

Lake Auburn Watershed Septic System Inspection Program, 2025



Information for Property Owners

Prior to a septic inspection, property owners must take the necessary steps to ensure their septic system can effectively be inspected. It is recommended that property owners consult with their selected inspectors to understand the conditions that must be met prior to scheduling an inspection.

Useful information to collect for the preparation of the septic inspections should include, but are not limited to:

- Location of Septic Design (HHE 200 Forms) <https://www.maine.gov/dhhs/mecdc/environmental-health/plumb/SystemSearch.htm> or City Records
- Physical location of Septic Tank
- Physical location of Septic Field (drain field)

To schedule an inspection, the property owner should reach out to one of the qualified inspectors listed in this letter. If assistance is needed, property owners can reach out to LAWPC staff using the contact information below.

Upon completion of an inspection, a property owner will be required to submit a copy of their inspection report to the City of Auburn Planning, Permitting, and Code Department, as completed by the licensed inspector. The inspection report must be submitted by the end of the year assigned by the City.

Once the inspection is completed and submitted to the City, the property owner may request a reimbursement from LAWPC for the inspection fee for up to \$400. To be eligible for reimbursement, the homeowner must use a licensed septic system inspector who meets all qualifications as provided in this letter. For exceptions, please see the full policy.

Reimbursements will only be considered for inspection costs and basic costs included with an inspection. Property owners should consult with their selected inspectors to understand the full costs associated with inspections and related services. The property owner is responsible for paying all costs to the inspector and should request an itemized receipt of payment, which will be needed to be eligible for reimbursement. Other information regarding reimbursements and eligibility is laid out below.

Reimbursement and Eligibility

The Commission will reimburse eligible property owners for their inspections up to \$400. This Program will only fund the *inspection* of septic systems in the watershed, which include locating and examining the septic tank, inspection of pumps and lines, assessing leach field and soil saturation, and any items needed to complete the field checklist on page 6 of the State's HHE-240 Septic System Report form.

The Commission will not reimburse any additional costs incurred to prepare for the inspection or as a result of the inspection. Property owners must submit the following:

- A copy of their completed inspection report

- An itemized receipt of payment
- LAWPC Septic Inspection Reimbursement Form

All items must be submitted either via email to lakeauburnwater@lakeauburnwater.org or via mail to Lake Auburn Watershed Protection Commission, RE: Septic Inspection Program, 268 Court Street, Auburn, ME 04212.

If a property owner uses an inspector not on the pre-qualified list of inspectors below, documentation must be provided showing that the inspector met all qualifications required by the Commission as laid out in the program policy.

The Commission will work individually with property owners who are required to complete an inspection in the first annual cycle and who went through the inspection process prior to the notification and the implementation of this Program, after the amendment of the ordinance. The reimbursement maximum for these owners will not differ from the amount set in this policy, and owners must showcase they met all requirements requested by the City. Property owners can reach out to the Watershed Outreach Coordinator for assistance using the contact information provided.

The Commission will evaluate this Program on an annual basis. The Program is subject to change upon evaluation. The full Lake Auburn Watershed Septic System Inspection Program document, adopted on February 12, 2025, is available at www.lakeauburnwater.org.

Participating Septic Inspectors:

Gail Guile

Septic Inspector

22 Pearl Street, Biddeford, ME 04005

(207) 730-1548

scheduling@septicinspector.net

Larry Winslow

Winslow Co. Septic Solutions

14 Crystal Lane, Windham, ME 04062

(207) 329-8999

lrw62@icloud.com

Richard Browning

Upfront Home Inspection

PO Box 584, New Gloucester, ME 04260

(207) 536-9691

rick@upfronthi.com

Ryan Nickerson

Attentive Septic & Drain, LLC

PO Box 215, Turner, ME 04282

(207) 730-2550

attentivesepctic@gmail.com

James MacNaughton

AnnRuel Home Inspections

11 Church Street, Oakland, ME 04963

(207) 861-1227

jamesruelmac@gmail.com

For questions about this program, please reach out via email to lakeauburnwater@lakeauburnwater.org or call (207) 333-6665 for Watershed staff. For questions pertaining to the City of Auburn's ordinance and requirements, please reach out to the Planning, Permitting, and Code Department at (207) 333-6601.