

# PROPERTIES

Commercial Sales & Leasing • Investment Real Estate • Site Selection

209 State Street • Bangor, Maine 04401 • Tel 207-945-4500 • Fax 207-945-0214 • MaineCommercial.com





## Residential Investment Property For Sale Bangor, Maine

(14 Apartments - 2 Buildings)

Package Price: \$599,000.

MAINE COMMERCIAL REALTY is the agent for the Seller. Every agent has the duty to be fair to all parties. Any information given herewith has been obtained from sources we consider reliable. However, we are not responsible for errors, omissions, misstatement of facts, concealment of pertinent information, exaggeration, prior sale, withdrawal from the market, price change, mortgage commitment, terms or conditions. All photographs and/or derivatives thereof used in our marketing are copyright protected ©.

### 75 Ohio Street • 9 Units • Bangor, Maine

#### **General Property Details**



Units: 9 Units: 3 - 1 BR with 3/4 bath & closets

2 - 2 BR with full bath & closets3 - 1 BR with full bath & closets1 - Studio with full bath & closets

Lot Size: .52 Acres

<u>Entrances</u>: Front Entrance - Common for 4; Right Entrance - Common for 4 units & coin-op laundry;

Left Entrance - 1 unit; Locked basement access thru right entrance.

Basement: Concrete Floor

<u>Heat</u>: Forced Hot Water Radiators; 2 zones (1 for front units & 1 for rear units)

Heating Fuel: Natural Gas

Electric: All circuit breakers; 10 electric meters: 1 per unit & 1 house meter

Hot Water: 2 Super-stores off of furnace

Water & Sewer: Public

<u>Laundry</u>: 1 coin-op laundry in locked common area

Parking: Left Lot - 16+ spaces & Right Lot - 4+ spaces

Assessor's Reference: City of Bangor: Map 33, Lot 81

Legal Description: Penobscot County Registry of Deeds: Book 12580, Page 336

Tax Assessment: Land: \$20,000. Real Estate Taxes: \$6,083.64

(FY 2013) Buildings: \$289,600.

Total: \$309,600.

## 54-56 Charles Street • 5 Units • Bangor, Maine

#### **General Property Details**



<u>Units</u>: 5 Units: 5 - 1 BR with full bath & walk-in closets

Lot Size: .12+/- Acres

<u>Entrances</u>: All separate entrances; Separate & locked basement entrance.

Basement: Concrete Floor

<u>Heat</u>: Forced Hot Water Baseboard; 5 zones (1 per unit)

Heating Fuel: Oil, currently supplied by Dead River; Scheduled for Bangor Natural Gas, Summer 2013.

Electric: All circuit breakers; 6 electric meters: 1 per unit & 1 house meter

Hot Water: 5 Standard electric HW heaters (1 per unit);1 Small electric HW heater for coin-op laundry

Water & Sewer: Public

<u>Laundry</u>: 1 coin-op laundry in locked basement; 1 unit with W/D hook-up

Parking: Off street - 5+ spaces

Assessor's Reference: City of Bangor: Map 32, Lot 76

<u>Legal Description</u>: Penobscot County Registry of Deeds: Book 12,580, Page 336

Tax Assessment: Land: \$10,500. Real Estate Taxes: \$3,041.82

(FY 2013) Buildings: \$144,300.

Total: \$154,800.

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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 a state 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 LOC	CATEDAT: 75	OHIO S	ST. L	BANGOR	ME C	24401
,		SECTION	IL WATER	SUPPLY	en e gant de tagen de la company de la compa	
TYPE OF SYSTEM	Λ: Pι □ D	ıblic 🔲 I	Private	Seasonal		
MALFUNCTIONS	Pump: You aware of or I Yes to any question	have you experienced any es No N/A es No Unknov	y malfunctions with  (  vii  comment section be	the (public/private/otl Quantity:	her) water system? Yes	LNo Unknown
WATER TEST:	Have you had the wa IF YES: Date of mor To your knowledge, IF YES, are test result	ter tested?st recent test:have any test results ever lts available?sn to remedy the problem	Are test been reported as u	st results available?	Yes Yes Yes Corry with notation?	No Yes No
• IF PRIVATE:	1	, ,	- Annual Control of the Control of t			
INSTALI	LATION: Location:					
	Installed BY:			DATE of Insta	ıllation:	
	What is the source of	f your information:				.,
USE:	Number of Persons of	urrently using system? _ water for more than one				
	Does system supply	water for more than one	household?		🔲 Yes [	☐ No ☐ Unknown
COMMENTS:						
	QUASI-PUBLIC: experienced any proble	SECTION II. V Private Quasi- ems such as line or other the problem?	Public		Unknown	<b>A</b>
• IF PRIVATE:						
TANK:	☐ Septic Ta	nk 🗖 Holding Tank	☐ Cesspool	☐ Other:		
Tank Size:	□ 500 Gal.	☐ 1000 Gal.	☐ Unknown	☐ Other:		
Tank Type	: Concrete	☐ Metal	☐ Unknown	Other:		
Location:_		O	R 🗀 Unknown	Date of Installation	;	
Date Last 1	Pumped:	nctions? N	ame of Company F	umping Tank:		
Have you o	experienced any malfu the date and describe	nctions? the problem:		•••••		L Yes L No
		_				-
Date of La	st Servicing of tank: _		Name of	Company Servicing T	ank:	
LEACH F.	IELD:		.,			No Unknown
Date of ins	stallation of leach field		Instal	led by:		<del>,,</del> ,
Date of La	st Servicing of leach fi	eld:	Na	me of Company Service	cing leach field:	
		nctions?				
If yes, give	the date and describe	the problem & what step	is were taken to rer	nedy:		
		stem design indicating the		ooms the system was	designed for?	☐ Yes ☐ No
SOURCE OF INFO	RMATION:					
COMMENTS:						
		ND ZONE?:				No Unknown
Is System located in	n a Coastal Shoreland 2	Zone?			······	No Unknown
	Page 1 of 3 - SPD	Buyer(s) Initials		Seller(s) Initial		Us 15.1
MAINE COMMERCIAL RE Willard Riley	ALTY 209 STATE STREET BAI Produce	NGOR, ME 4401 ed with zipForm® by zipLogix 180			78 1	UE IB3

PROPERTY LOCATED AT 75 OHIO ST. BANGON ME 04401

	SECTION III. HE	ATING SYSTEM(S)	/SOURCES(S)		
Healing System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTE	3M 4
TYPE(S)	NAT GAS F	4W		į.	
Age of system(s)/source(s)	UNK -NEW A	AT GAS CONVE	RS1011-05/	2012-	
Name of company that services	MAHER		/		
system(s)/source(s)  Date of most recent service call		NVERSION -	05/2012	<del>-  </del>	
Annual consumption per system/	NAT GAS CE	NO V K PSI GIO	100/2012	<del>-  </del>	
source (i.e., gallons, kilowatt	UNK				
hours, cord(s))		<u> </u>	·- <del></del>	<del></del>	
Malfunction per system(s)/ source(s) within past 2 years	NONE				
Other pertinent information	NEW HWS	UPERSTORE		-	
	Yes X No D Unkno	wn Sleeved: TYes	J No		
Chimney(s) Lined:	🕻 Yes 🔲 No 🔲 Unkno	wn Age: 2012	Last (	Cleaned:	IA
Is more than one heat source vented to	through one flue?  Yes	□ No □ Unknown	Had a chim	nev fire: TYes	🕰 No 🗖 Unknown
Has chimney been inspected? X	es 🗆 No 🗆 Unknown;	If Yes, when: <b>2012</b>	Pow	er Vent: 🗆 Yes	No Unknown
COMMENTS:	· · · · · · · · · · · · · · · · · · ·	anger	700 00 00 00 00 00 00 00 00 00 00 00 00		
	SECTION IV.	HAZARDOUS MA	TERIAL		
The licensee is disclosing that the Se	ller is making representation	ns contained herein.		-	
A. UNDERGROUND STORAGE	TANKS - Current or previo	usly existing:			
Are there now, or have there eve	er been, any underground st	orage tanks on your property:	?	☐ Yes 🔀 No	Unknown
IF YES: Are tanks in current us					
IF NO above: How long ha	we tank(s) been out of servi	ce?			
What materials are, or were, sto	red in the tank(s)?				
Age of tank(s): Location:	Size of tank(s):				
Have you experienced any prob	lems such as leakage?				
Are tanks registered with the D	ept. of Environmental Prote	ction?	,,,,,,	☐ Yes ☐ No	Unknown
If tanks are no longer in use, ha	ive tanks been abandoned ac	ccording to D.E.P.?		☐ Yes ☐ No	Unknown
Comments:					
B. ASBESTOS - Current or previo	ously existing:		<del></del>		
<ul> <li>as insulation on the heating s</li> </ul>	system pipes or duct work?			☐ Yes ☐ No	Unknown
• in the siding?	es 🔲 No 🗶 Unknown	• in the roo	ofing shingles?	☐ Yes ☐ No	Unknown
• in flooring tiles?				☐ Yes ☐ No	Unknown
IF YES: Source of Information					
COMMENTS:					
C. RADON/AIR - Current or previ	iously existing:			□ 37 □ Nt-	M
Has the property been tested?				LI Yes LI No	Unknown
IF YES: Date: Results:	If applicable, What	remedial stens were taken?		·	
Has the property been tested sin	nce remedial steps?			☐ Yes ☐ No	Unknown
Are test results available?		sults & Comments:			
D. RADON/WATER - Current or p					
Has the property been tested?				☐ Yes ☐ No	Únknown
IF YES: Date:Results:	By:				
Results:	If applicable, What	remedial steps were taken? _			<u>-</u>
Has the property been tested sin	ice remedial steps?	1. 6 6	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	☐ Yes ☐ No	∙ ∐ Unknown
Are test results available?	☐ Yes ☐ No Re	sults & Comments:	37 1		J : I
E. LEAD-BASED PAINT/PAINT constructed prior to 1978; See 1					in nomes
Is there now or has there ever be	<del>,                                    </del>	. <del>-</del>	•	<i>n)</i> ☐ Yes ☐ No	Unknown
19 mete now of has mere ever be	сен теац-разец раны анц/ог	icau-vascu paint nazatus on t			possible due to age
IF YES, describe location and the	he basis for the determinatio	n:	L	_ CHRICWITOUL	
Do you know of any records or			paint hazards:	Yes X No	j
IF YES, describe:		-		`	
				<u> </u>	
Are you aware of any cracking,			••••••	Yes No	1
COMMENTS:			11(-) T2(1-1-	( )	
2013 Page 2 of 3 - S	Buyer(s) Initials	Se	nier(s) initials	<u> </u>	
Produced with zig	pForm® by zipLogix 18070 Fifte	en Mile Road, Fraser, Michigan 48	3026 www.zipLogix.co	$^{\rm m}$ X $\leq$	Untitle

PRO	OPERTY LOCATED AT	75	0410	st.	AST	NGOR	WE	04401
F.	OTHER HAZARDOUS TOXIC MATERIAL: LAND FILL: RADIOACTIVE MATE		Yes No U	Unknown Unknown	OTHER:	N/A		04401
Buy	ers are encouraged to seel				specific issue	or concern.		
ng rivig	Services and the services of t		SECTION V.	GENER	AL INFO	RMATION		ti da ali NEC
priv II V	e property subject to or hate road/homeowner assor F YES: Explain:	ormation:	rictive covenants?.				Yes	No 🗆 Unknown
Vete	there any tax exemption or eran's, Homestead Exemp F YES: Explain:	tion, Blind, W	orking Waterfront?			2	owth, Open Spac Yes 5	e and Farmland, No Unknown
	eased Equipment (e.g., pr					•		
• Y	ear Principal Structure B	uilt:	APPROX	1910	Wh	at year did Seller p	urchase property	· 02/2003
,	toof: Year Built - Structu Vater, moisture or leakage Comments:	re:	NONE NIA			Year Shingles	/Other Installed:	8005
• F V K	oundation/Basement: Sur Vater, moisture or leakage Inowledge of prior water,	mp Pump: since you ow moisture or le	Yes ned the property:  akage: Yes	Yes No D	Unknown Co o □ Unknow Unknown Co	omments: omments:		
• N	fold: Has the property ev	er been tested	for mold?   Yes	: 🗖 № 🂆	Unknown	If YES, are	test results availa	ble? 🔲 Yes 🔲 No
• E	lectrical: 🔲 Fuses 🥻	Circuit Bre	aker			Unkn	own	
• H	las the property been surv	eyed? 🛭 Y	es 🗖 No 🙀 Ur	ıknown If	YES, is the sur	rvey available?	☐ Yes ☐	No
• N	Ianufactured Housing: M	obile Home -	Yes No	☐ Unknow	n Modula	ur - 🔲 Yes 🔲 N	o 🔲 Unknown	
• K	NOWN MATERIAL D	EFECTS abo	nt Physical Condit			ty, including those		
ATI	er shall be responsible and ACHMENTS EXPLAIN CLOSURE:   Yes	VING CURR No S		, past rei	PAIRS OR A	DDITIONAL INF	ORMATION IN	* *
_					-			· · · · · · · · · · · · · · · · · · ·
As S	ellers, we have provided pment, unless otherwise r	the above info	rmation and represe	ent that all inf	ormation is co	rrect. To the best o	f our knowledge,	all systems and
Neit fede	her Seller nor any Broker ral or any other, including	makes any re	presentations as to t ed to fire, life safety	he applicabili , building, ele	ty of, or comp ectrical or plun	liance with, any coo	les of any sort, w	hether state, municipal,
	<u> </u>	SELLER			-		DATE	)
		SELLER			_		DATE	"
I/We seek	have read and received information from qualifie	a copy of this ed professiona	disclosure, the arsels if I/we have ques	enic in wood tions or conce	fact sheet, the erns.	arsenic in water be	rochure, and und	erstand that I/we should
		BUYER			-		DATE	
							~	
		BUYER			-		DATE	
		DO LUK						



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#### **LEAD PAINT ADDENDUM**

то сс	ONTRACT	DATED								BETWEEN
		-								(hereinafter "Seller")
AND .										(hereinafter "Buyer")
FOR F	ROPERT	Y LOCATED AT _	75	OHIO	<u>57.</u>	BANGO	<u> </u>	ME	09	1401
Said c	ontract is	further subject to t	ne followin	g terms:						
Lead	Warning	Statement								
Every proper poison behavi resider inspec	purchase ty may pring in you loral prob ntial real tions in the	r of any interest in resent exposure to ung children may lems, and impaired property is require	lead from produce p d memory. ed to provision and n	lead-based permanent neur Lead poisoning the the buyer otify the buyer	aint that ma cological da ig also pose with any in cof any kno	ay place young chil mage, including lea es a particular risk t formation on lead-	dren a arning to preg based	at risk of dev disabilities, anant womer paint hazar	veloping reduced n. The s ds from	B is notified that such lead poisoning. Lead intelligence quotient, eller of any interest in risk assessments or ment or inspection for
		osure (check on of lead-based paint		ad-based paint	hazards <b>(c</b>	heck one below):				
	Known	lead-based paint a	and/or lead	l-based paint h	azards are	present in the hous	ing (ex	xplain).		·
<b>V</b>	Seller I	nas no knowledge	of lead-ba	sed paint and/o	or lead-base	ed paint hazards in t	the ho	using.		
(b) F		nd reports available		,						•
	Seller	-	Buyer wit	n all available	_	d reports pertainin	ng to I	ead-based p	oaint an	d/or lead-based paint
										popular some
1	Seller	nae no renorte or re	acorde nor	taining to lead-	hased nain	t and/or lead-based	l naint	hazards in tl	he housi	na
		•	scords per	tairing to lead-	basca pain	canajor load baoca	paint	nazarao irra	10 11000	9.
		owledgment received copies of	all informa	ation listed abo	ve					
	-	received the pamp				n Your Home.				
(e) B		(check one below								
		ed a 10-day oppor ased paint and/or le				od) to conduct a ris	sk ass	essment or	inspection	on for the presence of
		the opportunity to				ection for the prese	nce of	lead-based	paint ar	nd/or lead-based paint
	gent has	<b>owledgment</b> informed the Sello	er of the S	Seller's obligati	ons under	42 U.S.C. 4852(d)	and is	aware of h	is/her re	esponsibility to ensure
Certif	ication	of Accuracy		•	•					
		arties have review and accurate.	red the inf	formation abov	re and certi	fy, to the best of t	their k	nowledge, ti	hat the i	information they have
Seller	7	my crost		Date	<u>.</u>	Buyer				Date
Seller				Date		Buyer	<u></u> -			Date
Agent				Date	<del></del>	Agent				Date



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

PROPERTY LOC	CATED AT: <u>54-56</u>	S CHARLES	<u>st.</u>	BANGOI	RME	04401
		SECTION I. WA		UPPLY		
TYPE OF SYSTE	M: Public Drilled	☐ Private ☐ Dug		Seasonal		Unknown
MALFUNCTIONS	Pump: Yes Quality: Yes Yes If YES to any question place	u experienced any malfuncti No N/A No Unknown	ons with the	e (public/private/otherntity:	r) water system? 	•
WATER TEST:	Have you had the water tested IF YES: Date of most recent To your knowledge, have an IF YES, are test results avail What steps were taken to rer	ed?t test: y test results ever been reporable?	Are test retred as unsa	esults available? utisfactory or satisfacto	ory with notation?	I No ☐ Yes 😿 No
• IF PRIVATE:	*	, 1 <del>-</del>	,			
INSTAL	LATION: Location:  Installed BY:  What is the source of your it			DATE of Installa	ation:	
USE:	Number of Persons currently Does system supply water for	vusing system?or more than one household?			🗆 Yes 1	☐ No ☐ Unknown
COMMENTS:						
	SE C	TIONII. WASTE	ÎM/ATET	D DISPOSAT		י יייני או איני איני איני איני איני איני
TYPE OF SYSTEM		ivate Quasi-Public	··· · · · · · · · · · · · · · · · · ·		☐ Unknowi	
	•	h as line or other malfunctio	ns?			☐ Yes 🌠 No
• IF PRIVATE:	<b></b>			<b>.</b> 04.		
TANK: Tank Size		☐ Holding Tank ☐ Ce ☐ 1000 Gal. ☐ Ur		☐ Other: ☐ Other:		
Tank Type				_	· · · · · · · · · · · · · · · · · · ·	
Location:		OR	known			
Date Last	Pumped-	Name of Cor	nnany Piir	ping Tank:		
Have you If yes, giv	experienced any malfunctions e the date and describe the pro	?blem:		······································		Yes Ll No
Date of La	ast Servicing of tank:		Name of Co	ompany Servicing Tan	ık:	
	TELD:					No 🛘 Unknown
IF YES: I						
Date of in	stallation of leach field:		_ Installed	by:		
Date of La	ast Servicing of leach field:		Name	of Company Servicir	ng leach field:	
Have you	experienced any malfunctions e the date and describe the pro	ti Pryshot stone vyona tole				. □ Yes □ No
ii yes, giv	e the date and describe the pro	biem & what steps were tak	en to remec	ıy		
IF YES, is	ecords of the septic system desit available?					☐ Yes ☐ No
	ORMATION:					
COMMENTS:		NEO.			П хг Г	No D Halman
IS SYSTEM LOCA	ATED IN A SHORELAND ZOn a Coastal Shoreland Zone?	DNE?:	······		⊔ Yes L □ Var F	No D Unknown
						140 L CHAROWII
MAINE COMMERCIAL RI	Fage 1 Of 3 - SPD Buye EALTY 209 STATE STREET BANGOR, ME Produced with zip	or(s) Initials 3 4401 Form® by zipLogix 18070 Fifteen Mile	Road, Fraser,	Phone: (207)945-4500  Michigan 48026 www.zipl.c	Spix.com	Untitled

PROPERTY LOCATED AT 54-56 CHARLES St. BANGOR ME 04401

The state of the s	SECTION III. SHE	ATING SYSTEM(S	)SUURCES(S)	
Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	OIL FHW			
Age of system(s)/source(s)	APPROX ZO >	irs		
Name of company that services	DR	•		
system(s)/source(s)  Date of most recent service call	ANNUAL I	AIS DECTION!		
Annual consumption per system/	74:0100175 <u> </u>	10316-017070		-
source (i.e., gallons, kilowatt	1197 GAL			
hours, cord(s))				
Malfunction per system(s)/ source(s) within past 2 years	NONE N/A			
Other pertinent information	NA			
Buried Oil Supply Line:	Yes No Unkno	wn Sleeved: TYes	□No	
Chimney(s) Lined:	1 Yes   No   Malinkno	wn Age	Last C	leaned:
Is more than one heat source vented Has chimney been inspected? \(\sigma\) \(\text{Y}\)	through one flue?   Yes	No Unknown	Had a chimn	ey fire: 🗖 Yes 🔼 No 🗖 Unknown
Has chimney been inspected?  Y	es 🗖 No 🗗 Unknown;	If Yes, when:	Powe	r Vent: 🗖 Yes 🔼 No 🗖 Unknown
COMMENTS:				
	SECTION IV.	HAZARDOUS M.	ATERIAL	
The licensee is disclosing that the Se	eller is making representation	ns contained herein.		
A. UNDERGROUND STORAGE				
Are there now, or have there ev	er been, any underground st	orage tanks on your propert	y? [	Yes No Unknown
IF YES: Are tanks in current us				
	we tank(s) been out of servi			
What materials are, or were, sto	ored in the tank(s)?			
Age of tank(s): Location:	Size of tank(s):			
Have you experienced any prob	olems such as leakage?			<del></del>
Are tanks registered with the D	Dept. of Environmental Prote	ction?		Yes No Unknown
If tanks are no longer in use, ha	ave tanks been abandoned a	cording to D.E.P.?		☐ Yes ☐ No ☐ Unknown
Comments:			<del></del>	
D TODESTON O				
B. ASBESTOS - Current or previo	ously existing:		·	Yes 🔲 No 🗡 Unknown
• as instruction on the hearing:	system pipes or duct work?	a in the r	oofing shingles?	Ves No Vinknown
• in the stding?	es   No   Unknown	• other:	F	Yes No Unknown Yes No Unknown
IF YES: Source of Information	es 🗀 140 🔁 -enverone	• other.		- Too E Too E Chancown
COMMENTS:				
C DADON/AID Ourrent or prove	iously existing:			
Has the property been tested?			[	Yes 🛘 No 🔀 Unknown
IF YES: Date:	By:			······································
IF YES: Date: Results: Has the property been tested size	If applicable, What	remedial steps were taken?		
thas the property occur tested sit	ice remediai steps:	***************************************	L	☐ Yes ☐ No ☐ Unknown
Are test results available?		sults & Comments:		
D. RADON/WATER - Current or	previously existing:		г	☐ Yes ☐ No X Unknown
IF VES. Date:	Ry	***************************************		
IF YES: Date:	If applicable, What	remedial steps were taken?		
Has the property been tested sir	nce remedial steps?	*		Yes No Unknown
Are test results available?	☐ Yes ☐ No Re	sults & Comments:		
E. LEAD-BASED PAINT/PAINT	HAZARDS - Current or pro	eviously existing: (Note: Le	ead-based paint is most	commonly found in homes
constructed prior to 1978; See I			g for more information	)
Is there now or has there ever b	een 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 t	he basis for the determination		d mains harman.	☐ Yes No
Do you know of any records or			•	·· • •
IF YES, describe:		<del></del>		
Are you aware of any cracking,	neeling or flaking paint?			Yes No
	peering or making paint:			
· · · · · · · · · · · · · · · · · · ·	SPD Buyer(s) Initials		Seller(s) Initials	

PROPERTY LOCATED AT 54-3	56 CHARL	es st,	BANGOR	ME	044
F. OTHER HAZARDOUS MATERIALS - CTOXIC MATERIAL:	Current or previously existing: es No Unknown es No Unknown	OTHER:			devided Process
Buyers are encouraged to seek information from	n professionals regarding any s	pecific issue or con-	cern.		
S	ECTION V., GENERA	AL INFORMA	XOIIX		
Is the property subject to or have the benefit of private road/homeowner associations or restrict IF YES: Explain:  What is your source of information:	ive covenants?	***************************************	Yes 🔀	estates, priva No 🗆 Ur	te way, ıknown
Are there any tax exemption or reduction for th Veteran's, Homestead Exemption, Blind, Work IF YES: Explain:	is property for any reason incluing Waterfront?	ding but not limited	I to: Tree Growth, Open Spac	e and Farmla - No 🔲 Ur	and, nknown
Leased Equipment (e.g., propane tank, hot w  Very Principal Structure Pault	vater heater, satellite dish): Ty	pe: ~/ A			/
• Teal Filicidal Subcome Bull.		W Hat you	and Bener purchase property	? <u>03</u> /	<u>/200/</u>
• Roof: Year Built - Structure:  Water, moisture or leakage:  Comments:	NONE NONE		Year Shingles/Other Installed:		16
<ul> <li>Foundation/Basement: Sump Pump: Water, moisture or leakage since you owned Knowledge of prior water, moisture or leakage</li> </ul>	☐ Yes ☐ No ☐ U the property: ☐ Yes ☐ No ge: ☐ Yes ☐ No ☐ U	Inknown Commer ☐ Unknown Co Inknown Commer	its:		
<ul> <li>Mold: Has the property ever been tested for</li> <li>Electrical:  Fuses  Circuit Breaker</li> </ul>	mold? Tyes No K	Unknown	If YES, are test results availa	ble? 🔲 Y	es 🔲 No
• Electrical:  Fuses Circuit Breake	r 🔲 Other:		_ 🔲 Unknown		
• Has the property been surveyed?   Yes	□ No Unknown If Y	ES, is the survey a	vailable?   Yes	No	
• Manufactured Housing: Mobile Home -					
KNOWN MATERIAL DEFECTS about I health/safety:	Physical Condition and/or val	ue of Property, in	cluding those that may have	an adverse	impact on
Seller shall be responsible and liable for any fai	lure to provide known informa	tion regarding knov	vn material defects to the Buye	er.	
ATTACHMENTS EXPLAINING CURREN DISCLOSURE:	Γ PROBLEMS, PAST REPA	AIRS OR ADDIT	IONAL INFORMATION IN	N ANY SE	CTION IN
	TION VI. ADDITIO	NAL INFORM	MATION	v	
GNSITE COIN-OP	LAUNDRY			····	
				11	1
As Sellers, we have provided the above informate equipment, unless otherwise noted on this form	, are in operational condition.			٠.	
Neither Seller no any Broker makes any repres federal or any other, including but not limited to	entations as to the applicability fire, life safety, building, elec	of, or compliance trical or plumbing.	with, any codes of any sort, w	hether state,	municipal,
SEILER	<u> </u>		DATE		
0			,		
SELLER			DATE		
I/We have read and received a copy of this dis seek information from qualified professionals in	closure, the arsenic in wood for I/we have questions or concer	act sheet, the arsen	ic in water brochure, and und	erstand that	I/we should
BUYER			DATE	· · · · · ·	
		4*** <u>*********************************</u>			
BUYER			DATE		
Notice Association of The AT CCC	DC@/Converight @ 2012				



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#### **LEAD PAINT ADDENDUM**

TO CONTRACT DATED	<u> </u>			BETWEEN (hereinafter "Seller")
AND				(hereinafter "Buyer")
FOR PROPERTY LOCATED AT 54-56 CHARLES	. <i>St</i>	BANGOR	ME	04401
Said contract is further subject to the following terms:				
Lead Warning Statement  Every purchaser of any interest in residential real property on which property may present exposure to lead from lead-based paint that in poisoning in young children may produce permanent neurological debehavioral problems, and impaired memory. Lead poisoning also post residential real property is required to provide the buyer with any inspections in the seller's possession and notify the buyer of any knowsible lead-based paint hazards is recommended prior to purchase	ay place y amage, inc ses a partion nformation own lead-t	oung children at risk of duding learning disabil ular risk to pregnant v on lead-based paint	of developin ities, reduce vomen. The hazards fro	g lead poisoning. Lead ad intelligence quotient, seller of any interest in m risk assessments or
Seiler's Disclosure (check one)  (a) Presence of lead-based paint and/or lead-based paint hazards (check one)	check one	below):		
Known lead-based paint and/or lead-based paint hazards are				
/				
Seller has no knowledge of lead-based paint and/or lead-based	ed paint ha	azards in the housing.		
(b) Records and reports available to the Seller (check one below):				
Seller has provided the Buyer with all available records a hazards in the housing (list documents below).	nd reports	pertaining to lead-ba	ised paint a	ind/or lead-based paint
Seller has no reports or records pertaining to lead-based pai		ad-based paint hazard	ls in the hou	sing.
Buyer's Acknowledgment  (c) Buyer has received copies of all information listed above.  (d) Buyer has received the pamphlet Protect Your Family from Lead  (e) Buyer has (check one below):  Received a 10-day opportunity (or mutually agreed upon perlead-based paint and/or lead-based paint hazards; or  Waived the opportunity to conduct a risk assessment or insignation.	riod) to co	nduct a risk assessme		
Agent's Acknowledgment  (f) Agent has informed the Seller of the Seller's obligations under compliance.	42 U.S.C	4852(d) and is awar	e of his/her	responsibility to ensure
Certification of Accuracy The following parties have reviewed the information above and cerprovides is true and accurate.	tify, to the	best of their knowled	dge, that the	e information they have
Seller Dale	Buyer			Date
Seller Date	Buyer	·		Date
Agent Date	Agent			Date

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