PROPERTY LOCATED AT: **180 Allen Point Road, Harpswell, ME 04079**

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 _____ ☐ Unknown
☒ Drilled ☐ Dug ☐ Other _____

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: _____ Are test results available? .. ☐ Yes ☐ No
To your knowledge, ~~have~~ any test results ever:

a) Been reported as unsatisfactory or ~~satisfactory~~ with notation?..... ☐ Yes ☐ No
b) Detected perfluoroalkyl and polyfluoroalkyl (PFA) substances? ☐ Yes ☐ No

If Yes to (a) and/or (b) above, are test results available? ..... ☐ Yes ☐ No

What steps were taken to remedy the problem? **Sediment filter**

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: **East of home**
Installed by: **Brunswick Well Co.**
Date of Installation: **October 1988**

USE: Number of persons currently using system: **0**
Does system supply water for more than one household? ☐ Yes ☒ No ☐ Unknown

Comments: **Low flow well-Depth-202'; Pump at 180'; Pump replaced 8/2007.**

Source of Section I information: **Personal representative, Brunswick Well Co. & Rick's Pumps invoices**

Buyer Initials _____ _____ _____ _____ Seller Initials _____ _____ _____

PROPERTY LOCATED AT: **180 Allen Point Road, Harpswell, ME 04079**

SECTION II - WASTE WATER DISPOSAL

TYPE OF SYSTEM: ☐ Public ☒ Private ☐ Quasi-Public _____ ☐ 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: _____
☐ Overboard Discharge (38 MRS Section 413(3) and (3-A))

Tank Size: ☐ 500 Gallon ☒ 1000 Gallon ☐ Unknown ☐ Other: _____

Tank Type: ☒ Concrete ☐ Metal ☐ Unknown ☐ Other: _____

Location: **West side of home** OR ☐ Unknown

Date installed: **8/19/1988** Date last pumped: **2022** Name of pumping company: **R.A. Webber**

Have you experienced any malfunctions? ☐ Yes ☒ No

If Yes, give the date and describe the problem: **N/A**

Date of last servicing of tank: **2022** Name of company servicing tank: **R.A. Webber**

Leach Field: ☒ Yes ☐ No ☐ Unknown

If Yes, Location: **West side of home**

Date of installation of leach field: **Unknown** Installed by: **Unknown**

Date of last servicing of leach field: **Unknown** Company servicing leach field: **Unknown**

Have you experienced any malfunctions? ☐ Yes ☒ No

If Yes, give the date and describe the problem and what steps were taken to remedy: **5/23/26 inspection revealed deteriorated distribution box. Seller replaced August 2026.**

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: **5/23/26 inspection indicates a gray-water system for the bulk of the waste water. See letter.**

Source of Section II information: **Personal representative; 5/23/26 inspection by Stephen Robbins, S.E.#301**

Produced with Lone Wolf Transact 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

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	**Hot Air**			
Age of system(s) or source(s)	**2022+/-**			
TYPE(S) of Fuel	**Oil**			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	**Unknown**			
Name of company that services system(s) or source(s)	**Dog House**			
Date of most recent service call	**2023**			
Malfunctions per system(s) or source(s) within past 2 years	**None**			
Other pertinent information	**Oil tank-2011**			

Are there fuel supply lines? ..... [X] Yes [ ] No [ ] Unknown

Are any buried? ..... [ ] Yes [X] No [ ] Unknown

Are all sleeved? ..... [X] Yes [ ] No [ ] Unknown

Chimney(s): ..... [ ] Yes [X] No

~~If Yes, are they lined:~~ ..... ~~[ ] Yes [ ] No [ ] Unknown~~

~~Is more than one heat source vented through one flue?~~ ..... ~~[ ] Yes [ ] No [ ] Unknown~~

~~Had a chimney fire:~~ ..... ~~[ ] Yes [ ] No [ ] Unknown~~

~~Has chimney(s) been inspected?~~ ..... ~~[ ] Yes [ ] No [ ] Unknown~~

~~If Yes, date:~~ _____

~~Date chimney(s) last cleaned:~~ _____

Direct and/or Power Vent(s): ..... [X] Yes [ ] No [ ] Unknown

Has vent(s) been inspected? ..... [X] Yes [ ] No [ ] Unknown

If Yes, date: **2022**

Comments: **Furnace and vent replaced in 2022**

Source of Section III information: **Personal representative**

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 [X] No [ ] Unknown

~~If Yes, are tanks in current use?~~ ..... ~~[ ] Yes [ ] No [ ] Unknown~~

~~If no longer in use, how long have they been out of service?~~ _____

~~If tanks are no longer in use, have tanks been abandoned according to DEP?~~ ~~[ ] Yes [ ] No [ ] Unknown~~

~~Are tanks registered with DEP?~~ ..... ~~[ ] Yes [ ] No [ ] Unknown~~

~~Age of tank(s):~~ _____ ~~Size of tank(s):~~ _____

~~Location:~~ _____

~~What materials are, or were, stored in the tank(s)?~~

~~Have you experienced any problems such as leakage:~~ ☐ ~~Yes~~ ☐ ~~No~~ ☐ ~~Unknown~~

Comments: **Seller is not aware of any underground storage tanks**

Source of information: **Personal representative**

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: **None known**	☐ Yes	☒ No	☐ Unknown

Comments: **Personal representative is not aware of any asbestos**

Source of information: **Personal representative**

C. RADON/AIR - Current or previously existing:

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

~~If Yes: Date: By:~~

~~Results:~~

~~If applicable, what remedial steps were taken?~~

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

~~Are test results available?~~ ☐ ~~Yes~~ ☐ ~~No~~

~~Results/Comments:~~

Source of information: **Personal representative**

D. RADON/WATER - Current or previously existing:

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

~~If Yes: Date: By:~~

~~Results:~~

~~If applicable, what remedial steps were taken?~~

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

~~Are test results available?~~ ☐ ~~Yes~~ ☐ ~~No~~

~~Results/Comments:~~

Source of information: **Personal representative**

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

Comments: **None**

Source of information: **Personal representative**

Produced with Lone Wolf Transact 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

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: **N/A**

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

If Yes, describe: **N/A**

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

Comments: **Exterior & interior**

Source of information: **Personal representative & visual**

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL:	☐ Yes	☐ No	☒ Unknown
LAND FILL:	☐ Yes	☐ No	☒ Unknown
RADIOACTIVE MATERIAL:	☐ Yes	☐ No	☒ Unknown

Other: **Personal representative is not aware of any hazardous materials on the property**

Source of information: **Personal representative**

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: **N/A**

Source of information: **Deed**

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? **N/A**

Road Association Name (if known): **N/A**

Source of information: **Town**

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: _____

Have any flood events affected a structure on the property? ..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Has any flood-related damage to a structure occurred on the property? ..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

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: _____

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: _____

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: **23005C0586F** Year: **June 2024** (Attach a copy)

Comments: **Home is not in the flood zone.**

Source of Section VI information: **National Flood Hazard Layer Firmette**

Produced with Lone Wolf Transact 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

PROPERTY LOCATED AT: **180 Allen Point Road, Harpswell, ME 04079**

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: **N/A**

Is a Forest Management and Harvest Plan available?..... ☐ Yes ☒ No ☐ Unknown

Is the property subject to any of the following relating to shoreland zoning ordinances: a) A notice of violation issued by a municipal official or state agency; b) A pending enforcement action; c) Litigation; d) A court judgment; or e) A settlement or consent agreement?..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: **N/A**

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, solar panels, wind turbines): Type: **None**

From Whom: **N/A**

Year Principal Structure Built: **1988** What year did Seller acquire property? **1990**

Roof: Year Shingles/Other Installed: **Mobile-2011+/- Garage-4+/- years**

Water, moisture or leakage: **Yes. Primary bath ceiling and guest bath ceiling**

Comments: **Leakage prior to shingle replacement**

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: **Mobile home sits on cinder blocks**

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: _____ ☐ Unknown

Comments: **100 AMP; Also, portable generator hookup in garage**

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: **Lot is depicted on a worksheet done for no. neighbor by Brian Smith Surveying, 8/1995 & southerly line on survey for Gaudet recorded in CCRD Book 205/439**

Produced with Lone Wolf Transact 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

PROPERTY LOCATED AT: **180 Allen Point Road, Harpswell, ME 04079**

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: **1. Some window seals have failed in mobile. 2. Some trim rot on**
Continued... See Addendum Known material defects 1

Comments: **None**

Source of Section VII information: **Personal representative & visual**

SECTION VIII - ADDITIONAL INFORMATION

1. Mobile sits on cinder blocks on gravel. No slab or tie downs.

2. Dishwasher does not work.

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: ..... [X] 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	SELLER	DATE
Eric J. Chipman, Personal Representative 09/23/26			
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	BUYER	DATE

Maine Association of REALTORS®/Copyright © 2026.
All Rights Reserved. Revised August 2026.

Produced with Lone Wolf Transact 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

Estate of Lee E.

ADDENDUM

PROPERTY: **180 Allen Point Road, Harpswell, ME 04079**

1) Known material defects
garage. 3. Outbuildings are old & have some rot. Most westerly outbuilding needs a new roof. 4. Peeling paint on all buildings.

Date: 02/08/2026

Signature

Date:

Signature

Date:

Signature

Date:

Signature

Addendum

Stephen P. Robbins

P.O. Box 271 East Winthrop, ME 04343 (207) 377-6707 Fax (207) 377-6707 E-MAIL narrowspd@aol.com

23 May 2026

Estate of Lee Chipman
C/o Eric Chipman
6 Chipman Road
Harpswell, ME 04079

RE: Septic Inspection – 180 Allen Point Road, Harpswell

Dear Mr. Chipman:

As requested, I have inspected the septic system at the property located at 180 Allen Point Road, Harpswell. The purpose of this inspection was to assess its current function, and to address its suitability to dispose of waste-water from the 2-bedroom home at the site. The home is reported to have been most recently un-occupied. The original Wastewater Disposal Plan was not available to assist in the inspection. A 1988 "tank only" permit was provided.

Home or flow source –

1. A comprehensive inspection of plumbing fixtures is not part of this report.
2. There is no garbage disposal in the home. These devices are considered detrimental to septic systems.
3. There is no back-flushing water treatment system in the home. This backflush is considered detrimental to septic systems and can otherwise be disposed of as the owner sees fit.
4. It is reported that much of the grey-water drainage piping was not connected to the septic tank or disposal area. Grey-water disposal areas are not part of a typical septic inspection.

Septic Tank -

1. The septic tank appears to be a 1,000-gallon concrete type.
2. It was located and opened at the outlet baffle cover approximately 6'' below the surface.
3. The tank itself appeared to be in fair structural condition.
4. The outlet baffle had been replaced with a plastic tee type. There was no indication that effluent had ever gone through the baffle at all.
5. Although it had not been recently pumped, liquid level in the tank was below its expected height at about half full. It is not uncommon to find these older unused tanks to have lost some liquid out the center seam. These tanks were not expected to be absolutely water-tight.
6. It is not in need of servicing, as there is little sludge accumulation.
7. There was no evidence of backups ever occurring in the tank.

Disposal Area -

1. Located
2. Type – Crushed stone with plastic disposal pipe. .
3. Size – Approximately 20' x 35'.
4. The distribution box was uncovered and found in deteriorated condition needing to be replaced.
5. The disposal area was inspected with an electronic line inspection camera and found to be clean and dry.
6. There is a woody shrub close by the disposal area that will likely cause future root intrusion.

The inspection is based on 35+ years in waste-water disposal technology. It is not intended to warrant, guarantee, or certify the proper functioning of the system for any period of time in the future. Factors such as the original design, construction techniques, soil permeability, maintenance, and abuse, will all affect any continued operation. Things put down the drain matter. Regardless of need, it is always a good idea for a new owner to have their tank serviced.

Although the records are not available, this system appears to have been professionally designed and installed. The gray-water system has taken the bulk of the waste-water generated. Existing systems without records are typically considered grand-fathered for current use until that time a malfunction occurs. Aside from the minor discrepancies, it is my opinion that the system is currently in *good* overall operating condition for a two-bedroom home. Please contact me if you have any questions or concerns.

Sincerely,

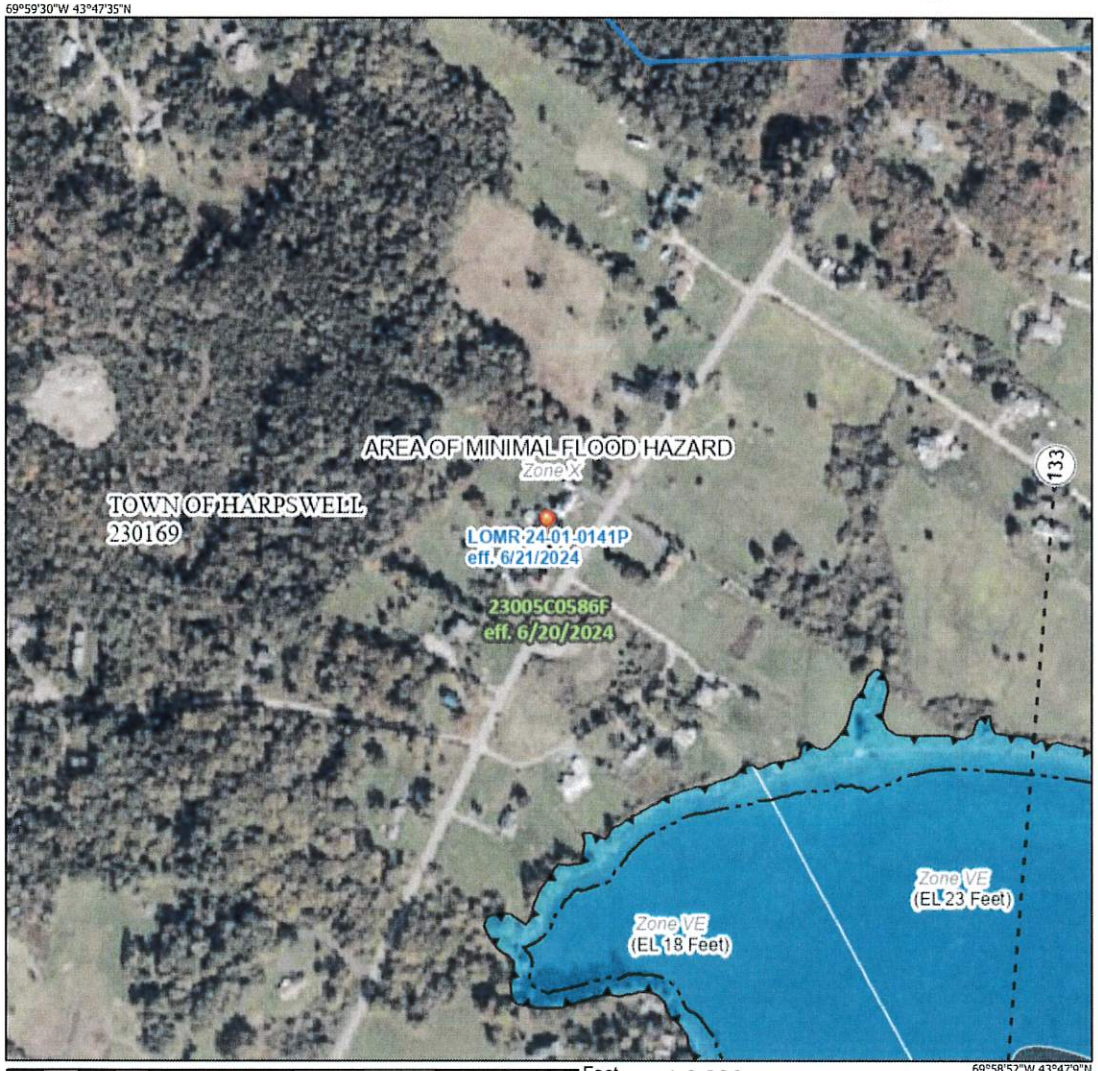
Stephen P. Robbins
S.E. #301
Inspector Certification. #87

Cc: Celeste Perkins

National Flood Hazard Layer FIRMette

FEMA

69°59'30"W 43°47'35"N



69°58'52"W 43°47'9"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

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) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- 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 *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

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 7/19/2026 at 5:05 PM 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.