

Property Evaluation Form For Lakesmart Awards Program

The following evaluation and recommendations are based on commonly accepted Best Management Practices. The intent of this program is to improve or maintain the property for water quality. In most cases, award properties should exceed the minimum shoreland zoning or local regulations. This evaluation covers only areas that were visually inspected and is based on site conditions apparent at the time of inspection.

Evaluator _____ **Date** _____

Employer _____ **Hours worked** ____ **Travel** ____ miles

Property Owner(s) _____

Mailing Address _____

Telephone number(s) _____

Email address _____

Rent / Own # Yrs _____ **Year round or seasonal?**

Body of Water/Watershed: _____

Town: _____ **Road or Fire Lane** _____

Permission to post name and lake on web? _____

Send plaque/ certificate to: homeowner or evaluator?

Send signs: no, or yes send 1, or yes send 2?

Lakesmart Award Status:	Score	Recognition?
SECTION 1 Road.. (11/15 to qualify)	_____	_____
SECTION 2 Structure.. (13/18 to qualify)	_____	_____
SECTION 3 Yard...(29/42 to qualify)	_____	_____
SECTION 4 Shore.. (19/27 to qualify)	_____	_____
(For shorefront properties only)		
Sections 1- 4 = LAKESMART AWARD		_____
SECTION 5 Undeveloped land (11/15 to qualify)		_____
Comments (successes or other news worth story):		

Please look out for violations of Environmental Law. We can not give a LakeSmart award unless the violation is fully remediated. It is the evaluator's prerogative to withhold a LakeSmart award for properties that have been recently altered in a way that negatively affects water quality. If in doubt hold of making an award. Consult the lake association or the CEO for more information. This program should not be linked to enforcement action.

PLEASE make a copy and return original with invoice within 2 weeks to Christine Smith, Maine DEP, 17 State House Station, Augusta, ME 04333

Section 2: Structures and Septic System

Criteria	Ranking System	Points
Roof runoff is infiltrated or directed to rain garden or stable outlet	0 1 2 3 None Some Most All	
*Pet wastes are not a threat to water quality	0 = much waste evident 1 = some waste evident 2 = no waste evident 3 = no pets	
Septic system free of woody vegetation	0 = much vegetation 1 = some vegetation 2 = threatened by encroaching vegetation 3 = free of woody vegetation	
*Septic system regularly pumped and maintained	0 = >5 years 1 = every 4 to 5 years 2 = every 3 to 4 years 3 = every 2 to 3 years or less	
No evidence of septic system malfunction	0 = significant evidence of malfunction 1 = minor to moderate evidence or no knowledge of system design and/or location or system installed pre 1974 2 = possible evidence 3 = no evidence of malfunction	
Home heating oil tank or exterior toxic chemical storage (like gas, pesticides..) does not pose a threat	0 =exterior tank or toxic chemical container is leaking, or rusty and not covered and below roof ridge 1 =exterior tank not covered and below roof ridge 2 =exterior tank has valve cover 3 = exterior tank is completely covered or there is no exterior tank or toxic chemicals	
Total Available Points = 18	(13 to qualify) Total =	

Recommended

Action(s): _____

Section 3: Yard, Recreation Area and Footpaths

Criteria	Ranking System	Points
Soil erosion is not occurring on site	0 = > 20% eroding 1 = between 10 and 20% 2 = between 1 and 10% 3 = no erosion	
Stormwater flow is directed to a vegetated buffer or stable vegetated area	0 1 2 3 None Some Most All	
*Integrated pest management is used by landowner	0 1 2 3 Never Sometimes Mostly Always	
*Use of fertilizer is minimized/ if necessary non-phosphorous fertilizer is used (fertilizer containing phosphorous is used only for new construction)	0 = Areas fertilized yearly 1 = Areas fertilized occasionally as needed 2 = areas fertilized yearly with non-phosphorous fertilizer 3 = fertilizer is never used	
*Turf is maintained at 2.5 to 3.5 inches and Clippings are left on lawn	0 1 2 3 Never Sometimes Mostly Always	
% of natural vegetation preserved	0 = < 20% 1 = between 20 and 50% 2 = between 50 and 80% 3 = > 80%	
Duff layer is maintained	0 1 2 3 None Some Most All	
Natural uneven topography is maintained, restored or enhanced	0 1 2 3 None Some Most All	
Soil compaction (poor soil health)	0 1 2 3 All Most some none	
Cultivated areas are properly mulched	0 = None 1 = Some 2 = Most 3 = All mulched or no cultivated areas	
Recreation areas are defined and limited	0 1 2 3 None Somewhat Mostly All	
Paths are curved, stable and do not convey channelized runoff	0 1 2 3 None Somewhat Mostly All	
Buffer or other BMP is properly sited downslope of altered areas including drainage ditches	0 1 2 3 None Somewhat Mostly All	
Buffer or BMP effectively functions at filtering stormwater	0 = Buffer or BMP ineffective or non-existent 1 = Buffer or BMP marginally effective 2 = Buffer or BMP mostly effective 3 = Buffer or BMP very effective	
Total Available Points = 42	(29 to qualify)	Total =

Recommended Action(s):

Section 4: Shorefront and Beach Area

Criteria	Ranking System	Points
Buffer is properly sited along shoreline including drainage ditches	0 1 2 3 None Some Most All	
Buffer contains 5 tiers of vegetation; canopy, shrub, understory, ground cover, duff	0 = no tiers 1 = 1 to 2 tiers 2 = 3 to 4 tiers 3 = 4 to 5 tiers or all possible for site.	
Buffer is not receiving concentrated flows	0 = all flow is concentrated 1 = most flow is concentrated 2 = most flow is sheet flow 3 = all flow is sheet flow	
Duff layer is maintained	0 1 2 3 None Some Most All	
Buffer effectively functions at filtering stormwater	0 = width and density of vegetation ineffective 1 = width and density of vegetation marginally effective 2 = width and density of vegetation mostly effective 3 = width and density of vegetation very effective	
Shoreline is stable	0 = mostly unstable 1 = moderately unstable 2 = mostly stable 3 = totally stable	
Shoreline is natural, the use of unvegetated riprap/concrete is minimized or appropriate	0 = 100% unvegetated 1 = between 33 and 99% unvegetated 2 = between 0 and 33% unvegetated 3 = Totally naturalized shoreline or appropriate.	
Pathway and dock area designed to compliment buffer	0 = Effectiveness of buffer is totally compromised 1 = some of buffer still functioning 2 = most of buffer still functioning 3 = Design of pathway and dock totally compliments buffer	
Beach or swimming access is stable and well designed	0 1 2 3 No Somewhat Mostly Yes	
Total Available Points = 27	(19 to qualify) Total = 	

Recommended Action(s): _____

Section 5 Undeveloped Land (Bonus Recognition)

Criteria	Ranking system	Points
% of impervious surfaces	0 = > 20% 1 = between 10 and 20% 2 = between 5 and 10% 3 = < 4%	
% of lawn, and cleared areas	0 = > 30% 1 = between 15 and 30% 2 = between 15 and 7% 3 = < 7%	
Paths or road through undeveloped land	0 = numerous eroding roads 1 = a few eroding roads 2 = 1-2 well stabilized paths 3 = no paths	
Condition of undeveloped land	0 = recently cleared or graded with little vegetation 1 = several recently cleared or graded plots 2 = a few disturbed areas 3 = mature native forest.	
Conservation Easement on land	0 = no 1 = considering 2 = In process 3 = Yes	
Total Available Points = 15	(11 to qualify) Total =	

Recommended Action(s): _____
