

PROPERTY LOCATED AT: 28A Richardson Road (lot 29-11) Condo Unit 11 at Madomic Ridge, Bass Harbor, ME 04653

### 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: April, 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? Norlens installed filters & UV system.

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: Beside Unit 26B rear deck. There is a newer submersible pump.

Installed by: Unknown (Two wells on property).

Date of Installation: 2016 +/-

USE: Number of persons currently using system: \*\* See comments

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

Comments: \*\* 8 condos are on the shared well. Norlens services for the condo assn. Norlens tests mthly.

Source of Section I information: Sellers

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Seller Initials DMS ✓ SSW

**SECTION II - WASTE WATER DISPOSAL**

TYPE OF SYSTEM:  Public  Private  Quasi-Public shared with other condos  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: Septic tank sizes unknown.

Tank Type:  Concrete  Metal  Unknown  Other: \_\_\_\_\_

Location: Caps indicate septic tank locations. Vent pipes evident. OR  Unknown

Date installed: 1998 Date last pumped: Every 2-3 yrs 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: when Name of company servicing tank: Royal flush

Leach Field: filters are changed.  Yes  No  Unknown

If Yes, Location: Big lawn

Date of installation of leach field: 1998 Installed by: Goodwin / CES - not sure which one.

Date of last servicing of leach field: 2018 +/- Company servicing leach field: CES/ Royal Flush

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: Filters are inspected & cleaned annually. There are 3 leach fields in total for all of the units.

Source of Section II information: Sellers

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**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  | <b>HWBB Propane</b>                             | <b>Gas heater in basement</b>   | <b>Generator - full house</b>                       | -----    |
| Age of system(s) or source(s)  | <b>Viesmann 2013</b>                            | <b>2010 +/-</b>                 | <b>2020 +/-</b>                                     |          |
| TYPE(S) of Fuel  | <b>Propane</b>                                  | <b>Propane</b>                  | <b>Propane</b>                                      |          |
| Annual consumption per system or source (i.e., gallons, kilowatt hours, cords) | <b>Coastal Energy<br/>1,020 gallons propane</b> | <b>Coastal Energy<br/>-----</b> | -----<br>-----                                      |          |
| Name of company that services system(s) or source(s)                           | <b>Coastal Energy</b>                           | <b>Not needed</b>               | <b>MCM Electric</b>                                 |          |
| Date of most recent service call   | <b>Summer 2025</b>                              | -----                           | <b>Annually</b>                                     |          |
| Malfunctions per system(s) or source(s) within past 2 years                    | -----   | -----                           | -----   |          |
| Other pertinent information  | -----   | -----                           | <b>MCM Electric installed<br/>and services yrly</b> |          |

- 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? Coastal Energy .....  Yes  No  Unknown  
 If Yes, date: Summer 2025

Comments: **Propane for heat. Vented out the side of the house. Straight shot out wall from furnace.**

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): \_\_\_\_\_ Size of tank(s): \_\_\_\_\_  
 Location: \_\_\_\_\_

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Seller Initials AMW JKL

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

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

Comments: **Sellers are not aware of any underground storage tanks.**

Source of information: **Sellers**

**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: **Sellers are not aware of any asbestos. Condo was built in 2001.**

Source of information: **Sellers and public record**

**C. RADON/AIR** - Current or previously existing:

Has the property been tested? .....  Yes  No  Unknown

If Yes: Date: 2003 By: **Done when Sellers first bought. Was fine at that time.**

Results: **Passed in 2003.**

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: **Passed in 2003 when Sellers bought the condo.**

Source of information: **Sellers**

**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: **To the best of the sellers knowledge a radon water test has not been done.**

Source of information: **Sellers via condo assn.**

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

Comments: \_\_\_\_\_

Source of information: **Personal observation**

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Seller Initials DMS dkh

**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: Condo was built in 2001.

Source of information: Public record

**G. OTHER HAZARDOUS MATERIALS** - Current or previously existing:

TOXIC MATERIAL: .....  Yes  No  Unknown

LAND FILL: .....  Yes  No  Unknown

RADIOACTIVE MATERIAL: .....  Yes  No  Unknown

Other: Sellers are not aware of any "Other hazardous materials."

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: Condo Rules & Regulations/Deed

Source of information: Book 2616 Page 270 = Declaration for condo assn. /Madowic Ridge

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? Madowic Ridge Condominium Assn.

Road Association Name (if known): Madowic Ridge Condominium Assn.

Source of information: Book 2616 Page 270 and Sellers

Buyer Initials \_\_\_\_\_

Seller Initials DMS JHK

**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: 23009C1426D Year: 2016 (Attach a copy)

Comments: Not in a flood zone per FEMA Flood Map

Source of Section VI information: FEMA Flood Map

Buyer Initials \_\_\_\_\_ Page 6 of 8 Seller Initials DSS AKW

**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: \_\_\_\_\_

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: 2 propane tanks - Coastal Energy

Year Principal Structure Built: 2001 What year did Seller acquire property? 2001 2003

Roof: Year Shingles/Other Installed: 5 years - done about 2021 +/-

Water, moisture or leakage: None

Comments: No issues

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: Basement is dry.

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

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

Comments: Sellers are not aware of any mold.

Electrical:  Fuses  Circuit Breaker  Other: \_\_\_\_\_  Unknown

Comments: 200 amp electric service.

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: Mice in 2024 & 2025. Modern Pest Service provides & checks traps during the winter.

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ADDENDUM

PROPERTY: 28A Richardson Road (lot 29-11) Condo Unit 11 at Madomic Ridge , Bass Harbor, ME 04653

Crowel →

1) Additional information

Crowel have done work to the condo. Right to dock use & parking (not overnight) at Underwood Wharf per condo rules & regs. Madomic Ridge owns 365 feet +/- of frontage on Bass Harbor. Norlens tests the ph & there is an ultraviolet bulb that purifies bacteria if any. The assn. maintains the condo down to the studs - the dry wall is the responsibility of the owner. Versant electric bill averages \$88 per mth. Well pump was replaced 4 yrs +/- ago. Water test results available from board President. Septic tanks are pumped as needed based on that inspection. There are 2 wells for the entire assn. The leach fields were inspected in 2015. Condo Rules and Regs will have an amendment soon in regards to the ability for owners to rent their units. Assn fee is mailed to: PO Box 169, Bass Harbor 04653.

Terry Crowel is Pine Tree Builders.

Date: 6/22/2016

Reydl M Snyder, Trustee  
Signature

Date: \_\_\_\_\_

Signature \_\_\_\_\_

Date: 6/22/2016

Susan K Snyder, Trustee  
Signature

Date: \_\_\_\_\_

Signature \_\_\_\_\_

Addendum