CLASSIC VICTORIAN CHARM

HOME IN-TOWN | BED/BREAKFAST

Income Potential	**423 Union st,Bangor**	Built in 1900



$379,900

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



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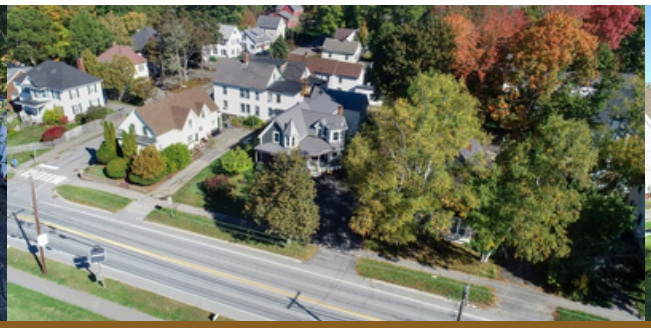




United Country Real Estate | Lifestyle Properties of Maine

Scan to view the full property details and video!



Step back in time while enjoying the comforts of today in this distinctive turn-of-the-century Victorian offering three separate living units and an exceptional location directly across from Hayford Park and Mansfield Stadium.

The spacious main residence features 3 bedrooms and 2 baths with beautiful hardwood floors, original tin ceilings, built-in bookshelves, and two fireplaces that showcase the character and craftsmanship of the era. The inviting kitchen has been updated with granite countertops and a center island, while the first floor also offers the convenience of a laundry area and full bath. A welcoming wrap-around porch provides the perfect place to relax and enjoy the neighborhood.





In addition to the main living quarters, the property includes two separate one-bedroom, one-bath apartments, providing an excellent opportunity for rental income, a home office, guest accommodations, or an in-law apartment. Live in the main residence while allowing the additional units to help offset your expenses, or take advantage of the property's potential as an investment property.



UTILITIES

TRASH REMOVAL
WEEKLY ON TUESDAY'S, EXCEPT HOLIDAYS

ELECTRIC COMPANY
N/A

HEATING COMPANY
N/A

WATER
PUBLIC

SEWER
PUBLIC SEWER

INTERNET PROVIDER
SPECTRUM, FIDIUM

Located within walking distance of area schools and directly across from Hayford Park and Mansfield Stadium, this property offers both convenience and recreational opportunities right outside your door. A unique opportunity to own a piece of Bangor's architectural character while benefiting from the flexibility and income potential of a three-unit property.

Like what you see?
Scan to subscribe to our monthly newsletter



423 UNION ST,BANGOR

PRICE	**$379,900**
TAXES	$5,554/2027
0.19± ACRES	**BUILT IN 1900**
3,000± SQFT	**STYLE VICTORIAN**













HOW FAR TO...

- Shopping | Airport Mall, 1.7± miles
- Hospital | Bangor, 5± miles
- Airport | Bangor, 1.7± miles
- Interstate | Exit 184, 0.5± miles
- City | Bangor, 2± Miles
- Boston | 237± miles 3 Hours 40 Minutes



Peter McPhail

Broker / Owner | ALC | GRI | REALTOR®

207.794.4338 cell

207.794.6164 office

peter@lifestylepropertiesme.com

154 Maine Ave, Suite 7 Bangor ME 04401

Scan to view Peter's bio and other listings

Testimonial:

'We were blessed to meet Peter McPhail and the team from United Country Lifestyle Properties of Maine as we searched for professionals to sell our family home. From the start, Peter's extensive market knowledge and deft touch inspired confidence as we navigated the real estate arena. Always well-prepared and passionate about his client's needs, he demystified the process and patiently guided us in formulating a strategic plan tailored to our situation, resulting in a "made to order" home sale experience.

It's my absolute pleasure to recommend Peter McPhail and the United Country Lifestyle Properties of Maine team of experts for those looking for results in the Maine realty market.

Stephen Grant

@uclifestylepropertiesme

@uclifestylepropertiesme

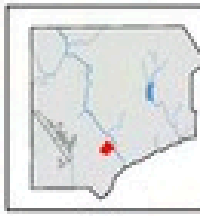
@lifestyleproperties

@uclifestylepropertiesme

MUNICIPAL CONTACTS

Police	Bangor Police Dept. 207-947-7384
Fire	Bangor Fire Dept. 207-992-4700
Town Office	Bangor City Hall 73 Harlow St. 207-992-4200
Tax Assessor	Phil Drew 207-992-4209
Code Enforcement	Jeff Labree 207-992-4230





PARCEL MAPS

City of
BANGOR, MAIN

Legend

EFFECTIVE DATE:
APRIL 1, 2025

PRINT DATE:
JUNE 25, 2025

Revisions:

021

Dept. of Professional & Financial Regulation
Office of Professional & Occupational Regulation
MAINE REAL ESTATE COMMISSION
35 State House Station Augusta ME 04333-0035

REAL ESTATE BROKERAGE RELATIONSHIPS FORM

Right Now You Are A Customer

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

Maine law requires all real estate brokerage companies and their affiliated licensees ("licensee") to perform certain basic duties when dealing with a buyer or seller. You can expect a real estate licensee you deal with to provide the following **customer-level services:**

- √ To disclose all material defects pertaining to the physical condition of the real estate that are known by the licensee;
- √ To treat both the buyer and seller honestly and not knowingly give false information;
- √ To account for all money and property received from or on behalf of the buyer or seller; and
- √ To comply with all state and federal laws related to real estate brokerage activity.

Until you enter into a written brokerage agreement with the licensee for client-level representation you are considered a "customer" and the licensee is not your agent. **As a customer, you should not expect the licensee to promote your best interest, or to keep any information you give to the licensee confidential, including your bargaining position.**

You May Become A Client

If you want a licensee to represent you, you will need to enter into a written listing agreement or a written buyer representation agreement. These agreements **create a client-agent relationship** between you and the licensee. As a client you can expect the licensee to provide the following services, **in addition to** the basic services required of all licensees listed above:

- √ To perform the terms of the written agreement with skill and care;
- √ To promote your best interests;
  - For seller clients this means the agent will put the seller's interests first and negotiate the best price and terms for the seller;
  - For buyer clients this means the agent will put the buyer's interests first and negotiate for the best prices and terms for the buyer; and
- √ To maintain the confidentiality of specific client information, including bargaining information.

COMPANY POLICY ON CLIENT-LEVEL SERVICES — WHAT YOU NEED TO KNOW

The real estate brokerage company's policy on client-level services determines which of the three types of agent-client relationships permitted in Maine may be offered to you. The agent-client relationships permitted in Maine are as follows:

- √ The company and all of its affiliated licensees represent you as a client (called "**single agency**");
- √ The company appoints, with your written consent, one or more of the affiliated licensees to represent you as an agent(s) (called "**appointed agency**");
- √ The company may offer limited agent level services as a **disclosed dual agent**.

WHAT IS A DISCLOSED DUAL AGENT?

In certain situations a licensee may act as an agent for and represent both the buyer and the seller in the same transaction. This is called **disclosed dual agency**. *Both the buyer and the seller must consent to this type of representation in writing.*

Working with a dual agent is not the same as having your own exclusive agent as a single or appointed agent. For instance, when representing both a buyer and a seller, the dual agent must not disclose to one party any confidential information obtained from the other party.

Remember!
Unless you enter into a written agreement for agency representation, you are a customer—not a client.

THIS IS NOT A CONTRACT

It is important for you to know that this form is not a contract. The licensee's completion of the statement below acknowledges that you have been given the information required by Maine law regarding brokerage relationships so that you may make an informed decision as to the relationship you wish to establish with the licensee/company.

To Be Completed By Licensee

This form was presented on (date)_____

To_____
Name of Buyer(s) or Seller(s)

_____

by_____
Licensee's Name

on behalf of_____
Company/Agency

MREC Form#3 Revised 07/2006
Office Title Changed 09/2011

To check on the license status of the real estate brokerage company or affiliated licensee go to www.maine.gov/professionallicensing. Inactive licensees may not practice real estate brokerage.

Maine's #1 YouTube Channel



United Country Lifestyle Properties of Maine

@lifestyleproperties · 100K subscribers · 1.1K videos

Maine Real Estate property listings | Interested in residential, land, recreational, hunting, ...more

lifestylepropertiesofmaine.com and 4 more links

SUBSCRIBE

Do you need to sell your Maine property?

Scan the code to learn how to get the most money for your property, with the least amount of hassle.

Testimonial

"We are extremely pleased with the service that we received from United Country Lifestyle Properties of Maine in marketing our farm property. They produced a very high quality video of our farm that got 63K views on their YouTube Channel that resulted in dozens of contacts from potential buyers and the eventual sale of our farm."

Allen LeBrun, *Previous Client*

PROPERTY LOCATED AT: **423 Union St, Bangor, ME 04401**

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: [X] 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: _____ Are test results available? .. [ ] Yes [ ] No

To your knowledge, have any test results ever:

a) Been reported as unsatisfactory or satisfactory with notation?..... [ ] Yes [ ] No
b) Detected perfluoroalkyl and polyfluoroalkyl (PFA) substances? [ ] Yes [ ] No

If Yes to (a) and/or (b) above, are test results available? ..... [ ] Yes [ ] No

What steps were taken to remedy the problem? _____

IF PRIVATE: (Strike Section if Not Applicable):

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: _____

United Country Lifestyle Properties of Maine, 113 W. Broadway Lincoln ME 04457 Phone: 207.794.6164 Fax: 207.794.6666 Melissa Smart
Peter McPhail Produced with Lone Wolf Transact 717 N Harwood St. Suite 2200, Dallas, TX 75201 www.lwolf.com

SECTION II - WASTE WATER DISPOSAL

TYPE OF SYSTEM: [X] Public [ ] Private [ ] Quasi-Public _____ [ ] Unknown

IF PUBLIC OR QUASI-PUBLIC (Strike Section if Not Applicable):

Have you had the sewer line inspected? ..... [ ] Yes [X] No

If Yes, what results: _____

Have you experienced any problems such as line or other malfunctions? ..... [X] Yes [ ] No

What steps were taken to remedy the problem? WASTE LINE CLEARED BY NICHOLS - NON FLUSHABLE WIPES BY TENANT - SEE ADDENDUM

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: _____ OR [ ] Unknown

Date installed: _____ Date last pumped: _____ Name of pumping company: _____

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

If Yes, give the date and describe the problem: _____

Date of last servicing of tank: _____ Name of company servicing tank: _____

Leach Field: ..... [ ] Yes [ ] No [ ] Unknown

If Yes, Location: _____

Date of installation of leach field: _____ Installed by: _____

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

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

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

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

If Yes, are they available? ..... [ ] Yes [ ] No

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

Comments: _____

Source of Section II information: _____

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PROPERTY LOCATED AT: **423 Union St, Bangor, ME 04401**

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	HW	HEAT PUMP	HEAT PUMP	
Age of system(s) or source(s)	2021			
TYPE(S) of Fuel	NAT. GAS	ELEC.	ELEC.	
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	SEPT 25 - SEPT 26 - 1473 THERMS	unknown - tenant paid elec.	unknown - tenant paid electric	
Name of company that services system(s) or source(s)	SHIMPANE	BILL'S HEAT PUMPS	BILL'S HEAT PUMPS	
Date of most recent service call	10/26 ANNUAL CLEAN	9/26 ANNUAL CLEAN	9/26 ANNUAL CLEAN	
Malfunctions per system(s) or source(s) within past 2 years				
Other pertinent information	MAIN HOME	UNIT 1	UNIT 2	

Are there fuel supply lines? ..... [X] Yes [ ] No [ ] Unknown

Are any buried? ..... [ ] Yes [X] No [ ] Unknown

Are all sleeved? ..... [ ] Yes [ ] No [X] N/A

Chimney(s): CHIMNEY NOT USED BY HEATING SYSTEM ..... [X] Yes [ ] No

If Yes, are they lined: ..... [ ] Yes [ ] No [X] Unknown

Is more than one heat source vented through one flue? ..... [ ] Yes [X] No [ ] Unknown

Had a chimney fire: ..... [ ] Yes [X] No [ ] Unknown

Has chimney(s) been inspected? ..... [ ] Yes [X] No [ ] Unknown

If Yes, date: _____

Date chimney(s) last cleaned: _____

Direct and/or Power Vent(s): ..... [ ] Yes [X] No [ ] Unknown

Has vent(s) been inspected? ..... [ ] Yes [ ] No [X] N/A

If Yes, date: _____

Comments: Fireplaces have never been used in our period of ownership.

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** - Are there now, or have there ever been, any underground storage tanks on the property? ..... [ ] Yes [ ] No [/] Unknown

If Yes, are tanks in current use? ..... [ ] Yes [ ] No [/] Unknown

If no longer in use, how long have they been out of service? _____

If tanks are no longer in use, have tanks been abandoned according to DEP? [ ] Yes [ ] No [/] Unknown

Are tanks registered with DEP? ..... [ ] Yes [ ] No [/] Unknown

Age of tank(s): _____ Size of tank(s): _____

Location: _____

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

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

Comments: _____

Source of information: _____

B. ASBESTOS - Is there now or has there been asbestos:

As insulation on the heating system pipes or duct work? ..... small section - basement ☒ 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: See addendum

Source of information: _____

C. RADON/AIR - Current or previously existing:

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

If Yes: Date: 2014 By: AFFORDABLE HOME

Results: .2 pC/L - below EPA guidelines

If applicable, what remedial steps were taken? N/A

Has the property been tested since remedial steps? ..... ☐ Yes ☐ No ☒ ~~Unknown~~ N/A

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

Results Comments: _____

Source of information: _____

D. RADON/WATER - Current or previously existing:

Has the property been tested? ..... N/A ☐ 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: _____

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

Comments: _____

Source of information: _____

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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: _____

Source of information: _____

G. 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 - 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: _____

Source of information: _____

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? _____

Road Association Name (if known): _____

Source of information: _____

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SECTION VI – FLOOD HAZARD

For the purposes of this section, Maine law defines "flood" as follows:

(1) A general and temporary condition of partial or complete inundation of normally dry areas from:(a) The overflow of inland or tidal waters; or (b) The unusual and rapid accumulation or runoff of surface waters from any source; or

(2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event that results in flooding as described in subparagraph (1), division (a).

For purposes of this section, Maine law defines "area of special flood hazard" as land in a floodplain having 1% or greater chance of flooding in any given year, as identified in the effective federal flood insurance study and corresponding flood insurance rate maps.

During the time the seller has owned the property:

Have any flood events affected the property? ..... ☐ Yes ☒ No ☐ Unknown
If Yes, explain: _____

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? _____

Relevant Panel Number: _____ Year: _____ (Attach a copy)
Comments: _____

Source of Section VI information: _____

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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: _____

Is a Forest Management and Harvest Plan available?..... ☐ Yes ☒ No ☐ Unknown

Is the property subject to any of the following relating to shoreland zoning ordinances: a) A notice of violation issued by a municipal official or state agency; b) A pending enforcement action; c) Litigation; d) A court judgment; or e) A settlement or consent agreement?..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, solar panels, wind turbines): Type: _____

From Whom: _____

Year Principal Structure Built: 1900+/- What year did Seller acquire property? 2006

Roof: Year Shingles/Other Installed: 2016

Water, moisture or leakage: YES, during roof replacement

Comments: see addendum

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: Water addressed with professional encapsulation

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: _____ ☐ Unknown

Comments: _____

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: PEST CONTROL SERVICES PROVIDED BY HEAVENS BEST PEST CONTROL

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PROPERTY LOCATED AT: **423 Union St, Bangor, ME 04401**

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

Comments: Please see addendum for defects + improvements

Source of Section VII information: _____

SECTION VIII - ADDITIONAL INFORMATION

Please see addendum for defects + improvements.

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: ..... [X] Yes [ ] No MS.

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.

[signature] 10/3/26			
SELLER	DATE	SELLER	DATE
Melissa Smart			
SELLER	DATE	SELLER	DATE
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

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Melissa Smart

423 Union Street – Disclosure Notes

Water / Moisture History

Main Home Living room ceiling:
Tin ceiling damage from two separate tenant-related events: bathtub overflow and cracked toilet tank caused by tenant guest. Toilet was replaced.

Main Home First-floor left rear bonus room:
Moisture staining occurred during metal roof installation when an area was left uncovered during heavy rain. Roof installation was completed and no known leakage has occurred since.

Main Hom Rear kitchen/bonus room wall:
Water damage from damaged refrigerator water supply line in approximately 2018. Water line was shut off and disconnected. No known recurrence.

Basement:

Basement encapsulation, concrete floor and waterproofing system with dual sump pumps and battery backup installed by Eastern Basements in December 2021. Backup battery replaced September 2026.

Environmental

Suspected ACM pipe wrap, intact, observed on a small section of basement piping along the left wall.

Electrical

Suspected knob-and-tube wiring remains at the second-floor rear bedroom closet ceiling light and extends toward the covered porch to lighting. Other discovered knob-and-tube wiring was removed during electrical upgrades over 20 years.

Additional outlets installed in second-floor left rear bedroom by Integrity Electric in 2024.

Apartment units have separate electrical meters and service panels, including power for their respective heat pumps.

Boiler and heat-pump water heater are supplied from the main-home electrical service.

Roof

Metal roof installed over the entire home in approximately 2016.

See moisture-history disclosure regarding water entry that occurred during installation when a section of the roof was temporarily left uncovered.

Foundation / Structural

Floors have been out of level since purchase.

Adjustable telescoping steel columns were replaced with permanent support posts in 2021.

Basement bulkhead door installed by K-Dogg General Service Contracting May 2021.

Basement entry door installed by K-Dogg General Service Contracting in December 2022.

Heating / HVAC

Pensotti PCC 34-H boiler installed by Demmons Heating in August 2021. Boiler was new/unused but had a 2013 manufacture date. Manufacturer warranty began when installed. Receipt attached.

Heating system serviced by Schimpane in September 2026.

Unit 1 and Unit 2 heat pumps installed approximately 2018 and cleaned by Bill's Heat Pumps in September 2026.

Domestic Hot Water

The boiler supplies domestic hot water to:

- Main-home first-floor bathroom sink
- Main-home kitchen sink and dishwasher
- Main-home second-floor bathroom sink and tub
- Unit 2 kitchen sink

The heat-pump water heater supplies domestic hot water to:

- Main-home first-floor rear bathroom shower and sink
- First-floor apartment bathroom and kitchen
- Second-floor bathroom

Plumbing / Waste

Waste line was cleared by Nichols Plumbing in approximately 2024 after a blockage associated with non-flushable wipes used by a tenant. No known problems since.

Appliances

Dishwasher has been reported by the tenant as not functional.

Insulation / Energy Improvements

Attic insulation upgraded over the main home in approximately 2018. Existing insulation was removed, attic floor air-sealed, and loose-fill cellulose insulation installed.

Exterior / Building Improvements

Street-facing second-floor siding and trim on the main home replaced in 2023; AZEK trim installed.

Siding above the basement bulkhead repaired by K-Dogg General Service Contracting in May 2021.

Apartment 2 deck at entry installed by K-Dogg General Service Contracting in October 2024.

Apartment 2 window replaced by K-Dogg General Service Contracting in October 2024.

Major Improvement Summary

If the form has a general "improvements/repairs" section, I'd use this shorter version instead of repeating everything:

2016 +/- - Metal roof installed over entire home
2018 +/- - Main-home attic air-sealing and cellulose insulation upgrade; Unit 1 and Unit 2 heat pumps installed
2021 - Boiler replaced; basement encapsulation/waterproofing system installed; permanent basement support posts installed; bulkhead door installed; siding repaired above bulkhead
2022 - Basement entry door installed
2023 - Street-facing second-floor siding and AZEK trim replaced
2024 - Apartment 2 deck and window installed; additional second-floor electrical outlets installed
2026 - Heating system serviced; apartment heat pumps cleaned; sump-pump backup battery replaced; new flooring installed in Unit 1 living room and kitchen; Unit 1 interior freshly painted throughout.

DEMMONS HEATING
2428 Route 2
Hermon, ME 04401
207-848-2523

Oil**Propane**Natural Gas**Heat Pumps

Job Invoice

Melissa Daniel Smart
423 Union St.
Bangor, ME 04401
No Hot Water Boiler Error Code 01

8-26-2021
4726-5532

August 27, 2021

QTY.	MATERIAL	UNIT	AMOUNT
	Flame Failure		
	Exhaust Fan Failure		
	Do to Cost of Fan - Labor Owner Decided to replace Boiler		
1	Pensatti PCC 34-H S/N EU 4513305553		
	Boiler Swap Out		
	As Verbal Quote		
	Ø 895.590		
	9.4 Co2		
	4.2 O2		
	TOTAL MATERIALS		3200.00

DESCRIPTION OF WORK

Pensatti PCC 34-H
S/N EU 4513305553

MISCELLANEOUS CHARGES

TOTAL MISCELLANEOUS

LABOR	HRS.	RATE	AMOUNT
TOTAL LABOR			

TOTAL LABOR	3200.00
TOTAL MATERIALS	
TOTAL MISCELLANEOUS	
SUBTOTAL	
TAX	
GRAND TOTAL	320

Pd
CK#1392
3200.00
9/2/2021
Thank you

10-11

Bk 10746 Pg1 #44531
12-04-2006 @ 09:51a

WARRANTY DEED

HERITAGE PROPERTIES, LLC, a Maine limited liability company with principal address in Portland, County of Cumberland, State of Maine, for consideration paid, grant to Melissa J. Case of Bangor, County of Penobscot, State of Maine with Warranty Covenants, a certain lot or parcel of land together with the buildings thereon, situated on Union Street in the City of Bangor, County of Penobscot, State of Maine, bounded and described as follows:

Commencing at the southerly corner of lot 64: thence running northeasterly one hundred seventeen feet to a corner: thence northwest on a line parallel with Union Street sixty-nine feet to a corner; thence at right angles and parallel with the first line to Union Street one hundred seventeen feet; thence southeast on Union Street sixty-nine feet to the point of beginning, it being the southwest part of lot 64, and a strip seventeen feet by sixty-nine feet to the southerly side of lot 65. See Plan of Thomas Hill, Bangor, recorded in Plan Book 3, Page 77, Penobscot Registry of Deeds.

Being the same premises conveyed to the Grantors herein by deed of Christopher T. Lovell and Kelly J. Lovell dated February 26, 2004, recorded in the Penobscot County Registry of Deeds in Book 9217, Page 108.

Witness our hands and seals this 30th day of November, 2006.

Witness:

Holly J Taylor

Charles S. Vaganis
Charles S. Vaganis, manager

Holly J Taylor

Janice R. Vaganis
Janice R. Vaganis, manager

STATE OF MAINE
County of Penobscot, ss. November 30, 2006

Then personally appeared before me, the above named Charles S. Vaganis and Janice R. Vaganis, Members of Heritage Properties, LLC, acknowledged the foregoing to be their free act and deed in their said capacity and the free act and deed of said Heritage Properties, LLC.

Before me, Michelle Ann Gibson 11/30/06

Maine Real Estate
Transfer Tax Paid

MICHELLE ANN GIBSON
NOTARY PUBLIC
State of Maine
My Commission Expires
September 21, 2012

SEAL

PENOBSCOT COUNTY, MAINE
Susan F. Bulay
Register of Deeds

22

DigiSign Verified - 6ba3e004-f377-47d7-9364-87695c3a793f

LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN **Melissa Smart** (hereinafter "Seller")

AND _____ (hereinafter "Buyer")

FOR PROPERTY LOCATED AT **423 Union St, 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 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

(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).

_____

_____

X 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).

_____

_____

X 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.

		Melissa Smart	10/03/2026
Buyer	Date	Seller **Melissa Smart**	Date
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
		Peter McPhail	10/02/2026
Agent	Date	Agent **Peter McPhail**	Date

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Map Lot 021-093 | Account 1517 | Location 423 UNION ST | Card 1 Of 1 | 7/13/2026

CASE, MELISSA J
4 LOWELL RD
ENFEILD ME 04493

B7944P43 B10746P1

Previous Owner
HERITAGE PROPERTIES LLC
PO BOX 876

PORTLAND ME 04104
Sale Date: 11/30/2006

Previous Owner
LOVELL CHRISTOPHER & KELLY J JT
423 UNION STREET

BANGOR ME 04401
Sale Date: 02/26/2004

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Bangor

Property Data

Neighborhood 93 Neighborhood 93

Tree Growth Year 0

X Coordinate 2590

Y Coordinate 5430

Zone/Land Use 11 URD1

Secondary Zone

Topography 1 Level

1.Level 4.Rolling 7.Swampy
2.Above St 5.Steep 8.Wet
3.Below St 6.Low 9.Dry

Utilities 1 All Public

1.Public 4.Well 7.Cess Pl
2.Water 5.Septic 8.
3.Sewer 6.None 9.None

Street 1 Paved

1.Paved 4.Proposed 7.
2.Semi Imp 5.None 8.
3.Gravel 6.Paved ROW 9.

TIF District Code 0

Traffic Flow Code 4

Sale Data

Sale Date 11/30/2006

Price 167,000

Sale Type 2 Land & Buildings

1.Land 4.Other 7.
2.L & B 5.MoHo 8.
3.Building 6.L & Moho 9.

Financing 9 Unknown

1.Convent 4.Seller 7.FMHA
2.FHA/VA 5.Private 8.Other
3.Assumed 6.Cash 9.Unknown

Validity 1 Valid Arms Length

1.Valid Arms 4.Distress 7.Partial In
2.Related 5.Split 8.Exempt
3.Foreclose/ 6.Assemb 9.Other

Verified 6 Public Record

1.Buyer 4.Other 7.Lender
2.Seller 5.None 8.MLS
3.Agent/MHB 6.PubRec 9.Family

Assessment Record

Year	Land	Buildings	Exempt	Total
2026	20,700	303,500	0	324,200

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot	11	69	117	100 %	0
12.				%	
13.Rear Land				%	
14.Delta Triangle				%	
15.Nabla Triangle				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Lot				%	
18.Condominium				%	
19.Square Foot				%	
20.Sound Value				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.Homesite (Frac				%	
22.Baselot (Fract				%	
23.(Fract)				%	
Acres				%	
24.Homesite				%	
25.Baselot				%	
26.Right of Way -				%	
27.Condo/PUD/PGD				%	
28.Mobile Home De				%	
29.Mobile Home Un				%	

Total Acreage 0.19

Influence Codes

1.Unimproved
2.Excess Frontag
3.Topography
4.Size/Shape
5.Misimprovement
6.Restriction
7.Corner Influen
8.View/Environme
9.% Share

Acres

30.Common Land
31.Right of Way
32.
33.Solar Use/Leas
34.Rear Land #2
35.Kenduskeag SP/
36.Former Paper S
37.Secondary
38.Frontage
39.Rear Land #1
40.Acres
41.Wasteland
42.TG Softwood
43.TG Mixed Wood
44.TG Hardwood
45.Farmland
46.Resource Prot

Bangor

Map Lot 021-093 | Account 1517 | Location 423 UNION ST | Card 1 Of 1 | 07/13/2026

Building Style 5 Conventional	SF Bsmt Living 0	Layout 1 Typical
1.Colonial 5.Convent 9.Condo/PUD	Fin Bsmt Grade 0 0	1.Typical 4.Layout -Ad 7.
2.Contemp 6.Cape	0	2.Inadeq 5.Layout -Ad 8.
3.Split Leve 7.Ranch	Heat Type 100% 8 Hot Water BB	3.Improved-I 6.Layout -Ad 9.
4.ECO Home 8.R Ranch	1.Elect BB 5.FWall 9.No Heat	Attic 6 No Attic
Dwelling Units 3	2.H Pump 6.FWA	1.Full Sta 4.3/4 Sta 7.Full 25%D
Other Units 0	3.Steam 7.Gravity	2.1/4 Sta 5.F/Stair 8.Full 50%D
Stories 4 One & 1/2 Story	4.Solar 8.HWBB	3.1/2 Sta 6.No Attic 9.Full 75%D
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 3 Capped Only
2.2 5.1.75 8.	1.Central 4.W&C Air 7.	1.None 4.Full 7.
3.3 6.2.5 9.	2.Ind'v 5. 8.	2.Minimal 5.Heavy 8.
Exterior Walls 6 Wood Siding	3.H Pump 6. 9.None	3.Capped 6. 9.
1.Al/Vinyl 5.Concrete 9.None	Kitchen Style 2 Typical	Unfinished % 0%
2.Stone 6.Wood	1.Modern 4.Obsolete 7.	Grade & Factor 4 Good 105%
3.Asbestos 7.Brick	2.Typical 5. 8.	1.E Grade (.8 4.B Grade (1. 7.
4.Stucco 8.Other	3.Old Type 6. 9.No Kit.	2.D Grade (.9 5.A Grade (1. 8.
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 Typical Bath(s)	3.C Grade (1. 6.AA Grade (1. 9.Same
1.Asphalt 4.Composit 7.	1.Modern 4.Obsolete 7.	SQFT (Footprint) 730
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.No Bath	1.Poor 4.Avg 7.V Gd
SF Masonry Trim 0	# Rooms 0	2.Fair 5.Avg+ 8.Exc
Street Setback 1	# Bedrooms 5	3.Avg- 6.Good 9.Same
Basement Floor 1	# Full Baths 3	Phys. % Good 0%
Year Built 1900	# Half Baths 1	Funct. % Good 95%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 4 Brick/Stone	# Fireplaces 2	1.Incomp 4.Delap 7.No Elect
1.Concrete 4.Br/Stone 7.		2.O-Built 5.C.Wall 8.LongTerm
2.C.Block 5.Slab 8.		3.Damage 6.Bsmt. 9.None
3.Wood 6.Piers 9.		Econ. % Good 100%
Basement 2 1/2 Basement		Economic Code 9 None
1.1/4 Bsmt 4.None 7.PW/Slab		0.None 3.No Elect 7.New Home
2.1/2 Bsmt 5.Crawl 8.PW/Joist		1.Location 4.Generate 9.None
3.3/4 Bsmt 6.Full Bsmt 9.		2.Encroach 5.Fld Zone
Bsmt Gar # Cars 0		Entrance Code 0
Wet Basement 3 Wet Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Est 8.
2.Damp 5. 8.		3.Informed 6.Reviewed 9.
3.Wet 6. 9.No Bsmt		Information Code
		1.Owner 4.Agent 7.Ext./St.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected



Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
11 Open Frame	1900	60	0 0	0	0 %	0 %	
12 Encl Frame Porch	1900	25	0 0	0	0 %	0 %	
12 Encl Frame Porch	1900	80	0 0	0	0 %	0 %	
11 Open Frame	1900	168	0 0	0	0 %	0 %	
42 2S Encl Fr Porch	1900	105	0 0	0	0 %	0 %	
40 2S Fr Addition	1900	480	0 0	0	0 %	0 %	
14 Frame Shed	1985	80	2 100	4	95 %	100 %	
10 1S Fr Addition	1900	464	0 0	0	0 %	0 %	
17 1/2 Story Add'n	1900	464	0 0	0	0 %	0 %	
					%	%	

1.6251 CLAIM FIL
2.
3.
4.
5.
6.
21.Open Masonry Po
22.Encl Masonry Po
23.Masonry Garage
24.Masonry Shed
25.Masonry Bay W
26.1SMa Overhang
27.1/2S Brick Add
28.Unfinished Att
29.Finished Attic