposal Field (only) ☐ 11. Pre-treatment, specify: _____ ☐ 12. Miscellaneous components
SIZE OF PROPERTY 1.4 ☐ SQ. FT. ☒ ACRES	DISPOSAL SYSTEM TO SERVE ☒ 1. Single Family Dwelling Unit, No. of Bedrooms: 4 ☐ 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: _____
SHORELAND ZONING ☒ Yes ☐ No		

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

TREATMENT TANK ☒ 1. Concrete ☒ a. Regular ☐ b. Low Profile ☐ 2. Plastic ☐ 3. Other: _____ CAPACITY: 1000 GAL SEE NOTE ON PAGE 3	DISPOSAL FIELD TYPE & SIZE ☐ 1. Stone Bed ☐ 2. Stone Trench ☒ 3. Proprietary Device ☐ a. Cluster array ☒ c. Linear ☒ b. Regular ☐ d. H-20 loaded ☐ 4. Other: _____ SIZE: 1344 sq. ft. ☐ lin. ft. 28 ELJEN GSF UNITS	GARBAGE DISPOSAL UNIT ☒ 1. No ☐ 2. Yes ☐ 3. Maybe If Yes or Maybe, specify one below: ☐ a. Multi-compartment tank ☐ b. _____ tanks in series ☐ c. Increase in tank capacity ☐ d. Filter on tank outlet	DESIGN FLOW 360 gallons per day BASED ON: ☒ 1. Table 4A (dwelling unit(s)) ☐ 2. Table 4C (other facilities) SHOW CALCULATIONS for other facilities PROPOSED 4 BEDROOMS AT 90 GALLONS PER DAY EACH
SOIL DATA & DESIGN CLASS PROFILE CONDITION 2 / AIII at Observation Hole # TB D Depth 19" of Most Limiting Soil Factor	DISPOSAL FIELD SIZING ☐ 1. Medium - 2.6 sq.ft./gpd ☒ 2. Medium-Large - 3.3 sq.ft./gpd ☐ 3. Large - 4.1 sq.ft./gpd ☐ 4. Extra-Large - 5.0 sq.ft./gpd	EFFLUENT/EJECTOR PUMP ☐ 1. Not required ☒ 2. May be required ☐ 3. Required Specify only for engineered systems: SEE NOTE ON PAGE 3 DOSE: _____ gallons	LATITUDE AND LONGITUDE at center of disposal area Lat. N43 d 45 m 33.78 s Lon. W70 d 8 m 49.40 s if g.p.s., state margin of error

SITE EVALUATOR STATEMENT

I certify that on 2/4/2020 (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 Subsurface Wastewater Disposal Rules (10-144A CMR 241).

Site Evaluator Signature

352
SE #

2/19/2020
Date

BRADY A. FRICK

Site Evaluator Name Printed

(207) 839-5563

Telephone Number

BRADY@ALBERTFRICK.COM

E-mail Address

ALBERT FRICK ASSOCIATES - 3808 MAIN STREET, GORHAM, MAINE 04038 - (207) 839-5563

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

Page 1 of 3
HHE-200 Rev. 11/2013

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

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

Observation Hole TB5 ☐ Test Pit ☒ Boring
 _____ " Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
TB A = 24" TO REFUSAL / BEDROCK			
TB B = 24" TO REFUSAL / BEDROCK			
TB C = 30" TO REFUSAL / BEDROCK			
TB D = 19" TO REFUSAL / BEDROCK			
TB E = 32" TO REFUSAL / BEDROCK			

DEPTH BELOW MINERAL SOIL SURFACE (inches)

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

Page 2 of 3
HHE-200 Rev C2/11

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Health and Human Services
Division of Environmental Health
(207) 287-2070 FAX (207) 287-4122

Town/City/Plantation
YARMOUTH; COUSINS ISLAND

Street/Road/Subdivision
60 HAMILTON WAY

Owner's Name
TAMSON HAMROCK

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

SUBSURFACE WASTEWATER DISPOSAL PLAN

SCALE 1" = 20' FT.

IF PUMPING USE
1 1/2" TO 2" DIA.
EFFLUENT LINE BURIED
BELOW FROST OR INSULATE
TO PROTECT FROM FREEZING
OR IF GRAVITY FLOW USE
4" DIA. SDR35 SOLID PVC
(ASSURE WATERTIGHTNESS)

APPROX. PROPOSED
PRINCIPAL
STRUCTURE
(MIN. 20' FROM
DISPOSAL AREA)

PUMP STATION
(IF NEEDED)

NEW 1000 GALLON CONCRETE
SEPTIC TANK LOCATE
WHERE FEASIBLE, 8' MIN.
FROM BUILDING STRUCTURE
SET AT HIGH ENOUGH ELEVATION
TO PROVIDE GRAVITY FLOW
OR PROVIDE PUMP STATION

DISTRIBUTION
BOX (BOTTOM
FEED IF PUMPING)
INSULATE PER CODE

CROSS
SECTION

EXISTING GRADE
AT CORNER

EXISTING
ACCESSORY
STRUCTURE

ERP: BOTTOM OF SIDING
9" ABOVE BRICK

PROPOSED DISPOSAL AREA
(4 ROWS OF 7 ELJEN
GSF UNITS EACH)

NOTE: DOUBLE PERFORATED
PIPE ENTIRE LENGTH OF
ROWS 1 & 3 FOR OVERFLOW. LAID
ADJACENT TO DISTRIBUTION
PIPE (SEE DETAIL BELOW)

0 10 20
GRAPHIC SCALE

FILL REQUIREMENTS

Depth of Fill (Upslope) : 23" - 27"
Depth of Fill (Downslope) : 29" - 38"
DEPTHS AT CROSS-SECTION (shown below)

CONSTRUCTION ELEVATIONS

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

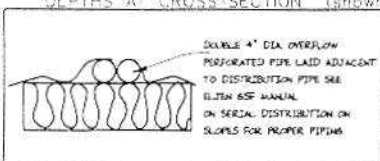
ELEVATION REFERENCE POINT

Location & Description BOTTOM OF
SIDING, 9" ABOVE BRICK
Reference Elevation is: 0.0' or -----

SEE
DETAIL
BELOW

DISPOSAL AREA CROSS SECTION

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



FILL EXT. SHOULDER 5' 15' 5' FILL EXT. SHOULDER
SHOULDER

GRAVELLY COARSE SAND

CAP TOE OF FILL
WITH SANDY LOAM
MATERIAL TO PREVENT
WASTEWATER BREAKOUT

SEE ELJEN GSF MANUAL
ON SERIAL DISTRIBUTION ON
SLOPES FOR PROPER PIPING

DEPTH BELOW ERP:

ROW 1

FINISHED GRADE

CLEAN FILL

GEOTEXTILE FABRIC

OVER 4" DIA. PERF. PIPE

ELJEN GSF UNIT

SPECIFIED SAND (SEE NOTE)

2 3 4

-3" -9" -15" -21"

-15" -21" -27" -33"

-19" -25" -31" -37"

-26" -32" -38" -44"

-32" -38" -44" -50"

SCARIFY (SEE NOTE ABOVE)

NOTE: SPECIFIED SAND: ASTM SPECS,
WITH LESS THAN 10% PASSING A #100 SIEVE
AND LESS THAN 5% PASSING A #200 SIEVE
(THE SAND 6" UNDER, BETWEEN ROWS AND
1' AROUND THE PERIMETER OF THE GSF UNITS)

Site Evaluator Signature

352
SE *

Date

Page 3 of 3
HHL-200 Rev. 02/11



Albert Frick Associates, Inc.
Soil Scientists & Site Evaluators
380-B Main Street Gorham, Maine 04038
(207) 839-5563

YARMOUTH; COUSINS ISLAND

60 HAMILTON WAY

TAMSON HAMROCK

TOWN

LOCATION

APPLICANT'S NAME

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

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

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

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

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

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

6) All septic tanks, pump stations and additional treatment tanks shall be installed to prevent ground water and surface water infiltration. Risers and covers should be properly installed to provide access while preventing surface water intrusion to within 6" of a finished ground surface.

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

YARMOUTH, COUSINS ISLAND	60 HAMILTON WAY	TAMSON HAMROCK
TOWN	LOCATION	APPLICANT'S NAME

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

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

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

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

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

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

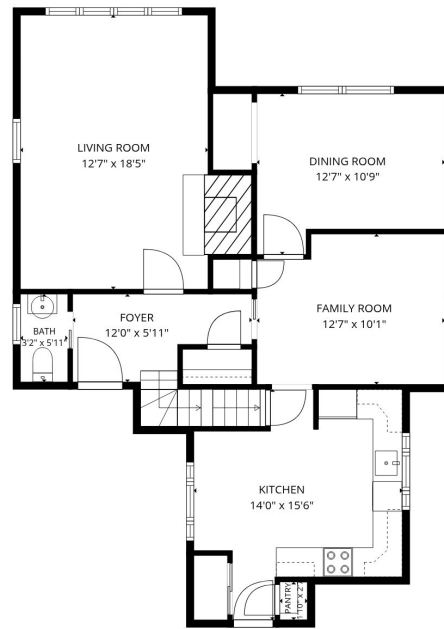
13) Do not install systems on loamy, silty, or clayey soils during wet periods since soil smearing/glazing may seal off the soil interface.

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

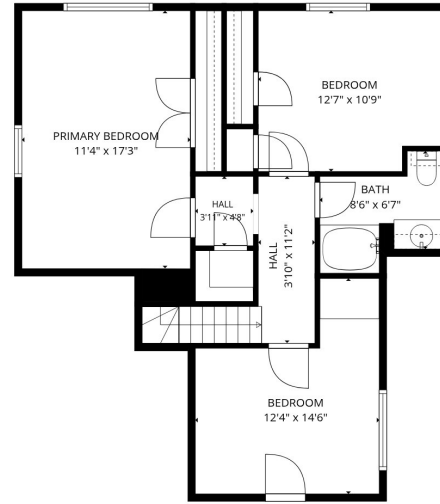
15) If an advanced wastewater treatment unit is part of the design, the system shall be operated and maintained per manufacturer's specifications.



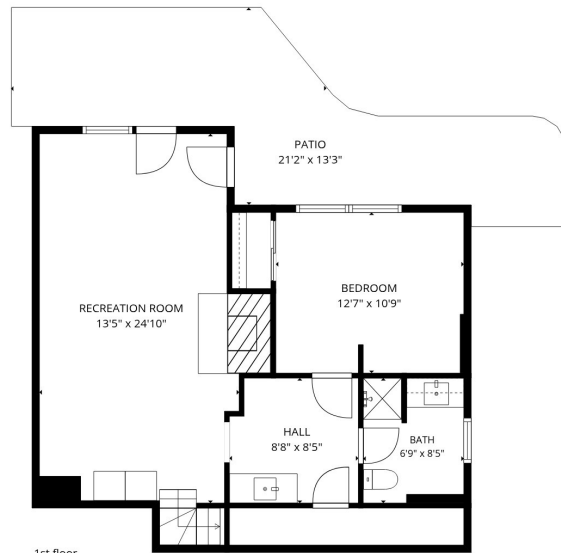
Albert Frick Associates, Inc.
Soil Scientists & Site Evaluators
380B Main Street Gorham, Maine 04038
(207) 576-2227



2nd floor



3rd floor

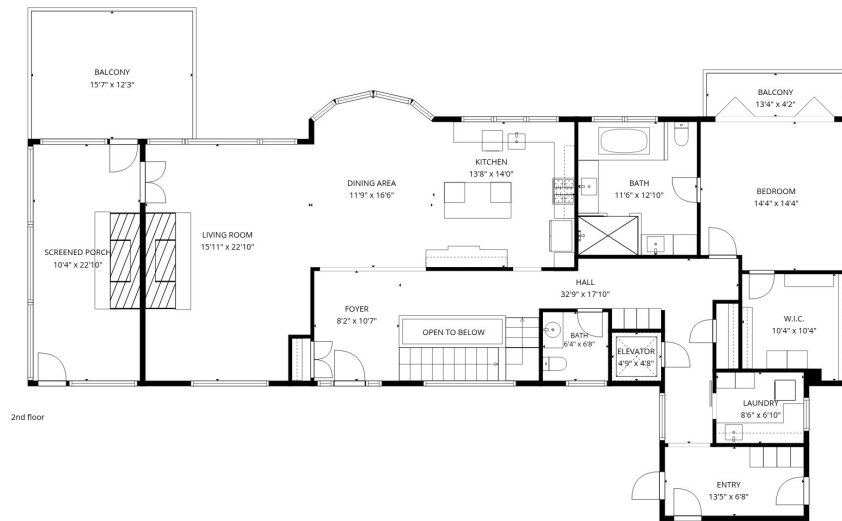


1st floor

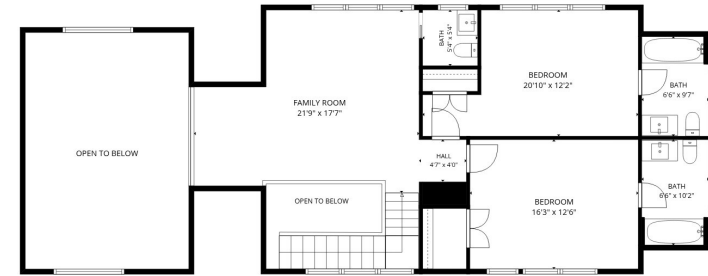
TOTAL: 2316 sq. ft

1st floor: 736 sq. ft, 2nd floor: 905 sq. ft, 3rd floor: 675 sq. ft

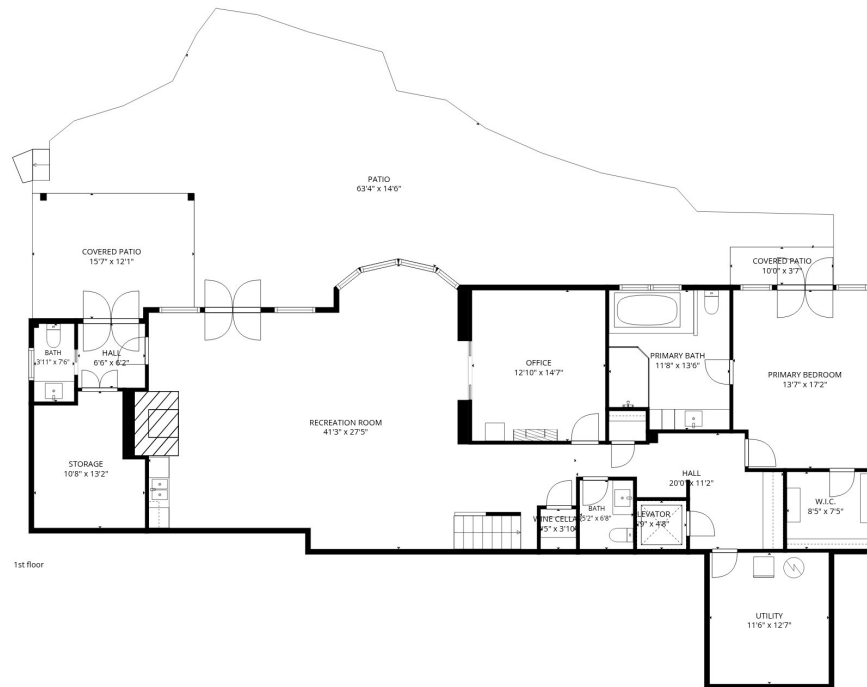
EXCLUDED AREAS: PATIO: 298 sq. ft, LOW CEILING: 79 sq. ft



2nd floor



3rd floor



1st floor

TOTAL: 4864 sq. ft

1st floor: 1844 sq. ft, 2nd floor: 1912 sq. ft, 3rd floor: 1108 sq. ft
 EXCLUDED AREAS: UTILITY: 165 sq. ft, WINE CELLAR: 15 sq. ft, ELEVATOR: 50 sq. ft,
 STORAGE: 133 sq. ft, COVERED PATIO: 219 sq. ft, PATIO: 1059 sq. ft,
 SCREENED PORCH: 258 sq. ft, BALCONY: 248 sq. ft, OPEN TO BELOW: 484 sq. ft