

PROPERTY LOCATED AT: 26 Hummingbird Lane, 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: 2022 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? Previous owner tested in 2015 and installed filter to mitigate water hardness, per previous disclosure.

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: On left driveway access to house

Installed by: _____

Date of Installation: 2007

USE: Number of persons currently using system: 0

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

Comments: Current owners updated bladder tank and filter system in existing filtration system. New filter installed in 2025. _____

Source of Section I information: Seller & previous disclosure

Buyer Initials _____

Seller Initials

DS Initial
VS [Signature]

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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: **By corner of house -see HHE-200 form** _____ OR Unknown

Date installed: 2015 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: **Top of driveway** _____

Date of installation of leach field: 2015 Installed by: **Jay Pelletier** _____

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: **HHE-200 form is available**

Source of Section II information: **Seller, HHE-200 form, Previous disclosure**

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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	HWBB			
Age of system(s) or source(s)	2022, Viessmann Boiler			
TYPE(S) of Fuel	Propane			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)				
Name of company that services system(s) or source(s)	Acadia fuel supplies propane			
Date of most recent service call				
Malfunctions per system(s) or source(s) within past 2 years	None			
Other pertinent information	On demand system with 2 zones. Works with the new Rinnai (2025) tankless hot water heater.			

- Are there fuel supply lines? Yes No Unknown
- Are any buried? Yes No Unknown
- Are all sleeved? Yes No Unknown
- Chimney(s): ..wood stove chimney 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: by the town of Bar Harbor 1/13/26

 Date chimney(s) last cleaned: no - only used 3 times

- Direct and/or Power Vent(s): Yes No Unknown
- Has vent(s) been inspected? Yes No Unknown

 If Yes, date: _____

Comments: 2022 - Owners replaced wood stove and all corresponding pipes, installed lined chimney.

Source of Section III information: Seller, Town Records, 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): _____ Size of tank(s): _____

 Location: _____

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

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

Comments: **Seller has no knowledge of underground storage tanks at the property.**

Source of information: **Seller, Prior owner disclosures during the 2015 purchase/sale**

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 has no knowledge of presence of asbestos at the property.**

Source of information: **Seller, Prior owner disclosures during the 2015 purchase/sale**

C. RADON/AIR - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: 2022 By: _____

Results: **Results were satisfactory: levels did not exceed the recommended threshold.**

If applicable, what remedial steps were taken? **None needed.**

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

Are test results available? Yes No

Results/Comments: **Seller currently does not have access to results as they are in another state.**

Source of information: **Seller**

D. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: 2022 By: _____

Results: **Results were satisfactory: levels did not exceed the recommended threshold.**

If applicable, what remedial steps were taken? **None needed.**

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

Are test results available? Yes No

Results/Comments: **Seller currently does not have access to results as they are in another state.**

Source of information: **Seller**

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

Comments: **Seller has no knowledge of any presence of methamphetamines.**

Source of information: **Seller**

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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: Seller has no knowledge of presence of lead-based paint / paint hazards at the property.

Source of information: Seller

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown

LAND FILL: Yes No Unknown

RADIOACTIVE MATERIAL: Yes No Unknown

Other: Seller has no knowledge of any presence of hazardous materials.

Source of information: Seller

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: Refer to Deed- ROW for access to abutting properties

Source of information: Seller, Public Records, 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? informal agreement with abutters for road maintenance

Road Association Name (if known): no formal association, C-Ray plows

Source of information: Seller

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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: some light erosion of seawall during winter storm Jan 2024

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?

Area of Minimal Flood Hazard, Zone X

Relevant Panel Number: 23009C0979D Year: 07/20/2016 (Attach a copy)

Comments: Structure (home) is located at a high elevation relative to the beach / shoreline.

Source of Section VI information: Seller, FEMA Flood Hazard Map

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VS

[Signature]

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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

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 tank leased through Acadia Fuel

Year Principal Structure Built: 1970 What year did Seller acquire property? 2022

Roof: Year Shingles/Other Installed: 2012 with 35 year asphalt shingles, per previous disclosure

Water, moisture or leakage: None

Comments: Roof appears to be in excellent condition.

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: Very dry basement with a year-round dehumidifier in place.

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

If Yes, are test results available? Yes No

Comments: No cause to test; dehumidifier runs year round in basement/garage.

Electrical: Fuses Circuit Breaker Other: _____ Unknown

Comments: No issues.

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: Sellers have no knowledge of any material defects related to the property.

Comments: Sellers have renovated and maintained the property in excellent condition.

Source of Section VII information: Seller

SECTION VIII - ADDITIONAL INFORMATION

Walls of home are insulated.

Please see attached list of improvements.

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.

DocuSigned by: [Signature] 1/30/2026
SELLER
Vira K. Siemion

Signed by: [Signature] 1/30/2026
SELLER
Michael A. Siemion

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 _____

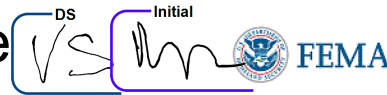
BUYER _____ DATE _____

BUYER _____ DATE _____

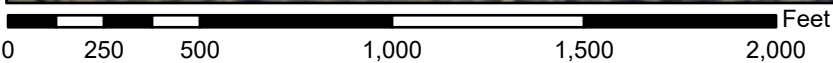
BUYER _____ DATE _____



National Flood Hazard Layer FIRMette



68°19'21"W 44°26'49"N



1:6,000

68°18'43"W 44°26'23"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

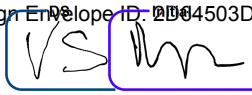
SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard <i>Zone D</i>
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation 17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/27/2026 at 2:32 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



Hummingbird Chalet
26 Hummingbird Ln, Bar Harbor ME 04609

LIST OF IMPROVEMENTS

Current owners:

- Installed Viessmann on-demand boiler (2022) – propane fuel
- Installed tankless Rinnai water heater (2025) – runs off the Viessmann boiler
- Replaced bladder tank and filter system (2025).
- Installed new gutters (2024)
- Painted exterior of the home (2025)
- Replaced three (3) bedroom windows (2022) to comply with fire safety regulations for the Town of Bar Harbor.
- Had the road & driveway paved (2022).
- Completed a full kitchen remodel (2022), including new cabinets and appliances.
- Replaced wood stove and installed all new corresponding pipes, including lined chimney (2022).
- New washer & dryer (2024).
- New furniture throughout (2022).
- Updated exterior drainage system to divert water flow.

Per previous disclosure / previous owners:

- Roof replaced (2012); 35-year warranty on the asphalt shingles
- Installed new deck installed (2012)
- Installed new storm doors (2012)
- Installed new windows (2007)