

PROPERTY LOCATED AT: 1 Upper Dunbar-Seal Harbor, Mount Desert, ME 04675

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: 2026 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: _____
Installed by: _____
Date of Installation: _____
USE: _____ Number of persons currently using system: _____
Does system supply water for more than one household? Yes No Unknown~~

Comments: Mount Desert Water District Annual Water Test available upon request.

Source of Section I information: Seller, Public records, Service Contractors
Buyer Initials _____ Page 1 of 8 Seller Initials MC UL



PROPERTY LOCATED AT: 1 Upper Dunbar-Seal Harbor, Mount Desert, ME 04675

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: _____ OR Unknown~~

~~Date installed: _____ Date last pumped: _____ Name of pumping company: _____~~

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

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

~~Date of last servicing of tank: _____ Name of company servicing tank: _____~~

~~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: _____~~

Source of Section II information: Seller , Public records, Service Contractors

Buyer Initials _____

Seller Initials   _____

PROPERTY LOCATED AT: 1 Upper Dunbar-Seal Harbor, Mount Desert, ME 04675

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 | FHW -Radiators | radiant heat-electric | Heat pumps | Propane & Pellet |
| Age of system(s) or source(s) | unknown (1970+/-) | 2017 | 2015 | 2006 2008 |
| TYPE(S) of Fuel | Oil | Electric | Electric | prpn pellet |
| Annual consumption per system or source (i.e., gallons, kilowatt hours, cords) | 350g (2025-2026) | part of household Electric | part of household Electric | 134g 2024-2026 pellet- 20 bags/yr +/- |
| Name of company that services system(s) or source(s) | Dead River | Bennett Brown Tile | MAC Heat Pumps | dead riv. & evergreen |
| Date of most recent service call | 05/07/26 | ----- | 06/11/25 | May 2026 Service |
| Malfunctions per system(s) or source(s) within past 2 years | radiator knob replaced | ----- | | |
| Other pertinent information | annaul service (May) | Kitchen, Hallway Bath | Liv Rm & Primary Bed | Liv Room & Hallway *annual service May |

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: 2017
 Date chimney(s) last cleaned: 2025
 Direct and/or Power Vent(s): Yes No Unknown
~~Has vent(s) been inspected? Yes No Unknown~~
 If Yes, date: ----

Comments: **Propane Heater (Monitor) in Barn.. mininal use**

Source of Section III information: **Seller , Public records, Service Contractors**

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): ----- Size of tank(s): -----
 Location: -----

Buyer Initials _____ Page 3 of 8 Seller Initials MC LL

PROPERTY LOCATED AT: 1 Upper Dunbar-Seal Harbor, Mount Desert, ME 04675

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: **Seller , Public records, Service Contractors**

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: **Seller is unaware of any asbestos during their ownership**

Source of information: **Seller , Public records, Service Contractors**

C. RADON/AIR - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: 01/03/11 By: Criterion Brown-Inspections

Results: 2.0 Pci/L

If applicable, what remedial steps were taken? no actions needed- results below limits

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

~~Are test results available? Yes No~~

Results/Comments: no actions needed- results below limits

Source of information: Criterion Brown Inspections

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: Seller , Public records, Service Contractors

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

Comments: _____

Source of information: Public Records

Buyer Initials _____

Seller Initials  



PROPERTY LOCATED AT: 1 Upper Dunbar-Seal Harbor, Mount Desert, ME 04675

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: Minimal peeling paint- seasonal painting as needed

Source of information: Seller , Public records, Service Contractors

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown

LAND FILL: Yes No Unknown

RADIOACTIVE MATERIAL: Yes No Unknown

Other: _____

Source of information: Seller , Public records, Service Contractors

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: Utility Easements

Source of information: Deed, Public Records

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? _____

Road Association Name (if known): _____

Source of information: Deed, Public Records

Buyer Initials _____

Seller Initials

^{Initial}
ML

^{Initial}
LL



PROPERTY LOCATED AT: 1 Upper Dunbar-Seal Harbor, Mount Desert, ME 04675

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: 23009C1236D Year: 2016 (Attach a copy)

Comments: _____

Source of Section VI information: FEMA

Buyer Initials _____

Seller Initials

ML

LL



PROPERTY LOCATED AT: 1 Upper Dunbar-Seal Harbor, Mount Desert, ME 04675

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: Propane Tanks 3x100g

Year Principal Structure Built: 1920 What year did Seller acquire property? 2011

Roof: Year Shingles/Other Installed: 2018

Water, moisture or leakage: -----

Comments: New roof/shingles Nelson Goodwin Jr. (House, garage, barn)

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: -----

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

~~If Yes, are test results available? Yes No~~

Comments: -----

Electrical: Fuses Circuit Breaker Other: Generator 16Kw-Automatic Unknown

Comments: Generator Service Annually by Colwell Diesel

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: -----

Buyer Initials _____ Page 7 of 8 Seller Initials  



PROPERTY LOCATED AT: 1 Upper Dunbar-Seal Harbor, Mount Desert, ME 04675

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

Comments: -----

Source of Section VII information: Seller , Public records, Service Contractors

SECTION VIII - ADDITIONAL INFORMATION

History of Improvements/Maintenance upon request.

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: _____ 4/30/2026
Gregory W. Carter
SELLER ID: 8219CF433C34B2... DATE
Gregory W. Carter

Signed by: _____ 5/1/2026
Caroline C. Childress
SELLER ID: EC2411349164B5... DATE
Caroline C. Childress

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 _____

