

PROPERTY LOCATED AT: 12 Charlies Way, Readfield, ME 04355-4173

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: 06/18/2023 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? No problems

*Although all water testing was satisfactory and to standard, Seller elected to add a water softener and conditioning system.

IF PRIVATE: (STRIKE SECTION II NOT APPLICABLE):

INSTALLATION: Location: Left side of driveway

Installed by: James Philbrick Well, Sidney, Maine 207-547-3719

Date of Installation: 2019

USE: Number of persons currently using system: 2

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

Comments: Softener & Conditioner system(Aerus): Origins WC100 Water System (W405A)

Source of Section I information: Seller and previous owners' disclosure.

Buyer Initials _____

Page 1 of 8

Seller Initials _____

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
Tank Size: ☐ 500 Gallon ☒ 1000 Gallon ☐ Unknown ☐ Other: N/A
Tank Type: ☒ Concrete ☐ Metal ☐ Unknown ☐ Other: N/A

Location: behind house OR ☐ Unknown

Date installed: 2018 Date last pumped: 04/11/2025 Name of pumping company: Bean's Septic

Have you experienced any malfunctions? ☐ Yes ☒ No

If Yes, give the date and describe the problem: 9/19/2023: Riser added on outlet cover and reset outlet pipe (performed by AJ's Septic Inspections)

Date of last servicing of tank: 04/11/2025 Name of company servicing tank: AJ's Septic Inspections

Leach Field: ☒ Yes ☐ No ☐ Unknown

If Yes, Location: Behind house (see HHE200)

Date of installation of leach field: 2018 Installed by: Kevin Hawes

Date of last servicing of leach field: 04/11/2025 Company servicing leach field: Bean's Septic

Have you experienced any malfunctions? ☐ Yes ☒ No

If Yes, give the date and describe the problem and what steps were taken to remedy: N/A
4/11/2025: cleaned filter during tank pumping.

Do you have records of the design indicating the # of bedrooms the system was designed for? ☒ Yes ☐ No

If Yes, are they available? ☒ Yes ☐ No

Is System located in a Shoreland Zone? ☐ Yes ☒ No ☐ Unknown

Comments: Septic inspected 6/23/2023 by AJ's Septic Inspections. 2 bedroom design (4 adults) 180 GPD

Source of Section II information: Seller and previous owners' disclosure.

Buyer Initials _____

Page 2 of 8

Seller Initials _____

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 Boiler	Fireplace (not used)		
Age of system(s) or source(s)	Installed 2019	2021		
TYPE(S) of Fuel	Propane	Propane		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	2024: \$2,813 2024: 1,125 gallons	shared with generator range, dryer & boiler		
Name of company that services system(s) or source(s)	Fabian	Fabian		
Date of most recent service call	2020	2023 turned off gas		
Malfunctions per system(s) or source(s) within past 2 years	None known	None-not used		
Other pertinent information	Pensotti PCI 34/20-H manufactured 7/2012	None		

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 ☐ Unknown

If Yes, date:

Date chimney(s) last cleaned:

Direct/Power Vent(s): ☒ Yes ☐ No ☐ UnknownHas vent(s) been inspected? ☒ Yes ☐ No ☐ UnknownIf Yes, date: October 21, 2021Comments: Fabian inspected direct vent during install of fireplace 10/2021. (radiant slab in house/garage)Source of Section III information: Seller and previous owners' 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? ☐ Yes ☒ No ☐ Unknown

If 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): N/A Size of tank(s): N/ALocation: N/A

Buyer Initials _____

Page 3 of 8

Seller Initials _____

PROPERTY LOCATED AT: 12 Charlies Way, Readfield, ME 04355-4173

What materials are, or were, stored in the tank(s)? N/A
Have you experienced any problems such as leakage? Yes ☐ No ☐ Unknown ☐

Comments: Other than the 1,000 gallon septic tank disclosed in Section II, no other known tanks exist.

Source of information: Seller and previous owners' 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: None

Source of information: Seller and previous owners' disclosure.

C. RADON/AIR - Current or previously existing:

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

If Yes: Date: June 18, 2023 By: Advanced Inspections

Results: 3.6 pCi/L (average)

If applicable, what remedial steps were taken? None taken (below EPA action level of 4.0 pCi/L)

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

Are test results available? ☒ Yes ☐ No

Results/Comments: See attached test results with average rating of 3.6 pCi/L

Source of information: Attached test

D. RADON/WATER - Current or previously existing:

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

If Yes: Date: June 18, 2023 By: Northeast Laboratory 207-878-6481 by Advanced Inspection

Results: <150 pCi/L

If applicable, what remedial steps were taken? None needed

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

Are test results available? ☒ Yes ☐ No

Results/Comments: See attached satisfactory test results

Source of information: Attached test results.

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

Comments: None

Source of information: Seller and previous owners' disclosure.

Buyer Initials _____

Page 4 of 8

Seller Initials _____

PROPERTY LOCATED AT: 12 Charlies Way, Readfield, ME 04355-4173

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:

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

If Yes, describe:

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

Comments: None

Source of information: Seller and previous owners' 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: N/A

Source of information: Seller and previous owners' 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: 50' ROW for driveway

Source of information: Deed, Road Maintenance Agreement, Seller & previous disclosure.

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? Seller and abutter share

Road Association Name (if known): no name assigned

Source of information: Deed, Road Maintenance Agreement, Seller and previous disclosure.

Buyer Initials _____

Page 5 of 8

Seller Initials _____

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: 23011C0313D Year: 2011 (Attach a copy)

Comments: None

Source of Section VI information: Attached map, Seller and previous owners' disclosure.

Buyer Initials _____

Page 6 of 8

Seller Initials _____

PROPERTY LOCATED AT: 12 Charlies Way, Readfield, ME 04355-4173

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: **Veteran and Homestead Exemption reducing assessment by \$31,000**

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: **None**

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: **500 Gallon Propane Tank (Fabian 877-465-2500)**

Year Principal Structure Built: **2019** What year did Seller acquire property? **2023**

Roof: Year Shingles/Other Installed: **2019**

Water, moisture or leakage: **None known, observed or experienced**

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: **None - property is built on a radiant heated slab.**

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: **200 AMP service** ☐ Unknown

Comments: **Generac Guardian 14kWh Automatic Whole House Generator**

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 known**

Comments: **None**

Source of Section VII information: **Seller and previous owners' disclosure.**

Buyer Initials _____ Page 7 of 8 Seller Initials _____

SECTION VIII - ADDITIONAL INFORMATION

See attached deed, HHE200, tax map, zoning map, survey, road maintenance agreement, 2024-2025 tax commitment, FIRMette map, floorplans, assessor online record, 2023 water & air radon tests, 2023 septic inspection.

Continued... See Addendum Additional information 1

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.

SELLER	DATE
Bonnie Porter	

SELLER DATE
Glen Zeitzer

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
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BUYER _____ DATE _____

ADDENDUM

PROPERTY: **12 Charlies Way, Readfield, ME 04355-4173**

1) Additional information

Improvements Since July 2023 (\$65,000+):

- Automatic Whole House Generator
- Water Softener & Conditioning System (Aerus)
- Fencing to create enclosed yard for pets and separate dog run with entry from the house
- Motion sensor lights for dog run
- Gas line from propane tank to house was replaced
- Driveway re-graded and resurfaced with recycled asphalt
- Interior carpentry: solid wood doors with matching trim and stained to match
- Electrical: ceiling fans, lighting fixtures, wall television connection, switches, motion light, etc
- Kitchen reconfigured and cabinets professionally painted inside and out with highest quality paint. New solid unlacquered brass cabinet hardware.
- New Appliances: Bosch refrigerator, Bosch slide in range and gas stove and KitchenAid dishwasher
- Leaders and gutters added with underground drainage.

Date: _____

Date: _____

Signature _____

Signature _____

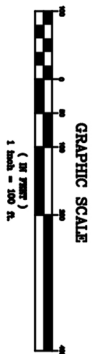
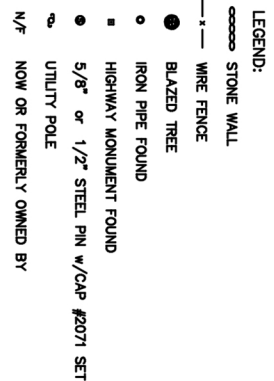
Date: _____

Date: _____

Signature _____

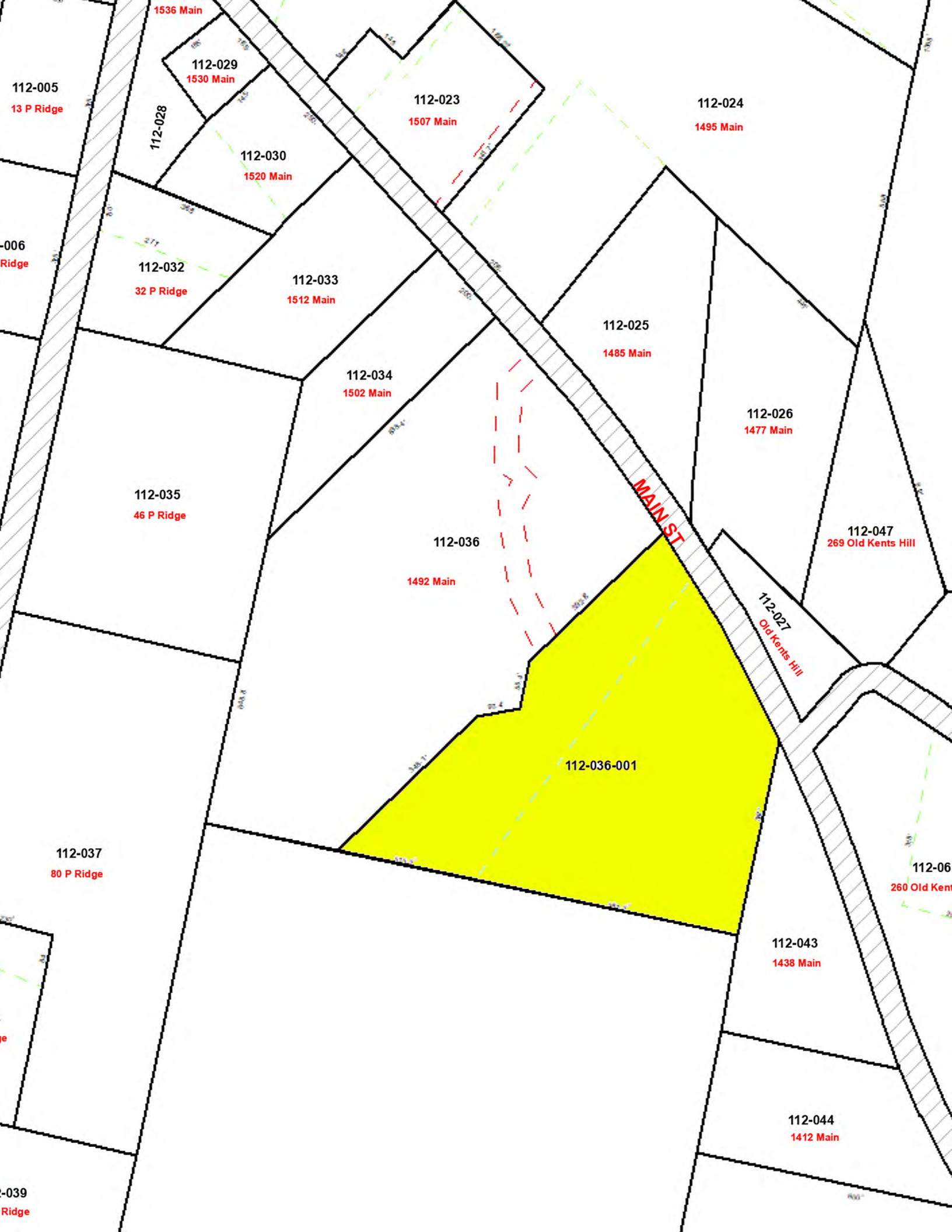
Signature _____

Addendum



ASSESSOR'S REFERENCE
TAX MAP #0 LOT #11 (112/36)
FOR SOURCE OF TITLE, SEE DEED RECORDED
IN THE KENNEBEC COUNTY REGISTRY OF DEEDS
BOOK 6576 PAGE 246.
OWNERS OF RECORD: ROBERT DUPLOCK
1482 MAIN STREET, READFIELD, MAINE

	This Map is a Boundary Survey Under the Maine Revised Statutes, Title 14, § 201	SBS	CLIENT:	CAREY LAND SURVEYS	SHEET TITLE:				
			BOB DIPLOCK	STANDARD BOUNDARY SURVEY					
			LOCATION: 1492 MAIN STREET		SCALE: 1 INCH = 100 FEET				
			TOWN: READFIELD COUNTY: KENNEBEC	27 STERLING STREET WATERVILLE, ME. 04901 (207) 873-2613 ©Copyright Carey Land Surveys 2012	DATE: AUGUST 13, 2000	#1	Split Lot	4/19/12	
						NO.	REVISIONS	DATE	

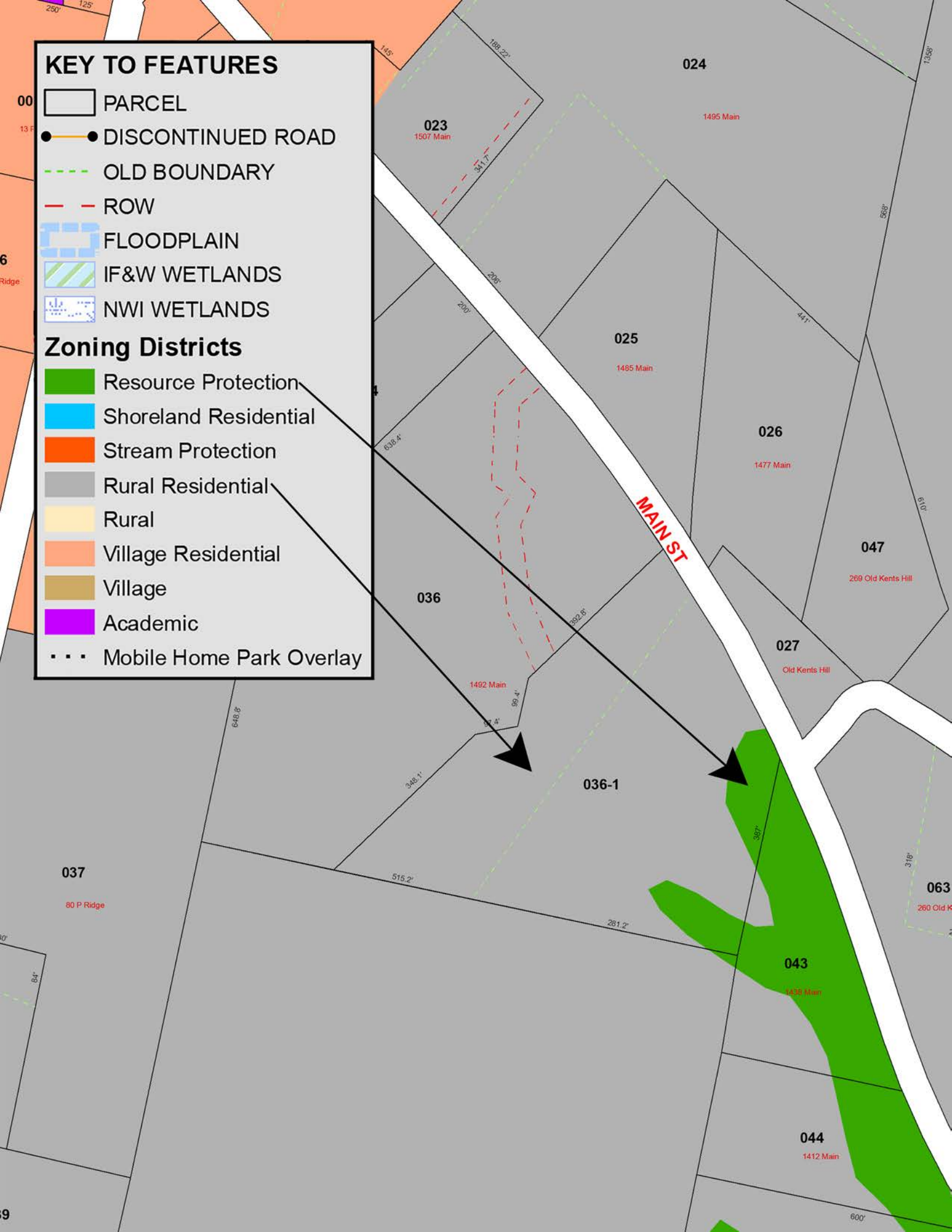


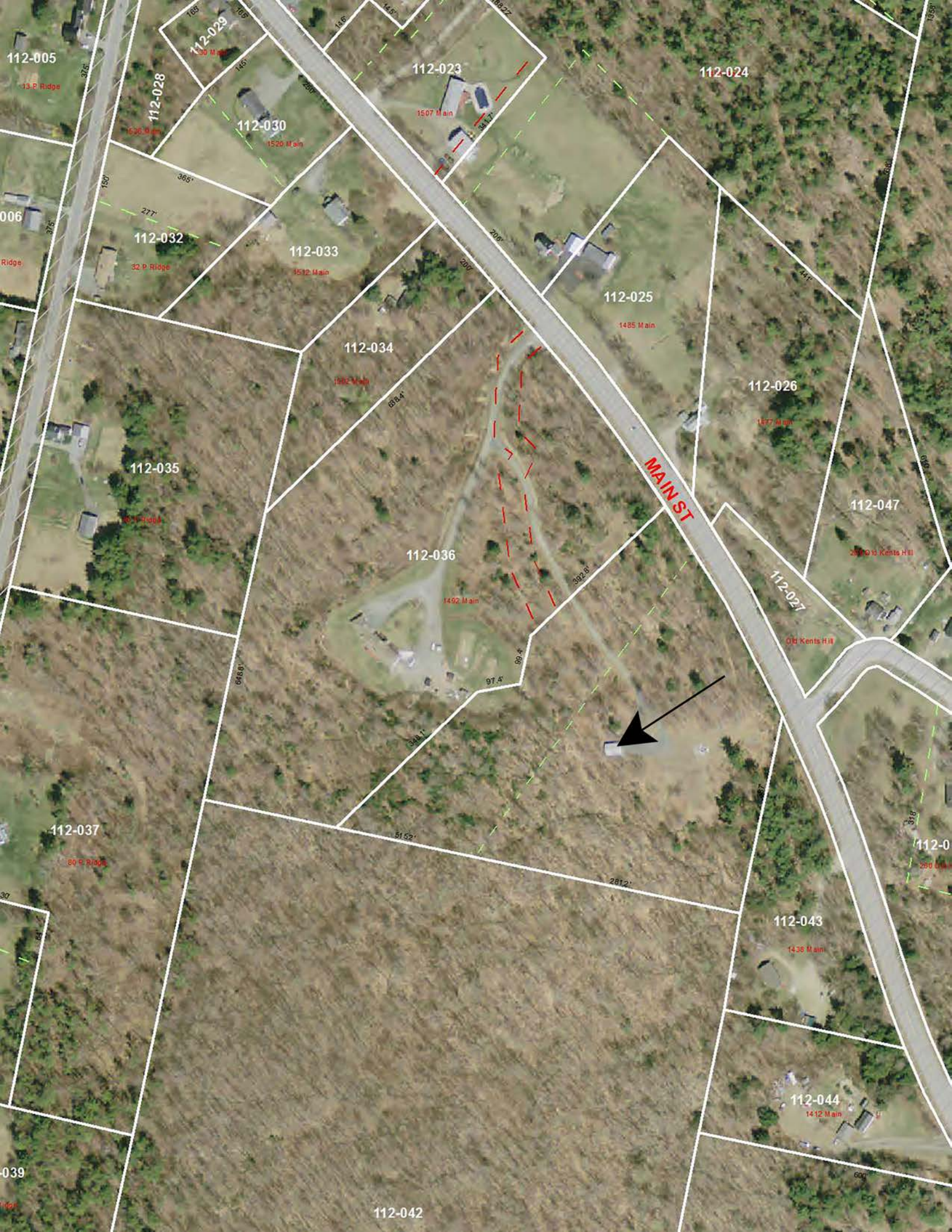
KEY TO FEATURES

- PARCEL
- DISCONTINUED ROAD
- OLD BOUNDARY
- ROW
- FLOODPLAIN
- IF&W WETLANDS
- NWI WETLANDS

Zoning Districts

- Resource Protection
- Shoreland Residential
- Stream Protection
- Rural Residential
- Rural
- Village Residential
- Village
- Academic
- Mobile Home Park Overlay

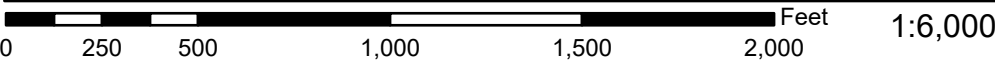
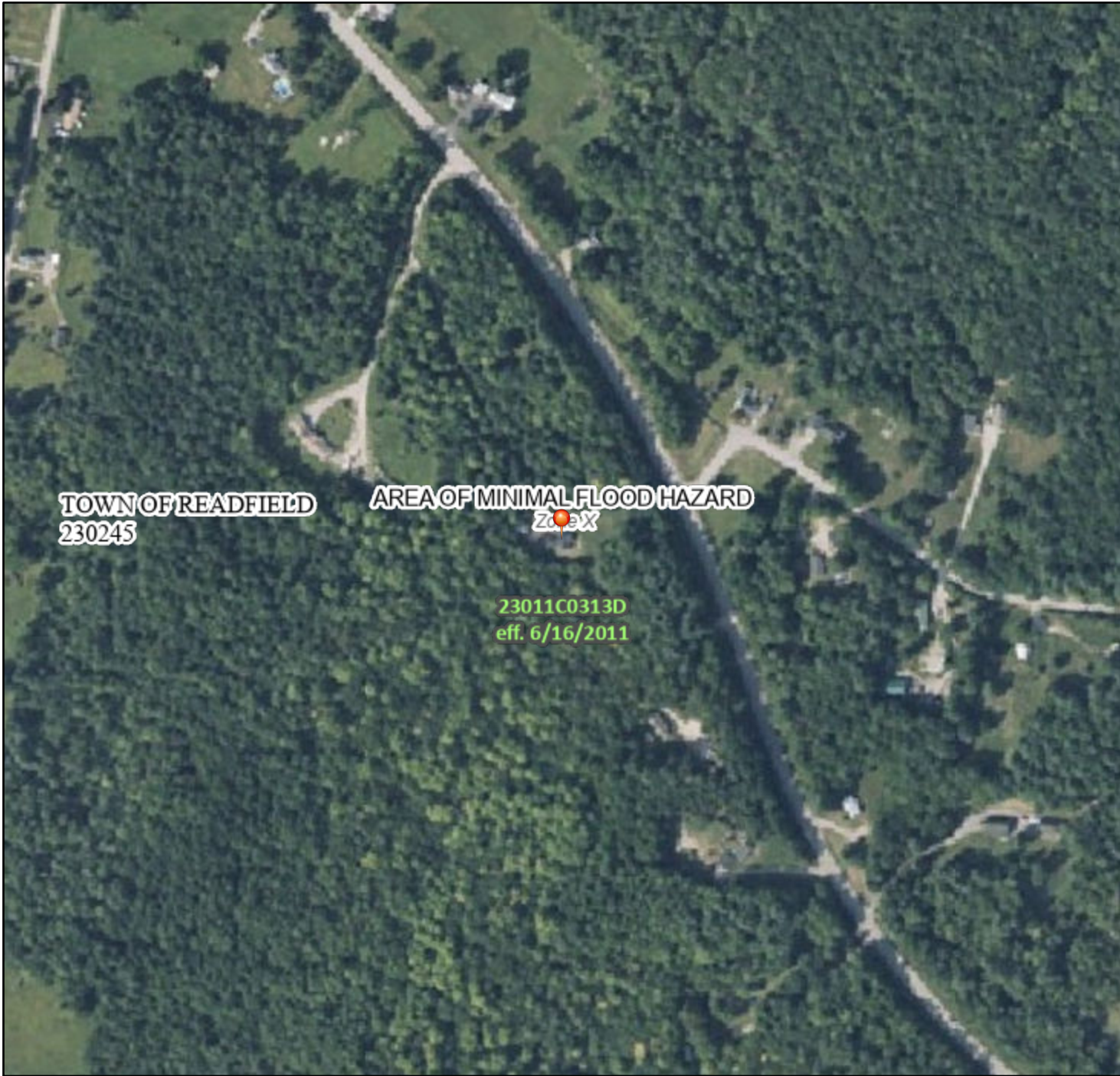




National Flood Hazard Layer FIRMMette



69°59'50"W 44°24'2"N



69°59'13"W 44°23'36"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) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		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 <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
		Area of Undetermined Flood Hazard <i>Zone D</i>
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 **4/17/2025 at 10:55 AM** 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.



GROSS INTERNAL AREA
FLOOR PLAN 2,440 sq.ft.
EXCLUDED AREAS : GARAGE 602 sq.ft.
TOTAL : 2,440 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Town of

Readfield

MAINE

Town of Read

8 Old Kents Hi

Readfield, ME

(207) 685-4

info@readfieldm

Last Updated 01/10/2025

Back to List

Map/Lot 112-036-001
Book 14810
Page 83
Account 2117
Location 12 CHARLIES WAY
Owner Zeitzer, Glen
12 Charlies Way
Readfield ME 04355

Assessment	
Land	43,900
Building	334,700
Exempt	31,000
Taxable	347,600

Property Information

Type	Residential
Acreage	7.63
Zone	Residential
Neighborhood	NEIGHBORHOOD 20
Street Type	Paved

Land

Description	Type	Units	Value
BASE LOT-DEC	Fractional Acreage	1.00	13,200
BASE LOT-VAL(0-1 ACRES)	Fractional Acreage	1.00	19,800
REAR (1-10 ACRES)	Acres	6.63	10,940
REAR (10-20 ACRES)	Acres	0.00	0
BASE LOT-DEC	Fractional Acreage	1.00	13,200
BASE LOT-VAL(0-1 ACRES)	Fractional Acreage	1.00	19,800
REAR (1-10 ACRES)	Acres	6.63	10,940
REAR (10-20 ACRES)	Acres	0.00	0
		7.63	43,900

Building

Type	Contemporary
Value	144,758
Year Built	2019
Area	748
Rooms	4
Bedrooms	2
Full Baths	2
Type	One Story Frame
Area	390
Type	One Story Frame
Area	390
Type	One Story Frame
Area	112
Type	Frame Garage
Area	1008
Type	Frame Shed
Area	600
Type	Contemporary

Value	144,758
Year Built	2019
Area	748
Rooms	4
Bedrooms	2
Full Baths	2
Type	One Story Frame
Area	390
Type	One Story Frame
Area	390
Type	One Story Frame
Area	112
Type	Frame Garage
Area	1008
Type	Frame Shed
Area	600

Tax Detail as of 01/10/2025

Year	Mil Rate	Original	Remaining
2024	13.391	4,654.71	2,327.35
2024	13.391	4,654.71	2,327.35
2023	14.16119809	4,513.17	0.00
2023	14.16119809	4,513.17	0.00
2022	14.8	4,228.36	0.00
2022	14.8	4,228.36	0.00
2021	15.79	3,396.43	0.00
2021	15.79	3,396.43	0.00
2020	17.57	2,644.29	0.00
2020	17.57	2,644.29	0.00
2019	19.55	1,644.16	0.00
2019	19.55	1,644.16	0.00
2018	19.44	604.58	0.00
2018	19.44	604.58	0.00
2017	19.29	146.60	0.00
2017	19.29	146.60	0.00
2016	18.93	143.87	0.00
2016	18.93	143.87	0.00
2015	18.08	137.41	0.00
2015	18.08	137.41	0.00
		44,227.16	4,654.70

Sale History

Previous Owner	Sale Date	Sale Price
Bingle, Porter, Scola, Alysha	7/17/2023	515,000
Bingle, Porter, Scola, Alysha	7/17/2023	515,000
Tillson, Charles, TILLSON, CANDACE G	12/13/2021	420,000
Tillson, Charles, TILLSON, CANDACE G	12/13/2021	420,000
Hewitt, Stephen L., Hewitt, Lisa K.	8/6/2018	38,000
Hewitt, Stephen L., Hewitt, Lisa K.	8/6/2018	38,000
Diplock Robert	2/13/2013	47,500
Diplock Robert	2/13/2013	47,500

[Back to List](#)

Readfield
8:51 AM

Real Estate Tax Commitment Book - 13.391
2024 Tax Commitment

08/13/2024
Page 308

Account	Name & Address	Land	Building	Exemption	Assessment	Tax
1365	Zarella, Vincent 114 Luce Road Readfield ME 04355 114 LUCE ROAD 121-058 B4368P331 04/16/1993	33,200 Acres 7.00	234,200	25,000 01 Homestead	242,400	3,245.98 1,622.99 (1) 1,622.99 (2)
2117	Zeitzer, Glen Porter, Bonnie M 12 Charlies Way Readfield ME 04355 12 CHARLIES WAY 112-036-001 B14810P83 07/20/2023 B14285P198 12/14/2021 B12988P219 08/08/2018 B11306P59 02/13/2013 B11028P282 05/02/2012	43,900 Acres 7.63	334,700	31,000 14 WW2 Vet NonRes 01 Homestead	347,600	4,654.71 2,327.36 (1) 2,327.35 (2)
2059	Zepplin, LLC 14 Zepplin Lane Readfield ME 04355 14 ZEPPELIN LANE 107-052-5 B14429P32 04/25/2022 B14059P199 06/22/2021 B10633P137 12/29/2010 B10401P116 04/28/2010	35,200 Acres 2.32	237,500	0	272,700	3,651.73 1,825.87 (1) 1,825.86 (2)
1367	Zikowitz, Fred Zikowitz, Joan 119 Church Road Readfield ME 04355 119 CHURCH ROAD 113-036 B2978P41 06/30/1986	42,900 Acres 7.00	279,700	25,000 01 Homestead	297,600	3,985.16 1,992.58 (1) 1,992.58 (2)
738	Zirtdis, Paige D 71 Thundercastle Road Readfield ME 04355 71 THUNDERCASTLE ROAD 113-010 B13340P15 09/19/2019 B12850P156 03/01/2018 B8235P302 12/03/2004 B1583P180 05/22/1972	37,700 Acres 3.85	284,100	0	321,800	4,309.22 2,154.61 (1) 2,154.61 (2)
808	Zuecher, Robert 74 Old Kents Hill Road Readfield ME 04355 74 OLD KENTS HILL ROAD 120-006 B12973P75 07/24/2018 B12017P290 06/23/2015 B3399P107 08/03/1988	33,500 Acres 1.30	222,100	25,000 01 Homestead	230,600	3,087.96 1,543.98 (1) 1,543.98 (2)
Page Totals:		Land 226,400	Building 1,592,300	Exempt 106,000	Total 1,712,700	Tax 22,934.76
Final Totals:		Land 126,690,700	Building 314,429,500	Exempt 23,876,836	Total 417,243,364	Tax 5,587,305.87

**MAINE REAL ESTATE
TRANSFER TAX PAID**

BK14810 PGS 83 - 85 07/20/2023 09:24:42 AM
INSTR#: 2023013288 ATTEST: MATTHEW BOUCHER
RECEIVED KENNEBEC SS REGISTER OF DEEDS
eRecorded Document

WARRANTY DEED

DL 1002340242166

PORTER BINGLE and ALYSHA SCOLA, whose mailing address is PO Box 6022, Gloucester, MA 01930 for consideration paid, **GRANT** to **GLEN ZEITZER and BONNIE PORTER**, whose mailing address is 139 Richardson Street, Bath, Maine 04530, with **WARRANTY COVENANTS**, as Joint Tenants, a certain lot or parcel of land, together with any improvements thereon, situated in Readfield, Kennebec County, State of Maine, and being more particularly described as follows to wit:

A certain lot or parcel of land situated on the westerly side of Route #17, also known as Main Street, in the Town of Readfield, County of Kennebec and State of Maine and being more particularly described as follows to wit:

Beginning at a steel pin in the westerly line of said Main Street at the most northerly corner of land now or formerly owned by Michael and Belinda Burke, said Burke's deed is recorded in Book 2292 on Page 173; Thence south twenty-eight degrees ten minutes west (S 28°10' W) along the westerly line of said Burke for three hundred eighty-seven and four tenths (387.4) feet to a steel pin and the northeasterly corner of land now or formerly owned by Larry and William Mace, said Mace's deed is recorded in Book 2868 on Page 1; Thence north sixty-one degrees forty-six minutes west (N 61°46' W) along the northerly line of said Mace for two hundred eighty-one and two tenths (281.2) feet to a point; Thence north sixty-one degrees six minutes west (N 61°06' W) and continuing along the northerly line of said Mace for three hundred forty-six and one tenth (346.1) feet to a point; Thence north sixty-two degrees eight minutes west (N 62°08' W) and continuing along the northerly line of said Mace for two hundred sixteen and four tenths (216.4) feet to a steel pin set; Thence north sixty-nine degrees forty-two minutes east (N 69°42' E) for three hundred forty-eight and one tenth (348.1) feet to a steel pin set; Thence south eighty-one degrees thirty minutes east (S 81°30' E) for ninety-seven and four tenths (97.4) feet to a steel pin set; Thence north forty-one degrees thirty-eight minutes east (N 41°38' E) for ninety-nine and four tenths (99.4) feet to a steel pin set; Thence north sixty-nine degrees fifty-two minutes east (N 69°52' E) for three hundred ninety-two and eight tenths (392.8) feet to a steel pin set in the westerly line of said Main Street; Thence southerly along a curve with a radius of three thousand five hundred sixty-four and zero tenths (3,564.0) feet along the westerly line of said Main Street for a distance of three hundred eighty-one and nine tenths (381.9±) feet, more or less, to the point of beginning.

Also a fifty (50) foot right of way for ingress, egress and any and all utilities the northerly and westerly boundary of which is described as follows to wit:

Beginning at a point, said point being located south twenty-three degrees fifty-four minutes east (S 23°54' E) and ninety-nine and two tenths (99.2) feet from the southeasterly corner of land now or formerly owned by Jonathan Scott and Jody Hunn,

said Scott and Hunn's deed is recorded in Book 5604 on Page 57; Thence south sixty-eight degrees fifty-nine minutes west (S 68°59' W) for sixty and zero tenths (60.0) feet to a point; Thence south thirty degrees thirty-three minutes west (S 30°33' NV) for two hundred twenty and zero tenths (220.0) feet to a point; Thence south thirty degrees twenty-two minutes east (S 30°22' E) for eighty-seven and seven tenths (87.7) feet to a point; Thence south zero degrees nine minutes east (S 00°09' E) for one hundred fifty and zero tenths (150.0) feet to a point; Thence south twelve degrees seventeen minutes east (S 12°17' E) for two hundred fifty-four and nine tenths (254.9) feet to a point. The right of way is to be south and east of the above describe line.

Bearings referenced are from Magnetic observation taken in 2000.

Book and Pages referenced are found in the Kennebec County Registry of Deeds and are referenced to 2000.

Meaning and intending to describe a parcel of land containing seven and sixty-three hundredths (7.63 +/-) acres, more or less.

Any and all other rights, easements, privileges and appurtenances belonging to the granted estate are hereby conveyed.

Being the same premises as described in the deed from Charles Tillson and Candace Tillson to Porter Bingle and Alysha Scola dated December 13, 2021 and recorded in the Kennebec County Registry of Deeds, Book 14285 Page 196.

WITNESS our hand(s) and seal(s) this 17 day of July 2023.

Witness

Porter Bingle
PORTER BINGLE

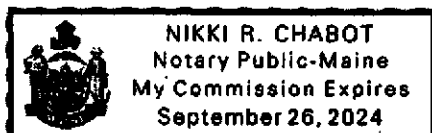
STATE OF MAINE
COUNTY OF KENNEBEC, ss

July 17, 2023

Personally appeared, the above-named Porter Bingle and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Nikki R. Chabot
Notary Public



(Print Name and Affix Seal)

WITNESS my hand(s) and seal(s) this 17 day of July 2023.

Witness

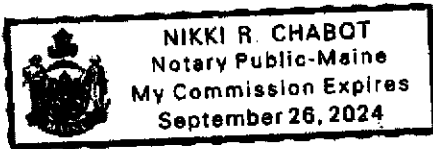
Alysha Scola
ALYSHA SCOLA

STATE OF MAINE
COUNTY OF KENNEBEC, ss

July 17, 2023

Personally appeared, the above-named Alysha Scola and acknowledged the foregoing instrument to be her free act and deed.

Before me,



Nikki Chabot
Notary Public

(Print Name and Affix Seal)

ROAD MAINTENANCE AGREEMENT

Agreement dated this ___ day of May, 2012, between **Robert C. Diplock and Regina L. Diplock** (hereinafter "Diplocks") and **Stephen L. Hewitt and Lisa K. Hewitt** (hereinafter "Hewitt").

WHEREAS, Diplocks own property on Route 17, Main Street in Readfield, Maine; and

WHEREAS, Diplocks are selling their home and a portion of their land to Hewitt and are reserving a 50 foot wide right of way for access and utilities across the Hewitt land which right of way is more specifically described in the deed from Diplock to Hewitt and also shown on a Standard Boundary Survey of Carey Land Surveys to be recorded (the "Right of Way"); and

WHEREAS, the parties will share a portion of the Right of Way being that section extending from Main Street to where the driveway of Hewitt exits the Right of Way corridor, either as it exists now or may be relocated in the future(the "Shared Portion"); and

WHEREAS, the parties wish to define their rights and responsibilities with respect to the Right of Way.

NOW THEREFORE, the parties agree as follows:

1. The parties agree that they will share the cost of upkeep, maintenance, repair and replacement of the Shared Portion to ensure that it is maintained in a safe and passable condition in a manner equal to or better than its current condition. The contribution for such upkeep, maintenance, repair and replacement shall be in equal shares per lot. Snowplowing and road sanding shall be shared by those lots which have dwelling units unless all parties agree not to have the Right of Way, or any portion thereof, plowed. Diplocks shall be responsible for construction and maintenance costs for the Right of Way beyond the Shared Portion and maintaining it in a manner equal to or better than its current condition. Hewitt may have incidental use of the Right of Way beyond the Shared Portion but shall not be responsible for maintenance thereof. Diplocks agree to protect from damage Hewitt's septic pipe running under the Right of Way.

2. The parties shall confer at least annually to establish a plan for upkeep, maintenance, repair and replacement of the Shared Portion. Multiple owners of a lot shall collectively have one vote. The parties shall each promptly pay their share upon request. If any party fails to pay then another party may pay the expenses, initially, and seek reimbursement.

3. Should it become necessary for any party to retain an attorney to enforce this agreement the prevailing party shall be entitled to reasonable attorney fees, paralegal fees, court costs and other costs of collection.

4. A party seeking reimbursement may file a notice at the Registry of Deeds which shall constitute a lien on the property for the amount due.

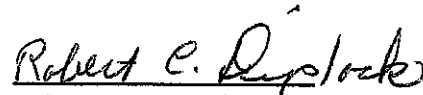
5. Work beyond normal maintenance including, without limitation, paving, installation of culverts, and major reconstruction shall require the advance approval of all of the owners which approval shall not be unreasonably delayed, conditioned or withheld.

6. Notwithstanding the obligation for shared maintenance, if any party, or a contractor, subcontractor or other invitee of a party, causes damage to the Right of Way, that party shall be solely responsible for the cost of repairing such damage which amounts can be recovered in the same manner set forth above for annual assessments.

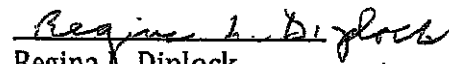
7. This Agreement may only be amended or modified in writing by unanimous agreement of all parties.

8. This Agreement shall be binding upon the parties hereto, their heirs, successors and assigns and the rights and obligations herein shall run with the above-described land of the parties hereto. This Agreement and any amendment thereto shall be recorded in the Kennebec County Registry of Deeds. Recording fees shall be shared equally.

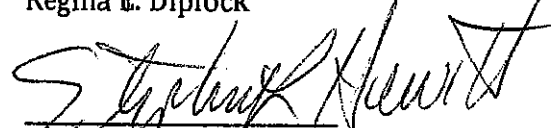
Dated: May 7 2012


Robert C. Diplock

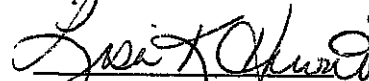
Dated: May 7 2012


Regina L. Diplock

Dated: May 2 2012


Stephen L. Hewitt

Dated: May _____ 2012


Lisa K. Hewitt

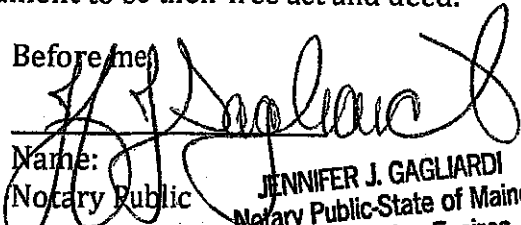
State of Maine
County of Kennebec, ss

May 2, 2012

Personally appeared the above-named Stephen L Hewitt and Lisa K. Hewitt and acknowledged the signing of the foregoing instrument to be their free act and deed.

Before me,

Name:
Notary Public


JENNIFER J. GAGLIARDI
Notary Public-State of Maine
My Commission Expires
October 2, 2016

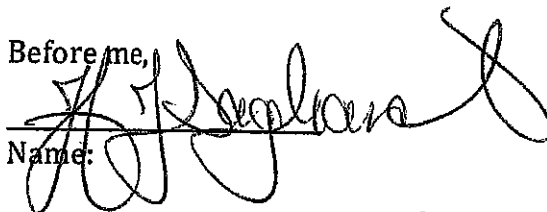
State of Maine
County of Kennebec, ss

May 2, 2012

Personally appeared the above-named Robert C. Diplock and Regina L. Diplock and acknowledged the signing of the foregoing instrument to be their free act and deed.

Before me,

Name:


Notary PublicJENNIFER J. GAGLIARDI
Notary Public-State of Maine
My Commission Expires
October 2, 2016

LD/t/4005misc

Certificate of Analysis

Attention: Advanced Inspections Inc
126 Western Ave
PO Box 135
Augusta, ME 04330

Owner: Glen Zeitzer & Bonnie Porter
Location: 12 Charlies Way Readfield ME
Sample Type: Potability

Lab ID Number: 302305051
P.O. Number: 302305051 Charlies Way
Date/Time Collected: 6/18/2023 16:55
Date/Time Received: 6/19/2023 11:30
Date Reported: 6/20/2023

Legend

 Meets Acceptable EPA Limits

 See Notation

 Does Not Meet EPA Limits

Parameter:		Your Result:	EPA LIMIT:	Unit:	Method:	Preparation Date/Time	Analysis Date/Time:	Reporting Limit:
Chloride, Total		5.1	250	mg/L	SM 4500Cl- E		6/19/2023 / 14:18	0.50
Fluoride		0.60	4.0	mg/L	SM 4500F E		6/19/2023 / 15:09	0.20
Nitrite-Nitrogen, Total		<0.20	1	mg/L	NECi Method 1.0		6/19/2023 / 12:48	0.20
Nitrate-Nitrogen, Total		<0.50	10	mg/L	NECi Method 1.0		6/19/2023 / 14:00	0.50
Arsenic, Total		7.88	10.0	µg/L	EPA 200.8	6/19/2023 / 15:00	6/20/2023 / 09:54	1.000
Lead Total		<1.000	15.0	µg/L	EPA 200.8	6/19/2023 / 15:00	6/20/2023 / 09:54	1.000
Uranium Total		<1.000	30	µg/L	EPA 200.8	6/19/2023 / 15:00	6/20/2023 / 09:54	1.000
Copper Total		0.00529	1.3	mg/L	EPA 200.8	6/19/2023 / 15:00	6/20/2023 / 09:54	0.001
Iron Total		0.128	0.3	mg/L	EPA 200.8	6/19/2023 / 15:00	6/20/2023 / 09:54	0.050
Manganese Total		0.0398	.05	mg/L	EPA 200.8	6/19/2023 / 15:00	6/20/2023 / 09:54	0.001
Sodium Total		5.43		mg/L	EPA 200.8	6/19/2023 / 15:00	6/20/2023 / 09:54	0.001
Hardness by calculation		62		mg/L	SM 2340B	6/19/2023 / 15:00	6/20/2023 / 09:54	10
Calcium, Total		19.1		mg/L	EPA 200.8	6/19/2023 / 15:00	6/20/2023 / 09:54	1.000
Magnesium, Total		3.54		mg/L	EPA 200.8	6/19/2023 / 15:00	6/20/2023 / 09:54	1.000
pH Electrometric		6.84	6.5 to 8.5	stu@25C	EPA 150.1		6/19/2023 / 11:53	2.0
Total Coliform Colilert18		<1		MPN/100mL	SM9223B	6/19/2023 / 13:32	6/20/2023/ 08:32	1
E.Coli - Colilert Enumeration		<1	1	MPN/100mL	SM9223B	6/19/2023 / 13:32	6/20/2023/ 08:32	1

Comments:

 For the above tests only, this water meets acceptable EPA Limits.

All samples analyzed for Nitrate-N and/or Nitrite-N samples must be thermally preserved to 4±2°C. However, the Maine CDC Drinking Water Program will accept non-thermally preserved test results.



Certificate of Analysis

The following Notations may be referenced above.

Notation 1: The Maximum Exposure Guideline (MEG) is a health-based guideline set by the Maine Center for Disease Control and Prevention (MECDC). MEGs are recommendations for concentrations of chemical contaminants for all drinking water systems below which there is minimal risk of a harmful health effect resulting from long-term ingestion of contaminated water. These recommendations can be found online at <http://www.maine.gov/dhhs/mecdc/environmental-health/ehp/wells/documents/megtable2016.pdf>. Please contact one of the State of Maine's Bureau of Health Toxicologists, toll free, at 1-866-292-3474 for more information.

Notation 2: The Maximum Contamination Level (MCL) is set by the United States Environmental Protection Agency (USEPA) through the National Primary Drinking Water Regulations and are legally enforceable drinking water standards that apply to all public water systems. These regulations can be found online at <http://water.epa.gov/drink/contaminants/secondarystandards.cfm> or by calling the Safe Drinking Water Hotline at 1-800-426-4791. Contaminants at or above the MCL are considered to impart potential negative health effects.

Notation 3: The Secondary Maximum Contamination Level (SMCL) is set by the United States Environmental Protection Agency (USEPA) through the National Secondary Drinking Water Regulations and these contaminants are not considered to present a risk to human health at the SMCL. These regulations can be found online at <http://water.epa.gov/drink/contaminants/secondarystandards.cfm> or by calling the Safe Drinking Water Hotline at 1-800-426-4791. Contaminants at or above (or below, only for pH) the SMCL may cause aesthetic considerations, such as taste, color and/or odor.

Notation 4: According to the EPA revised total coliform rule (effective April 1st, 2016) total coliform bacteria are no longer considered a primary contaminant. Total coliform bacteria are still used as indicator organisms for the presence of pathogens. Their presence in drinking water may indicate there is a route for pathogens (certain bacteria, viruses or protozoa) to enter the drinking water. Even though there is no longer an EPA limit, the presence of total coliform bacteria in drinking water is a problem requiring further action and investigation. If your water has tested positive for total coliform bacteria it is important to examine your water system and take action to eliminate the total coliform bacteria when possible. Please see the well disinfection procedure for more information @ <http://www.nelabservices.com/pdf/Well-Disinfection-Instructions.pdf>.

This report shall not be reproduced, except in full, without written permission from Northeast Laboratory Services.

If you have any questions regarding your results please call 1-800-244-8378 ext 300

Authorized By

A handwritten signature in black ink, appearing to read 'M. Bushover', written over a horizontal line.

Megan Bushover, Laboratory Technical Director

6/20/2023

Review Date

Analytical results and reports are generated by NEL at the request of and for the exclusive use of the person or entity (client) named on this report. Results, reports, or copies of same will not be released by NEL to any third party without the prior express written consent from the client named in this report. This report applies only to those samples taken at the time, place, and location referenced by the client. This report makes no express or implied warranty or guarantee as to the sampling methodology used by the individual performing the sampling. The client is solely responsible for the use and interpretation of these results, NEL does not make express or implied warranties as to such use or interpretation. NEL is not able to make and does not make a determination as to the environmental soundness, safety or health of a property from only the samples sent to their laboratory for analysis. Unless otherwise specified by the Client, NEL reserves the right to dispose of all samples after the testing of such samples is sufficiently completed or after a thirty-day period, whichever period is greater. NEL's liability extends only to the cost of the testing.

Winslow lab is accredited by the State of Maine Department of Health and Human Services, Maine Center for Disease Control and Prevention (ME00009) and by the National Environmental Laboratory Accreditation Program (NELAP) through the State of New Hampshire Environmental Laboratory Accreditation Program (#2534). To see a current list of certifications see our website : www.nelabservices.com.



Certificate of Analysis

Radon Water Report

Report Date: 6/20/2023

Attention: Michael McCray
Advanced Inspections Inc
126 Western Ave
Augusta, ME 04330

Legend

-  At or below Maine's Maximum Exposure Guideline (4,000 pCi/L)
-  Above Maine's Maximum Exposure Guideline (4,000 pCi/L)

Location:

Glen Zeitzer & Bonnie Porter
12 Charlies Way
Readfield ME 04355

Lab ID Number	Water Source	Collection Date	Collection Time	Radon (pCi/L)
602301467	WELL	6/18/2023	16:56	 <150

Radon Guidelines for Drinking Water

Maine's current Maximum Exposure Guideline (MEG) for radon in well water is 4,000 pCi/L. For further information, call the Maine Radiation Control Program at 1-800-232-0842.

If Your Radon Level Is High

Radon in water can be reduced by a number of different methods. Any remedial work should be done by a mitigation contractor, registered with the state of Maine. After completion of remedial work, NEL can re-test the water to verify that the contractor's remedy was effective.

EPA To Adopt Water Radon Standard

The U.S. Environmental Protection Agency is currently considering a maximum concentration limit between 300 pCi/L and 4000 pCi/L for public water supplies. Questions concerning public water supplies should be directed to the State of Maine Drinking Water Program 207-287-2070. Information on the health risks from radon in water is available from the State of Maine Radiation Control Program by calling 1-800-232-0842.

Should you have any questions concerning your radon test result, please feel free to call us.

Thank you for using NEL testing services. Contact NEL for your other environmental analytical needs, including water testing for lead and arsenic or indoor air quality.

Authorized By


Adam Weber, Laboratory Analyst

Review Date

6/20/2023

Note: NEL meets EPA requirements for radon testing. The State of Maine Radon Registration Act (22 MRSA sec. 771 et seq.) requires this laboratory to report the test results, zip codes and street addresses of the structures tested.

Analytical results and reports are generated by NEL at the request of and for the exclusive use of the person or entity (client) named on this report. Results, reports, or copies of same will not be released by NEL to any third party without the prior express written consent from the client named in this report. This report applies only to those samples taken at the time, place, and location referenced by the client. This report makes no express or implied warranty or guarantee as to the sampling methodology used by the individual performing the sampling. The client is solely responsible for the use and interpretation of these results and NEL makes no express or implied warranties as to such use or interpretation. NEL is not able to make and does not make a determination as to the environmental soundness, safety, or health of a property from only the samples sent to their laboratory for analysis. Unless otherwise specified by the Client, NEL reserves the right to dispose of all samples after the testing of such samples is sufficiently completed. NEL liability extends only to the cost of the testing. NRSB Reg# ARL1401.

ME REG# SPC3.

Radon Measurement Report



COMPANY INFORMATION



Name:	Advanced Inspections, Inc.
Phone Number:	207-248-2690
Email:	mike@advancedinspectionsinc.com
Address:	126 Western Ave PMB #135, Augusta, Maine 04330, United States



CERTIFICATIONS

Name:	Number:	Expiration Date:
Advanced Inspections, Inc.	Advanced Inspections, Inc.	09/30/2024

PROPERTY INFORMATION



Property Name:	061823mm1
Address:	12 Charlies Way, Readfield, ME 04355, United States
Building Year:	2019
Ventilation Type:	None
Building Type:	House
Foundation Type:	Slab on Grade
Radon Mitigation System:	Native

TEST INFORMATION



Average Radon Level:	3.6 pCi/L
Dataset Name:	061823mm1
Measurement Type:	Initial
Start Date:	Jun 18, 2023, 9:00 p.m. EDT
End Date:	Jun 20, 2023, 9:00 p.m. EDT
Measurement Duration:	48h
Test Delay:	4h
Floor/Level:	1
Room:	Living Room
Comment:	No comments documented.

Recommended Actions

≥2.0 AND <4.0 pCi/L - W/O MITIGATION SYSTEM

The measured average radon level is below the Environmental Protection Agency (EPA) Action Level of 4.0 pCi/L. However, since the measured average radon level is at least half the Action Level, the EPA suggests that homeowners consider having a radon mitigation system installed. The EPA recommends having this building retested at least once every 5 years to determine if a radon mitigation system is recommended at a later date since radon levels can change over time. If a radon mitigation system is installed, the EPA recommends having this building retested at least once every 2 years to ensure the system remains effective. Performing follow-up tests during the heating season is recommended since this is when radon levels tend to be the highest. A 12-month long test, or continuous monitoring, will most accurately reflect radon exposure throughout the year.

MEASUREMENT SUMMARY



LEVEL OF RADON

MINIMUM
1.2 pCi/L

AVERAGE
3.6 pCi/L

MAXIMUM
7.2 pCi/L



TEMPERATURE

MINIMUM
64.4 °F

AVERAGE
66.5 °F

MAXIMUM
68.0 °F



HUMIDITY

MINIMUM
56.5 %rH

AVERAGE
58.3 %rH

MAXIMUM
61.0 %rH



ATMOSPHERIC PRESSURE

MINIMUM
29.4414 inHg

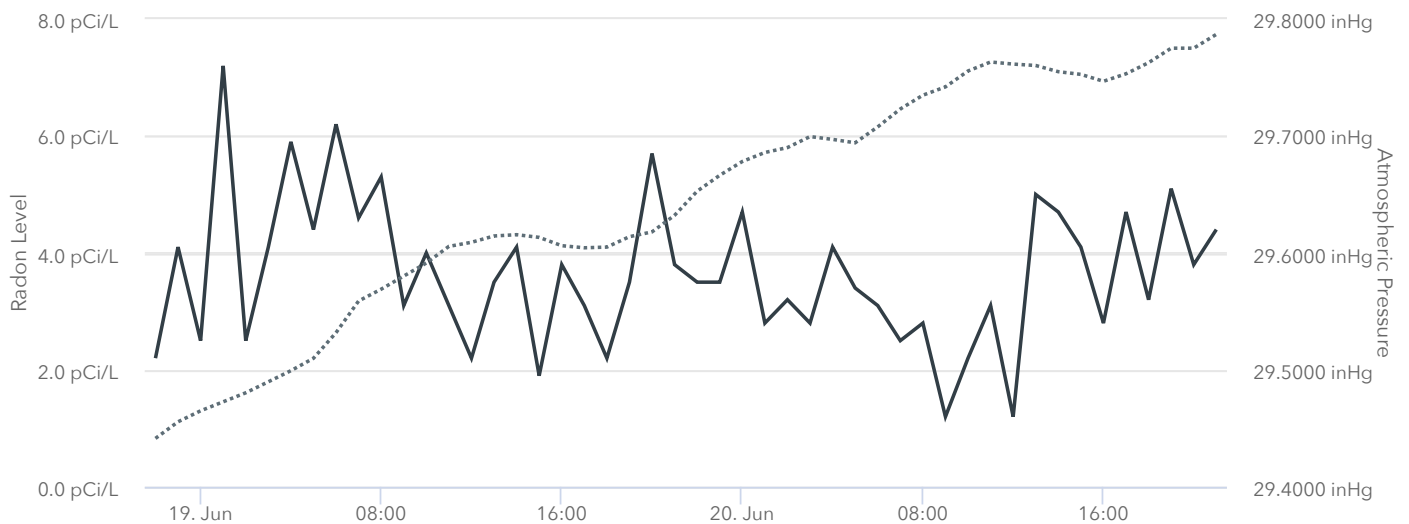
AVERAGE
29.6438 inHg

MAXIMUM
29.7869 inHg

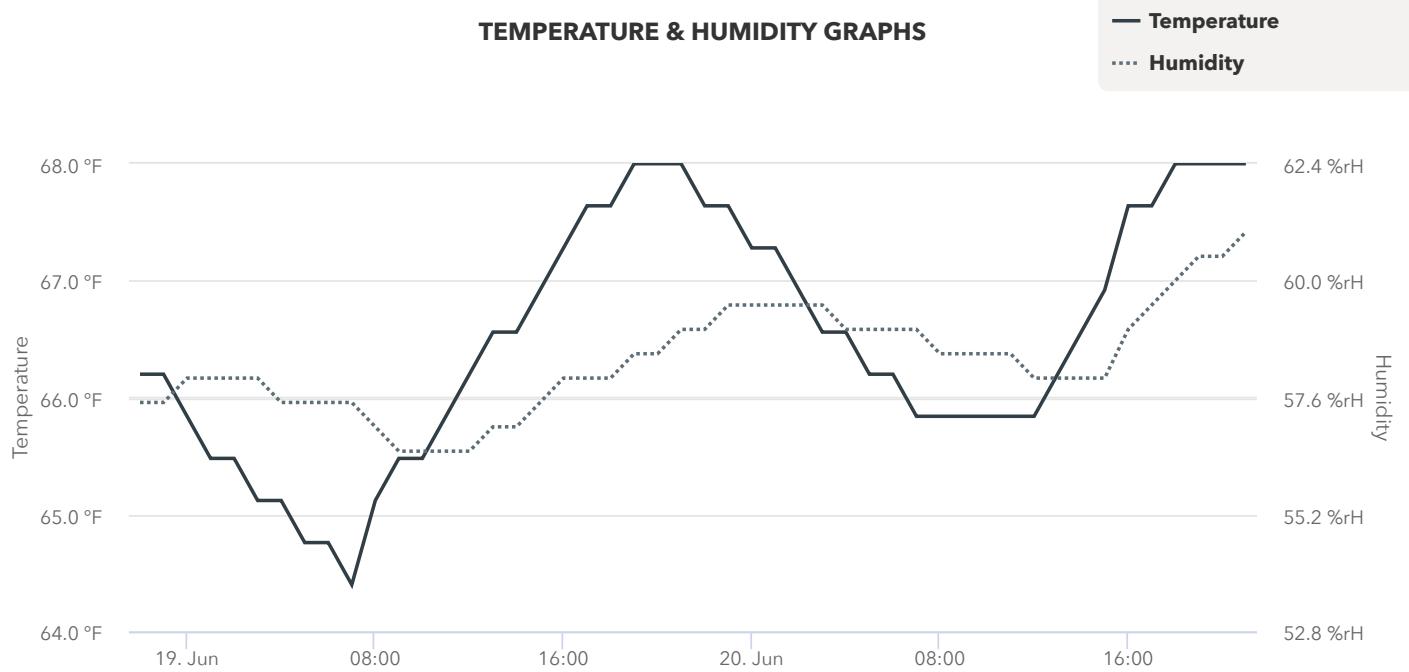
RADON LEVEL & AIR PRESSURE GRAPHS

— Radon Level

.... Atmospheric Pressure



TEMPERATURE & HUMIDITY GRAPHS



HOURLY MEASUREMENT DATA



Note : Measurements are offset by 1 hour from the start of the test. (The first hour will read 3:00 for a 2:00 start time).

	DATE & TIME	RADON	AIR PRESSURE	TEMPERATURE	HUMIDITY
1	2023-06-18, 10:00 p.m. EDT	2.2 pCi/L	29.4414 inHg	66.2 °F	57.5 %rH
2	2023-06-18, 11:00 p.m. EDT	4.1 pCi/L	29.4556 inHg	66.2 °F	57.5 %rH
3	2023-06-19, 12:00 a.m. EDT	2.5 pCi/L	29.4650 inHg	65.8 °F	58.0 %rH
4	2023-06-19, 1:00 a.m. EDT	7.2 pCi/L	29.4727 inHg	65.5 °F	58.0 %rH
5	2023-06-19, 2:00 a.m. EDT	2.5 pCi/L	29.4804 inHg	65.5 °F	58.0 %rH
6	2023-06-19, 3:00 a.m. EDT	4.1 pCi/L	29.4898 inHg	65.1 °F	58.0 %rH
7	2023-06-19, 4:00 a.m. EDT	5.9 pCi/L	29.4993 inHg	65.1 °F	57.5 %rH
8	2023-06-19, 5:00 a.m. EDT	4.4 pCi/L	29.5099 inHg	64.8 °F	57.5 %rH
9	2023-06-19, 6:00 a.m. EDT	6.2 pCi/L	29.5318 inHg	64.8 °F	57.5 %rH
10	2023-06-19, 7:00 a.m. EDT	4.6 pCi/L	29.5589 inHg	64.4 °F	57.5 %rH
11	2023-06-19, 8:00 a.m. EDT	5.3 pCi/L	29.5690 inHg	65.1 °F	57.0 %rH
12	2023-06-19, 9:00 a.m. EDT	3.1 pCi/L	29.5802 inHg	65.5 °F	56.5 %rH
13	2023-06-19, 10:00 a.m. EDT	4.0 pCi/L	29.5914 inHg	65.5 °F	56.5 %rH
14	2023-06-19, 11:00 a.m. EDT	3.1 pCi/L	29.6056 inHg	65.8 °F	56.5 %rH
15	2023-06-19, 12:00 p.m. EDT	2.2 pCi/L	29.6091 inHg	66.2 °F	56.5 %rH
16	2023-06-19, 1:00 p.m. EDT	3.5 pCi/L	29.6145 inHg	66.6 °F	57.0 %rH
17	2023-06-19, 2:00 p.m. EDT	4.1 pCi/L	29.6156 inHg	66.6 °F	57.0 %rH
18	2023-06-19, 3:00 p.m. EDT	1.9 pCi/L	29.6133 inHg	66.9 °F	57.5 %rH
19	2023-06-19, 4:00 p.m. EDT	3.8 pCi/L	29.6062 inHg	67.3 °F	58.0 %rH
20	2023-06-19, 5:00 p.m. EDT	3.1 pCi/L	29.6044 inHg	67.6 °F	58.0 %rH
21	2023-06-19, 6:00 p.m. EDT	2.2 pCi/L	29.6050 inHg	67.6 °F	58.0 %rH
22	2023-06-19, 7:00 p.m. EDT	3.5 pCi/L	29.6139 inHg	68.0 °F	58.5 %rH
23	2023-06-19, 8:00 p.m. EDT	5.7 pCi/L	29.6180 inHg	68.0 °F	58.5 %rH
24	2023-06-19, 9:00 p.m. EDT	3.8 pCi/L	29.6322 inHg	68.0 °F	59.0 %rH
25	2023-06-19, 10:00 p.m. EDT	3.5 pCi/L	29.6528 inHg	67.6 °F	59.0 %rH
26	2023-06-19, 11:00 p.m. EDT	3.5 pCi/L	29.6664 inHg	67.6 °F	59.5 %rH
27	2023-06-20, 12:00 a.m. EDT	4.7 pCi/L	29.6782 inHg	67.3 °F	59.5 %rH
28	2023-06-20, 1:00 a.m. EDT	2.8 pCi/L	29.6859 inHg	67.3 °F	59.5 %rH
29	2023-06-20, 2:00 a.m. EDT	3.2 pCi/L	29.6901 inHg	66.9 °F	59.5 %rH
30	2023-06-20, 3:00 a.m. EDT	2.8 pCi/L	29.6995 inHg	66.6 °F	59.5 %rH
31	2023-06-20, 4:00 a.m. EDT	4.1 pCi/L	29.6971 inHg	66.6 °F	59.0 %rH
32	2023-06-20, 5:00 a.m. EDT	3.4 pCi/L	29.6942 inHg	66.2 °F	59.0 %rH

33	2023-06-20, 6:00 a.m. EDT	3.1 pCi/L	29.7078 inHg	66.2 °F	59.0 %rH
34	2023-06-20, 7:00 a.m. EDT	2.5 pCi/L	29.7231 inHg	65.8 °F	59.0 %rH
35	2023-06-20, 8:00 a.m. EDT	2.8 pCi/L	29.7349 inHg	65.8 °F	58.5 %rH
36	2023-06-20, 9:00 a.m. EDT	1.2 pCi/L	29.7420 inHg	65.8 °F	58.5 %rH
37	2023-06-20, 10:00 a.m. EDT	2.2 pCi/L	29.7556 inHg	65.8 °F	58.5 %rH
38	2023-06-20, 11:00 a.m. EDT	3.1 pCi/L	29.7633 inHg	65.8 °F	58.5 %rH
39	2023-06-20, 12:00 p.m. EDT	1.2 pCi/L	29.7615 inHg	65.8 °F	58.0 %rH
40	2023-06-20, 1:00 p.m. EDT	5.0 pCi/L	29.7603 inHg	66.2 °F	58.0 %rH
41	2023-06-20, 2:00 p.m. EDT	4.7 pCi/L	29.7550 inHg	66.6 °F	58.0 %rH
42	2023-06-20, 3:00 p.m. EDT	4.1 pCi/L	29.7527 inHg	66.9 °F	58.0 %rH
43	2023-06-20, 4:00 p.m. EDT	2.8 pCi/L	29.7468 inHg	67.6 °F	59.0 %rH
44	2023-06-20, 5:00 p.m. EDT	4.7 pCi/L	29.7532 inHg	67.6 °F	59.5 %rH
45	2023-06-20, 6:00 p.m. EDT	3.2 pCi/L	29.7627 inHg	68.0 °F	60.0 %rH
46	2023-06-20, 7:00 p.m. EDT	5.1 pCi/L	29.7751 inHg	68.0 °F	60.5 %rH
47	2023-06-20, 8:00 p.m. EDT	3.8 pCi/L	29.7751 inHg	68.0 °F	60.5 %rH
48	2023-06-20, 9:00 p.m. EDT	4.4 pCi/L	29.7869 inHg	68.0 °F	61.0 %rH

TEMPORARY CONDITIONS & DEVIATIONS FROM PROTOCOL



Temporary Conditions: None documented.
Deviations from Protocol: None documented.

MONITOR INFORMATION



Serial Number: 2700012186
Calibration Date: 2023-03-06
Calibration Expiration Date: 2024-03-05
Manufacturer: Airthings
Model: Corentium Pro
Calibration Chamber: Airthings Lab
License #: TC111706 / TRC2101
Noninterference Controls: Corentium Pro uses a motion sensor to detect movement of the monitor during the measurement. It also records hourly temperature, humidity, and atmospheric pressure data to detect if closed-building conditions may have been broken during the measurement.

TIME REPORT WAS GENERATED



Unique Report ID:	2700012186-2023-06-19T02:00:16Z
Date Report Was Generated:	2023-06-21
Time:	7:08 a.m. EDT

RADON PROFESSIONAL INFORMATION



Name:	Michael McCray
Email address:	mike@advancedinspections.org
Phone number:	2072482690

STATEMENT OF LIMITATIONS

There is an uncertainty with any radon measurement result due to statistical variations in radiation, and other factors such as conditions which change daily and seasonally which can cause variations in indoor radon levels. These conditions can change based on the weather, the use or disuse of appliances, systems, and components of the structure, tampering with the radon test, or failure to comply with the closed-building conditions necessary for a valid radon measurement result.

ADDITIONAL RADON INFORMATION

For further information regarding your radon measurement report, radon exposure risk, a radon professional, or to obtain a list of certified radon measurement and mitigation professionals in your area, contact your jurisdiction's Department of Health.

RADON PROFESSIONAL'S SIGNATURE

This report is certified by Michael McCray.

Michael McCray

Electronic Signature

2023-06-21
Readfield

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept. Health & Human Services
Div of Environmental Health, 11 SHS
(207) 287-5672 Fax: (207) 287-4172

PROPERTY LOCATION		>> CAUTION: LPI APPROVAL REQUIRED <<	
City, Town, Plantation	READFIELD	Town/City	READFIELD
Street or Road	RT # 17	Permit #	2459
Subdivision, Lot #	MAP 112 / Lot 36-1	Date Permit Issued	8/16/18
OWNER/APPLICANT INFORMATION		Fee: \$	265.00
Name (last, first, MI)	TILLSON, CHARLIE + CANDACE	Double Fee Charged []	
Mailing Address of	P.O. BOX 5	Local Plumbing Inspector Signature	Local Plumbing Inspector Signature
Owner/Applicant	HALLOWELL, ME. 04347	L.P.I. #	941
Daytime Tel. #		Owner ☒ Town ☐ State ☐	
OWNER OR APPLICANT STATEMENT		The Subsurface Wastewater Disposal System shall not be installed until a Permit is issued by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.	
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.		Municipal Tax Map # 112 Lot # 36-1	
Signature of Owner or Applicant		CAUTION: INSPECTION REQUIRED	
Date		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	THIS APPLICATION REQUIRES	DISPOSAL SYSTEM COMPONENTS
☒ 1. First Time System	☒ 1. No Rule Variance	☒ 1. Complete Non-engineered System
☐ 2. Replacement System	☐ 2. First Time System Variance	☐ 2. Primitive System (graywater & alt. toilet)
Type replaced: _____	☐ a. Local Plumbing Inspector Approval	☐ 3. Alternative Toilet, specify: _____
Year installed: _____	☐ b. State & Local Plumbing Inspector Approval	☐ 4. Non-engineered Treatment Tank (only)
☐ 3. Expanded System	☐ 3. Replacement System Variance	☐ 5. Holding Tank, _____ gallons
☐ a. <25% Expansion	☐ a. Local Plumbing Inspector Approval	☐ 6. Non-engineered Disposal Field (only)
☐ b. ≥25% Expansion	☐ b. State & Local Plumbing Inspector Approval	☐ 7. Separated Laundry System
☐ 4. Experimental System	☐ 4. Minimum Lot Size Variance	☐ 8. Complete Engineered System (2000 gpd or more)
Seasonal Conversion	☐ 5. Seasonal Conversion Permit	☐ 9. Engineered Treatment Tank (only)
SIZE OF PROPERTY	DISPOSAL SYSTEM TO SERVE	☐ 10. Engineered Disposal Field (only)
7.62 SQ. FT.	☒ 1. Single Family Dwelling Unit, No. of Bedrooms: 2	☐ 11. Pre-treatment, specify: _____
ACRES	☐ 2. Multiple Family Dwelling, No. of Units: _____	☐ 12. Miscellaneous Components
SHORELAND ZONING	☐ 3. Other: _____ (specify)	TYPE OF WATER SUPPLY
☐ Yes ☒ No	Current Use ☐ Seasonal ☒ Year Round ☐ Undeveloped	☒ 1. Drilled Well ☐ 2. Dug Well ☐ 3. Private
		☐ 4. Public ☐ 5. Other

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)			
TREATMENT TANK	DISPOSAL FIELD TYPE & SIZE	GARBAGE DISPOSAL UNIT	DESIGN FLOW
☒ 1. Concrete	☒ 1. Stone Bed ☐ 2. Stone Trench	☐ 1. No ☐ 2. Yes ☒ 3. Maybe	180 gallons per day
☒ a. Regular	☐ 3. Proprietary Device	If Yes or Maybe, specify one below:	BASED ON:
☐ b. Low Profile	☐ a. cluster array ☐ c. Linear	☐ a. multi-compartment tank	☒ 1. Table 4A (dwelling unit(s))
☐ c. Plastic	☐ b. regular load ☐ d. H-20 load	☐ b. _____ tanks in series	☐ 2. Table 4C (other facilities)
☐ 3. Other: _____	☐ 4. Other: _____	☐ c. increase in tank capacity	SHOW CALCULATIONS for other facilities
CAPACITY: 1,000 GAL.	SIZE: 600 sq. ft. ☒ lin. ft.	☒ d. Filter on Tank Outlet	
SOIL DATA & DESIGN CLASS	DISPOSAL FIELD SIZING	EFFLUENT/EJECTOR PUMP	
PROFILE CONDITION	☐ 1. Medium—2.6 sq. ft. / gpd	☒ 1. Not Required	☐ 3. Section 4G (meter readings)
31C	☒ 2. Medium—Large 3.3 sq. ft. / gpd	☐ 2. May Be Required	ATTACH WATER METER DATA
at Observation Hole # 1	☐ 3. Large—4.1 sq. ft. / gpd	☐ 3. Required	LATITUDE AND LONGITUDE
Depth 24"	☐ 4. Extra Large—5.0 sq. ft. / gpd	Specify only for engineered systems:	at center of disposal area
of Most Limiting Soil Factor		DOSE: _____ gallons	Lat. 44 d 2348 m 899s
			Lon. 69 d 5930 m 447s
			if g.p.s, state margin of error: 10'

SITE EVALUATOR STATEMENT		
I certify that on 8/02/18 (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).		
Site Evaluator Signature	SE #	Date
JOHN PHILBRICK	256	8/03/18
Site Evaluator Name Printed	547-3932	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

Street, Road, Subdivision

Owner's Name

READFIELD

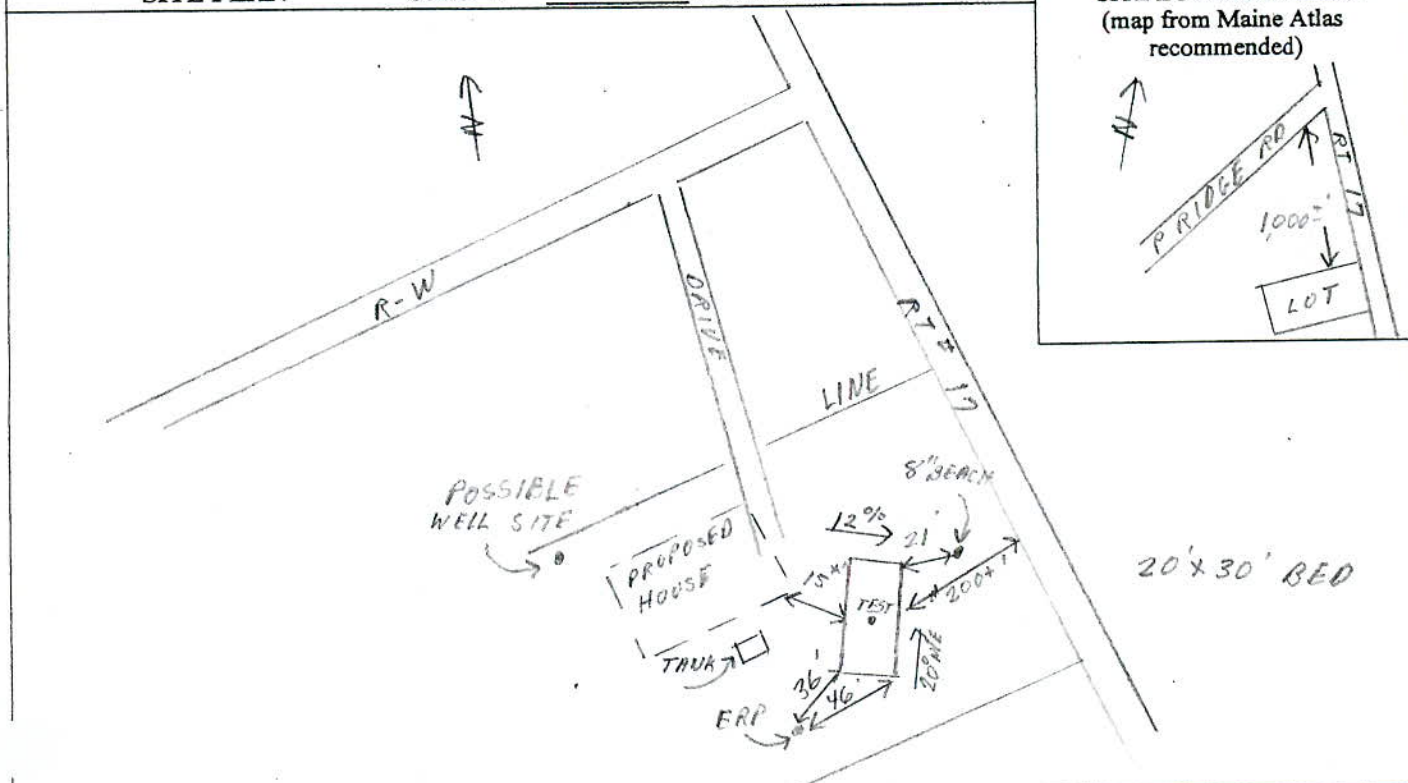
RT # 17

CHARLIE + CANDACE TILSON

SITE PLAN

Scale 1" = 50 ft. or as shown

SITE LOCATION PLAN
(map from Maine Atlas recommended)



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

Observation Hole 1 ☒ Test Pit ☐ Boring
0 " Depth of Organic Horizon Above Mineral Soil

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

Texture	Consistency	Color	Mottling
0 SANDY LOAM	FRIABLE	DARK BR	NONE
10 LOAMY SAND		REDISH BR	
20 FINE LOAMY SAND	FIRM	GRAY	COMMON DISTINCT
30			
40			
50			

Texture	Consistency	Color	Mottling
0			
10			
20			
30			
40			
50			

Soil Classification <u>3 C</u>	Slope <u>12</u> %	Limiting Factor <u>24</u>	☒ Ground Water ☒ Restrictive Layer ☐ Bedrock ☐ Pit Depth
Profile Condition			

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

Site Evaluator Signature

SE #

Date

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

08116004

Town, City, Plantation

Street, Road, Subdivision

Owner's Name

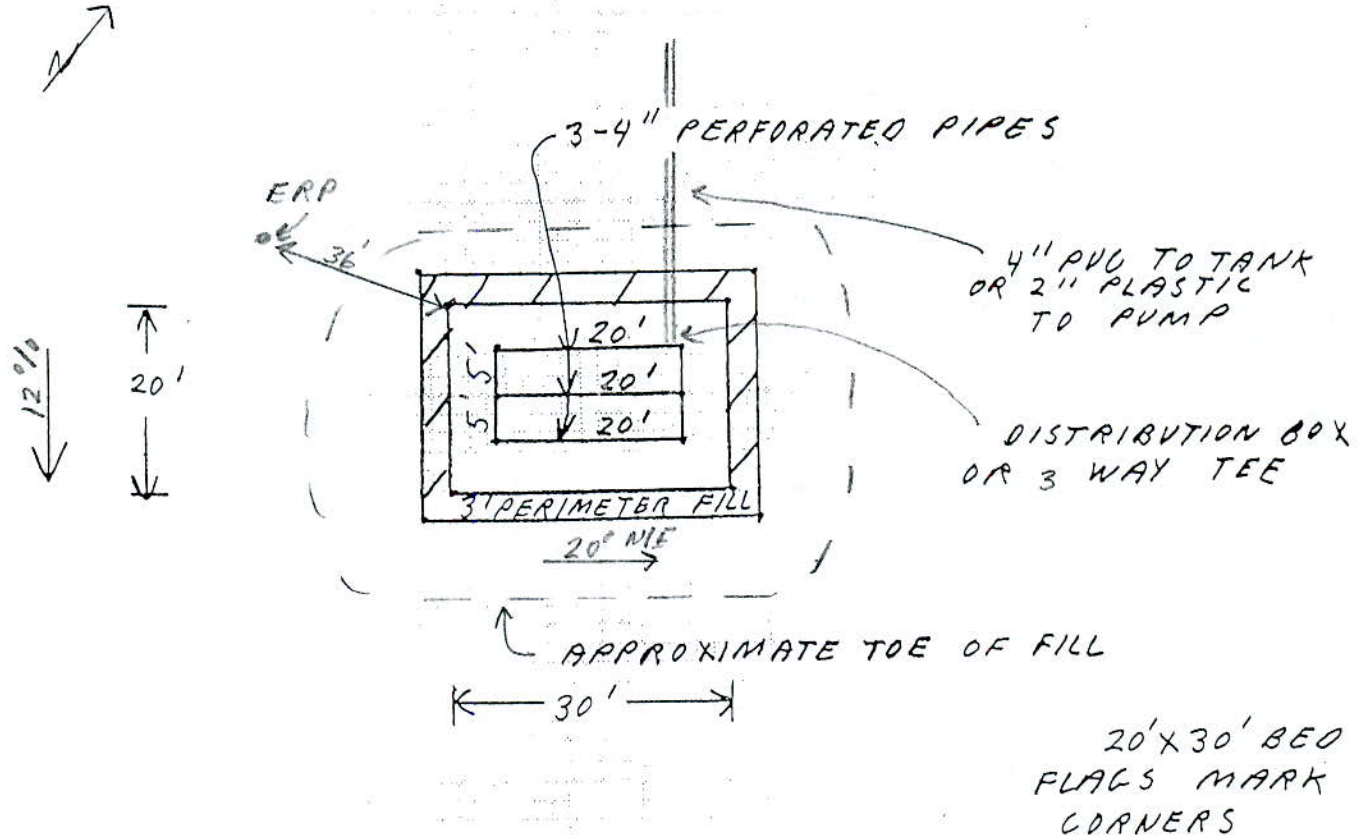
HEAD FIELD

RT# 17

CHARLIE + CANDACE TILLSON

SUBSURFACE WASTEWATER DISPOSAL PLAN

Scale: 1" = 20 Ft.
or as shown



FILL REQUIREMENTS
Depth of Fill (Upslope)
Depth of Fill (Downslope)

CONSTRUCTION ELEVATION
12" Reference Elevation is
28" Bottom of Disposal Area
Top of Distribution Lines or Chambers

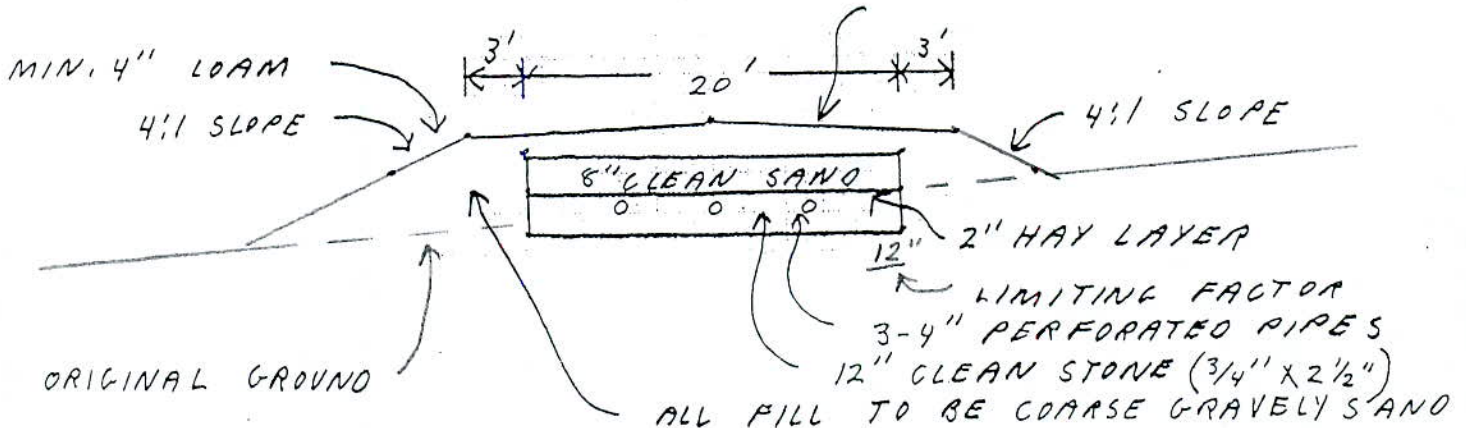
ELEVATION REFERENCE POINT
0" ERP IS IN 12" BEACH, 36' NW
51" OF SYS., 41" ABOVE GROUND
62"

DISPOSAL AREA CROSS SECTION

Scale:

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

CROWN WITH 3% GRADE + SEED + MULCH



Site Evaluator Signature

256
SE#

8/03/18
Date

Approved for use as
HHE 200 by Division of
Health Engineering 9/87

AJ's Septic Inspections Inc.

212 Glenn Harris Road

New Sharon, ME 04955

(207) 778 - 5444

Inspection Number 596404

Septic System Inspection

Date ordered: 6/16/2023

Site Address: 12 Charlie's Way Readfield, ME

Date completed: 6/23/2023

Customer:: Glen Zeitzer/ Bonnie Porter

Billing Address:

Phone (207)682-8180

Email: porterzeiter@gmail.com

County: Kennebec

Inspection conducted By: *James Cushing*

General Site Information

596404

Page 2

Part 1.

- | | |
|---|---|
| 1. Age of building 2019 (Estimated) | 2. Current use: Single family |
| 3. Bdrms/units: 2 | 4. Age of system 2019 |
| 5. Is the building currently occupied: NO | 6. Most recent no. of occupants: 0 |
| 7. Number of weeks empty: 2 months | 8. Water source: Drilled well |
| 9. Seasonal Occupancy: No | 10. last time septic tank was pumped: Never |
| 11. Is the washing machine connected to the sewage disposal system: YES | |

Note: Maine Subsurface Disposal Rules require the washing machine to be connected to the septic tank or discharged into an approved gray water system.

Part 2. Tanks on site:

Estimated capacity (Gallons)

Septic tank	Yes	1000 gal
Pumping Station	No	
Grease trap	No	
Other tank		

Part 3. Absorption system: (The areas listed below are estimates made to the best of our ability)

Cesspool:	NA
Seepage bed:	20' x 30' +/-
Trench system:	NA
Chambers:	NA
Other(Describe):	NA

Condition of sewage treatment system

Part 4. Condition of treatment tank:

Top cover:	Satisfactory	Liquid level:	Satisfactory	
Inlet cover:	Satisfactory	Depth of sludge:	Satisfactory	4"
Outlet cover:	Satisfactory	Thickness of scum:	Satisfactory	1"
Inlet baffle:	Satisfactory			
Outlet baffle:	Satisfactory	Small Polyloc		

If any of the above items are marked unsatisfactory then the septic tank condition is unsatisfactory !

A listing of satisfactory is based on condition, operation, and /or whether the item would be judged acceptable by current standards: All findings are the opinions of A.J.'s Septic Inspection Inc.

Electrical/Mechanical operation of pumps:	NA
Treatment tank to absorption system pipeline:	Unsatisfactory (sag just outside the tank)

Part 5. Condition of absorption system:

Was the treatment tank pumped ?	No	
Was pumping the tank recommended ?	Yes	next in 2025
Is the liquid level at the invert of the outlet pipe in the treatment tank ?	Yes	
Does effluent discharge onto the ground or into a body of water ?	No	
Is seepage visible around the system ?	No	
Is lush vegetation present ?	No	
Is there evidence of current malfunction ?	No	
Is there evidence of past malfunction ?	No	

Malfunctioning system: (Maine Dept. of Human Services. Division of Health Engineering)

A system that is not operating or is not functioning properly. Indications of a malfunctioning system included, but are not limited to, any of the following: ponding or outbreak of waste water or septic tank effluent onto the surface of the ground; seepage of waste water or septic tank effluent into parts of buildings below ground; back-up of waste water into the building served that it not caused by a physical blockage of the internal plumbing; or contamination of nearby water wells or waterbodies/courses.

Malfunctioning systems: Any system currently malfunctioning must be replaced, using criteria for a replacement system, as described in Section 8, or repaired, as allowed in Section 2.F.2 of the Subsurface Waste Water Rules.

Warning: If the system is failing DO NOT HAVE THE TANK PUMPED until the cause of the problem is repaired. Pumping the tank will not allow a competent inspection if a second opinion is wanted.

Part 6. Company Disclaimer

1. This report is the sole property of A.J.'s Septic Inspections, Inc. and all statements made herein are the opinions of A.J.'s Septic Inspections, Inc. We reserve the right to distribute this report at our discretion.

2. We locate septic systems on the ground to do inspections but we do not determine the location of property lines or the proximity of systems to property lines.

3. The process of doing inspections causes some disruption of your property because we must physically dig up tank covers and inspection holes. We always take care to keep any disturbances to a minimum.

4. The report is based upon our considerable knowledge and experience in wastewater technology. It also includes observations and opinions from the on-site investigation. This report is the present condition of the on-site sewage disposal system. We make no guarantee, warranty, nor do we certify the correct functioning of your system for any period of time past the time of inspection. Our company has no ability to supervise or control any of the many factors which affect the current functioning of the wastewater system, and therefore will assume no liability for its continued proper functioning.

5. A.J.'s Septic Inspections, Inc. disclaims any warranty, expressed or implied, arising from the inspection of the system or from this report. We make no claim that the system will continue to function for any future buyer.

6. Our septic system inspection does not make any determination of the impact the system has on ground water.

7. Inspections done during winter months, because of the frost and snow, are not as encompassing as those done during summer months. We will be happy to return when the snow and frost are gone if retained to do so.

8. We recommend second opinions. If you call we will gladly provide the names of other experienced inspectors.

Thank you for your patronage. Remember that good service doesn't cost -- it pays.

Signature



Date:

6/23/2023

James Cushing

596404

State of ME Certification #272

Septic Systems Inspector

Appendix 1: Explanations for tank condition

On the day of the inspection a concrete 1000 gallon septic tank was located behind the home approx. 10" below grade. The outlet cover, 16" x 17" was exposed and removed for inspection. The inlet and outlet baffles were found intact. The outlet baffle is a small Polyloc filter, this filter must be cleaned each time the tank is pumped and in most cases annually. (Note: When this tank was installed risers to grade were required in any covers over a pump or filter.) There is a sag in the SDR 35 outlet pipe. The ponding water in this pipe can freeze in winter conditions. Based on the solids content in this tank I recommend it be pumped next in 2025 and approx. every 3 to 5 years after. In my opinion this septic tank will be in satisfactory condition once the outlet pipe is reset to remove the sag and a riser to grade has been installed on the outlet cover. Estimated cost of repairs, not to exceed \$800.00.

Appendix 2: Explanations for absorption system condition

On the day of the inspection the absorption area located off the back left corner of the home is a seepage bed. This system was constructed with crushed rock and pipe approx. 20' wide and 30' long, with filter fabric over the rock. An inspection hole was dug into the absorption area beside one of the distribution pipes and the rock was found clean and dry. Water was added to the system for approx. 1 hour with no signs of malfunction. In my opinion this absorption area is in satisfactory condition, it was designed for a 2 bedroom, single family home in 2018.

