



ADVANCED LEACHFIELDS

COMPREHENSIVE SEPTIC SYSTEM INSPECTION REPORT

Property Address:

347 Anderson Cove Road, Acton



Inspection Date:

Tuesday, August 26, 2025

Inspected By:

Ryan Fournelle, Charlie Corriveau

Prepared For:

Pamela Gaeta / pgaeta2@yahoo.com/541-554-1401

Septic System Inspection Overview: Based on what we were able to observe and our experience with on-site wastewater technology, we submit the sewage treatment system inspection report based on the present condition of the on-site sewage treatment system. Advanced Leachfields LLC has not been obtained to warranty, guarantee or certify the proper functioning of the system for any period of time in the future. Because of numerous factors (usage, soil characteristics, previous failures, etc.) which may affect the proper operation of the septic system, as well as the inability of our company to supervise or monitor the use or maintenance of the system, this report shall not be construed as a warranty by our company that the system will function properly for any particular buyer. Advanced Leachfields LLC disclaims any warranty, either expressed or implied, arising from the inspection of the septic system or report. We are also not ascertaining the impact the system is having on ground water, or the proximity of the system to property boundaries.

GENERAL PROPERTY INFORMATION

WAS THE HHE-200 SEPTIC DESIGN REVIEWED: System pre-dates HHE-200

DESIGNED FLOW/BEDROOMS: Unknown

BEDROOMS IN DWELLING: Unknown

OCCUPANCY OF THE DWELLING: Vacant

FUTURE OCCUPANCY: Unknown

INSTALLATION DATE OF CURRENT SYSTEM IN USE: Pre-1974

YEAR DWELLING WAS BUILT: Unknown

WEATHER AT TIME OF INSPECTION: Cloudy

GROUND CONDITIONS: very dry

WERE ALL INTERIOR PLUMBING DRAINS CONNECTED TO THE BUILDING DRAIN: No, the kitchen sink, the laundry discharge and the basement sink are NOT connected to the septic system. PER MAINE SUBSURFACE WASTEWATER RULES ALL INTERIOR PLUMBING MUST CONNECT TO THE SEPTIC SYSTEM OR AN APPROVED GRAY-WATER SYSTEM.

GARBAGE DISPOSAL: No disposal present. We recommend not installing a disposal in the future.

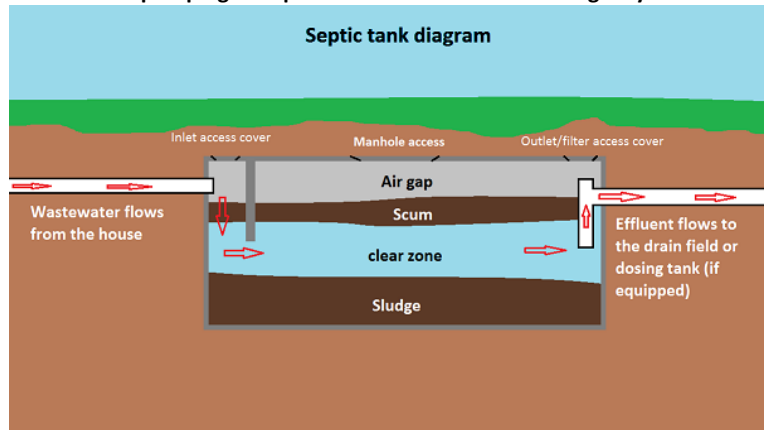
SETBACK FROM WELL TO TANK AND FIELD: Unknown, we did not locate the well

Interior Plumbing - Main Cleanout



SEPTIC TANK

The purpose of the septic tank is to receive wastewater from the building, by means of the building sewer pipe, for primary treatment. This is called influent. There the solids, fats, and grease are separated from the liquid creating 3 different layers in the tank. Scum is the top layer consisting of fats and grease. Sludge is the bottom layer consisting of settled solid waste. The remaining layer is the clear zone which is wastewater that will exit the tank for final treatment. This is called effluent. Tank pumping is required when the scum and sludge layer reach a level reducing the quality of the wastewater exiting the tank usually every 3-5 years. The tank has two baffles to allow for proper separation, an inlet and outlet. Sometimes the inlet baffle is removed due to frequent obstructing. The outlet baffle may contain an effluent filter to add an additional layer of filtration. If a filter is present it needs to be cleaned annually or as necessary. During the inspection the tank is not pumped. Anything below the surface of the liquid is not checked but should be each time the tank is pumped.



OBSERVATIONS ON THE DAY OF THE INSPECTION

TANK LOCATION: Right side of the building

ESTIMATED SEPTIC TANK SIZE: Approximately 750 gallons

TANK CONSTRUCTED OF: Concrete

DEPTH TO TOP OF TANK: 6"-12"

WAS A RISER INSTALLED: No riser installed.

OUTLET BAFFLE PRESENT: Yes

CONDITION OF OUTLET BAFFLE: intact and functional

EFFLUENT FILTER (IF APPLICABLE): N/A

LIQUID LEVEL IN THE TANK: Satisfactory, bottom of the outlet invert

EVIDENCE OF PAST HIGH LIQUID LEVELS: No

DATE LAST PUMPED: Unknown

WAS THE TANK DUE FOR PUMPING: yes

PIPE FROM THE BUILDING TO THE SEPTIC TANK: Satisfactory

PIPE EXITING THE TANK: Unsatisfactory

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

- The septic tank is 60-70 years old. The concrete tank is intact and functional. Due to the age and condition of the drain field it is recommended that the entire septic system be updated now or in the very near future.

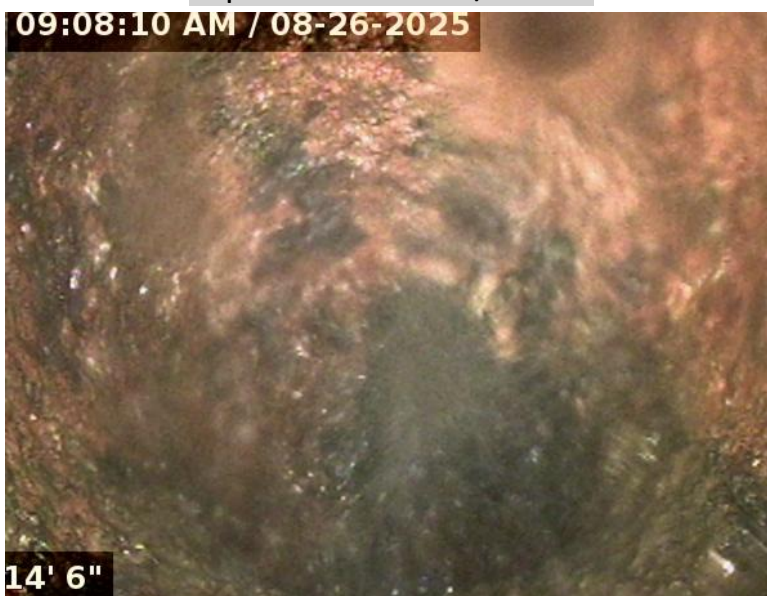
RECOMMENDATIONS:

- The septic tank is 60-70 years old. The concrete tank is intact and functional. Due to the age and condition of the drain field it is recommended that the entire septic system be updated now or in the very near future.

Septic Tank – Location and Layout



Septic Tank – Inlet / Inflow

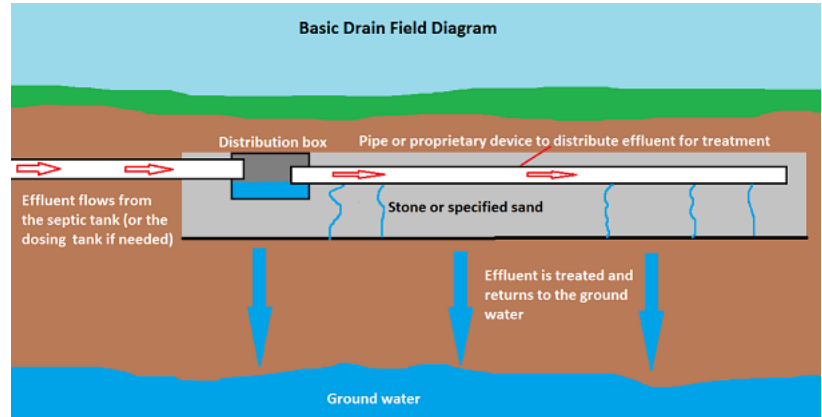


Septic Tank – Outlet Baffle / Outflow Pipe



DRAIN FIELD

The purpose of the drain field (leach field, absorption field, trench, ect.) is to accept the effluent from the septic tank for final treatment. This is done naturally in a specifically designed area to allow microbes and bacteria to treat the effluent prior to it returning to the native soil. There are many different types of septic systems used in Maine each one working slightly different, but all designed to safely treat the effluent. In most systems there is a distribution box (D box) that acts as a manifold to properly disperse the effluent. Some systems do not require a distribution box.



OBSERVATIONS ON THE DAY OF THE INSPECTION

DRAIN FIELD/TRENCH LOCATION:

Behind the building

TYPE OF DRAIN FIELD: VEE plank trench

WAS THERE HIGH EFFLUENT IN THE BOX: Yes

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

EFFLUENT LEVEL IN THE FIELD: Heavy ponding observed

EVIDENCE OF PAST HIGH EFFLUENT LEVELS: Yes

EVIDENCE OF PAST MALFUNCTION: No

CONDITION OF FIELD AT TIME OF INSPECTION: Unsatisfactory, at the end of its usable life

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

- Heavy root intrusion was observed in the drain field restricting the flow of effluent throughout the system.
- Ponding effluent and stained soil was observed above the distribution device indicating it was at the end of its usable life.

RECOMMENDATIONS:

- The septic system is in functional / POOR condition. The basement sink, the kitchen sink, and the discharge from the laundry do not drain to the septic system. PER MAINE SUBSURFACE WASTEWATER RULES ALL PLUMBING MUST DRAIN TO THE SEPTIC SYSTEM or an approved gray-water system.
- The pre-1974 septic system is located within 100' of the lake and is in poor condition. Orangeburg pipe filled with roots leads to a wooden trench system. WE RECOMMEND FULLY UPDATING THE SEPTIC SYSTEM. IT IS AT THE END OF ITS USABLE LIFESPAN.
- We recommend consulting with a licensed site evaluator to design a replacement septic system. We recommend installing the new septic system before the house is fully occupied to prevent septic system malfunction.

Drain Field – Location and Layout



Drain Field- POOR CONDITION – BLOCKED WITH ROOTS (PRE-1974 construction)

09:20:36 AM / 08-26-2025



6' 7"

09:27:13 AM / 08-26-2025



7' 7"

Concrete block gray-well – LAUNDRY AND KITCHEN SINK drain into this gray-well

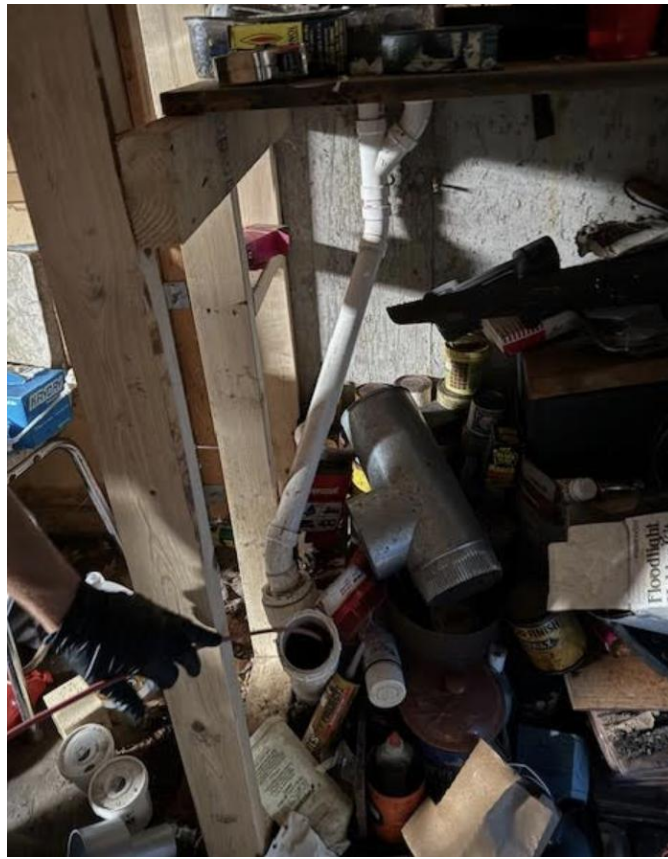
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08:52:58 AM / 08-26-2025



Pipe leading to gray-well



Location of the concrete block gray-well



Terms used are as defined below or within the State of Maine Subsurface Wastewater Disposal Rules, 10-144, Chapter 241. Copied from Maine Subsurface Wastewater Rules effective 8/3/2015

Disposal Area: The combination of the disposal field, shoulders and fill extensions.

Disposal Field: An individual subsurface wastewater disposal system component, consisting of a closed excavation made within soil, or fill material to contain disposal field stone and distribution pipes, or approved proprietary devices for the disposal of septic tank effluent. The excavation is typically in the form of trenches or beds with either stone or proprietary devices included in the design.

Disposal System Permit: Written authorization issued by the LPI to construct a specific subsurface wastewater disposal system. This authorization is attached to the application for disposal system permit.

Distribution Box: A device that receives septic tank effluent and distributes such effluent in equal portions to two or more disposal fields or distribution pipes within a disposal field.

Grey Wastewater: That portion of the wastewater generated within a residential, commercial, or institutional facility that does not include discharges from water closets and urinals

Holding Tank: A closed, watertight structure designed and used to receive and store wastewater or septic tank effluent. A holding tank does not discharge wastewater or septic tank effluent to surface or groundwater or onto the surface of the ground. Holding tanks are designed and constructed to facilitate ultimate disposal of wastewater at another site.

Parallel Distribution: A method of distributing wastewater from a treatment tank equally between multiple rows of distribution piping or media at the same time.

Proprietary Disposal Device: A device utilized in disposal fields as an alternative to a disposal field with a bedding of stone and one or more distribution pipes.

Pump/Dosing Tank: A watertight vessel receiving either untreated or treated domestic wastewater for transport to a disposal area by mechanical means.

Rules: Rules for the Inspection of Subsurface Wastewater Disposal Systems and the Certification of System Inspectors (CMR, Chapter []).

Septic Tank: A watertight receptacle that receives the discharge of untreated wastewater. It is designed and installed so as to permit settling of settle-able solids from the liquid, retention of the scum, partial digestion of the organic matter, and discharge of the liquid portion into a disposal field.

Septic Tank Effluent: Primary treated wastewater discharged through the outlet of a septic tank and/or an approved sand, peat, or similar filter.

Septic Tank Outlet Filter: A device designed to keep solids and grease in a septic tank.

Serial Distribution: A method of distributing septic tank effluent between or within a series of disposal fields so that each successive disposal field receives septic tank effluent only after the preceding disposal fields have become full to the bottom of the invert.

Subsurface Wastewater Disposal System: Any system designed to dispose of waste or wastewater on or beneath the surface of the earth; including, but not limited to: septic tanks; disposal fields; legally existing, nonconforming cesspools; holding tanks; pretreatment filter, piping, or any other fixture, mechanism, or apparatus used for those purposes; does not include any discharge system licensed under 38 M.R.S. §414, any surface wastewater disposal system, or any municipal or quasi-municipal sewer or wastewater treatment system.

System, Malfunctioning: A system that is not operating or is not functioning properly, based on the following indicators: ponding or outbreak of wastewater or septic tank effluent onto the surface of the ground; seepage of wastewater or septic tank effluent into parts of buildings below ground; back-up of wastewater into the building being served that is not caused by a physical blockage of the internal plumbing; and contamination of nearby water wells and waterbodies/courses.

Variance: Written authorization that permits some act or condition not otherwise permitted by these Rules.

Routine maintenance is necessary for the long life of a septic system.

Septic tanks require regular pumping. Every 3-5 years based on occupancy.

Clean the outlet filter annually or as necessary (if equipped).

Keep the area over the septic tank and drain field clear of overgrowth and structures.

Never drive a vehicle over a septic tank or drain field that is not designed for such use.

Your septic system is not a trash can

Use water efficiently and never flush anything besides human waste and toilet paper.

Never flush wipes, feminine products, or condoms into the septic system.

Avoid using chemical drain openers.

Do not use/install a garbage disposal.

Never pour cooking oil or grease down the drain.

Never pour paint, toxic chemicals, or pharmaceuticals down the drain.

Use minimal amounts of anti-bacterial products for regular cleaning, and avoid pouring it down the drain.

Do not use septic additives.

For more information on septic systems and how to care for them visit <https://www.epa.gov/septic>

If we can be of any further assistance, please do not hesitate to email or call
OFFICE@ADVANCEDLEACHFIELDS.COM, 207-797-5760.