

PROPERTY LOCATED AT: 21 HULBERTS WAY (MAIN HOUSE) , BAR HARBOR, ME 04609**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: UNKN. Are test results available? .. ☐ Yes ☒ No
 To your knowledge, have any test results ever been reported as unsatisfactory
 or satisfactory with notation? ☐ Yes ☒ No
~~If Yes, are test results available? ☐ Yes ☒ No~~
~~What steps were taken to remedy the problem? _____~~

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: IN FRONT OF MAIN HOUSE IN GARDEN

Installed by: JORDAN (ELLSWORTH)

Date of Installation: ~1980

USE: Number of persons currently using system: 2-10

Does system supply water for more than one household? ☒ Yes ☐ No ☐ Unknown

Comments: ALL UNITS AND MAIN HOUSE SUPPLIED BY THIS WELL WITHOUT ISSUE

Source of Section I information: SELLERS, PREVIOUS DISCLOSURE

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PROPERTY LOCATED AT: 21 HULBERTS WAY (MAIN HOUSE) , BAR HARBOR, ME 04609**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: **(2) 1000 GALLON TANKS**Tank Type: ☒ Concrete ☐ Metal ☐ Unknown ☐ Other: _____Location: **(1) LOCATED BEHIND MAIN HOUSE (2) LOCATED BEHIND SUMMER HOUSE** OR ☐ UnknownDate installed: ~1980 Date last pumped: 2023 Name of pumping company: **ROYAL FLUSH**Have you experienced any malfunctions? _____ ☐ Yes ☒ No~~If Yes, give the date and describe the problem: _____~~Date of last servicing of tank: N/A Name of company servicing tank: N/ALeach Field: _____ ☐ Yes ☐ No ☒ Unknown~~If Yes, Location: _____~~~~Date of installation of leach field: _____ Installed by: _____~~~~Date of last servicing of leach field: _____ Company servicing leach field: _____~~~~Have you experienced any malfunctions? _____ ☐ Yes ☐ No~~~~If Yes, give the date and describe the problem and what steps were taken to remedy: _____~~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 ☐ UnknownComments: **TANK 1 SERVES MAIN HOUSE, CARRIAGE HOUSE, MTN VIEW. TANK 2 SERVES SUMMER HOUSE & DEER PATH**Source of Section II information: **SELLERS, PREVIOUS DISCLOSURE**

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PROPERTY LOCATED AT: **21 HULBERTS WAY (MAIN HOUSE) , BAR HARBOR, ME 04609**

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	WOOD STOVE			
Age of system(s) or source(s)	~1980			
TYPE(S) of Fuel	WOOD			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	LESS THAN 1 CORD ANNUALLY			
Name of company that services system(s) or source(s)	NONE USED			
Date of most recent service call	N/A			
Malfunctions per system(s) or source(s) within past 2 years	NONE KNOWN			
Other pertinent information	HEATS VERY WELL			

Are there fuel supply lines? ☐ Yes ☒ No ☐ Unknown

~~Are any buried? ☐ Yes ☐ No ☐ Unknown~~

~~Are all sleeved? ☐ Yes ☐ No ☐ Unknown~~

Chimney(s): ☒ Yes ☐ 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: **UNKNOWN**

Direct and/or Power Vent(s): ☐ Yes ☒ No ☐ Unknown

~~Has vent(s) been inspected? ☐ Yes ☐ No ☐ Unknown~~

~~If Yes, date: _____~~

Comments: **HOUSE HAS AN EXCEPTIONAL PASSIVE SOLAR DESIGN**

Source of Section III information: **SELLER, PREVIOUS DISCLOSURE**

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 ☒ 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): **N/A** Size of tank(s): **N/A**

Location: **NOT APPLICABLE**

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What materials are, or were, stored in the tank(s)? NOT APPLICABLE

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

Comments: NO KNOWN UNDERGROUND STORAGE TANKS ONSITE

Source of information: SELLERS, PREVIOUS DISCLOSURE

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: ☐ Yes ☒ No ☐ Unknown

Comments: NO KNOWN ASBESTOS ONSITE

Source of information: SELLERS, PREVIOUS DISCLOSURE

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? NOT APPLICABLE

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

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

Results/Comments: NOT KNOWN TO BE UNSATISFACTORY

Source of information: SELLERS

D. RADON/WATER - Current or previously existing:

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

~~If Yes: Date: _____ By: _____~~

Results: NOT KNOWN TO BE UNSATISFACTORY

If applicable, what remedial steps were taken? NOT APPLICABLE

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

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

Results/Comments: NOT KNOWN TO BE UNSATISFACTORY

Source of information: SELLERS

E. METHAMPHETAMINE - Current or previously existing:

☐ Yes ☒ No ☐ Unknown

Comments: NO METHAMPHETAMINE ONSITE

Source of information: SELLERS

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PROPERTY LOCATED AT: 21 HULBERTS WAY (MAIN HOUSE) , BAR HARBOR, ME 04609

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:~~ _____

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

~~If Yes, describe.~~ _____

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

Comments: NONE

Source of information: SELLERS

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☐ No ☒ Unknown

LAND FILL: ☐ Yes ☐ No ☒ Unknown

RADIOACTIVE MATERIAL: ☐ Yes ☐ No ☒ Unknown

Other: NONE

Source of information: SELLERS

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:~~ _____

Source of information: SELLERS

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? SELLERS RESPONSIBLE FOR MAINTENANCE

Road Association Name (if known): NOT KNOWN

Source of information: SELLERS

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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?~~ _____

Relevant Panel Number: 23009C0995D Year: 2016 (Attach a copy)

Comments: PROPERTY NOT LOCATED WITHIN A FLOOD ZONE

Source of Section VI information: SELLERS, FEMA

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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: HOMESTEAD EXEMPTION

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: _____

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: N/A

Year Principal Structure Built: ~1980 What year did Seller acquire property? 1979

Roof: Year Shingles/Other Installed: ~1980 (AREAS REPLACED AS NEEDED)

Water, moisture or leakage: NONE KNOWN

Comments: NONE

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: ALL DWELLINGS ARE ON A SLAB

Mold: Has the property ever been tested for mold? ☒ Yes ☐ No ☐ Unknown

If Yes, are test results available? ☐ Yes ☒ No

Comments: TESTED AFTER WATER HEATER MALFUNCTION IN MAIN HOUSE YEARS AGO

Electrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: _____ ☐ Unknown

Comments: NONE

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: NO DEFECTS KNOWN

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PROPERTY LOCATED AT: 21 HULBERTS WAY (MAIN HOUSE), BAR HARBOR, ME 04609
 KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: NONE KNOWN

Comments: NONE
 Source of Section VII information: SELLERS, PREVIOUS DISCLOSURE

SECTION VIII - ADDITIONAL INFORMATION

This disclosure is for the main house.

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: ☐ 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.

Signed by:
Stevens R. Hulbert 8/3/2026
 SELLER DATE
STEVENS R. HULBERT

Signed by:
Marilyn R. Hulbert 8/3/2026
 SELLER DATE
MARILYN R. HULBERT

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

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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: UNKN. Are test results available? .. ☐ Yes ☒ No
 To your knowledge, have any test results ever been reported as unsatisfactory
 or satisfactory with notation? ☐ Yes ☒ No
 If Yes, are test results available? ☐ Yes ☒ No
 What steps were taken to remedy the problem?

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: **IN FRONT OF MAIN HOUSE IN GARDEN**

Installed by: **JORDAN (ELLSWORTH)**

Date of Installation: ~ 1980

USE: Number of persons currently using system: 2-10

Does system supply water for more than one household? ☒ Yes ☐ No ☐ Unknown

Comments: **ALL UNITS AND MAIN HOUSE SUPPLIED BY THIS WELL WITHOUT ISSUE**

Source of Section I information: **SELLERS**

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PROPERTY LOCATED AT: 21 HULBERTS WAY (MOUNTAINVIEW APT), BAR HARBOR, ME 04609

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: (2) 1000 GALLON TANKS

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

Location: (1) LOCATED BEHIND MAIN HOUSE (2) LOCATED BEHIND SUMMER HOUSE OR ☐ Unknown

Date installed: ~1980 Date last pumped: 2023 Name of pumping company: ROYAL FLUSH

Have you experienced any malfunctions? _____ ☐ Yes ☒ No

~~If Yes, give the date and describe the problem: _____~~

Date of last servicing of tank: N/A Name of company servicing tank: N/A

Leach Field: _____ ☐ Yes ☐ No ☒ Unknown

~~If Yes, Location: _____~~

~~Date of installation of leach field: _____ Installed by: _____~~

~~Date of last servicing of leach field: _____ Company servicing leach field: _____~~

~~Have you experienced any malfunctions? _____ ☐ Yes ☐ No~~

~~If Yes, give the date and describe the problem and what steps were taken to remedy: _____~~

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: TANK 1 SERVES MAIN HOUSE, CARRIAGE HOUSE, MTN VIEW. TANK 2 SERVES SUMMER HOUSE & DEER PATH

Source of Section II information: SELLERS

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PROPERTY LOCATED AT: 21 HULBERTS WAY (MOUNTAINVIEW APT), BAR HARBOR, ME 04609**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	ELECTRIC BASEBOARD			
Age of system(s) or source(s)	~1990			
TYPE(S) of Fuel	ELECTRICITY			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	UNKNOWN			
Name of company that services system(s) or source(s)	NONE USED			
Date of most recent service call	N/A			
Malfunctions per system(s) or source(s) within past 2 years	NONE KNOWN			
Other pertinent information				

Are there fuel supply lines? ☐ Yes ☒ No ☐ Unknown~~Are any buried? ☐ Yes ☐ No ☐ Unknown~~~~Are all sleeved? ☐ Yes ☐ No ☐ Unknown~~Chimney(s): ☐ Yes ☒ 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): ☐ Yes ☒ No ☐ Unknown~~Has vent(s) been inspected? ☐ Yes ☐ No ☐ Unknown~~~~If Yes, date: _____~~Comments: **THIS IS THE ONLY WINTERIZED UNIT ASIDE FROM MAIN HOUSE**Source of Section III information: **SELLERS****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 ☒ 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): **N/A** Size of tank(s): **N/A**Location: **NOT APPLICABLE**

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What materials are, or were, stored in the tank(s)? **NOT APPLICABLE**

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

Comments: **NO KNOWN UNDERGROUND STORAGE TANKS ONSITE**

Source of information: **SELLERS, PREVIOUS DISCLOSURE**

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: ☐ Yes ☒ No ☐ Unknown

Comments: **NO KNOWN ASBESTOS ONSITE**

Source of information: **SELLERS, PREVIOUS DISCLOSURE**

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? **NOT APPLICABLE**

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

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

Results/Comments: **NOT KNOWN TO BE UNSATISFACTORY**

Source of information: **SELLERS**

D. RADON/WATER - Current or previously existing:

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

If Yes: Date: _____ By: _____

Results: **NOT KNOWN TO BE UNSATISFACTORY**

If applicable, what remedial steps were taken? **NOT APPLICABLE**

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

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

Results/Comments: **NOT KNOWN TO BE UNSATISFACTORY**

Source of information: **SELLERS**

E. METHAMPHETAMINE - Current or previously existing:

☐ Yes ☒ No ☐ Unknown

Comments: **NO METHAMPHETAMINE ONSITE**

Source of information: **SELLERS**

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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:~~ _____

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

~~If Yes, describe:~~ _____

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

Comments: NONE

Source of information: SELLERS

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☐ No ☒ Unknown

LAND FILL: ☐ Yes ☐ No ☒ Unknown

RADIOACTIVE MATERIAL: ☐ Yes ☐ No ☒ Unknown

Other: NONE

Source of information: SELLERS

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:~~ _____

Source of information: SELLERS

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? SELLERS RESPONSIBLE FOR MAINTENANCE

Road Association Name (if known): NOT KNOWN

Source of information: SELLERS

Buyer Initials _____

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Seller Initials

Initial
MRH

Initial
SRH

PROPERTY LOCATED AT: 21 HULBERTS WAY (MOUNTAINVIEW APT), BAR HARBOR, ME 04609**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?~~ _____Relevant Panel Number: 23009C0995D Year: 2016 (Attach a copy)Comments: PROPERTY NOT LOCATED WITHIN A FLOOD ZONESource of Section VI information: SELLERS, FEMA

Buyer Initials _____

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MRHSRH

PROPERTY LOCATED AT: 21 HULBERTS WAY (MOUNTAINVIEW APT), BAR HARBOR, ME 04609**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 ☐ UnknownIf Yes, explain: **HOMESTEAD EXEMPTION**Is a Forest Management and Harvest Plan available?..... ☐ Yes ☒ No ☐ UnknownIs 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: _____

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: N/AYear Principal Structure Built: ~ 1990 What year did Seller acquire property? 1979Roof: Year Shingles/Other Installed: ~1990 (AREAS REPLACED AS NEEDED)Water, moisture or leakage: NONE KNOWNComments: NONE

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: ALL DWELLINGS ARE ON A SLABMold: Has the property ever been tested for mold? ☐ Yes ☒ No ☐ UnknownIf Yes, are test results available? ☐ Yes ☒ NoComments: NONEElectrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: _____ ☐ UnknownComments: NONEHas 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 ☐ UnknownModular ☐ Yes ☒ No ☐ Unknown

Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure

..... ☐ Yes ☒ No ☐ UnknownComments: NO DEFECTS KNOWN

Buyer Initials _____

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Seller Initials

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MRHInitial
SRH

PROPERTY LOCATED AT: 21 HULBERTS WAY (MOUNTAINVIEW APT), BAR HARBOR, ME 04609
KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: NONE KNOWN

Comments: NONE
Source of Section VII information: SELLERS, PREVIOUS DISCLOSURE

SECTION VIII - ADDITIONAL INFORMATION

this disclosure is for Mountainview Apt

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: ☐ 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.

Signed by:
Stevens R. Hulbert
FCF82B86A6E444
SELLER
STEVENS R. HULBERT
DATE

Signed by:
Marilyn R. Hulbert
FCF82B86A6E444
SELLER
MARILYN R. HULBERT
DATE

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

PROPERTY LOCATED AT: 21 HULBERTS WAY (SUMMER HOUSE), BAR HARBOR, ME 04609**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: UNKN. Are test results available? .. ☐ Yes ☒ No
 To your knowledge, have any test results ever been reported as unsatisfactory
 or satisfactory with notation? ☐ Yes ☒ No
 If Yes, are test results available? ☐ Yes ☒ No
~~What steps were taken to remedy the problem?~~ _____

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: IN FRONT OF MAIN HOUSE IN GARDEN

Installed by: JORDAN (ELLSWORTH)

Date of Installation: ~1980

USE: Number of persons currently using system: 2-10

Does system supply water for more than one household? ☒ Yes ☐ No ☐ Unknown

Comments: ALL UNITS AND MAIN HOUSE SUPPLIED BY THIS WELL WITHOUT ISSUE

Source of Section I information: SELLERS

Buyer Initials _____

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Seller Initials MR SR

PROPERTY LOCATED AT: 21 HULBERTS WAY (SUMMER HOUSE), BAR HARBOR, ME 04609**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: (2) 1000 GALLON TANKSTank Type: ☒ Concrete ☐ Metal ☐ Unknown ☐ Other: _____Location: (1) LOCATED BEHIND MAIN HOUSE (2) LOCATED BEHIND SUMMER HOUSE OR ☐ UnknownDate installed: ~1980 Date last pumped: 2023 Name of pumping company: ROYAL FLUSHHave you experienced any malfunctions? _____ ☐ Yes ☒ No~~If Yes, give the date and describe the problem: _____~~Date of last servicing of tank: N/A Name of company servicing tank: N/ALeach Field: _____ ☐ Yes ☐ No ☒ Unknown~~If Yes, Location: _____~~~~Date of installation of leach field: _____ Installed by: _____~~~~Date of last servicing of leach field: _____ Company servicing leach field: _____~~~~Have you experienced any malfunctions? _____ ☐ Yes ☐ No~~~~If Yes, give the date and describe the problem and what steps were taken to remedy: _____~~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 ☐ UnknownComments: TANK 1 SERVES MAIN HOUSE, CARRIAGE HOUSE, MTN VIEW. TANK 2 SERVES SUMMER HOUSE & DEER PATHSource of Section II information: SELLERS

Buyer Initials _____

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Seller Initials MRHSPH

PROPERTY LOCATED AT: **21 HULBERTS WAY (SUMMER HOUSE), BAR HARBOR, ME 04609****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	NONE			
Age of system(s) or source(s)				
TYPE(S) of Fuel				
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)				
Name of company that services system(s) or source(s)				
Date of most recent service call				
Malfunctions per system(s) or source(s) within past 2 years				
Other pertinent information				

Are there fuel supply lines? ☐ Yes ☒ No ☐ Unknown~~Are any buried? ☐ Yes ☐ No ☐ Unknown~~~~Are all sleeved? ☐ Yes ☐ No ☐ Unknown~~Chimney(s): ☐ Yes ☒ 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): ☐ Yes ☒ No ☐ Unknown~~Has vent(s) been inspected? ☐ Yes ☐ No ☐ Unknown~~~~If Yes, date: _____~~Comments: **THIS UNIT IS NOT WINTERIZED AND HAS NO HEAT SOURCE**Source of Section III information: **SELLERS****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 ☒ 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): **N/A** Size of tank(s): **N/A**Location: **NOT APPLICABLE**

Buyer Initials _____

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PROPERTY LOCATED AT: 21 HULBERTS WAY (SUMMER HOUSE), BAR HARBOR, ME 04609

What materials are, or were, stored in the tank(s)? NOT APPLICABLE

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

Comments: NO KNOWN UNDERGROUND STORAGE TANKS ONSITE

Source of information: SELLERS, PREVIOUS DISCLOSURE

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: ☐ Yes ☒ No ☐ Unknown

Comments: NO KNOWN ASBESTOS ONSITE

Source of information: SELLERS, PREVIOUS DISCLOSURE

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? NOT APPLICABLE

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

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

Results/Comments: NOT KNOWN TO BE UNSATISFACTORY

Source of information: SELLERS

D. RADON/WATER - Current or previously existing:

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

~~If Yes: Date: _____ By: _____~~

Results: NOT KNOWN TO BE UNSATISFACTORY

If applicable, what remedial steps were taken? NOT APPLICABLE

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

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

Results/Comments: NOT KNOWN TO BE UNSATISFACTORY

Source of information: SELLERS

E. METHAMPHETAMINE - Current or previously existing:

☐ Yes ☒ No ☐ Unknown

Comments: NO METHAMPHETAMINE ONSITE

Source of information: SELLERS

Buyer Initials _____

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Seller Initials MRH

SRH

PROPERTY LOCATED AT: 21 HULBERTS WAY (SUMMER HOUSE), BAR HARBOR, ME 04609

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:~~ _____

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

~~If Yes, describe.~~ _____

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

Comments: NONE

Source of information: SELLERS

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☐ No ☒ Unknown

LAND FILL: ☐ Yes ☐ No ☒ Unknown

RADIOACTIVE MATERIAL: ☐ Yes ☐ No ☒ Unknown

Other: NONE

Source of information: SELLERS

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:~~ _____

Source of information: SELLERS

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? SELLERS RESPONSIBLE FOR MAINTENANCE

Road Association Name (if known): NOT KNOWN

Source of information: SELLERS

Buyer Initials _____

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Seller Initials

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PROPERTY LOCATED AT: 21 HULBERTS WAY (SUMMER HOUSE), BAR HARBOR, ME 04609

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?~~ _____

Relevant Panel Number: 23009C0995D Year: 2016 (Attach a copy)

Comments: PROPERTY NOT LOCATED WITHIN A FLOOD ZONE

Source of Section VI information: SELLERS, FEMA

Buyer Initials _____

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Seller Initials

MRH

SRH

PROPERTY LOCATED AT: 21 HULBERTS WAY (SUMMER HOUSE), BAR HARBOR, ME 04609

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: HOMESTEAD EXEMPTION

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: _____

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: N/A

Year Principal Structure Built: ~ 1990 What year did Seller acquire property? 1979

Roof: Year Shingles/Other Installed: ~1990 (AREAS REPLACED AS NEEDED)

Water, moisture or leakage: NONE KNOWN

Comments: NONE

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: ALL DWELLINGS ARE ON A SLAB

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: NONE

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: NO DEFECTS KNOWN

Buyer Initials _____

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Seller Initials

MRH

SRH

PROPERTY LOCATED AT: 21 HULBERTS WAY (SUMMER HOUSE), BAR HARBOR, ME 04609
 KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: NONE KNOWN

Comments: NONE

Source of Section VII information: SELLERS, PREVIOUS DISCLOSURE

SECTION VIII - ADDITIONAL INFORMATION

This disclosure is for Summer House

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: ☐ 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.

Signed by:
Stevens R. Hulbert 8/3/2026
 SELLER DATE
STEVENS R. HULBERT

Signed by:
Marilyn R. Hulbert 8/3/2026
 SELLER DATE
MARILYN R. HULBERT

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



PROPERTY LOCATED AT: 21 HULBERTS WAY (DEER PATH), BAR HARBOR, ME 04609**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: UNKN. Are test results available? .. ☐ Yes ☒ No
 To your knowledge, have any test results ever been reported as unsatisfactory
 or satisfactory with notation? ☐ Yes ☒ No
 If Yes, are test results available? ☐ Yes ☒ No
 What steps were taken to remedy the problem? _____

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: IN FRONT OF MAIN HOUSE IN GARDEN

Installed by: JORDAN (ELLSWORTH)

Date of Installation: ~ 1980

USE: Number of persons currently using system: 2-10

Does system supply water for more than one household? ☒ Yes ☐ No ☐ Unknown

Comments: ALL UNITS AND MAIN HOUSE SUPPLIED BY THIS WELL WITHOUT ISSUE

Source of Section I information: SELLERS

Buyer Initials _____

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Seller Initials AtR SR

PROPERTY LOCATED AT: 21 HULBERTS WAY (DEER PATH), BAR HARBOR, ME 04609**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: (2) 1000 GALLON TANKSTank Type: ☒ Concrete ☐ Metal ☐ Unknown ☐ Other: _____Location: (1) LOCATED BEHIND MAIN HOUSE (2) LOCATED BEHIND SUMMER HOUSE OR ☐ UnknownDate installed: ~1980 Date last pumped: 2023 Name of pumping company: ROYAL FLUSHHave you experienced any malfunctions? _____ ☐ Yes ☒ No~~If Yes, give the date and describe the problem: _____~~Date of last servicing of tank: N/A Name of company servicing tank: N/ALeach Field: _____ ☐ Yes ☐ No ☒ Unknown~~If Yes, Location: _____~~~~Date of installation of leach field: _____ Installed by: _____~~~~Date of last servicing of leach field: _____ Company servicing leach field: _____~~~~Have you experienced any malfunctions? _____ ☐ Yes ☐ No~~~~If Yes, give the date and describe the problem and what steps were taken to remedy: _____~~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 ☐ UnknownComments: TANK 1 SERVES MAIN HOUSE, CARRIAGE HOUSE, MTN VIEW. TANK 2 SERVES SUMMER HOUSE & DEER PATHSource of Section II information: SELLERS

Buyer Initials _____

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Seller Initials

Initial
MRHInitial
SRH

PROPERTY LOCATED AT: **21 HULBERTS WAY (DEER PATH), BAR HARBOR, ME 04609****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	NONE			
Age of system(s) or source(s)				
TYPE(S) of Fuel				
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)				
Name of company that services system(s) or source(s)				
Date of most recent service call				
Malfunctions per system(s) or source(s) within past 2 years				
Other pertinent information				

Are there fuel supply lines? ☐ Yes ☒ No ☐ Unknown~~Are any buried? ☐ Yes ☐ No ☐ Unknown~~~~Are all sleeved? ☐ Yes ☐ No ☐ Unknown~~Chimney(s): ☐ Yes ☒ 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): ☐ Yes ☒ No ☐ UnknownHas vent(s) been inspected? ☐ Yes ☐ No ☐ Unknown

If Yes, date: _____

Comments: **THIS UNIT IS NOT WINTERIZED AND HAS NO HEAT SOURCE**Source of Section III information: **SELLERS****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 ☒ 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): **N/A** Size of tank(s): **N/A**Location: **NOT APPLICABLE**

Buyer Initials _____

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Seller Initials

Initial
MRHInitial
SRH

PROPERTY LOCATED AT: 21 HULBERTS WAY (DEER PATH), BAR HARBOR, ME 04609

What materials are, or were, stored in the tank(s)? NOT APPLICABLE

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

Comments: NO KNOWN UNDERGROUND STORAGE TANKS ONSITE

Source of information: SELLERS, PREVIOUS DISCLOSURE

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:	☐ Yes	☒ No	☐ Unknown

Comments: NO KNOWN ASBESTOS ONSITE

Source of information: SELLERS, PREVIOUS DISCLOSURE

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? NOT APPLICABLE

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

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

Results/Comments: NOT KNOWN TO BE UNSATISFACTORY

Source of information: SELLERS

D. RADON/WATER - Current or previously existing:

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

~~If Yes: Date: _____ By: _____~~

Results: NOT KNOWN TO BE UNSATISFACTORY

If applicable, what remedial steps were taken? NOT APPLICABLE

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

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

Results/Comments: NOT KNOWN TO BE UNSATISFACTORY

Source of information: SELLERS

E. METHAMPHETAMINE - Current or previously existing:

☐ Yes ☒ No ☐ Unknown

Comments: NO METHAMPHETAMINE ONSITE

Source of information: SELLERS

Buyer Initials _____

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Seller Initials MRH SRH

PROPERTY LOCATED AT: 21 HULBERTS WAY (DEER PATH), BAR HARBOR, ME 04609

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:~~ _____

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

~~If Yes, describe:~~ _____

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

Comments: NONE

Source of information: SELLERS

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☐ No ☒ Unknown

LAND FILL: ☐ Yes ☐ No ☒ Unknown

RADIOACTIVE MATERIAL: ☐ Yes ☐ No ☒ Unknown

Other: NONE

Source of information: SELLERS

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:~~ _____

Source of information: SELLERS

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? SELLERS RESPONSIBLE FOR MAINTENANCE

Road Association Name (if known): NOT KNOWN

Source of information: SELLERS

Buyer Initials _____

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Seller Initials

MRH

SRH

PROPERTY LOCATED AT: **21 HULBERTS WAY (DEER PATH), BAR HARBOR, ME 04609**

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?~~ _____

Relevant Panel Number: **23009C0995D** Year: **2016** (Attach a copy)

Comments: **PROPERTY NOT LOCATED WITHIN A FLOOD ZONE**

Source of Section VI information: **SELLERS, FEMA**

Buyer Initials _____

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Seller Initials

Initial
MRH

Initial
SRH

PROPERTY LOCATED AT: 21 HULBERTS WAY (DEER PATH), BAR HARBOR, ME 04609

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: HOMESTEAD EXEMPTION

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: _____

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: N/A

Year Principal Structure Built: ~ 1990 What year did Seller acquire property? 1979

Roof: Year Shingles/Other Installed: ~1990 (AREAS REPLACED AS NEEDED)

Water, moisture or leakage: NONE KNOWN

Comments: NONE

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: ALL DWELLINGS ARE ON A SLAB

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: NONE

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: NO DEFECTS KNOWN

Buyer Initials _____

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Seller Initials

MRH

SRH

PROPERTY LOCATED AT: 21 HULBERTS WAY (DEER PATH), BAR HARBOR, ME 04609
 KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: NONE KNOWN

Comments: NONE

Source of Section VII information: SELLERS, PREVIOUS DISCLOSURE

SECTION VIII - ADDITIONAL INFORMATION

this disclosure is for Deer Path.

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: ☐ 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.

Signed by: Stevens R. Hulbert 8/3/2026
 SELLER DATE
STEVENS R. HULBERT

Signed by: Marilyn R. Hulbert 8/3/2026
 SELLER DATE
MARILYN R. HULBERT

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



PROPERTY LOCATED AT: **21 HULBERTS WAY (CARRIAGE HOUSE), BAR HARBOR, ME 04609**

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: **UNKN.** Are test results available? .. ☐ Yes ☒ No
 To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notation? ☐ Yes ☒ No
 If Yes, are test results available? ☐ Yes ☒ No
~~What steps were taken to remedy the problem? _____~~

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: **IN FRONT OF MAIN HOUSE IN GARDEN**

Installed by: **JORDAN (ELLSWORTH)**

Date of Installation: **~ 1980**

USE: Number of persons currently using system: **2-10**

Does system supply water for more than one household? ☒ Yes ☐ No ☐ Unknown

Comments: **ALL UNITS AND MAIN HOUSE SUPPLIED BY THIS WELL WITHOUT ISSUE**

Source of Section I information: **SELLERS**

Buyer Initials _____

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Seller Initials

Initial
AKH

Initial
SKH

PROPERTY LOCATED AT: **21 HULBERTS WAY (CARRIAGE HOUSE), BAR HARBOR, ME 04609**

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: **(2) 1000 GALLON TANKS**

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

Location: **(1) LOCATED BEHIND MAIN HOUSE (2) LOCATED BEHIND SUMMER HOUSE** OR ☐ Unknown

Date installed: **~1980** Date last pumped: **2023** Name of pumping company: **ROYAL FLUSH**

Have you experienced any malfunctions? _____ ☐ Yes ☒ No

~~If Yes, give the date and describe the problem: _____~~

Date of last servicing of tank: **N/A** Name of company servicing tank: **N/A**

Leach Field: _____ ☐ Yes ☐ No ☒ Unknown

~~If Yes, Location: _____~~

~~Date of installation of leach field: _____ Installed by: _____~~

~~Date of last servicing of leach field: _____ Company servicing leach field: _____~~

~~Have you experienced any malfunctions? _____ ☐ Yes ☐ No~~

~~If Yes, give the date and describe the problem and what steps were taken to remedy: _____~~

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: **TANK 1 SERVES MAIN HOUSE, CARRIAGE HOUSE, MTN VIEW. TANK 2 SERVES SUMMER HOUSE & DEER PATH**

Source of Section II information: **SELLERS**

Buyer Initials _____

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Seller Initials MRH

SRH

PROPERTY LOCATED AT: 21 HULBERTS WAY (CARRIAGE HOUSE), BAR HARBOR, ME 04609

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	NONE			
Age of system(s) or source(s)				
TYPE(S) of Fuel				
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)				
Name of company that services system(s) or source(s)				
Date of most recent service call				
Malfunctions per system(s) or source(s) within past 2 years				
Other pertinent information				

Are there fuel supply lines? ☐ Yes ☒ No ☐ Unknown
~~Are any buried? ☐ Yes ☐ No ☐ Unknown~~
~~Are all sleeved? ☐ Yes ☐ No ☐ Unknown~~
Chimney(s): ☐ Yes ☒ 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): ☐ Yes ☒ No ☐ Unknown
~~Has vent(s) been inspected? ☐ Yes ☐ No ☐ Unknown~~
~~If Yes, date: _____~~

Comments: **THIS UNIT IS NOT WINTERIZED AND HAS NO HEAT SOURCE**

Source of Section III information: **SELLERS**

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 ☒ 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): **N/A** Size of tank(s): **N/A**
Location: **NOT APPLICABLE**

Buyer Initials _____ Page 3 of 8 Seller Initials MRH SRH

PROPERTY LOCATED AT: 21 HULBERTS WAY (CARRIAGE HOUSE), BAR HARBOR, ME 04609What materials are, or were, stored in the tank(s)? NOT APPLICABLE~~Have you experienced any problems such as leakage: ☐ Yes ☐ No ☐ Unknown~~Comments: NO KNOWN UNDERGROUND STORAGE TANKS ONSITESource of information: SELLERS, PREVIOUS DISCLOSURE**B. ASBESTOS** - Is there now or has there been asbestos:As insulation on the heating system pipes or duct work? ☐ Yes ☒ No ☐ UnknownIn the ceilings? ☐ Yes ☒ No ☐ UnknownIn the siding? ☐ Yes ☒ No ☐ UnknownIn the roofing shingles? ☐ Yes ☒ No ☐ UnknownIn flooring tiles? ☐ Yes ☒ No ☐ UnknownOther: ☐ Yes ☒ No ☐ UnknownComments: NO KNOWN ASBESTOS ONSITESource of information: SELLERS, PREVIOUS DISCLOSURE**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? NOT APPLICABLE~~Has the property been tested since remedial steps? ☐ Yes ☐ No ☐ Unknown~~~~Are test results available? ☐ Yes ☐ No~~Results/Comments: NOT KNOWN TO BE UNSATISFACTORYSource of information: SELLERS**D. RADON/WATER** - Current or previously existing:Has the property been tested? ☐ Yes ☐ No ☒ Unknown~~If Yes: Date: _____ By: _____~~Results: NOT KNOWN TO BE UNSATISFACTORYIf applicable, what remedial steps were taken? NOT APPLICABLE~~Has the property been tested since remedial steps? ☐ Yes ☐ No ☐ Unknown~~~~Are test results available? ☐ Yes ☐ No~~Results/Comments: NOT KNOWN TO BE UNSATISFACTORYSource of information: SELLERS**E. METHAMPHETAMINE** - Current or previously existing:☐ Yes ☒ No ☐ UnknownComments: NO METHAMPHETAMINE ONSITESource of information: SELLERS

Buyer Initials _____

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Seller Initials

Initial
MLHInitial
SPH

PROPERTY LOCATED AT: 21 HULBERTS WAY (CARRIAGE HOUSE), BAR HARBOR, ME 04609**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:~~ _____Do you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards: ☐ Yes ☒ No~~If Yes, describe.~~ _____Are you aware of any cracking, peeling or flaking paint? ☐ Yes ☒ NoComments: NONESource of information: SELLERS**G. OTHER HAZARDOUS MATERIALS** - Current or previously existing:TOXIC MATERIAL: ☐ Yes ☐ No ☒ UnknownLAND FILL: ☐ Yes ☐ No ☒ UnknownRADIOACTIVE MATERIAL: ☐ Yes ☐ No ☒ UnknownOther: NONESource of information: SELLERS**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:~~ _____Source of information: SELLERSIs 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 ☐ UnknownIf No, who is responsible for maintenance? SELLERS RESPONSIBLE FOR MAINTENANCERoad Association Name (if known): NOT KNOWNSource of information: SELLERS

Buyer Initials _____

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PROPERTY LOCATED AT: 21 HULBERTS WAY (CARRIAGE HOUSE), BAR HARBOR, ME 04609**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?~~ _____Relevant Panel Number: 23009C0995D Year: 2016 (Attach a copy)Comments: PROPERTY NOT LOCATED WITHIN A FLOOD ZONESource of Section VI information: SELLERS, FEMA

Buyer Initials _____

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Seller Initials

MRHSRH

PROPERTY LOCATED AT: 21 HULBERTS WAY (CARRIAGE HOUSE), BAR HARBOR, ME 04609

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: HOMESTEAD EXEMPTION

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: _____

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: N/A

Year Principal Structure Built: ~ 1990 What year did Seller acquire property? 1979

Roof: Year Shingles/Other Installed: ~1990 (AREAS REPLACED AS NEEDED)

Water, moisture or leakage: NONE KNOWN

Comments: NONE

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: ALL DWELLINGS ARE ON A SLAB

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: NONE

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: NO DEFECTS KNOWN

Buyer Initials _____

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Seller Initials

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SRH

PROPERTY LOCATED AT: 21 HULBERTS WAY (CARRIAGE HOUSE), BAR HARBOR, ME 04609

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: NONE KNOWN

Comments: NONE

Source of Section VII information: SELLERS, PREVIOUS DISCLOSURE

SECTION VIII - ADDITIONAL INFORMATION

this disclosure is for Carriage House.

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: ☐ 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.

Signed by: Stevens R. Hulbert 8/3/2026
SELLER DATE
STEVENS R. HULBERT

SELLER DATE

Signed by: Marilyn R. Hulbert 8/3/2026
SELLER DATE
MARILYN R. HULBERT

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