

Durham
9:52 AM

Real Estate Tax Commitment Book - 33.580
2025-2026 TAX YEAR

08/13/2025
Page 98

Account	Name & Address	Land	Building	Exemption	Assessment	Tax
1138	DUGAN, SEAN B 90 DEWITT HILL RD DURHAM ME 04222 90 DEWITT HILL ROAD 001-067 B9440P302 08/31/2016 B5930P271	77,000 Acres 6.00	160,600	13,250 01 Homestead Exempt	224,350	7,533.67 3,766.84 (1) 3,766.83 (2)
1177	DUGAS, JUSTIN T 1586 ROYALSBOROUGH RD DURHAM ME 04222 1586 ROYALSBOROUGH ROAD 001-056 B7760P209 08/04/2009	64,000 Acres 3.00	111,400	0	175,400	5,889.93 2,944.97 (1) 2,944.96 (2)
1944	DUHAIME, JENNIFER L DUHAIME, STEVEN D 55 SAND HILL DRIVE DURHAM ME 04222 55 SAND HILL DRIVE 006-113-Q B11184P161 08/15/2022 B9527P74 01/04/2017 B5887P121	67,700 Acres 1.76	253,600	0	321,300	10,789.25 5,394.63 (1) 5,394.62 (2)
1670	DUMOND, STEPHEN B 87 MILL POND ROAD DURHAM ME 04222 87 MILL POND ROAD 006-101-E B10015P170 01/18/2019 B10015P168 01/18/2019 B9228P195 09/22/2015 B3866P111	61,200 Acres 5.00	139,700	13,250 01 Homestead Exempt	187,650	6,301.29 3,150.65 (1) 3,150.64 (2)
64	DUMONT, RONALD DUMONT, ROSE MARIE 136 SWAMP RD DURHAM ME 04222 136 SWAMP ROAD 005-072 B1264P148	63,000 Acres 2.50	127,300	16,430 01 Homestead Exempt 12 WW2 Vet Res.	173,870	5,838.55 2,919.28 (1) 2,919.27 (2)
1896	DUNBAR, ARCHIE DUNBAR, JEANNE 117 RANGDALE RD DURHAM ME 04222 117 RANGDALE ROAD 009-037-005 B9347P24 04/19/2016 B7210P216 07/25/2007	71,100 Acres 5.83	260,900	13,250 01 Homestead Exempt	318,750	10,703.63 5,351.82 (1) 5,351.81 (2)

	Land	Building	Exempt	Total	Tax
Page Totals:	404,000	1,053,500	56,180	1,401,320	47,056.32
Subtotals:	62,382,200	61,651,500	5,231,070	118,802,630	3,989,392.39

Initial  DS 

Return to:
Jennifer L. Duhaime and Steven D. Duhaime
55 Sand Hill Drive
Durham, ME 04222

Transfer Tax: \$2,591.60
DLN:1002240204314 WARRANTY DEED

Ashley Gendron and Inzer Price Gendron, of 55 Sand Hill Drive, Durham, ME 04222, for consideration paid, grant to Jennifer L. Duhaime and Steven D. Duhaime, of 2 Youngs Lane, Freeport, ME 04032, as joint tenants with rights of survivorship, with WARRANTY COVENANTS:

SEE ATTACHED EXHIBIT A

MEANING and INTENDING to describe and convey the same premises conveyed to the grantors herein by deed of Leland Smith and Katherine Smith dated 12/30/2016 and recorded at Book 9527, Page 74 in the Androscoggin County Registry of Deeds.

Executed this 5 day of August, 2022.

Ashley Gendron
Ashley Gendron

State of Maine

County of Androscoggin

8 / 5 /2022

Then personally appeared before me the said Ashley Gendron and acknowledged the foregoing instrument to be her free and voluntary act and deed.

Rebecca L. Burrington
Notary Public/Attorney at Law
Commission expiration: 10/24/26

REBECCA L. BARRINGTON
Notary Public, State of Maine
My Commission Expires October 24, 2026

JD, SD

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Executed this 5 day of August, 2022.

Inzer Price Gendron
Inzer Price Gendron

State of Maine

County of Androscoggin

8 / 5 / 2022

Then personally appeared before me the said Inzer Price Gendron and acknowledged the foregoing instrument to be his free and voluntary act and deed.

Rebecca L. Burrington

Notary Public/Attorney at Law
Commission expiration: 10/24/26

REBECCA L. BURRINGTON
Notary Public, State of Maine
My Commission Expires October 24, 2026

IP, GD

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EXHIBIT A

A certain lot or parcel of land situated in the Town of Durham, County of Androscoggin and State of Maine, being Lot#11 as shown on "Subdivision Plan of Sylvester Woods prepared for Mike Copp and Gary Lord, Old Brunswick Road, Durham, Maine" prepared by Colby and Associates, Daniel P. Colby Professional Land Surveyor, and recorded in the Androscoggin County Registry of Deeds in Plan Book 43, Pag 46.

Together with the benefits of all rights and easements benefiting said lot as shown on said Plan.

Subject to the following:

1. Sylvester Woods Subdivision Declaration of Easements, Restrictions and Covenants dated December 5, 2003 recorded in the Androscoggin County Registry of Deeds in Book 5749, Page 230, as amended.
2. The Subdivision Plan of Sylvester Woods recorded in the Androscoggin County Registry of Deeds in Plan Book 43, Page 46 and all of the conditions, notes, easements and other matters designated and shown thereon as they may affect said lot.

1310222-01119

LegalDoc

Maine Real Estate Transfer Tax Paid
TINA M. CHOUINARD, REGISTER
ANDROSCOGGIN COUNTY MAINE E-RECORDED

**SYLVESTER WOODS SUBDIVISION
DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS**

This Declaration, dated this 5th day of December 2003 by Michael S. Copp of the Town of Durham, County of Androscoggin, and State of Maine, and Lord Property Management, LLC, a Maine Limited Liability Company duly organized and existing under the laws of the State of Maine, hereinafter referred to as the Declarant.

Whereas, the Declarant owns certain lots or parcels of land in the Town of Durham, Maine, more specifically described as a portion of that certain land situated on the northeasterly side of the Old Brunswick Road conveyed to Declarant by deed, recorded in Androscoggin County Registry of Deeds in Book 2639, page 211, as delineated on Subdivision Plan of Sylvester Woods, Durham, Maine, dated June 24, 2003 and recorded in the Androscoggin County Registry of Deeds in Plan Book 43, Page 46, which the Declarant proposes to develop, improve and maintain in accordance with said Plan; and

Whereas, the Declarant, being about to sell and convey lots from said Plan desires to assure to purchasers of such lots and their several heirs, successors and assigns, their use, benefit and enjoyment of said land in accordance with a harmonious plan, and to this end desires that certain parts of their lands may be subjected to certain restrictions, reservations, servitudes, covenants, agreements and easements as hereinafter set forth.

Now, Therefore, in consideration of these premises, the Declarant hereby declares that the property described on said Plan is and shall be held and shall be conveyed subject to the restrictions, reservations, servitudes, covenants, agreements and easements as set forth in the various clauses of this Declaration, which shall inure to the benefit of and be binding upon the Declarant, its successors and assigns, but which Declarant shall be under no obligation to enforce, and the several purchasers, their heirs, successors and assigns, and being binding upon all the land described on said Plan, to wit:

1. Use: All lots or parcels of land conveyed shall be used solely for residential purposes and the usual and natural uses in connection therewith, unless otherwise designated by Declarant, its successors and assigns.

2. Structures: No building shall be constructed, erected or placed on any lot other than one single-family dwelling not exceeding two and one-half (2 1/2) stories in height, together with any appurtenant private garage, barn, greenhouse or toolhouse. Any barns, sheds or outbuildings of any nature shall be built of style and materials similar to the dwelling structure. No mobile homes are allowed. Modular homes may be approved by the Declarant. Each building must meet the following minimum square footage requirements.

Single story	- 1000 square feet.
Singe to 2 1/2 story	- 1600 square feet.

The restrictions contained in this paragraph shall not apply to lots 12 and 13 except at the will of the Declarant.

3. Architectural Review: Prior to commencement of construction of any building or other

structures including fences, the lot owner shall submit to Declarant the following: (a) a site plan showing the location on the lot of the dwelling, the garage, the driveway and all fences, walks, patios and a landscaping plan, (b) floor plans for the dwelling and (c) elevation plans showing all facades of the buildings on the lot. Declarant shall approve such plans in writing provided that they conform to this Declaration and the Declarant determines, in its sole discretion, that construction in accordance with such plans will not be detrimental to the development. Each building on each lot shall be constructed only in conformity with such approved plans. Upon completion, all buildings shall be deemed to have complied with this paragraph.

4. **Construction Standards:** No building shall ever be erected on any lot hereby conveyed in violation of municipal standards. No individual sewage disposal system shall be permitted on any lot unless said system is designed, located and constructed so as to adequately take care of all septic waste with no odor or other offensive condition, and shall at all times comply with all state and local plumbing and sanitation laws and codes.

No lot or parcel of land within this subdivision shall be subdivided or modified as shown on the recorded subdivision plan without the written approval of the Declarant, its successors or assigns, or eighty percent (80%) or more of the owners of record of lots within this subdivision and the Durham Planning Board. In no event shall any lot or parcel of land within this Subdivision be further subdivided or modified within 20 years from the date of this Declaration.

No dwelling or other building erected on any lot shall be covered with tar paper, asphalt siding, or corrugated metal siding but shall be covered with a natural wood, vinyl siding, stone or brick. All siding with exposed nail heads should be fastened with stainless steel nails.

Each building and structure on the premises shall be supported by a solid masonry foundation or slab. Any fireplace or chimney located on the exterior of the house shall be of brick or stone construction. No cinderblock or metal chimneys shall be allowed on the exterior of any building.

5. **Time for Construction:** When the construction of the buildings on a lot is once begun, work thereon must proceed in a diligent manner and must be completed within one (1) year from the date that construction (including excavation) begins, including two coats of paint, stain or varnish on any exterior wood surface. Exterior walls must be finished with approved siding materials compatible with the neighborhood. All disturbed areas not built upon or landscaped, shall be loomed and seeded at the close of construction but, in any event, must be completed within nine (9) months of occupancy. The prohibitions contained herein shall not be construed to prevent the use of trailers, vehicles or temporary structures during the period of actual construction.

6. **Restrictive Uses:** Motor homes, campers, boats and satellite dish-type antennae, shall be placed and maintained on said parcels in a manner which shields the placement of same from view of abutting lots and parcels. At no time shall house trailers, mobile homes, shacks, structures of a temporary character, carports, fuel tanks or radio towers be kept, maintained or stored on any part of the lot.

Clotheslines and drying racks shall be screened or located so as not to be visible from

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any point on public roadways or adjacent lots.

No signs or advertising devices, other than temporary signs less than three square feet in size, will be allowed on any lot or parcel of land without the prior written consent of Declarant.

No livestock, poultry or other animals shall be kept or maintained on any part of any lot, except dogs, cats or other household pets may be kept thereon in reasonable numbers for the pleasure and use of the occupants, but not for any commercial use or purpose. Pets shall not be a nuisance and shall be kept on their owner's lot.

Outdoor area lights shall be installed so as not to unreasonably interfere with the use and enjoyment of adjacent lots. All exterior lighting within seventy-five feet (75') of all property shall be incandescent and two hundred (200) watts or less. No sodium vapor lights shall be used. No flashing lights are permitted. This restriction does not apply to seasonal holiday lighting.

No lot shall be used or maintained as dumping ground for rubbish, trash, junk, cuttings or other refuse. Trash, garbage or other waste shall not be kept except in suitably located sanitary containers and shall be properly screened. No unregistered or inoperable motor vehicles or trailers of any nature shall be kept or stored on any part of the property except within an enclosed garage.

7. Road/Easement: Declarant or assignees shall be responsible for construction of road as set forth on the subdivision plan. The Association shall be responsible for the maintenance, upkeep, snowplowing, etc. of said road after it has been constructed by Declarant.

All lots are further subject to an easement for drainage purposes in the event that Declarant wishes to construct the same.

8. Building Envelope: All buildings shall be erected or placed on the lot within the building envelope as shown upon the plan. There shall be no cutting of trees other than in the envelope unless previously approved by 80% of the lot owners.

9. Association, Assessments: Prior to the date of execution and recording of this Declaration, there will be formed the Sylvester Woods Homeowners Association, a non-profit non-stock corporation organized under the laws of the State of Maine (the "Association"). Each owner of a Lot, including the Declarant prior to the conveyance of each Lot, shall automatically become and be a member of the Association as long as said Owner continues as owner of a Lot. Upon termination of interest of an owner in a Lot, the Owner's membership and any interest in the Association shall automatically terminate and transfer and inure to the next successive owner of the Lot. Each owner of a Lot shall be bound by the By-Laws of the Association, as same may be amended from time to time, and each Owner of a Lot shall comply strictly with said By-Laws of the Association. No holder of a mortgage of a Lot shall be considered as a Lot owner until such holder shall acquire title to a Lot by foreclosure, by deed in lieu of foreclosure, or by maintaining possession of the Lot.

The Road Maintenance Agreement of even date is incorporated herein by reference.

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10. **Amendments:** This Declaration may be amended at any time and from time to time by written instrument duly executed by the owners of record of eighty percent (80%) or more of the Lots. Any such amendment shall be recorded in the Androscoggin County Registry of Deeds. Said subdivision plan, however, shall not be modified without Planning Board approval.

11. **Rights of Declarant:** The Declarant shall be the undersigned or any successor or assign. The Declarant reserves the right until the construction, marketing and sale of all Lots is completed to:

- (a) Change the size, number and location of drainage easements, road rights-of-way, other improvements; and the size, configuration or layout of any Lot for which a purchase and sale agreement has not been executed by the Declarant or with respect to which the purchaser is in default. The change shall be effective upon the recording of an amendment to this Declaration and/or the filing of modified subdivision plan indicating the changes made. No such changes shall be accomplished without obtaining proper local and/or state approvals and permits and after giving all other lot owners reasonable advance notice of any such changes.
- (b) Locate on the premises, even though not depicted on the Plan, and grant and reserve easements and rights-of-way for the installation, maintenance, repair, replacement and inspection of utility lines, wires, pipes, conduits, and facilities, including, but not limited to, water, electric, telephone, fuel oil, natural gas, and sewer.
- (c) Connect with and make use of utility lines, wires, pipes and conduits, located on the property, for construction and sales purposes, provided that the Declarant shall be responsible for the cost of service so used.
- (d) Place "For Sale" signs or other signs to aid in the marketing of the lots and houses thereon.
- (e) Appoint and remove the officers of the Association and members of the executive board and veto any action of the Association or the executive board, in accordance with the provisions of the By-Laws. The Declarant shall relinquish all special rights expressed or implied through which it may directly or indirectly control, direct, modify or veto any action of the Association, its Board of Directors or the majority of Lot Owners and all of its rights set forth herein, and control of the Owner's Association shall pass to the Owners of Lots within the project on the date on which eighty percent (80%) of the Lots have been conveyed to purchasers or as soon thereafter as is practicable. The requirements of this paragraph shall not affect the Declarant's rights, as a Lot Owner, to exercise the votes allocated to Lots owned by the Declarant.

This Paragraph 11 shall not be amended without the consent of the Declarant.

12. **Purpose/Effect:** These covenants, easements and restrictions are imposed as part of a general scheme for the protection and benefit of Declarant and each subsequent owner of lots or parcels of said Declarant's land in addition to any land all provisions of any municipal, county or state ordinance, regulation or law. All present and future Owners of Lots are subject to the terms and provisions contained or referred to in this Declaration. The acceptance of a Deed or conveyance of a lot other than as security, or the entering into of occupancy of any Lot

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shall signify that the provisions contained or referred to in this declaration and the decisions of the Association are accepted and ratified by such owner or occupant. All the provisions contained or referred to herein shall be deemed and taken to be covenant running with the land and shall bind any person having at any time any interest or estate in a Lot (except as mortgage security) as though such provision were recited and stipulated at length in each and every Deed or conveyance of a Lot.

13. Separate Provisions: Each and every provision contained herein shall be independent and separate, and in the event that any one or more shall for any reason be held to be invalid and unenforceable, all the remainder hereof shall, nevertheless, remain in full force and effect.

WITNESS our hands and seals this 5th day of December 2003.

[Signature]
WITNESS

[Signature]
MICHAEL S. COPP

to both
WITNESS

Lord Property Management, LLC, by
[Signature]
GARY LORD, MANAGER

STATE OF MAINE
CUMBERLAND, ss

December 5, 2003

Then personally appeared the above-named Michael Copp, individually, and Gary Lord, as Manager of Lord Property Management, LLC and both acknowledged the foregoing to be their free act and deed individually and of said Lord Property Management in his said capacity and his free act and deed.

Before me,

[Signature]
NOTARY PUBLIC/ATTORNEY AT LAW
PRINT NAME: Ted J. French

ANDROSCOGGIN COUNTY
Tina M. Charnard
REGISTER OF DEEDS

Certificate of Analysis

Attention: Pillar to Post Home Inspection
 243 Roosevelt Trail Suite #1
 Windham, ME 04062

Lab ID Number: 302206765
P.O. Number: 302206765 Sand Hill
Date/Time Collected: 7/11/2022 12:00
Date/Time Received: 7/12/2022 15:40
Date Reported: 7/13/2022

Owner:
Location: 55 Sand Hill Rd Durham ME
Sample Type: Potability

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	✔ 4.5	250	mg/L	SM 4500Cl- E		7/13/2022 / 08:55	0.50
Fluoride	✔ 0.94	4.0	mg/L	SM 4500F E		7/13/2022 / 09:53	0.20
Nitrite-Nitrogen, Total	✔ <0.20	1	mg/L	NECi Method 1.0		7/12/2022 / 17:32	0.20
Nitrate-Nitrogen, Total	✔ <0.50	10	mg/L	NECi Method 1.0		7/12/2022 / 17:42	0.50
Arsenic, Total	✔ 3.49	10.0	µg/L	EPA 200.8	7/12/2022 / 17:00	7/13/2022 / 12:01	1.000
Lead Total	✔ <1.000	15.0	µg/L	EPA 200.8	7/12/2022 / 17:00	7/13/2022 / 12:01	1.000
Uranium Total	✔ 8.50	30	µg/L	EPA 200.8	7/12/2022 / 17:00	7/13/2022 / 12:01	1.000
Copper Total	✔ 0.0126	1.3	mg/L	EPA 200.8	7/12/2022 / 17:00	7/13/2022 / 12:01	0.001
Iron Total	⚠ 0.430	0.3	mg/L	EPA 200.8	7/12/2022 / 17:00	7/13/2022 / 12:01	0.050
*This sample is at or above the SMCL of 0.3 mg/L of Iron established by the USEPA and at or below the MEG of 5 mg/L of Iron established by the MECDC. See Notation 1 and Notation 3.							
Manganese Total	✔ 0.00314	.05	mg/L	EPA 200.8	7/12/2022 / 17:00	7/13/2022 / 12:01	0.001
Sodium Total	⚠ 46.5		mg/L	EPA 200.8	7/12/2022 / 17:00	7/13/2022 / 12:01	0.001
*This sample is at or above the MEG of 20 mg/L of Sodium established by the MECDC. Sodium is not listed as a primary nor secondary contaminant of concern by the USEPA. See Notation 1.							
Hardness by calculation	11		mg/L	SM 2340B	7/12/2022 / 17:00	7/13/2022 / 12:01	10
Calcium, Total	3.31		mg/L	EPA 200.8	7/12/2022 / 17:00	7/13/2022 / 12:01	1.000
Magnesium, Total	<1.000		mg/L	EPA 200.8	7/12/2022 / 17:00	7/13/2022 / 12:01	1.000
pH Electrometric	✔ 8.41	6.5 to 8.5	stu@25C	EPA 150.1		7/12/2022 / 17:38	2.0
Total Coliform Colilert18	✔ <1		MPN/100mL	SM9223B	7/12/2022 / 16:40	7/13/2022 / 10:41	1
E.Coli - Colilert Enumeration	✔ <1	1	MPN/100mL	SM9223B	7/12/2022 / 16:40	7/13/2022 / 10:41	1

Comments:

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



Certificate of Analysis

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.

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/eohp/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/index.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



Megan Bushover, Laboratory Technical Director

7/13/2022

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.

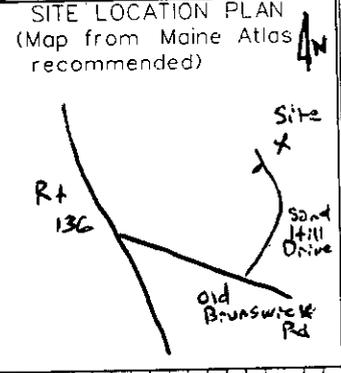
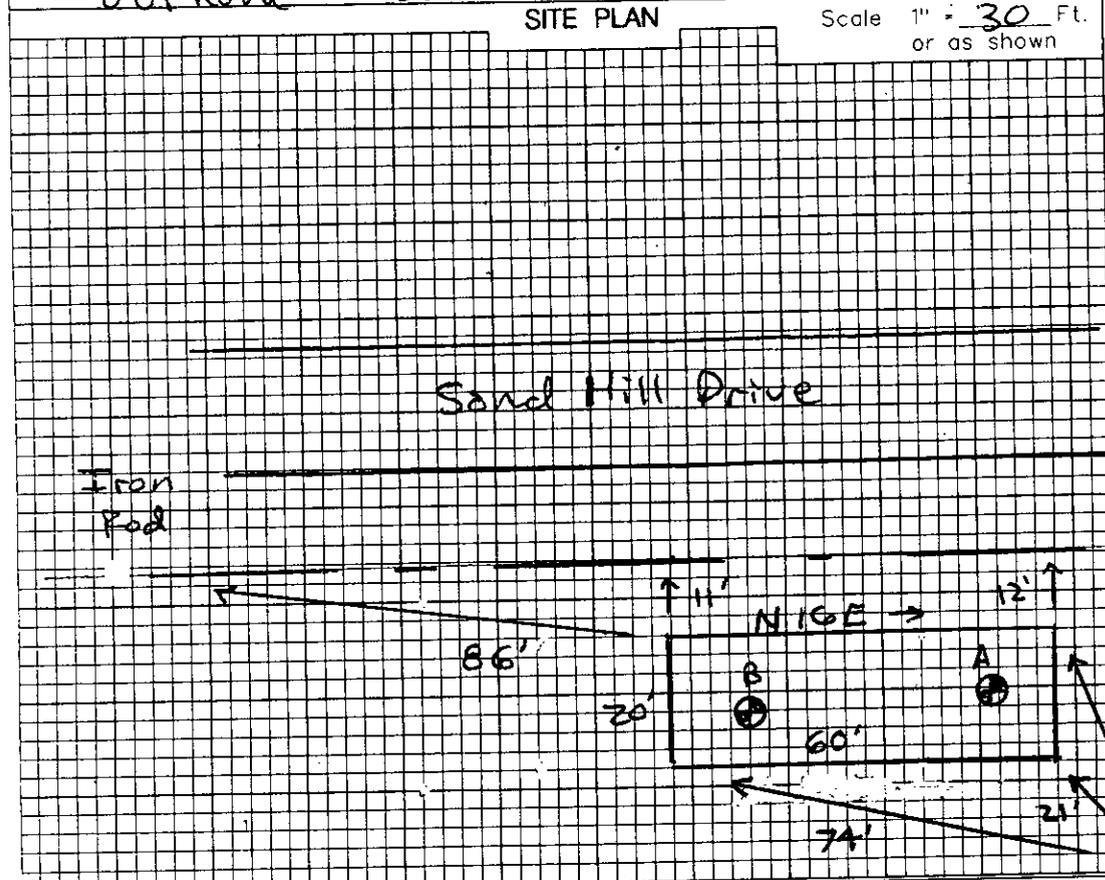


SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

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

Town, City, Plantation Durham Street, Road Subdivision Sand Hill Drive

Owner's Name Lee Smith



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

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

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0	Loam	Frangible	Dark Brown	
10		↓	Yellow Brown	
20	Course Loam			Evident
30	Course Loam	Firm	TAN	
40				
50				

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

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0	Loam	Frangible	Dark Brown	
10		↓	Red Brown	
20	Course Loam			Evident
30	Course Loam	Firm	Yellow Brown	
40				
50				

Soil Classification S C Slope 3 % Limiting Factor 18"
Profile Condition

Ground Water
 Restrictive Layer
 Bedrock
 Pit Depth

Soil Classification S C Slope 3 % Limiting Factor 15"
Profile Condition

Ground Water
 Restrictive Layer
 Bedrock
 Pit Depth

Dan A. Kelly
Site Evaluator Signature

286
SE *

4/8/04
Date

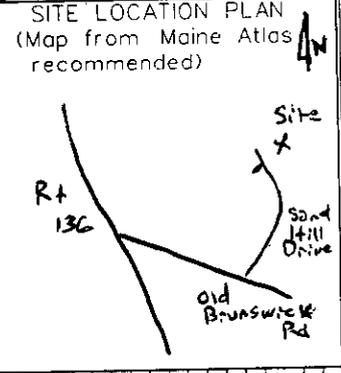
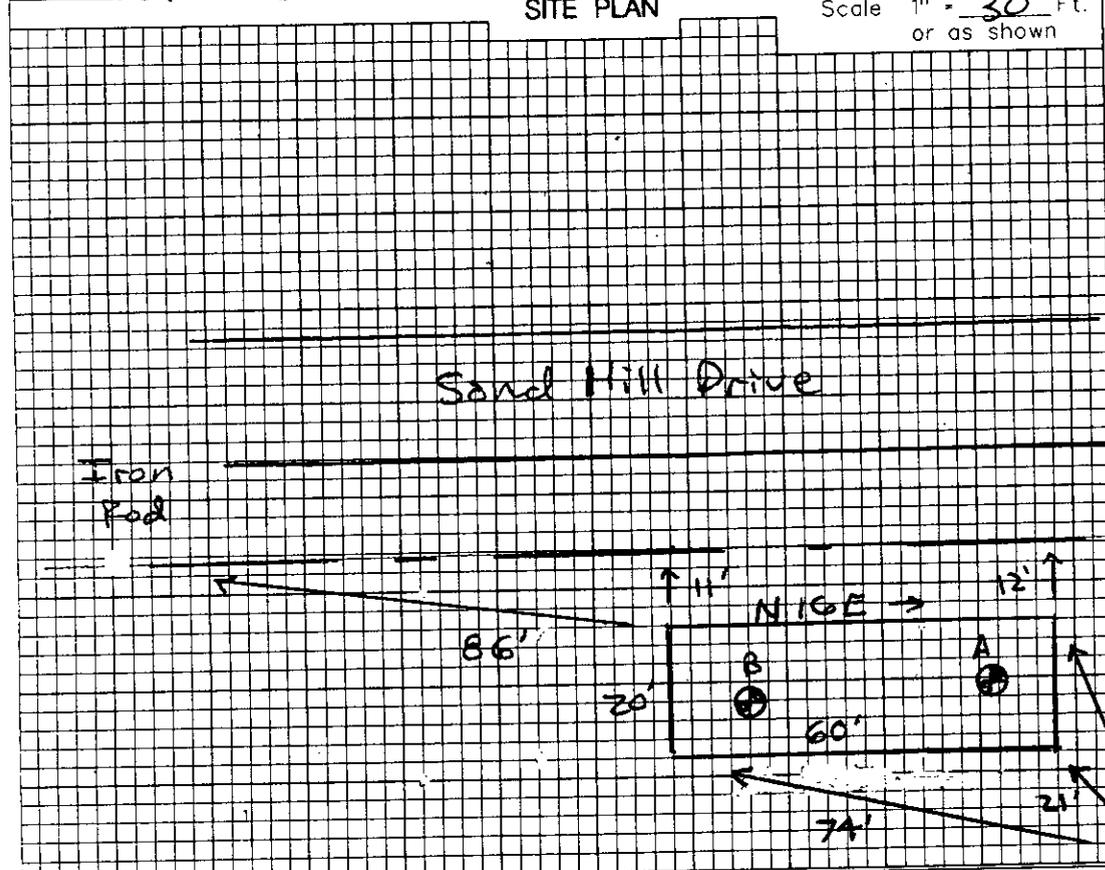
Initial JD DS

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

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

Town, City, Plantation Durham Street, Road Subdivision Sand Hill Drive

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50				

Soil Classification S C Slope 3 % Limiting Factor 18"
Profile Condition

Ground Water
 Restrictive Layer
 Bedrock
 Pit Depth

Soil Classification S C Slope 3 % Limiting Factor 15"
Profile Condition

Ground Water
 Restrictive Layer
 Bedrock
 Pit Depth

Dan A. Kelly
Site Evaluator Signature

286
SE *

4/8/04
Date



Pillar to Post Home Inspectors of ME
243 Roosevelt Trail Suite 1
Windham, ME
LussierTeam@pillartopost.com | (207)749-3775

Customer Information

Steve Duhaime
5 Sand Hill Dr
Durham, ME 04222
USA

RADON CONCENTRATION AVERAGE

2.3 pCi/L

Dear Steve Duhaime ,

Best Regards,

David Bedell

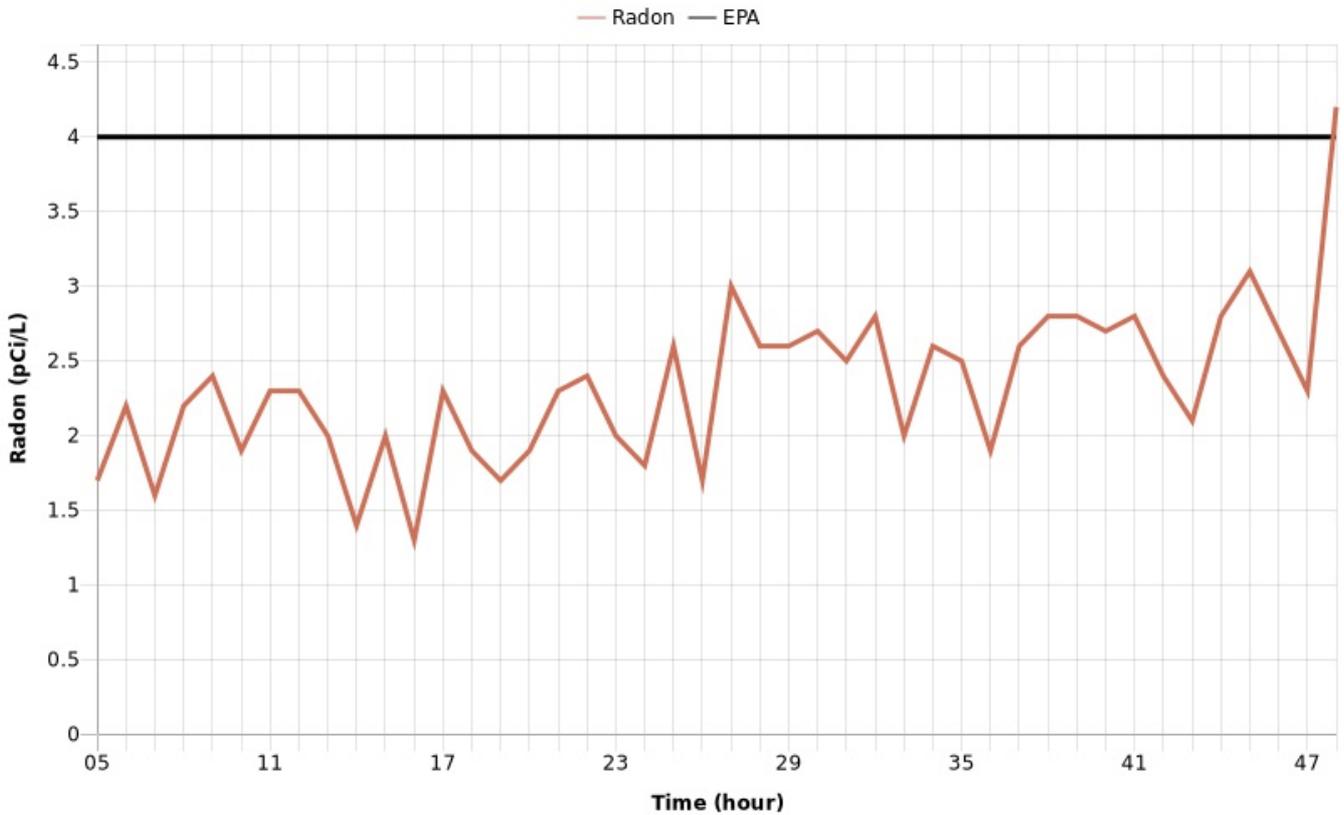
SMC3001

RSM50321

Initial  DS 



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Test Results

Average: 2.3 pCi/L

Minimum: 1.3 pCi/L

Maximum: 4.2 pCi/L

Test Information

Start Date: 07/11/2022 11:45 AM EST
End Date: 07/13/2022 12:01 PM EST
Delay: No delay
Instrument Location: Basement
Mitigation System Present: No

Device Information

Device Type: Continuous Radon Monitor
Device Manufacturer: RadonAway
Device Model: RadStar α310
Serial #: 896
Last Calibration Date: 02/10/2022
Next Calibration Date: 02/10/2023

Tester Information

Started Test: David Bedell
 SMC3001
Ended Test: David Bedell
 SMC3001

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Test Data

Hour	Radon Level (pCi/L)	Alpha Counts	Tilt(T)	Battery (B)	Power (AC)
01	0.5	19			
02	0.8	26			
03	1.4	38			
04	1.6	41			
05	1.7	43			
06	2.2	54			
07	1.6	41			
08	2.2	54			
09	2.4	57			
10	1.9	47			
11	2.3	55			
12	2.3	56			
13	2.0	50			
14	1.4	37			
15	2.0	49			
16	1.3	36			
17	2.3	56			
18	1.9	48			
19	1.7	44			
20	1.9	47			
21	2.3	56			
22	2.4	58			
23	2.0	50			
24	1.8	46			
25	2.6	62			
26	1.7	44			
27	3.0	70			
28	2.6	62			
29	2.6	62			

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30	2.7	63
31	2.5	60
32	2.8	66
33	2.0	49
34	2.6	62
35	2.5	59
36	1.9	48
37	2.6	62
38	2.8	65
39	2.8	65
40	2.7	63
41	2.8	66
42	2.4	57
43	2.1	51
44	2.8	66
45	3.1	72
46	2.7	64
47	2.3	56
48	4.2	93

Test Results

Average: 2.3 pCi/L

Minimum: 1.3 pCi/L

Maximum: 4.2 pCi/L

Initial  DS 



P.O. BOX 788
Waterville Maine, 04901-0788
120 Main Street
Westbrook, Maine 04092

Customer Service
Phone: 207-878-6481
Fax: 207-887-8387

Administrative Offices
Phone: 207-873-7711
Fax: 207-873-7022

Certificate of Analysis

Radon Water Report

Report Date: 7/13/2022

Legend

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

Attention: Brandon Lussier
 Pillar to Post Home Inspection
 243 Roosevelt Trail Suite #1
 Windham, ME 04062

Location:
 55 Sand Hill Dr
 Durham ME 04222

Lab ID Number	Water Source	Collection Date	Collection Time	Radon (pCi/L)
602203232	WELL	7/11/2022	12:00	3534

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 7/13/2022

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.

