

PROPERTY DISCLOSURE

Under Maine Law, certain information must be made available to buyers prior to or during preparation of an offer. This statement has been prepared to assist prospective buyers in evaluating this property. This disclosure is not a warranty of the condition of the property and is not part of any contract between Seller and any Buyer. Seller authorizes the disclosure of the information in this statement to real estate licensees and to prospective buyers of this property. The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

DO NOT LEAVE ANY QUESTIONS BLANK. STRIKE, WRITE N/A OR UNKNOWN IF NEEDED.

SECTION I - WATER SUPPLY

TYPE OF SYSTEM: Public Private Seasonal _____ Unknown
 Drilled Dug Other _____

MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water system?

Pump (if any): N/A Yes No Unknown
Quantity: Yes No Unknown
Quality: Yes No Unknown

If Yes to any question, please explain in the comment section below or with attachment.

WATER TEST: Have you had the water tested? Yes No
If Yes, Date of most recent test: _____ Are test results available? .. Yes No
To your knowledge, have any test results ever 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: under white box to the left of the side steps to the deck.

Installed by: Unknown

Date of Installation: Unknown

USE: Number of persons currently using system: 2 part time

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

Comments: See additional comments.

Source of Section I information: Sellers and personal observation.

Buyer Initials _____

Seller Initials JS JGW

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: 750 gallon tank - 2 bdrm system
 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: Front left of home as you look at the home from the street. OR Unknown

Date installed: unknown Date last pumped: unknown Name of pumping company: unknown

Have you experienced any malfunctions? Yes No

If Yes, give the date and describe the problem: The system has performed flawless for 25 yrs. Previous owner was meticulous & the system performance bears that out. Home has 3 bdrms. 2 bdrm system.

Date of last servicing of tank: not needed Name of company servicing tank: unknown

Leach Field: Yes No Unknown

If Yes, Location: Front left of the home(next to septic tank) as you look at the home from the street.

Date of installation of leach field: unknown Installed by: unknown

Date of last servicing of leach field: not need Company servicing leach field: n/a

Have you experienced any malfunctions? Yes No

If Yes, give the date and describe the problem and what steps were taken to remedy: Sellers have had no issues with the septic system.

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: Unable to locate a septic design. Sellers have had no issues with the septic system.

Source of Section II information: Seller

Buyer Initials _____

Seller Initials SA

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	hwbb	Propane fireplace	AC/heat pumps	-----
Age of system(s) or source(s)	Unknown	2001	2024	
TYPE(S) of Fuel	Oil	Propane	Electric	
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	Dead River 782 gallons for 2025	Dead River 269 gallons for 2025	\$94 per mth average	
Name of company that services system(s) or source(s)	HG Reed	Not needed	Not needed	
Date of most recent service call	Fall 2025	Not needed	Not needed	
Malfunctions per system(s) or source(s) within past 2 years	-----	-----	-----	
Other pertinent information	Only used seasonally Vega Boiler	Installed by McEnroe Bldrs. Only used seasonally	Only used seasonally 3 heads Samsung	

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: 2001
 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: **Propane is also for the cook stove and back yard fire pit. Hot water is heated off of the boiler.**

Source of Section III information: **Sellers and personal observation.**

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 _____

Seller Initials *SJ*

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: Exterior of home was painted in 2024.

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: 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: _____

Source of information: _____

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: Public record. Not a private road.

Buyer Initials _____

Seller Initials SW LSJ

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: 23009C1427D Year: 2016 (Attach a copy)

Comments: FEMA indicates home is not in a flood zone.

Source of Section VI information: FEMA Flood map

Buyer Initials _____

Seller Initials MS

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: **Veteran Vietnam NR & Homestead Exempt**

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: **Dead River propane tanks (2)**

Year Principal Structure Built: **1925 +/-** What year did Seller acquire property? **2001**

Roof: Year Shingles/Other Installed: **House: 2002. Barn roof is 22 yrs old.**

Water, moisture or leakage: **None**

Comments: **Barn built in 2004 by McEnroe builders. Electricity in loft of barn. Skylight in loft.**

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: **Wine cellar in basement. Very dry basement.**

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

If Yes, are test results available? Yes No

Comments: **No known mold.**

Electrical: Fuses Circuit Breaker Other: _____ Unknown

Comments: **Stanley Electric and HG Reed has done electrical work in the home over the years.**

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: **An occasional mouse. Maine Pest Solutions - contact person: Nate.**

Buyer Initials _____

Seller Initials *GS* *SGS*

PROPERTY LOCATED AT: 220 Harbor Drive, Bass Harbor, ME 04653

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: _____

Comments: _____

Source of Section VII information: _____

SECTION VIII - ADDITIONAL INFORMATION

Trash compactor in kitchen. House roof inspected 2 yrs ago & told it is in good shape. HG Reed did plumbing updates in 2002. HG Reed installed the generator & electrical panel in 2011. Colwell Diesel maintains the automatic generator. Generator isn't a 100% full house generator. It does the heat, well, kitchen, main bdrm & bathroom. Spectrum high speed internet available at this location. Sellers have
Continued... See Addendum Additional information 1

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.

Michael W. Slater 6/6/2026
SELLER DATE
Michael Ward Slater, Trustee

Sandra Jean Slater 6/5/26
SELLER DATE
Sandra Jean Slater, Trustee

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



ADDENDUM

PROPERTY: 220 Harbor Drive , Bass Harbor, ME 04653

1) Additional information

only used the home from April - Nov. of ea yr. Small attic space. Dryer is electric. Primary bdrm has a repair spot on the ceiling where a hole got poked by mistake. Fire pit has an auto/manual start. There is a separate valve from tank to the propane fire pit. Can adjust the valve for flame level. There is also a switch box on back patio to switch on. Kayaks convey w/ home. Home being sold furnished. Deer Isle granite bench in side yard. 2 full baths do not have a tub (only a shower in ea one). Versant Electric bill ave. \$94.00 per mth. Boiler & propane heat stove are vented through one flue. HG Reed has maintained the house. HG Reed changed the pump in 2011. Well is 190 feet deep. Copper piping. Wood boiler in basement is shut off & sellers never used. Home was built around 1925. Sellers are not aware of any asbestos, possible due to age of home. One side of the barn roof is worn.

Lined area for additional notes or signatures.

Date: 6/16/2026

Signature: Michael W. Slats ✓

Date: 6/15/26 ✓

Signature: Janet J. Slats ✓

Date: _____

Signature _____

Date: _____

Signature _____

Addendum