

PROPERTY LOCATED AT: 37 Grover Rd, Cape Elizabeth, ME 04107**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: n/a 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? n/a

~~IF PRIVATE: (Strike Section if Not Applicable):~~~~INSTALLATION: Location: n/a~~~~Installed by: n/a~~~~Date of Installation: n/a~~USE: ~~Number of persons currently using system: n/a~~~~Does system supply water for more than one household? ☐ Yes ☒ No ☐ Unknown~~Comments: NoneSource of Section I information: Public Records, Prior Disclosure, SellerBuyer Initials _____ Page 1 of 8 Seller Initials PAK gk

PROPERTY LOCATED AT: 37 Grover Rd, Cape Elizabeth, ME 04107**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: n/a~~~~Have you experienced any problems such as line or other malfunctions? ☐ Yes ☐ No~~~~What steps were taken to remedy the problem? n/a~~

IF PRIVATE (Strike Section if Not Applicable):

Tank: ☒ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Other: n/aTank Size: ☐ 500 Gallon ☒ 1000 Gallon ☐ Unknown ☐ Other: n/aTank Type: ☒ Concrete ☐ Metal ☐ Unknown ☐ Other: n/aLocation: On the Fowler Rd side of the house OR ☐ UnknownDate installed: 10/4/2019 Date last pumped: 05/05/2022 Name of pumping company: Libby Septic Service IncHave you experienced any malfunctions? ☐ Yes ☒ NoIf Yes, give the date and describe the problem: NoneDate of last servicing of tank: 05/05/2022 Name of company servicing tank: Libby Septic Service IncLeach Field: ☒ Yes ☐ No ☐ UnknownIf Yes, Location: On the Fowler Rd side of the houseDate of installation of leach field: 10/4/2019 Installed by: LP Murray & Sons ExcavationDate of last servicing of leach field: 05/05/2022 Company servicing leach field: Libby Septic Service IncHave you experienced any malfunctions? ☐ Yes ☒ NoIf Yes, give the date and describe the problem and what steps were taken to remedy: NoneDo 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: Seller believes Libby Septic checked the leach field on 05/05/2022 but not 100% certainSource of Section II information: Seller, Prior Disclosure

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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 Pump	Gas Fireplace		
Age of system(s) or source(s)	2019	2019		
TYPE(S) of Fuel	Electric	Propane		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	440 kWh	\$1,565*		
Name of company that services system(s) or source(s)	Jake Brown HVAC	Embers Stoves and Fireplaces		
Date of most recent service call	05/15/2022	02/15/2024		
Malfunctions per system(s) or source(s) within past 2 years	n/a	n/a		
Other pertinent information	n/a	n/a		

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: n/a

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

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

 If Yes, date: February 15, 2024

Comments: *A 2nd propane tank was added in 2024 and filled due to the installation of the whole house generator.

Source of Section III information: Seller, Prior Disclosure

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? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown	
If Yes, are tanks in current use? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown	
If no longer in use, how long have they been out of service? <u> n/a </u>	
If tanks are no longer in use, have tanks been abandoned according to DEP? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown	
Are tanks registered with DEP? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown	
Age of tank(s): <u> n/a </u> Size of tank(s): <u> n/a </u>	
Location: <u> n/a </u>	

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

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

Comments: **Seller has no knowledge of underground storage tanks.**

Source of information: **Seller, Prior Disclosure**

B. ASBESTOS - Is there now or has there been asbestos:

As insulation on the heating system pipes or duct work? ☐ Yes ☒ No ☐ Unknown

In the ceilings? ☐ Yes ☒ No ☐ Unknown

In the siding? ☐ Yes ☒ No ☐ Unknown

In the roofing shingles? ☐ Yes ☒ No ☐ Unknown

In flooring tiles? ☐ Yes ☒ No ☐ Unknown

Other: n/a ☐ Yes ☒ No ☐ Unknown

Comments: **Home Built in 2019**

Source of information: **Seller, Prior Disclosure, Public Records**

C. RADON/AIR - Current or previously existing:

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

If Yes: Date: **July 8, 2020** By: **A&L Laboratory**

Results: **Above EPA limit**

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

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

Are test results available? ☒ Yes ☐ No

Results/Comments: **Levels are satisfactory. See attached lab results**

Source of information: **Seller**

D. RADON/WATER - Current or previously existing:

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

If Yes: Date: **n/a** By: **n/a**

Results: **n/a**

If applicable, what remedial steps were taken? **n/a**

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

Are test results available? ☐ Yes ☒ No

Results/Comments: **Public Water**

Source of information: **Seller, Public Water, Prior Disclosure**

E. METHAMPHETAMINE - Current or previously existing:

☐ Yes ☒ No ☐ Unknown

Comments: **None**

Source of information: **Seller**

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PA **JK**

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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: n/a

Source of information: **Seller, Public Records, Prior Disclosure**

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☐ No ☒ Unknown

LAND FILL: ☐ Yes ☐ No ☒ Unknown

RADIOACTIVE MATERIAL: ☐ Yes ☐ No ☒ Unknown

Other: **Seller has no knowledge of hazardous materials.**

Source of information: **Seller, Prior Disclosure**

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: **None**

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? **n/a**

Road Association Name (if known): **n/a**

Source of information: **n/a**

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SECTION VI – FLOOD HAZARD

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

- (1) A general and temporary condition of partial or complete inundation of normally dry areas from: (a) The overflow of inland or tidal waters; or (b) The unusual and rapid accumulation or runoff of surface waters from any source; or
- (2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event that results in flooding as described in subparagraph (1), division (a).

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

During the time the seller has owned the property:

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

If Yes, explain: n/a

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

If Yes, explain: n/a

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

If Yes, explain: n/a

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

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

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

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

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

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

Relevant Panel Number: 230043 Year: 2024 (Attach a copy)

Comments: Zone X (Area of Minimal Flood Hazard)

Source of Section VI information: FEMA

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Initial Initial
DA JK

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SECTION VII - GENERAL INFORMATION

Are there any tax exemptions or reductions for this property for any reason including but not limited to:

Tree Growth, Open Space and Farmland, Veteran's, Homestead Exemption, Blind, Working Waterfront?.....

..... ☒ Yes ☐ No ☐ Unknown

If Yes, explain: Homestead

Is a Forest Management and Harvest Plan available?..... ☐ Yes ☒ No ☐ Unknown

Are there any actual or alleged violations of a shoreland zoning ordinance

including those that are imposed by the state or municipality? ☐ 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: n/a

Year Principal Structure Built: 2019 What year did Seller acquire property? 2020

Roof: Year Shingles/Other Installed: 2019

Water, moisture or leakage: None

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: Water intrusion in basement was due to improper sealing between basement and garage. Issue has been fixed & no water since

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

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

Comments: Mold abatement was completed by Octagon Restoration in basement - January 2025

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.

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

Comments: None

Source of Section VII information: Seller, Prior Disclosure

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SECTION VIII - ADDITIONAL INFORMATION

There is a paper street located to the left of the property. Per communication with the Cape Elizabeth code officer on November 21, 2024, the Town retains rights to the land but is unlikely to develop or utilize it.

New insulation was installed in ceiling of basement - January 2025

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

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

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

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

Signed by: 
SELLER 4/7/2025 | 5:19 PM EDT
Peter M. Kane
DATE

Signed by: 
SELLER 3/20/2025 | 4:
Jordan G. Kane
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



70°13'56"W 43°35'23"N



1:6,000

70°13'19"W 43°34'57"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
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 **11/21/2024 at 6:28 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.



A & L LABORATORY

A DIVISION OF GRANITE STATE ANALYTICAL SERVICES, LLC

155 Center Street, Building C Auburn, Maine 04210
Phone: 207-784-5354 | website: www.allaboratory.com

CERTIFICATE OF ANALYSIS FOR RADON IN AIR

DATE PRINTED: 07/31/20
CLIENT NAME: Radon Removal Systems
CLIENT ADDRESS: 153 Forest Street
Westbrook, ME 04092

SAMPLE ID#: 2007-04582-001
SAMPLED BY: Not Given
SAMPLE ADDRESS: 37 Grover Road
Cape Elizabeth ME 04107

LOCATION: Basement
CLIENT JOB # 4452394

DATE AND TIME COLLECTED: 07/29/20 11:40AM
DATE AND TIME RECEIVED: 07/30/20 11:00AM
ANALYSIS PACKAGE: A & L Radon Air
EXPOSURE START: 07/27/20 10:00 AM
EXPOSURE END: 07/29/20 11:40 AM
EXPOSURE TIME (hours): 49.7

Legend	
Passes	
Fails EPA Guideline	

Test Description	Results	Test Units	Pass / Fail	DQ Flag	RL	Limit	Method	Analyst	Date & Time Analyzed
Radon Air	2.1	pCi/L			0.4	4.0 pCi/L	Liquid Scintillation	TT-ME	07/31/20 4:04AM

The results presented in this report relate to the samples listed above in the condition in which they were received.

RL: "Reporting limit" means the lowest level of an analyte that can be accurately recovered from the matrix of interest.

Data Qualifier (DQ) Flags: None

The US EPA has set an advisory "Action Level" of 4.0 pCi/L for Radon Gas in indoor air. Both the EPA and Maine CDC recommend reducing radon levels of 4.0 pCi/L or higher, and suggest you consider reducing radon levels that are between 2.0 pCi/L and 4.0 pCi/L.

Please see the "Radon Explanation Sheet" for more information on radon limits and effects.

The State of Maine requires the reporting of radon test results in accordance with the Act (22 MSRA sec. 771 et seq.). The following for all tests completed by A & L will be reported to the state on a monthly basis: address of the structure tested, radon result, and whether or not there is a mitigation system.

+ Maine Radon Registration ID # SPC20

*** ME Certified Analysis**

Rebecca L. Labranche
Laboratory Director

This analysis meets State of Maine requirements except as noted.

State Certifications: | A & L Laboratory: ME ME00021 | Granite State Analytical Services LLC: NH NH00003 |

This certificate shall not be reproduced, except in full, without the written approval of Granite State Analytical Services, LLC

RETURN TO:

Stewart Title Company - New Hampshire
110 Corporate Drive, Suite 1
Portsmouth, NH 03801

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT Cloutier Construction, LLC with a principal place of business in , 2 Cloutier Lane, Cape Elizabeth, ME 04107 , for consideration paid, grant(s) to Jordan Grae Sapnar and Peter Martin Kane, whose mailing address is 478 Beacon St., Apt. 2, Boston, MA 02115-1021, ith WARRANTY COVENANTS, as Joint tenants, the real property situated in Cape Elizabeth in the County of Cumberland and State of Maine more particularly described as follows:

A certain lot or parcel of land, with the buildings thereon, situated in Cape Elizabeth, County of Cumberland and State of Maine, and being Lot Number Ten (10) as shown on Plan and Profile of Grover Acres made by E.A. Saunders, Surveyor, dated May 17, 1959, and recorded in the Cumberland County Registry of Deeds in Plan Book 51, Page 20, to which Plan reference may be had for a more complete description.

Reference is made to title vested in Cloutier Construction, LLC by virtue of a Warranty Deed from Maxwell Cove, LLC dated September 17, 2019 and recorded in the Cumberland County Registry of Deeds at Book 35989, Page 260. Further reference is made to a deed from KGM, LLC to Maxwell Cove, LLC dated February 14, 2019 and recorded in said Registry of Deeds at Book 35461, Page 271. Further reference is made to a deed from Edward C. Hunt and Doreen E. Hunt to KGM, LLC dated September 12, 2018 and recorded in said Registry of Deeds at Book 35142, Page 69.

IN WITNESS WHEREOF, Cloutier Construction, LLC has caused this instrument to be signed in its corporate name and sealed by Michael Cloutier, its Member thereunto duly authorized, this 14th day of August, 2020.

Cloutier Construction, LLC



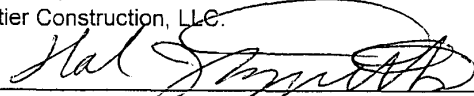
By: Michael Cloutier, Member

MAINE REAL ESTATE TAX PAID

Doc#: 50261 Bk:37071 Pg: 100

State of Maine
County of Cumberland

On this 14th day of August, 2020, personally appeared, before me, the above named Michael Cloutier, Member of Cloutier Construction, LLC, a limited liability company, known to me or satisfactorily proven to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their free act and deed, duly authorized on behalf of said Cloutier Construction, LLC.


Justice of the Peace/Notary Public/Attorney at Law
Print Name: Hal J. Tippetts
My commission expires: 2-2-27

HAL J. TIPPETTS
Notary Public, State of Maine
My Comm. Exp. February 2, 2027

Received
Recorded Register of Deeds
Aug 19, 2020 10:16:29A
Cumberland County
Nancy A. Lane

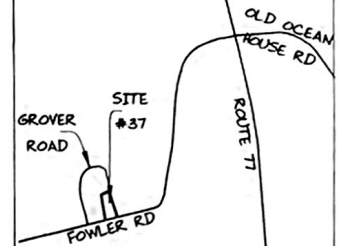
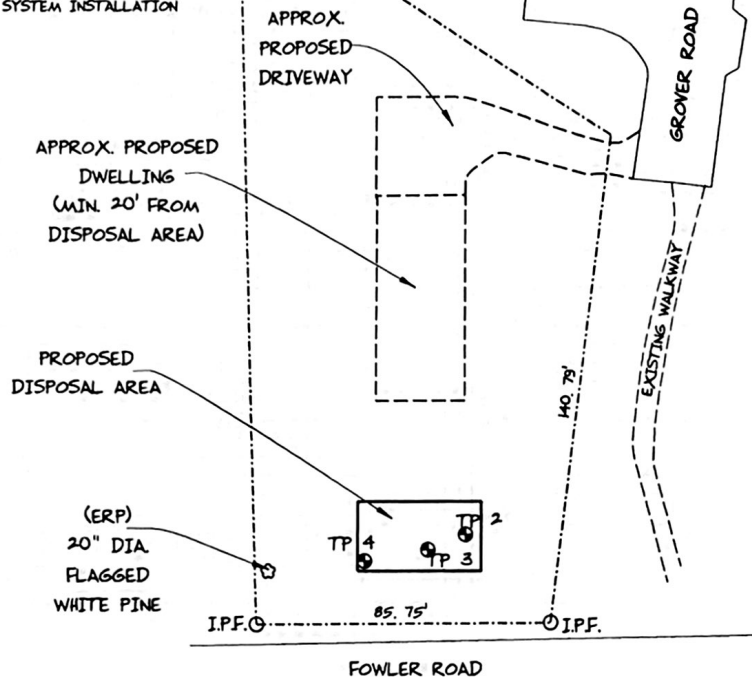
250⁺ 15 265-

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

Owner's Name
N/F MAXWELL COVE, LLC

Scale 1" = 50 Ft.
or as shown

SITE LOCATION PLAN
(Attach Map from Maine
Atlas Recommended)



Observation Hole TP 3 ☒ Test Pit ^{BH} ☐ Boring
 _____ " Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0				
	GRAVELLY		BROWN	NONE
	SANDY			EVIDENT
10	LOAM			
		FRIABLE		
20				
	GRAVELLY			
30	LOAMY SAND		YELLOW BROWN	
	GRAVELLY			
40	COARSE SAND			
50	LIMIT OF EXCAVATION @ 56"			

Soil Classification	Slope	Limiting Factor	<input type="checkbox"/> Ground Water
<u>5</u> <u>B</u>			<input type="checkbox"/> Restrictive Layer
Profile Condition	<u>0-3</u> %	"	<input type="checkbox"/> Bedrock
			<input type="checkbox"/> Pit Depth

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HHE-200 Rev. 02/11

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering

Town, City, Plantation
CAPE ELIZABETH

Street, Road Subdivision
37 GROVER ROAD

Owner's Name
N/F MAXWELL COVE, LLC

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

Observation Hole TP 4 ☒ Test Pit ☐ Boring
" Depth of Organic Horizon Above Mineral Soil

TEST PIT LOCATED IN OLD DRIVEWAY

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0	CRUSHED		DARK	
	STONE		BROWN	
	(FILL)			
10		FRIABLE		NONE
	LOAMY SAND			EVIDENT
20	GRAVELLY			
	LOAMY SAND		YELLOW	
	AND		BROWN	
	SAND			
30				
	GRAVELLY		LIGHT	
	MEDIUM		OLIVE	
	SAND		BROWN	
40				
50				

Soil Classification S B Slope 0-3 %
Profile Condition Limiting Factor ☐ Ground Water
☐ Restrictive Layer
☐ Bedrock
☐ Pit Depth

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

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0				
10				
20				
30				
40				
50				

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

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

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

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0				
10				
20				
30				
40				
50				

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

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

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0				
10				
20				
30				
40				
50				

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

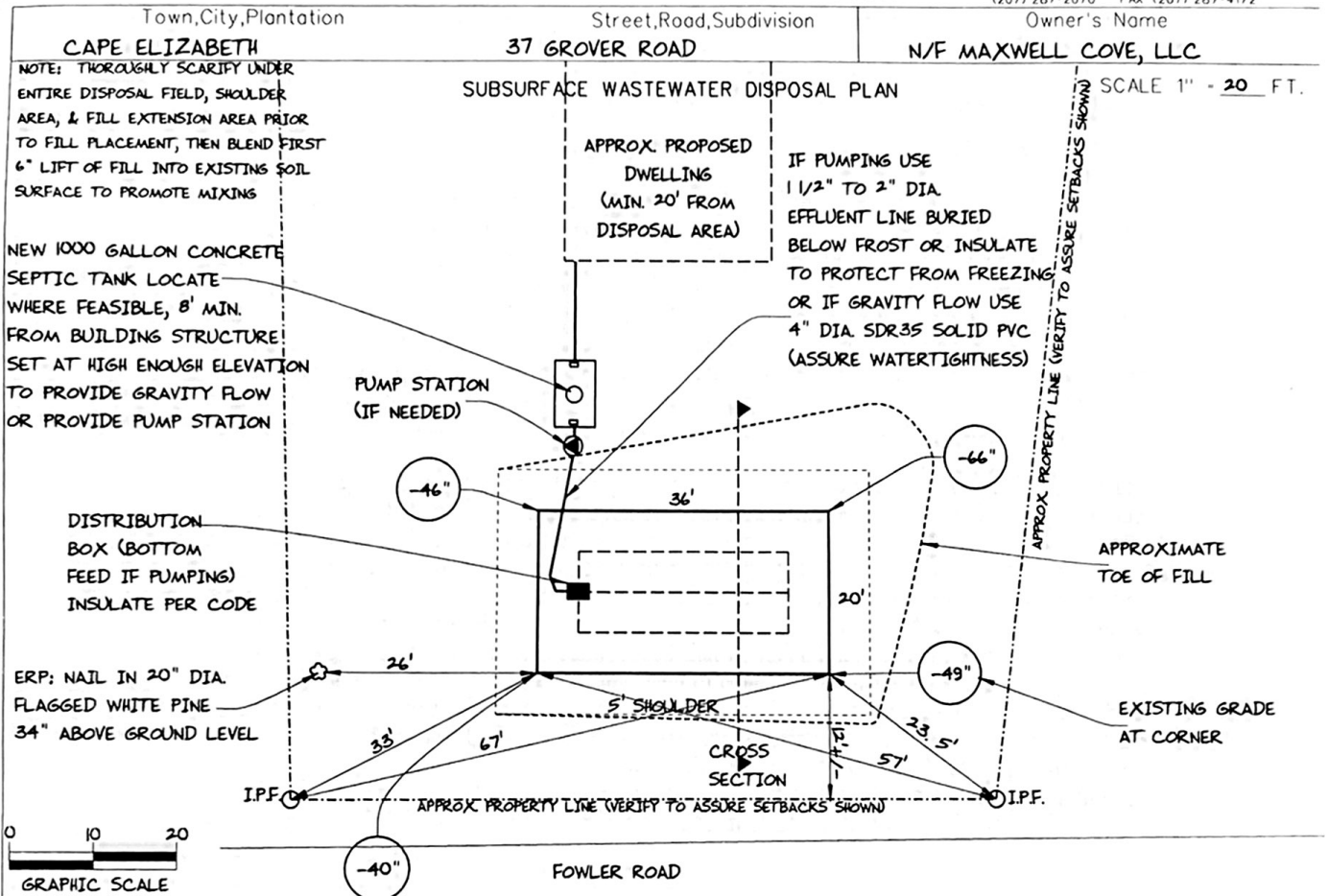
B. A. ZA
Site Evaluator Signature

352
SE

10/4/19
Date

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

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



FILL REQUIREMENTS

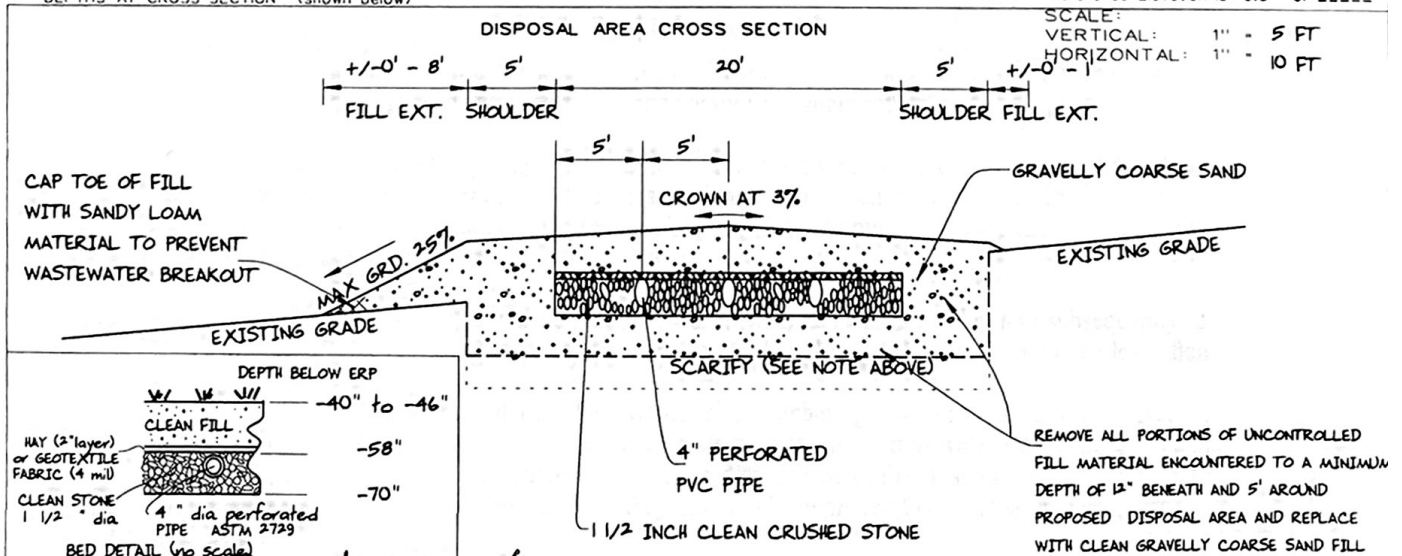
Depth of Fill (Upslope) : 0" - 3"
Depth of Fill (Downslope) : 0" - 20"
DEPTHS AT CROSS-SECTION (shown below)

CONSTRUCTION ELEVATIONS

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

SEE
DETAIL
BELOW

ELEVATION REFERENCE POINT
Location & Description 20" DIA FLAGGED
WHITE PINE, NAIL 34" ABOVE BASE
Reference Elevation is: 0.0' or -----



Site Evaluator Signature

352
SE •

Date

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ALBERT FRICK ASSOCIATES - 380B MAIN STREET, GORHAM, MAINE 04038 - (207) 839-5583



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

CAPE ELIZABETH

37 GROVER ROAD

N/F MAXWELL COVE, LLC

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.

ATTACHMENT TO SUBSURFACE WASTEWATER DISPOSAL APPLICATION

CAPE ELIZABETH

37 GROVER ROAD

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- 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.



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