

PROPERTY LOCATED AT: 13 Coles Cove, 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 Seasonal Public Water available ☐ Unknown
☒ Drilled ☐ Dug ☐ Other Private Water available year round from drilled well

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: 10~ yrs ago 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? n/a

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: Near shed

Installed by: J. S. GILBERT

Date of Installation: 1998

USE: Number of persons currently using system: 2

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

Comments: None.

Source of Section I information: Seller

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Page 1 of 8

Seller Initials JES AGS

PROPERTY LOCATED AT: 13 Coles Cove, Bar Harbor, ME 04609**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: West side of home OR ☐ UnknownDate installed: 1998 Date last pumped: 2020 Name of pumping company: Royal FlushHave you experienced any malfunctions? ☐ Yes ☒ NoIf Yes, give the date and describe the problem: n/aDate of last servicing of tank: 2020 Name of company servicing tank: Royal FlushLeach Field: ☒ Yes ☐ No ☐ UnknownIf Yes, Location: Appx. 100' from Sand Point RdDate of installation of leach field: 1998 Installed by: Unknown (Seller thinks McQuinn)Date of last servicing of leach field: unknown Company servicing leach field: n/aHave you experienced any malfunctions? ☐ Yes ☒ NoIf Yes, give the date and describe the problem and what steps were taken to remedy: n/aDo you have records of the design indicating the # of bedrooms the system was designed for? ☒ Yes ☐ NoIf Yes, are they available? ☒ Yes ☐ NoIs System located in a Shoreland Zone? ☒ Yes ☐ No ☐ UnknownComments: Septic system capacity was designed for 390 gallons per day (sized to serve 4 total bedrooms year round, assuming 2 occupants per bedroom)Source of Section II information: Seller / Septic Design

Buyer Initials _____

Page 2 of 8

Seller Initials BA JCS

PROPERTY LOCATED AT: 13 Coles Cove, Bar Harbor, ME 04609**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	Hot water baseboard	Radiant (Basement)		
Age of system(s) or source(s)	1998 (new furnace 2020)	1998		
TYPE(S) of Fuel	Oil (275 gal tank) 2019	Oil		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	Unknown Coastal Energy can confirm			
Name of company that services system(s) or source(s)	Coastal Energy			
Date of most recent service call	Nov. 2025			
Malfunctions per system(s) or source(s) within past 2 years	None	None		
Other pertinent information	New furnace installed 2020 2019			

Are there fuel supply lines? ☒ Yes ☐ No ☐ UnknownAre any buried? ☐ Yes ☒ No ☐ UnknownAre all sleeved? ☐ Yes ☒ No ☐ UnknownChimney(s): ☐ Yes ☒ No ☐ Unknown~~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 ☐ UnknownHas vent(s) been inspected? ☐ Yes ☐ No ☒ Unknown~~If Yes, date: _____~~Comments: New furnace installed 2020Source of Section III information: Seller**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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Page 3 of 8

Seller Initials BB JCS

PROPERTY LOCATED AT: 13 Coles Cove, Bar Harbor, ME 04609

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

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

Comments:

Source of information: Seller

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: No asbestos

Source of information: Seller

C. RADON/AIR - 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

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

E. METHAMPHETAMINE - Current or previously existing:

Comments: No methamphetamine

Source of information: Seller

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Seller Initials BJS

PROPERTY LOCATED AT: 13 Coles Cove, Bar Harbor, ME 04609**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: Year built 1998Do you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards: ☐ Yes ☒ NoIf Yes, describe: n/aAre you aware of any cracking, peeling or flaking paint? ☒ Yes ☐ NoComments: Some cracking paintSource of information: Seller**G. OTHER HAZARDOUS MATERIALS** - Current or previously existing:TOXIC MATERIAL: ☐ Yes ☐ No ☒ UnknownLAND FILL: ☐ Yes ☐ No ☒ UnknownRADIOACTIVE MATERIAL: ☐ Yes ☐ No ☒ UnknownOther: None knownSource 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 ☐ UnknownIf Yes, explain: See Deed - Right of Way for driveway and utilities; Subject to a walking ROW to shore for 2 neighbors along eastern sidelineSource of information: DeedIs 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 ☐ UnknownIf No, who is responsible for maintenance? 5 homeownersRoad Association Name (if known): No formal associationSource of information: Seller / Deed

Buyer Initials _____

Page 5 of 8

Seller Initials

BPS ges

PROPERTY LOCATED AT: 13 Coles Cove, Bar Harbor, ME 04609

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?

Shorefront appears to be in Zone VE

Relevant Panel Number: 23009C0984D

Year: 2016

(Attach a copy)

Comments: Structures appear to be in Zone X (area of minimal flood hazard)

Source of Section VI information: Seller/FEMA

Buyer Initials _____

Page 6 of 8

Seller Initials BPS JGS

PROPERTY LOCATED AT: 13 Coles Cove, Bar Harbor, ME 04609**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 ☐ UnknownIf Yes, explain: n/aIs a Forest Management and Harvest Plan available?..... ☐ Yes ☒ No ☐ UnknownIs 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 (2) for automatic generatorYear Principal Structure Built: 1998 What year did Seller acquire property? 2006Roof: Year Shingles/Other Installed: 8/15/2022Water, moisture or leakage: NoComments: Both garage and home roofs replaced 8/15/2022

Foundation/Basement:

Is there a Sump Pump? ☐ Yes ☒ No ☐ UnknownWater, moisture or leakage since you owned the property: ☐ Yes ☒ No ☐ UnknownPrior 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: _____ ☐ UnknownComments: NoneHas all or a portion of the property been surveyed? ☒ Yes ☐ No ☐ UnknownIf Yes, is the survey available? ☒ Yes ☐ No ☐ Unknown

Manufactured Housing - Is the residence a:

Mobile Home ☐ Yes ☒ No ☐ UnknownModular ☒ Yes ☐ No ☐ Unknown

Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure

☐ Yes ☒ No ☐ UnknownComments: None.

Buyer Initials _____

Page 7 of 8

Seller Initials

BPS JCS

PROPERTY LOCATED AT: 13 Coles Cove, Bar Harbor, ME 04609

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

Comments: n/a

Source of Section VII information: Seller

SECTION VIII - ADDITIONAL INFORMATION

New furnace and water heater 2019. Central Vac system.

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.

<u>Bernard P. Stevenson</u>	<u>7/24/2026</u>	<u>Joanna C. Stevenson</u>	<u>2/24/2026</u>
SELLER	DATE	SELLER	DATE
Bernard Stevenson, Trustee, Bernard P. Stevenson Living Trust		Joanna Stevenson, Trustee, Joanna C. Stevenson Living Trust	

SELLER	DATE	SELLER	DATE
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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
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BUYER	DATE	BUYER	DATE
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