Authentisign ID: F028926A-51BB-F111-A6A9-000D3A4FF82A

52 Dennett Street – Addendum to Property Disclosure

Yard- tree removal and stump grinding December 2022. Extensive landscaping 2026.

Fence – back portion of fence panels and posts replaced by contractor in November 2023

Roof – roof replaced in 2022

Basement – cracks in floor surface allow minor weeping of moisture. Standing water can collect near boiler, eventually drains to sump pump.

Both Bathrooms – toilets and vanities updated in 2024

Kitchen – kitchen counter upgraded to corian and stainless-steel sink added in 2024. Kitchen cabinets painted. New refrigerator and dishwasher purchased in 2024.

Painting – seller painted entire home (ceilings and walls in 2024)

Light Fixtures – updated light fixtures throughout home in 2024

Smoke and Carbon Monoxide Alarms – all replaced in 2026, compliant with City of Portland safety requirements

Authentisign

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CONTRACT

THE ROOF DOCTORS
Dan Dumond, Contractor
19 Forest Lane
Hollis, Maine 04042
(207)772-2719

Contract Submitted to:
Name: Brett Comack
Address: 52 Dennett St.
Portland, ME 04102
Phone# 632-1682

Contract # 22318
Date 9/12/2024

Work to be performed at:
Entire Home
(use six nails per shingle).

Paid in full 05/08/22

We hereby propose to furnish the materials and perform the labor necessary for the completion of: Tearing off existing roofing down to bare wood deck(approx. 1500 sq. ft). Removal and proper disposal of all debris. Install new 8" heavy gauge drip edge on all rakes and eaves. Install ice and watershield along six feet of eaves, in all valleys, around all roof protrusions, and over entire low-sloped sections. Cover remainder of exposed roof in synthetic underlayment or deck armor. Install new vent stack boots. Re-flash chimney using existing flashing. Install new shingle-over ridge vent along peak. Install high wind starter strip shingles. Install new ridge caps and shingles as chosen below. Workmanship guaranteed 10 years in addition to manufacturers 50yr. System Warranty. Jobsite will be clean and free of debris daily during the entire home improvement project.

PLEASE MAKE ALL CHECKS PAYABLE TO DANNY DUMOND

***(Any rotted wood shall be repaired free of charge, absolutely NO HIDDEN FEES!!!)**

All material is guaranteed to be as specified, and the above work to be performed in accordance with the specifications submitted for above work for the sum of:

GOOD, our most popular!	**BETTER, A great value!**	**BEST, Workmanship guaranteed for life!!**
IKO Cambridge, Owens Corning Duration, Or GAF Timberline HDZ Lifetime Architectural shingles	**IKO Cambridge, OC Duration, Or GAF Timberline HDZ lifetime architectural Shingle & Complete ice & water coverage.**	**IKO Dynasty, w/ArmourZone Or CertainTeed Landmark PRO Architectural shingles with Complete ice & water coverage.**
Your total is: $8,695	**Your total is:**	**Your total is:**

With payments made as follows:
Balance paid in full

Respectfully submitted__Dan Dumond_

ACCEPTANCE OF CONTRACT

*The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above and accept all terms. Homeowner is responsible for all attorney fees, court costs,, any deck sheathing after the first 100 sq. ft., satellite recalibration, and any expenses required for collection of unpaid balances.

Signature-_____ **Please initial your choice of good, better, or best above.

Visit us on the web www.theroofdoc.com

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Brewer Tree & Landscape LLC
3 Pioneer Road
Westbrook, ME 04092
(207)310-3668
brewertreeandlandscape@yahoo.com

INVOICE

BILL TO
Brett Comack
52 Dennett Street
Portland, ME

INVOICE # 2180
DATE 12/12/2022
DUE DATE 12/12/2022
TERMS Due on receipt

DESCRIPTION	QTY	RATE	AMOUNT
Tree Removal Remove declining Maple left side. Either leave wood cut up firewood length and chip brush or haul everything.	1	850.00	850.00
Pruning Prune 3 Maples right side to remove lower dead and raise canopy over roof to provide 8-10' of clearance. Haul resulting debris.	1	650.00	650.00
Services Install eyebolt on low lateral limb on Maple right side to hang swing. Double price for 2 eyebolts.	2	50.00	100.00
Pruning Prune Black Cherry right rear corner to remove large dead wood 2" and greater. Haul resulting debris. Would need neighbor's permission to set bucket truck in their driveway.	1	250.00	250.00
Stump Grinding Grind 6 stumps left property line along fence and small stump in front yard right of driveway.	1	800.00	800.00

BALANCE DUE **$2,650.00**



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Contractors Invoice

For Mason construction 12 Grove St Portland- 207-332-6515	WORK PERFORMED AT: Dennett St. Portland-

DATE	YOUR WORK ORDER NO.	OUR BID NO.

DESCRIPTION OF WORK PERFORMED

This Contract Agreement is for

Remove Eleven Fence Panel- install New ones

Remove fourteen Post install New ones

The total Price for This Job is 3,000$
This Price includs Labor and Materials-
full clean up.

Contractor X Carlos Maldonado

Customer X

All Material is guaranteed to be as specified, and the above work was performed in accordance with the drawings and specifications provided for the above work and was completed in a substantial workmanlike manner for the agreed sum of _____

_____ Dollars ($_____).

This is a ☐ Partial ☐ Full invoice due and payable by: 11 (Month) 07 (Day) 2023 (Year)

in accordance with our ☐ Agreement ☐ Proposal No. _____ Dated _____ (Month) _____ (Day) _____ (Year)

adams NC3822

09-11

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ATLANTIC HEATING CO., INC.

474 RIVERSIDE INDUSTRIAL PKWY. PORTLAND, MAINE 04103

24 Hour Service • Annual Cleaning
Complete Hi Efficiency Oil Fired Heating Systems

TEL: (207) 797-7218

DATE/TECH	CALL REASON	WORK PERFORMED / PARTS
12/6/23 John	C/O	.75x80°B, P/S, 1A-30, B/V S-0, CO_2-10.3%, NST-435.4, EFF-81.3%
12/3/24 John	C/O	.75x80°W, P/S, spinon filter, B/V S-0, CO_2-10.5%, 0°-6.7%, NST-433.2° D+E Lwco - ok EFF-81.5%
10.27.25 NICK	C/O	SPIN-ON, .75x80°W, SSC-102, B+V FIT, S-✓ H-✓, SMOKE-Ø CO_2-11.58% EFA 82.8% Rec - NEW PigTail! [redacted]
10.28.25 NICK	Call Back	NEW = IGNITOR + PigTail!
5/20/26 Devin	Odor	.75x80W @ 150 PSI Replaced Worn nozzle line. Pump Pressure + Cut off ✓ Pulled Burner motor coupling ✓ Cleaned air Bands and Blower Fan.
		Safety ✓ Limit ✓ Smoke Ø O_2 4.9% Copper 4 CO_2 12.02%. NST 446.5° EFF 84.2%.
		* Chimney is not lined Rec inspection and liner.

24 HOUR EMERGENCY SERVICE

Authentisign NT

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ATLANTIC HEATING CO., INC.

133 PRIDE STREET, WESTBROOK, MAINE 04092

24 Hour Service • Annual Cleaning
Complete Hi Efficiency Oil Fired Heating Systems

TEL: (207) 797-7218

DATE/TECH	CALL REASON	WORK PERFORMED / PARTS
6/26/18 John	off on reset	.75x80°A, Garber, Cad cell good 400 avg ohms, Igniter good, electrodes, good end cone + coupling good, Adjusted PP to 140° and adjusted air. PP was 110
10/11/18 John	c/o	.75x80°A, Garber, B/V S-0, Co² - 11%, NST - 450°, EFF - 82%
1.30.19 [illegible]	Resetting	Found Webster pump at 95psi — Losing Pressure New - A2VA-7116 · SET 140psi .75x80A · NOZZLE LINE S-OK · HI-OK LWCO-OK · O SMOKE · CO² 10.5% · EFF · 81.5%
10/1/19 Justin	Annual Tune up	Brush/Vac Boiler, Nozzle Filter Strainer Pump OK, LWCO OK. Flushed LWCO. .75x80A O smoke Co² 11.2% CO 9ppm Stack 468°F EFF 81.1%
6/5/20 Jamie	annual Service water leak	75 80A nozzle oil filter Pump Strainer Vac/Brush Replace temp. valve and Repipe Replace Relief valve and aquastat O smoke 10.85 lbeg 375°F 84.5 lb eff
12/9/21 John	c/o	.75x80°B, P/S, Garber, B/V S-0, Co² - 11%, NST - 450°, EFF - 82%
11/22/22 John	c/o	.75x80°W, P/S, Garber, B/V S-0, Co² - 11%, ~~NST~~ 450°, EFF - 82%

24 HOUR EMERGENCY SERVICE

Authentisign
NT

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133 PRIDE STREET, WESTBROOK, MAINE 04092

24 Hour Service • Annual Cleaning
Complete Hi Efficiency Oil Fired Heating Systems

TEL: (207) 797-7218

DATE/TECH	CALL REASON	WORK PERFORMED / PARTS
Justin 9/26/14	go annual service	7580A Spinon filter ~~pump strainer~~ VTB LWCO ok
Rick 3/27/15	no heat	Replaced cad cell & control & nozzle ✓ MIF - Pump - SAFTY OK
SRS 1/12/16	Annual Tune up	75x80A 53-3 264-48 Brightwal Good oil flow 0/-0/103/450°/11%/82% Eff
		new Burner Motor
3/31/18 SS	N-S Heat	new Control Pring
5/30/18 SS	N/H	Changed Control to Genysis
6/7/18 SS	N/A	B/motor

24 HOUR EMERGENCY SERVICE

Authentisign
NT