

# Office & Residential Package

1000 State Street, 1002 State Street, 998 State Street  
Bangor, Maine

**MAINE  
COMMERCIAL  
REALTY**

**207-945-4500**



- 1,500 sf free standing office building



- 1,000 sf residence with outdoor deck



- *Separate artist's studio with 3/4 bath*



- Two car garage with storage area

Package Price: \$275,000.

This offering consists of a commercial office building with excellent signage and visibility along heavily traveled *State Street*. Behind that, in a more quiet setting, is a single family residence, an artist's studio with 3/4 bath and a spacious two car garage. The entire lot contains a total of 3.04 acres of land that includes plentiful parking, a sweeping lawn and a lovely babbling brook. This unique assortment of well maintained buildings is ideal for either a business owner or investor. Visit us on the web or call for further information and private showing instructions!

Maine Commercial Realty  
209 State Street  
Bangor, ME 04401

*"Celebrating 39 years of quality service!"*



Broker: **John Bonadio**  
Office: **207-945-4500**  
Cell: **207-944-6786**  
john@mainecommercial.com  
MaineCommercial.com



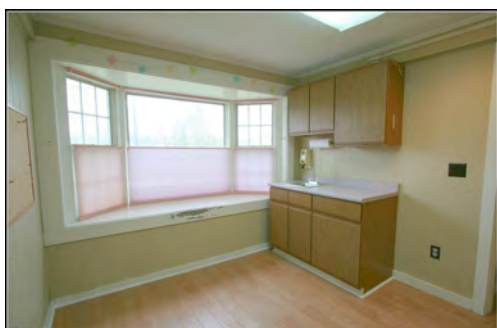
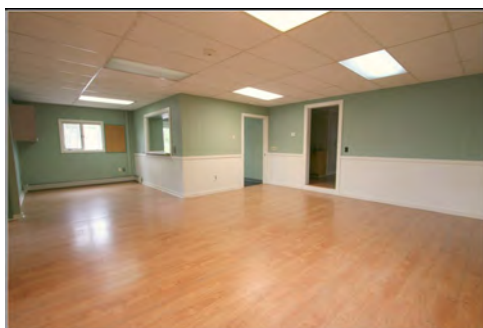


# Office & Residential Package

1000 State Street - Office or Day Care Facility  
Bangor, Maine

**MAINE  
COMMERCIAL  
REALTY**

**207-945-4500**



## Free Standing Office Build-

This 1,500 sq. ft. commercial office building enjoys excellent visibility along heavily traveled State Street in Bangor. Located near EMMC and Cascade Park, the facility has most recently been utilized as a pre-school but is approved for office use or a large day care facility. There is also a fenced in, outdoor play area. The building exterior is vinyl sided and insulation was upgraded in 2005 and 2015. There is a partial concrete basement and a crawl space under the front portion of the building. Heat is provided by an oil fired baseboard hot water system, there is a separate *electric meter and city water and sewer service. Each building has it's own sewer line that was connected to the city's sewer service in 1990. The property contains 3.04 acres and includes two driveways with plentiful paved parking.* Visit us on the web or call us direct for further information or to schedule a tour of this unique property !

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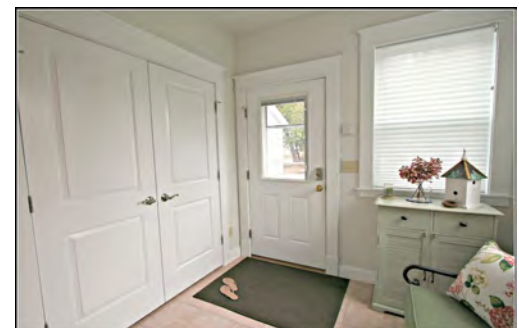
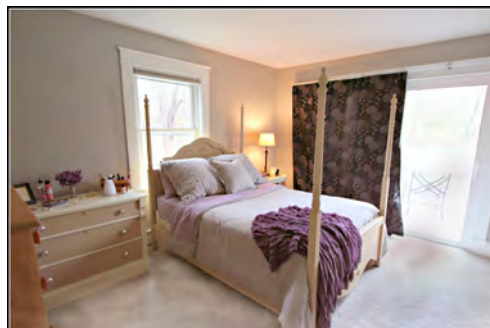
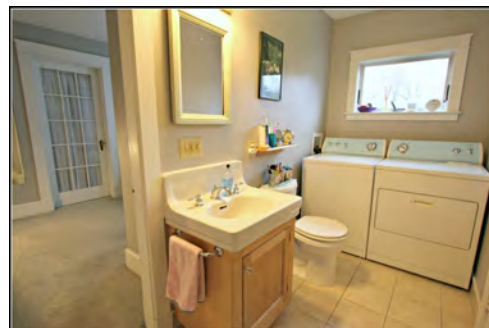


# Office & Residential Package

998 State Street - Single Family Residence  
Bangor, Maine

**MAINE  
COMMERCIAL  
REALTY**

**207-945-4500**



## The Residence

This charming single family home contains two bedrooms, a living room with wood burning brick fireplace, fully appliance kitchen, separate dining room, bathroom with shower and a mud room with storage closet. The home was substantially renovated in 2005. Improvements included a new baseboard hot water heating system, a mini-split heat pump (2013), combination of hardwood floors, carpeted bedrooms and tile flooring in kitchen, bath & mud room, all new windows, new roof in 2012 and a new dishwasher & refrigerator was installed the same year. Other features include a master bedroom with sliders that open onto a private wood deck overlooking a spacious back yard complete with a babbling brook in the distance. The house has a concrete basement with frost wall under the main bedroom and dining room. Utilities are provided by city water & sewer and electric by Emera Maine.

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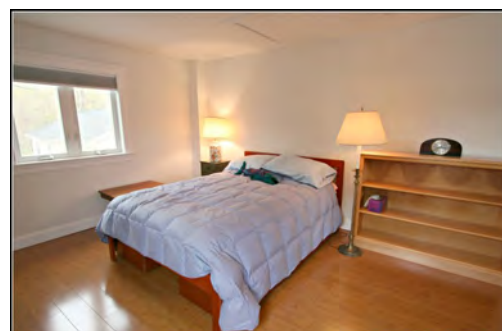
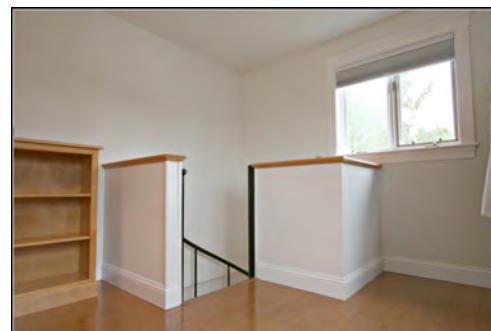
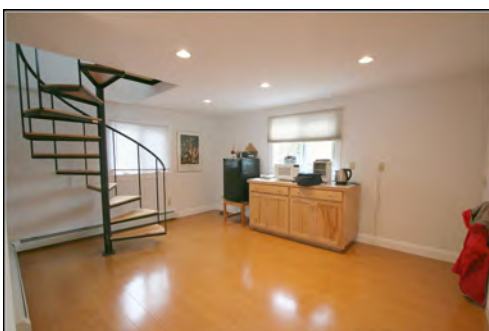
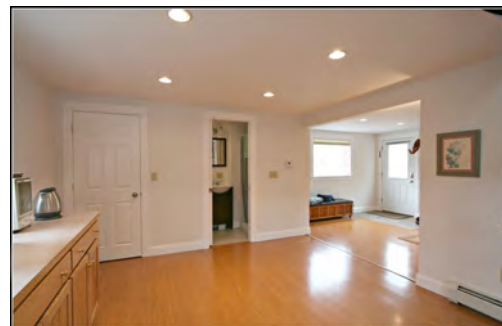
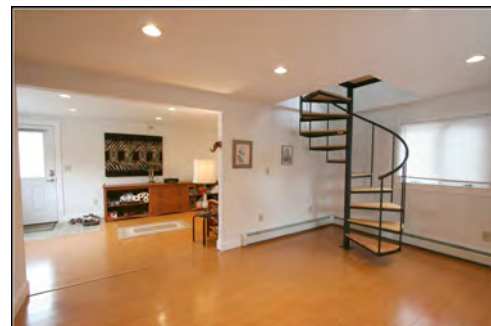
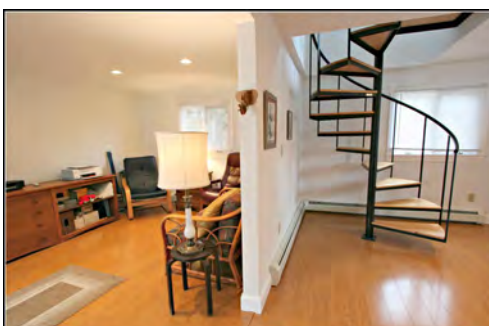
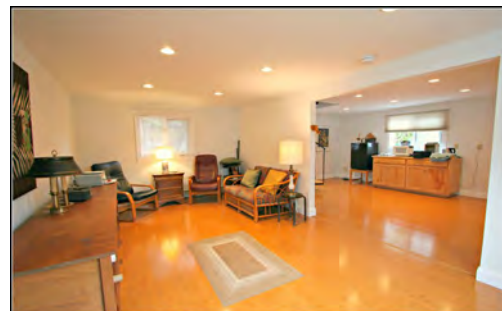
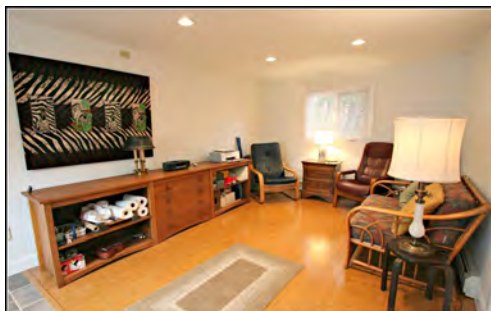


# Office & Residential Package

1002 State Street - Artist's Studio  
Bangor, Maine

**MAINE  
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REALTY**

**207-945-4500**



## *The Artist's Studio*

*What a pleasant surprise is in store for you when you enter the Artist's Studio! Formerly utilized as a workshop for an orthotic and prosthetic business, the building was gutted in 2011 and converted to a one bedroom doll house. It features painted sheetrock walls, pristine floors and a propane fired hot water baseboard heating system. There is also a 3/4 bath and small kitchen area without a sink. The foundation is poured concrete with a small space where city water enters the building. So, a sink could be added to create a full kitchen. That is all that is needed to create a wonderful mother-in-law apartment or additional rental unit. The building is separately metered for electric service and is also connected to city sewer. Call for further details or to schedule a private tour of this "must see" offering.*

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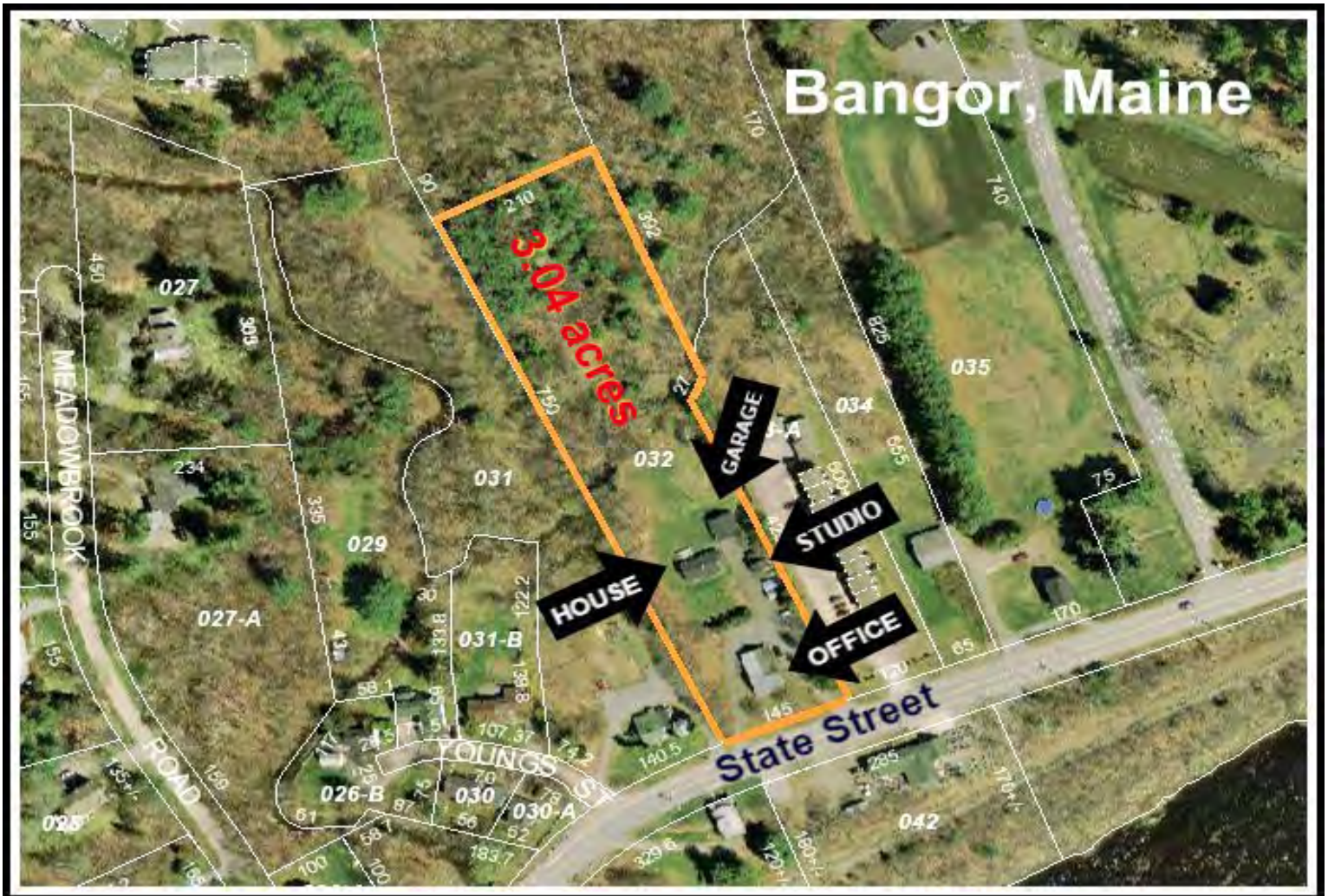


# Office & Residential Package

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Bangor, Maine

**MAINE  
COMMERCIAL  
REALTY**

**207-945-4500**



Property Location

Great location along heavily traveled State Street, this unique property is ideal for either a business entrepreneur or investor. The office building features high visibility and signage with 2 curb cuts, plentiful parking and easy access and egress. The two bedroom home is in pristine condition and set far enough off the road to preserve the feeling of *country living with pleasant woodland views and a babbling brook in the distance. The wonderful artist's studio* is just perfect for a mother-in-law suite or additional rental unit. The oversize two car garage is an additional feature that can be shared by all of the occupants. This property package is conveniently sited near EMMC, Cascade Park and the Bangor Mall. It is minutes away from the popular Downtown and waterfront district where one can enjoy live entertainment, a variety of wonderful restaurants and an eclectic array of retail stores and unique shops to browse.

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## SELLER'S 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 the Seller and any Buyer. The Seller authorizes the Listing Broker in this transaction to disclose the information in this statement to other real estate licensees and to prospective buyers of this property. The Seller agrees to notify the Listing Broker promptly of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

**NOTE: DO NOT LEAVE ANY QUESTIONS BLANK. WRITE N/A (NOT APPLICABLE) OR UNKNOWN IF NEEDED.**

PROPERTY LOCATED AT: 1000 State St  
Bangor, ME 04401-5614 STUDIO 1002 STATE STREET

### 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: ☐ Yes ☐ No ☒ N/A

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:

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: \_\_\_\_\_

Source of SECTION I information: \_\_\_\_\_

### SECTION II. WASTE WATER DISPOSAL

TYPE OF SYSTEM: ☒ Public ☐ Private ☐ Quasi-Public ☐ Unknown

• IF PUBLIC OR QUASI-PUBLIC:

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:

TANK: ☐ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Other: \_\_\_\_\_

Tank Size: ☐ 500 Gal. ☐ 1000 Gal. ☐ Unknown ☐ Other: \_\_\_\_\_

Tank Type: ☐ Concrete ☐ Metal ☐ Unknown ☐ Other: \_\_\_\_\_

Location: \_\_\_\_\_ OR ☐ Unknown Date of Installation: \_\_\_\_\_

Date Last Pumped: \_\_\_\_\_ Name of Company Pumping Tank: \_\_\_\_\_

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: \_\_\_\_\_ Name of Company Servicing leach field: \_\_\_\_\_

Have you experienced any malfunctions? \_\_\_\_\_ ☐ Yes ☐ No

If yes, give the date and describe the problem & what steps were taken to remedy: \_\_\_\_\_

Does Seller have records of the septic system design indicating the number of bedrooms the system was designed for? ☐ Yes ☐ No

IF YES, is it available? \_\_\_\_\_

Is System located in a Shoreland Zone? \_\_\_\_\_ ☐ Yes ☐ No ☐ Unknown

Is System located in a Coastal Shoreland Zone? \_\_\_\_\_ ☐ Yes ☐ No ☐ Unknown

COMMENTS: \_\_\_\_\_

Source of SECTION II information: \_\_\_\_\_

2016

Page 1 of 3 - SPD Buyer(s) Initials \_\_\_\_\_

Seller(s) Initials MP

MAINE COMMERCIAL REALTY, 209 STATE STREET BANGOR, ME 04401  
John Bonadio

Phone: (207)945-4500

Fax: \_\_\_\_\_

Molly Pitcher Booklet

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#1002

### SECTION III. HEATING SYSTEM(S)/SOURCE(S)

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	PROPANE / BBHW			
Age of system(s)/source(s)	2011			
Name of company that services system(s)/source(s)				
Date of most recent service call	N/A			
Annual consumption per system/ source (i.e., gallons, kilowatt hours, cord(s))	200 - 250 gal/year			
Malfunction per system(s)/ source(s) within past 2 years	—			
Other pertinent information				

Is there an oil supply line? ☐ Yes ☒ No ☐ Unknown    Is it buried? ☐ Yes ☐ No ☐ Unknown    Is it sleeved? ☐ Yes ☐ No ☐ Unknown  
 Chimney(s): ☐ Yes ☒ No If yes, lined: ☐ Yes ☐ No ☐ Unknown    Last Cleaned: \_\_\_\_\_  
 Is more than one heat source vented through one flue? ☐ Yes ☐ No ☐ Unknown    Had a chimney fire: ☐ Yes ☐ No ☐ Unknown  
 Has chimney been inspected? ☐ Yes ☐ No ☐ Unknown; If Yes, when: \_\_\_\_\_    Direct/Power Vent: ☐ Yes ☐ No ☐ Unknown

COMMENTS: \_\_\_\_\_  
 Source of SECTION III information: \_\_\_\_\_

### SECTION IV. HAZARDOUS MATERIAL

The licensee is disclosing that the Seller is making representations contained herein.

**A. UNDERGROUND STORAGE TANKS** - Current or previously existing: ☐ Yes ☐ No ☒ Unknown  
 Are there now, or have there ever been, any underground storage tanks on your property?  
 IF YES: Are tanks in current use? ☐ Yes ☐ No ☐ Unknown  
 IF NO above: How long have tank(s) been out of service? \_\_\_\_\_  
 What materials are, or were, stored in the tank(s)? \_\_\_\_\_  
 Age of tank(s): \_\_\_\_\_ Size of tank(s): \_\_\_\_\_  
 Location: \_\_\_\_\_  
 Have you experienced any problems such as leakage? \_\_\_\_\_  
 Are tanks registered with the Dept. of Environmental Protection? ☐ Yes ☐ No ☐ Unknown  
 If tanks are no longer in use, have tanks been abandoned according to D.E.P.? ☐ Yes ☐ No ☐ Unknown  
 COMMENTS: \_\_\_\_\_  
 Source of information: \_\_\_\_\_

**B. ASBESTOS** - Current or previously existing: ☐ Yes ☐ No ☒ Unknown  
 • as insulation on the heating system pipes or duct work? ☐ Yes ☐ No ☐ Unknown  
 • in the siding? ☐ Yes ☐ No ☐ Unknown    • in the roofing shingles? ☐ Yes ☐ No ☐ Unknown  
 • in flooring tiles? ☐ Yes ☐ No ☐ Unknown    • other: \_\_\_\_\_  
 Source of information: \_\_\_\_\_  
 COMMENTS: \_\_\_\_\_

**C. RADON/AIR** - Current or previously existing: ☐ Yes ☐ No ☒ Unknown  
 Has the property been tested? \_\_\_\_\_  
 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: \_\_\_\_\_

**D. RADON/WATER** - Current or previously existing: ☐ Yes ☐ No ☒ Unknown  
 Has the property been tested? \_\_\_\_\_  
 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: \_\_\_\_\_

**E. LEAD-BASED PAINT/PAINT HAZARDS** - Current or previously existing: (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  
 IF YES, describe location and the basis for the determination: \_\_\_\_\_  
 Do you know of any records or reports pertaining to such lead-based paint or lead-based paint hazards: ☐ Yes ☐ No  
 IF YES, describe: \_\_\_\_\_  
 Are you aware of any cracking, peeling or flaking paint? ☐ Yes ☐ No  
 COMMENTS: \_\_\_\_\_  
 Source of information: \_\_\_\_\_



PROPERTY LOCATED AT 1000 State St, Bangor, ME 04401-5614

#1002

F. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☐ No ☒ Unknown  
LAND FILL: ☐ Yes ☐ No ☒ Unknown  
RADIOACTIVE MATERIAL: ☐ Yes ☐ No ☒ Unknown

OTHER: \_\_\_\_\_

Source of information: \_\_\_\_\_

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

## SECTION V. GENERAL INFORMATION

Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private way, private road/homeowner associations (including condominiums and PUD's) or restrictive covenants? ☐ Yes ☐ No ☒ Unknown

IF YES: Explain: \_\_\_\_\_

What is your source of information: \_\_\_\_\_

Are there any tax exemption or reduction 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: \_\_\_\_\_ Forest Management and Harvest Plan available? ☐ Yes ☐ No ☐ Unknown

• Is this house currently covered by a flood insurance policy? ☐ Yes ☐ No ☐ Unknown

• Equipment leased or not owned (e.g., propane tank, hot water heater, satellite dish): Type: PROPANE TANKS

• Year Principal Structure Built: UNKNOWN - RENOVATED 1983 What year did Seller acquire property? 1986

• Roof: Year Shingles/Other Installed: 2011

Water, moisture or leakage: \_\_\_\_\_

Comments: \_\_\_\_\_

• Foundation/Basement: Sump Pump: ☐ Yes ☒ No ☐ Unknown Comments: \_\_\_\_\_

Water, moisture or leakage since you owned the property: ☐ Yes ☒ No ☐ Unknown Comments: \_\_\_\_\_

Prior 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

• Electrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: \_\_\_\_\_ ☐ Unknown

• Has all or a portion of the property been surveyed? ☒ Yes ☐ No ☐ Unknown If YES, is the survey available? ☐ Yes ☐ No

• Manufactured Housing: Mobile Home - ☐ Yes ☐ No ☐ Unknown Modular - ☐ Yes ☐ No ☐ Unknown

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

Source of SECTION V information: \_\_\_\_\_

Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: ☐ Yes ☐ No

## SECTION VI. ADDITIONAL INFORMATION

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.

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.

SELLER

Molly Pitcher

DATE

5-1-17

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



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Page 3 of 3 - SPD

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Molly Pitcher



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PROPERTY LOCATED AT: 1000 State St  
Bangor, ME 04401-5614 #998 STATE STREET

### 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: ☐ Yes ☐ No ☒ N/A 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:

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:

Source of SECTION I information:

### SECTION II. WASTE WATER DISPOSAL

TYPE OF SYSTEM: ☒ Public ☐ Private ☐ Quasi-Public ☐ Unknown

#### • IF PUBLIC OR QUASI-PUBLIC:

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:

TANK: ☐ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Other: \_\_\_\_\_  
Tank Size: ☐ 500 Gal. ☐ 1000 Gal. ☐ Unknown ☐ Other: \_\_\_\_\_  
Tank Type: ☐ Concrete ☐ Metal ☐ Unknown ☐ Other: \_\_\_\_\_  
Location: \_\_\_\_\_ OR ☐ Unknown Date of Installation: \_\_\_\_\_  
Date Last Pumped: \_\_\_\_\_ Name of Company Pumping Tank: \_\_\_\_\_  
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: \_\_\_\_\_ Installed by: \_\_\_\_\_  
Date of installation of leach field: \_\_\_\_\_ Name of Company Servicing leach field: \_\_\_\_\_  
Date of Last Servicing of leach field: \_\_\_\_\_  
Have you experienced any malfunctions? ☐ Yes ☐ No  
If yes, give the date and describe the problem & what steps were taken to remedy:

Does Seller have records of the septic system design indicating the number of bedrooms the system was designed for? ☐ Yes ☐ No  
IF YES, is it available? \_\_\_\_\_  
Is System located in a Shoreland Zone? ☐ Yes ☐ No ☐ Unknown  
Is System located in a Coastal Shoreland Zone? ☐ Yes ☐ No ☐ Unknown

COMMENTS:

Source of SECTION II information:



## SECTION III. HEATING SYSTEM(S)/SOURCES(S)

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	OIL	MINI SPLIT HEAT PUMP		
Age of system(s)/source(s)	Installed 2005	2013		
Name of company that services system(s)/source(s)	Budge Heating	DAVE'S WORLD		
Date of most recent service call	Nov. 2016	N/A		
Annual consumption per system/source (i.e., gallons, kilowatt hours, cord(s))				
Malfunction per system(s)/source(s) within past 2 years	N/A	N/A		
Other pertinent information				

Is there an oil supply line? ☒ Yes ☐ No ☐ Unknown. Is it buried? ☐ Yes ☒ No ☐ Unknown. Is it sleeved? ☒ Yes ☐ No ☐ Unknown.Chimney(s): ☒ Yes ☐ No If yes, lined: ☐ Yes ☐ No ☒ Unknown. Last Cleaned: \_\_\_\_\_Is more than one heat source vented through one flue? ☐ Yes ☒ No ☐ UnknownHad a chimney fire: ☐ Yes ☒ No ☐ UnknownHas chimney been inspected? ☐ Yes ☐ No ☒ Unknown. If Yes, when: \_\_\_\_\_Direct/Power Vent: ☐ Yes ☐ No ☐ Unknown

## COMMENTS:

Source of SECTION III information: \_\_\_\_\_

## SECTION IV. HAZARDOUS MATERIAL

The licensee is disclosing that the Seller is making representations contained herein

## A. UNDERGROUND STORAGE TANKS - Current or previously existing:

Are there now, or have there ever been, any underground storage tanks on your property? ☐ Yes ☐ No ☒ UnknownIF YES: Are tanks in current use? ☐ Yes ☐ No ☐ Unknown

IF NO above: How long have tank(s) been out of service? \_\_\_\_\_

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

Age of tank(s): \_\_\_\_\_ Size of tank(s): \_\_\_\_\_

Location: \_\_\_\_\_

Have you experienced any problems such as leakage? \_\_\_\_\_

Are tanks registered with the Dept. of Environmental Protection? ☐ Yes ☐ No ☐ UnknownIf tanks are no longer in use, have tanks been abandoned according to DEP? ☐ Yes ☐ No ☐ Unknown

## COMMENTS:

Source of information: \_\_\_\_\_

## B. ASBESTOS - Current or previously existing:

• as insulation on the heating system pipes or duct work? ☐ Yes ☐ No ☒ Unknown• in the siding? ☐ Yes ☐ No ☐ Unknown• in the roofing shingles? ☐ Yes ☐ No ☐ Unknown• in flooring tiles? ☐ Yes ☐ No ☐ Unknown

• other: \_\_\_\_\_

Source of information: \_\_\_\_\_

## COMMENTS:

## 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 ☐ UnknownAre test results available? ☐ Yes ☐ No Results & Comments: \_\_\_\_\_

Source of information: \_\_\_\_\_

## 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 ☐ UnknownAre test results available? ☐ Yes ☐ No Results & Comments: \_\_\_\_\_

Source of information: \_\_\_\_\_

## E. LEAD-BASED PAINT/PAINT HAZARDS - Current or previously existing: (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 the basis for the determination: \_\_\_\_\_

Do you know of any records or reports pertaining to such lead-based paint or lead-based paint hazards? ☐ Yes ☐ No

IF YES, describe: \_\_\_\_\_

Are you aware of any cracking, peeling or flaking paint? ☐ Yes ☐ No

## COMMENTS:

Source of information: \_\_\_\_\_



#998

**F. OTHER HAZARDOUS MATERIALS:** Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☐ No ☒ Unknown OTHER: \_\_\_\_\_  
 LAND FILL: ☐ Yes ☐ No ☒ Unknown  
 RADIOACTIVE MATERIAL: ☐ Yes ☐ No ☒ Unknown

Source of information: \_\_\_\_\_

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

**SECTION V. GENERAL INFORMATION**

Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private way, private road/homeowner associations (including condominiums and PUD's) or restrictive covenants? ☐ Yes ☐ No ☒ Unknown

IF YES: Explain: \_\_\_\_\_

What is your source of information: \_\_\_\_\_

Are there any tax exemption or reduction 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: \_\_\_\_\_ Forest Management and Harvest Plan available? ☐ Yes ☐ No ☒ Unknown

• Is this home currently covered by a flood insurance policy? ☐ Yes ☐ No ☒ Unknown

• Equipment leased or not owned (e.g., propane tank, hot water heater, satellite dish): Type: \_\_\_\_\_

• Year Principal Structure Built: Sometime in 1940's What year did Seller acquire property? 1986

• Roof: Year Shingles/Other Installed: 2012

Water, moisture or leakage: \_\_\_\_\_

Comments: \_\_\_\_\_

• Foundation/Basement: Sump Pump: ☐ Yes ☒ No ☐ Unknown Comments: \_\_\_\_\_

Water, moisture or leakage since you owned the property: ☐ Yes ☒ No ☐ Unknown Comments: \_\_\_\_\_

Firing 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

• Electrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: \_\_\_\_\_ ☐ Unknown

• Has all or a portion of the property been surveyed? ☒ Yes ☐ No ☐ Unknown IF YES, is the survey available? ☒ Yes ☐ No

• Manufactured Housing: Mobile Home - ☐ Yes ☐ No ☐ Unknown Modular - ☐ Yes ☐ No ☐ Unknown

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

Source of SECTION V information: \_\_\_\_\_

Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

**ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE:** ☐ Yes ☐ No

**SECTION VI. ADDITIONAL INFORMATION**

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.

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.

Molly Pitcher  
 SELLER  
 Molly Pitcher

5-1-17

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



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Page 3 of 3 - SPD





# LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Molly Pitcher (hereinafter "Seller")  
AND \_\_\_\_\_ (hereinafter "Buyer")  
FOR PROPERTY LOCATED AT 1000 State St, Bangor, ME 1002 + 998 STATE ST.

Said contract is further subject to the following terms:

## Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

## Seller's Disclosure (check one)

(a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

\_\_\_\_\_ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Seller (check one below):

\_\_\_\_\_ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

\_\_\_\_\_ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

## Buyer's Acknowledgment

(c) Buyer has received copies of all information listed above.

(d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.

(e) Buyer has (check one below):

\_\_\_\_\_ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

\_\_\_\_\_ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

## Agent's Acknowledgment

(f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

## Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Molly Pitcher 5-1-17  
Seller Date  
Molly Pitcher

\_\_\_\_\_  
Buyer Date

\_\_\_\_\_  
Seller Date

\_\_\_\_\_  
Buyer Date

John Bonadio  
Agent Date  
John Bonadio

\_\_\_\_\_  
Agent Date



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REALTOR®  
MAINE COMMERCIAL REALTY, 209 STATE STREET BANGOR, ME 04401  
John Bonadio

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Phone: (207)945-4500 Fax:



EQUAL HOUSING  
OPPORTUNITY  
MOLLY PITCHER



**PROPERTY DISCLOSURE ADDENDUM**  
**(Non-Residential Properties)**

TO BE DELIVERED TO BUYERS PRIOR TO OR DURING PREPARATION OF OFFER

REAL ESTATE: 1000 State Street

SELLER: Molly Pitcher

To the best of Seller's knowledge (check one):

☒ No underground storage facility for the storage of oil or petroleum products exists on the premises.

☐ An underground oil storage facility exists on the premises which is subject to regulation by the Maine Department of Environmental Protection under 38 M.R.S.A. §561, et seq., State of Maine Registration No. \_\_\_\_\_. The underground facility \_\_\_\_\_ has \_\_\_\_\_ has not been abandoned in place.

Pursuant to the Rules of the Maine Real Estate Commission, Licensee discloses that the above-referenced Seller is making no representations regarding current or previously existing known hazardous materials on or in the Real Estate described above, except as follows:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(attach additional sheets as necessary)

Buyer is encouraged to seek information from professionals regarding any specific hazardous material issue or concern.

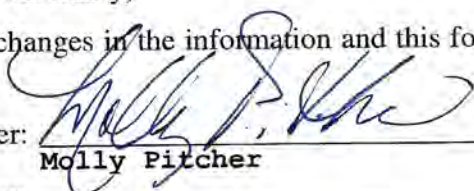
Material defects pertaining to the physical condition of the property:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(attach additional sheets as necessary)

The Seller agrees to notify the Listing Broker promptly of any changes in the information and this form will be appropriately changed with an amendment date.

Date: 5-1-17

Seller:   
Molly Pitcher

Seller: \_\_\_\_\_

The undersigned hereby acknowledge receipt of this Property Disclosure Addendum prior to the preparation of an offer to purchase the Real Estate.

Date: \_\_\_\_\_

Buyer: \_\_\_\_\_

Buyer: \_\_\_\_\_



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Molly Pitcher

ASST. S. 3000  
 VOL. 100, PG. 121

SECTION 1000  
 NORTH  
 SECTION 1000

ASST. S. 3000  
 VOL. 100, PG. 121



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PLAN OF  
 BOUNDARY SURVEY  
 OF LAND OF  
 Molly Pitcher

CITY OF  
**BANGOR**

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