

PROPERTY LOCATED AT: 76 & 78 Youngs Mountain Rd., 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: 06/2026 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? n/a

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: Next to well house - small green building

Installed by: Unknown

Date of Installation: Approximately 2002

USE: Number of persons currently using system: 2-6 / Includes May-Oct up to 4 guests in cottage rental

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

Comments: New well pump 11/2016. Cottage/Cabin share well. Cabin minimally used for family/friends.

Source of Section I information: Seller

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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: 2 tanks/leachfields/By cottage & between main/cabin  
 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: 1st one - Between house and cabin / 2nd one - Outside of cottage OR  Unknown

Date installed: 2013 / 2000 Date last pumped: Fall, 2025 Name of pumping company: Royal Flush/Haslam's

Have you experienced any malfunctions? .....  Yes  No

If Yes, give the date and describe the problem: n/a

Date of last servicing of tank: 2013 / 2000 Name of company servicing tank: Unknown

Leach Field: .....  Yes  No  Unknown

If Yes, Location: Beyond septic tank

Date of installation of leach field: 2013 / 2000 Installed by: Goodwin / Unknown

Date of last servicing of leach field: Unknown Company servicing leach field: Unknown

Have you experienced any malfunctions? .....  Yes  No

If Yes, give the date and describe the problem and what steps were taken to remedy: n/a

Do you have records of the design indicating the # of bedrooms the system was designed for?  Yes  No

If Yes, are they available? .Unable to locate HHE200 for main home/cabin, but have confirmed there is one.  Yes  No

Is System located in a Shoreland Zone? .....  Yes  No  Unknown

Comments: Septic inspection was done for septic from main house to cabin to confirm existence as we could not locate the HHE200

Source of Section II information: Seller

Septic inspection of septic system between house to cabin revealed roots in the leach field and the lift station pump will not turn off. The floater for the pump was just replaced and is working as it should now - no issues. Seller is presently having the leach field issue looked at further and it will be taken care of prior to closing.

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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	Radiant - Main/Garage	Fireplace - Main	Heat Pump-Main/Cab/Cott	HWBB-Cottage
Age of system(s) or source(s)	2013	2013	2013 / 2018	2002
TYPE(S) of Fuel	Propane	Propane	Electric	Propane
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	938 gallons	included in previous consumption mentioned	n/a	539 gallons
Name of company that services system(s) or source(s)	Dead River	Dead River	n/a	Dead River
Date of most recent service call	n/a	4/2026 Ignition box	n/a	n/a
Malfunctions per system(s) or source(s) within past 2 years	n/a	n/a	n/a	n/a
Other pertinent information	n/a	Remore missing - on order Operates manually presently	Heat Pump in Main home cabin and cottage	Cottage garage has radiant heat in floor

- 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:           n/a            
 Date chimney(s) last cleaned:           n/a            
 Direct and/or Power Vent(s): ..... Cottage has propane condensing boiler  Yes  No  Unknown  
 Has vent(s) been inspected? .....  Yes  No  Unknown  
     If Yes, date:           n/a

Comments: **30 solar panels installed by Revision Energy Spring 2015 on cottage. 4 addt'l panels added August 2019.**

Source 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  Unknown  
 If Yes, are tanks in current use? .....  Yes  No  Unknown  
 If no longer in use, how long have they been out of service? n/a  
 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): n/a                      Size of tank(s): n/a  
 Location: n/a

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

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

Comments: None

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: None

Source of information: Seller

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

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

If Yes: Date: n/a By: n/a

Results: n/a

If applicable, what remedial steps were taken? n/a

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

Are test results available? .....  Yes  No

Results/Comments: Main home has built in radon air mitigation in foundation of main home

Source of information: Seller

**D. RADON/WATER** - Current or previously existing:

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

If Yes: Date: 11/2024 By: Air & Water Quality

Results: <100 pCi/L Radon Water Mitigation system installed 11/2020. New DAB pump 5/2025.

If applicable, what remedial steps were taken? n/a

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

Are test results available? .....  Yes  No

Results/Comments: Radon Water Mitigation system installed in 2019 in pump house

Source of information: Seller

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

Comments: None

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: Small area from sun under patio doors

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: None

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: Right of way, Conservation easement - see deed, survey

Source of information: Seller

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? Homeowner is responsible for their own driveway / \$120 snow storm

Road Association Name (if known): n/a

Source of information: Seller

**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: n/a

Have any flood events affected a structure on the property? .....  Yes  No  Unknown

If Yes, explain: n/a

Has any flood-related damage to a structure occurred on the property? .....  Yes  No  Unknown

If Yes, explain: n/a

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: n/a

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: n/a

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? n/a

Relevant Panel Number: 23009C0995D Year: 7/20/2016 (Attach a copy)

Comments: Per FIRMette, property is not located in the flood zone

Source of Section VI information: Seller, FIRMette

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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: n/a

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: n/a

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 by cottage - other owned

Year Principal Structure Built: 2013 Main/ 2002 cabin/cottage What year did Seller acquire property? 2007

Roof: Year Shingles/Other Installed: Main 2013, Cottage 2015, Cabin & Well house being replaced

Water, moisture or leakage: Water came through vent in main home primary bath. Resealed, no issue since.

Comments: Ceiling in main home primary bath will be repainted / Small garage built 2020

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: No basement - buildings are all on a slab.

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: Outlet for a level 2 electric car charger  Unknown

Comments: 3 meters: Main home/cottage. Cabin/pump house. Garage.

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: None

Comments: None

Source of Section VII information: Seller

**SECTION VIII - ADDITIONAL INFORMATION**

**Roof on cabin and pump house is scheduled to be replaced. Ceiling in main home primary bathroom is scheduled to be repainted.**

**Main home also has a built in air exchanger.**

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.

SELLER \_\_\_\_\_ DATE \_\_\_\_\_ SELLER \_\_\_\_\_ DATE \_\_\_\_\_  
**Astri S. Brooks / Seller**

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 \_\_\_\_\_

