

PROPERTY LOCATED AT: **6 BLUE BELL LANE, MOUNT DESERT (SEAL HARBOR), 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: _____ 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: **THIS PROPERTY IS ON PUBLIC WATER SUPPLY TOWN OF MT. DESERT TESTS ANNUALLY**

Source of Section I information: **SELLER, PUBLIC RECORD**

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PROPERTY LOCATED AT: **6 BLUE BELL LANE, MOUNT DESERT (SEAL HARBOR), 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: **PROPERTY IS ON PUBLIC SEWER**Source of Section II information: **SELLER, PUBLIC RECORD**

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PROPERTY LOCATED AT: **6 BLUE BELL LANE, MOUNT DESERT (SEAL HARBOR), 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	HWBB BOILER	FIREPLACE (2)	MODINE HEATERS	
Age of system(s) or source(s)	~ 22 YRS (ORIGINAL)	~ 22 YRS (ORIGINAL)	~ 22 YRS (ORIGINAL)	
TYPE(S) of Fuel	OIL	WOOD	OFF BOILER SYSTEM	
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	SESONALLY ~ 1400 GALLONS	NOT USED CONSIST- ENTLY	NOT USED CONSIST- ENTLY	
Name of company that services system(s) or source(s)	GRAVES P & H	NONE USED	NONE USED	
Date of most recent service call	ANNUALLY IN FALL	N/A	N/A	
Malfunctions per system(s) or source(s) within past 2 years	SEE SECTION 8	NONE KNOWN	NONE KNOWN	
Other pertinent information	SEE SECTION 8	N/A	IN GARAGE & BASEMENT	

Are there fuel supply lines? ☒ Yes ☐ No ☐ UnknownAre any buried? ☐ Yes ☒ No ☐ UnknownAre all sleeved? ☐ Yes ☐ No ☒ UnknownChimney(s): ☒ Yes ☐ NoIf Yes, are they lined: ☒ Yes ☐ No ☐ UnknownIs more than one heat source vented through one flue? ☐ Yes ☒ No ☐ UnknownHad a chimney fire: ☐ Yes ☒ No ☐ UnknownHas chimney(s) been inspected? ☒ Yes ☐ No ☐ UnknownIf Yes, date: ~2022/2023Date chimney(s) last cleaned: USED RARELYDirect and/or Power Vent(s): ☐ Yes ☒ No ☐ UnknownHas vent(s) been inspected? ☐ Yes ☒ No ☐ Unknown

If Yes, date: _____

Comments: **CHIMNEY INSPECTED WHEN PURCHASED, USED RARELY**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 ☐ UnknownIf 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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PROPERTY LOCATED AT: 6 BLUE BELL LANE, MOUNT DESERT (SEAL HARBOR), ME 04675~~What materials are, or were, stored in the tank(s)?~~~~Have you experienced any problems such as leakage: ☐ Yes ☐ No ☐ Unknown~~Comments: NO UNDERGROUND STORAGE TANKS KNOWNSource of information: SELLER, 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: NONESource of information: SELLER, PREVIOUS DISCLOSURE**C. RADON/AIR** - Current or previously existing:Has the property been tested? ☒ Yes ☐ No ☐ UnknownIf Yes: Date: 2022 By: AIR & WATER QUALITY INC.Results: REMEDATION REQUIREDIf applicable, what remedial steps were taken? RADON VENTING SYSTEM INSTALLEDHas the property been tested since remedial steps? ☒ Yes ☐ No ☐ UnknownAre test results available? ☐ Yes ☒ NoResults/Comments: REMEDATION SUCCESSFULSource of information: SELLER**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: NONESource of information: SELLER, PREVIOUS DISCLOSURE**E. METHAMPHETAMINE** - Current or previously existing:☐ Yes ☒ No ☐ UnknownComments: NONESource of information: SELLER, PREVIOUS DISCLOSURE

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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: SELLER, PREVIOUS DISCLOSURE

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☒ No ☐ Unknown

LAND FILL: ☐ Yes ☒ No ☐ Unknown

RADIOACTIVE MATERIAL: ☐ Yes ☒ No ☐ Unknown

Other: NO KNOWN HAZARDOUS MATERIALS ONSITE

Source of information: SELLER, PREVIOUS DISCLOSURE

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: BLUE BELL LANE IS A R.O.W. (PRIVATE ROAD)

Source of information: SELLER, PREVIOUS DISCLOSURE, DEED

Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass? ☐ Yes ☒ No ☐ Unknown

If No, who is responsible for maintenance? PLOWING COSTS SHARED W/OTHER HOMEOWNERS (SEE SECTION 8)

Road Association Name (if known): NONE - INFORMAL AGREEMENT

Source of information: SELLER, PREVIOUS DISCLOSURE

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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: 23009C1236D Year: 2016 (Attach a copy)

Comments: PROPERTY IS NOT LOCATED WITHIN THE FLOOD ZONE

Source of Section VI information: FEMA, SELLER

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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:~~

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: NONE

Year Principal Structure Built: 2004-2006 What year did Seller acquire property? 2022

Roof: Year Shingles/Other Installed: 2004-2006 (ORIGINAL TO HOME)

Water, moisture or leakage: NONE KNOWN

Comments: SEE SECTION VII

Initial
JVT

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: SEE SECTION 8

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: NONE

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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

(SEC. 3) HWBB SYSTEM NOTE: 9/25 AIR BUBBLE NEEDED TO BE "BLED", NEW HOT WATER HEATER IN 2021

(SEC. 7) SELLERS NOTICED DAMAGED CEILING TILES IN BASEMENT WINE CELLAR, SELLERS WERE TOLD DOWNSPOUT OR OTHER RAIN WATER WAS DIVERTED. HAS BEEN Continued... See Addendum Additional information 1

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: ☐ Yes ☒ No
 WITH THE EXCEPTION OF OVERFLOW DOCUMENT "ADDENDUM ADDITIONAL INFORMATION"
 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: <u>SANDRA M. THOMPSON</u> <u>7/27/2026</u> D60B7D44C6A94E5		Signed by: <u>JAMES V. THOMPSON</u> <u>7/27/2026</u> 3DBF8DEBFB284BE	
SELLER	DATE	SELLER	DATE
SANDRA M. THOMPSON		JAMES V. THOMPSON JR	
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: **6 BLUE BELL LANE, MOUNT DESERT (SEAL HARBOR), ME 04675**

1) Additional information

DRY DURING CURRENT OWNERSHIP.

(SEC. 5) SNOW PLOWING PERFORMED BY GRAVES

- SPEAKER SYSTEM PREDATES BLUETOOTH (HUB LOCATED IN OFFICE)

- LOCATED IN THE BACKYARD, POWER POLE IS PRIVATE

- HOME SECURITY SYSTEM IN PLACE AND ALERTS OF INTRUSION, WATER, FIRE, MOTION, AND LOW TEMP (PYE-BARKER SECURITY SYSTEM)

- SPECTRUM INTERNET IN USE

- CONSTRUCTION ON HOME BEGAN IN ABOUT 2003/2004 AND CONCLUDED IN 2005/2006

- GENERAC GENERATOR IN PLACE AND POWERS "MOST OF HOME" ACCORDING TO PREVIOUS DISCLOSURE

- EXTERIOR REPAINTED IN 2017

- EXTERIOR LANDSCAPING IRRIGATION SYSTEM MAINTAINED BY COASTAL IRRIGATION

(SEC 7): moss on roof investigated by seller, moss stated to be risk to shingles if removed & best to be left undisturbed until roof ready to be addressed more comprehensively.

Initial
JUTJ SMT

Date: 7/27/2026

Signed by:
SANDRA M. THOMPSON
06097D41C8A4E5

Signature

Date: _____

Signature

Date: 7/27/2026

Signed by:
JAMES V. THOMPSON
06097D41C8A4E5

Signature

Date: _____

Signature

Addendum