

PROPERTY LOCATED AT: **736 Forest Ave, Portland, ME 04103****PROPERTY DISCLOSURE**

Under Maine Law, certain information must be made available to buyers prior to or during preparation of an offer. This statement has been prepared to assist prospective buyers in evaluating this property. This disclosure is not a warranty of the condition of the property and is not part of any contract between Seller and any Buyer. Seller authorizes the disclosure of the information in this statement to real estate licensees and to prospective buyers of this property. The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

DO NOT LEAVE ANY QUESTIONS BLANK. STRIKE, WRITE N/A OR UNKNOWN IF NEEDED.

SECTION I - WATER SUPPLY

TYPE OF SYSTEM: Public Private Seasonal _____ Unknown
 Drilled Dug Other _____

MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water system?

Pump (if any): N/A Yes No Unknown

Quantity: Yes No Unknown

Quality: Yes No Unknown

If Yes to any question, please explain in the comment section below or with attachment.

WATER TEST: Have you had the water tested? Yes No

If Yes, Date of most recent test: N/A Are test results available? .. Yes No

To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notation? Yes No

If Yes, are test results available? Yes No

What steps were taken to remedy the problem? N/A

IF PRIVATE: (Strike Section if Not Applicable):

~~INSTALLATION~~: Location: _____

~~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: Public Water

Source of Section I information: Seller

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PROPERTY LOCATED AT: **736 Forest Ave, Portland, ME 04103****SECTION II - WASTE WATER DISPOSAL**TYPE OF SYSTEM: Public Private Quasi-Public _____ Unknown

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

Have you had the sewer line inspected?..... Yes NoIf Yes, what results: **The line is clear, video inspection available.**Have you experienced any problems such as line or other malfunctions? Yes NoWhat steps were taken to remedy the problem? **See Comments Below**

IF PRIVATE (Strike Section if Not Applicable):

Tank: Septic Tank Holding Tank Cesspool Other: _____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: _____

 Yes NoHave 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 NoIf Yes, are they available? Yes NoIs System located in a Shoreland Zone? Yes No UnknownComments: **Sewer back up in 2025 due to an obstruction. Affected area was cleaned, the obstruction removed, and the sewer line was re-lined.**Source of Section II information: **Seller**

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PROPERTY LOCATED AT: **736 Forest Ave, Portland, ME 04103****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	Direct Vent Wall Furnace	Electric Baseboards	N/A	N/A
Age of system(s) or source(s)	New	New		
TYPE(S) of Fuel	Natural Gas	Electric		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	Unknown	Unknown		
Name of company that services system(s) or source(s)	N/A	N/A		
Date of most recent service call	New			
Malfunctions per system(s) or source(s) within past 2 years	None	None		
Other pertinent information	None	only in the two rooms on the 3rd floor		

Are there fuel supply lines? Yes No UnknownAre any buried? Yes No UnknownAre all sleeved? Yes No UnknownChimney(s): Yes NoIf Yes, are they lined: Yes No UnknownIs more than one heat source vented through one flue? Yes No UnknownHad a chimney fire: Yes No UnknownHas chimney(s) been inspected? Yes No UnknownIf Yes, date: N/ADate chimney(s) last cleaned: N/ADirect/Power Vent(s): Yes No UnknownHas vent(s) been inspected? Yes No UnknownIf Yes, date: N/AComments: NoneSource of Section III information: Seller**SECTION IV - HAZARDOUS MATERIAL**

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

A. **UNDERGROUND STORAGE TANKS** - Are there now, or have there ever been, any underground storage tanks on the property? Yes No UnknownIf Yes, are tanks in current use? Yes No UnknownIf no longer in use, how long have they been out of service? N/AIf tanks are no longer in use, have tanks been abandoned according to DEP? Yes No UnknownAre tanks registered with DEP? Yes No UnknownAge of tank(s): N/A Size of tank(s): N/ALocation: N/A

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PROPERTY LOCATED AT: **736 Forest Ave, Portland, ME 04103**What materials are, or were, stored in the tank(s)? **N/A**Have you experienced any problems such as leakage: Yes No UnknownComments: **No known underground storage tanks**Source of information: **Seller****B. ASBESTOS** - Is there now or has there been asbestos:As insulation on the heating system pipes or duct work? Yes No UnknownIn the ceilings? Yes No UnknownIn the siding? Yes No UnknownIn the roofing shingles? Yes No UnknownIn flooring tiles? Yes No UnknownOther: **N/A** Yes No UnknownComments: **No known asbestos in/on the property.**Source of information: **Seller****C. RADON/AIR** - Current or previously existing:Has the property been tested? Yes No UnknownIf Yes: Date: **N/A** By: **N/A**Results: **N/A**If applicable, what remedial steps were taken? **N/A**Has the property been tested since remedial steps? Yes No UnknownAre test results available? Yes NoResults/Comments: **Not tested during Seller's ownership**Source of information: **Seller****D. RADON/WATER** - Current or previously existing:Has the property been tested? Yes No UnknownIf Yes: Date: **N/A** By: **N/A**Results: **N/A**If applicable, what remedial steps were taken? **N/A**Has the property been tested since remedial steps? Yes No UnknownAre test results available? Yes NoResults/Comments: **Public Water**Source of information: **Seller****E. METHAMPHETAMINE** - Current or previously existing: Yes No UnknownComments: **No known methamphetamine in/on the property**Source of information: **Seller**

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PROPERTY LOCATED AT: **736 Forest Ave, Portland, ME 04103****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: **N/A**Do you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards: Yes NoIf Yes, describe: **N/A**Are you aware of any cracking, peeling or flaking paint? Yes NoComments: **None**Source of information: **Seller****G. OTHER HAZARDOUS MATERIALS - Current or previously existing:**TOXIC MATERIAL: Yes No UnknownLAND FILL: Yes No UnknownRADIOACTIVE MATERIAL: Yes No UnknownOther: **No known hazardous materials in/on the property.**Source of information: **Seller****Buyers are encouraged to seek information from professionals regarding any specific issue or concern.****SECTION V - ACCESS TO THE PROPERTY**

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

If Yes, explain: **Subject to ROW**Source of information: **Seller, Deed**

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? **N/A**Road Association Name (if known): **N/A**Source of information: **Seller**

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PROPERTY LOCATED AT: 736 Forest Ave, Portland, ME 04103**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?

N/ARelevant Panel Number: 23005C0691F Year: 2024 (Attach a copy)Comments: Not in an area of special flood hazardSource of Section VI information: FEMA Flood Map - FIRMette

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PROPERTY LOCATED AT: **736 Forest Ave, Portland, ME 04103****SECTION VII - GENERAL INFORMATION**

Are there any tax exemptions or reductions for this property for any reason including but not limited to: Tree Growth, Open Space and Farmland, Veteran's, Homestead Exemption, Blind, Working Waterfront?.....

Yes No Unknown

If Yes, explain: **N/A**

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

Are there any actual or alleged violations of a shoreland zoning ordinance including those that are imposed by the state or municipality? Yes No Unknown

If Yes, explain: **N/A**

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: **N/A**

Year Principal Structure Built: **1900** What year did Seller acquire property? **2017**

Roof: Year Shingles/Other Installed: **2022**

Water, moisture or leakage: **None**

Comments: **None**

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: **Minimal water intrusion in the lowest level of the basement.**

Mold: Has the property ever been tested for mold? Yes No Unknown

If Yes, are test results available? Yes No

Comments: **None**

Electrical: Fuses Circuit Breaker Other: Unknown

Comments: **N/A**

Has all or a portion of the property been surveyed? Yes No Unknown

If Yes, is the survey available? Yes No Unknown

Manufactured Housing - Is the residence a:

Mobile Home Yes No Unknown

Modular Yes No Unknown

Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure

..... Yes No Unknown

Comments: **None**

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety:**None**

Comments: **None**

Source of Section VII information: **Seller**

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PROPERTY LOCATED AT: **736 Forest Ave, Portland, ME 04103****SECTION VIII - ADDITIONAL INFORMATION****None**ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: Yes No

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

Neither Seller nor any Broker makes any representations as to the applicability of, or compliance with, any codes of any sort, whether state, municipal, federal or any other, including but not limited to fire, life safety, building, electrical or plumbing.

As Sellers, we have provided the above information and represent that all information is correct. To the best of our knowledge, all systems and equipment, unless otherwise noted on this form, are in operational condition.

<small>Authentisign</small> Kevin Sturtevant	09/18/2025
SELLER	DATE
Dos Mingos LLC	

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

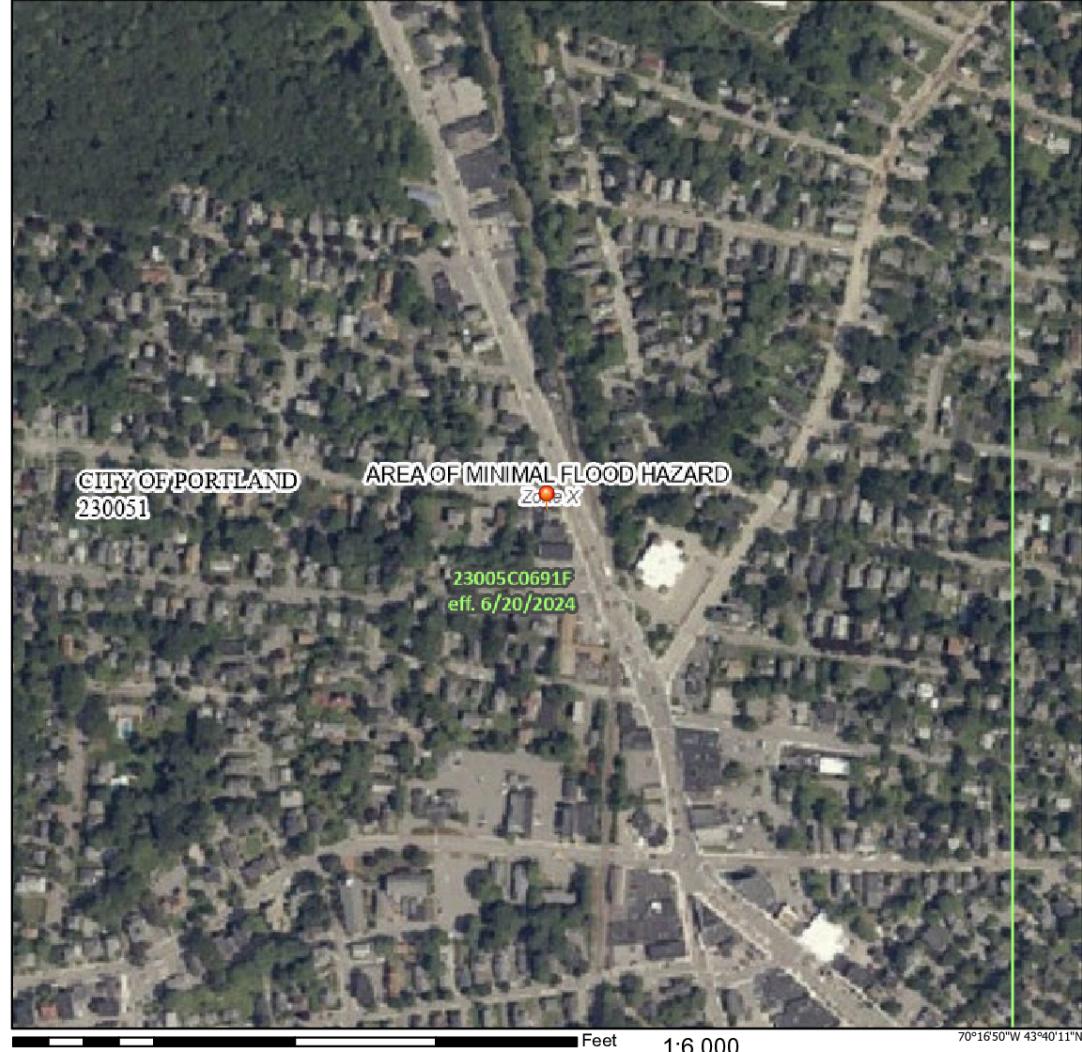
BUYER	DATE
BUYER	DATE



National Flood Hazard Layer FIRMette



70°17'28"W 43°40'37"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, A99
	With BFE or Depth Zone AE, AO, AH, VE, AR
	Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
OTHER AREAS	Future Conditions 1% Annual Chance Flood Hazard Zone X
GENERAL STRUCTURES	Area with Reduced Flood Risk due to Levee. See Notes, Zone X
OTHER FEATURES	Area with Flood Risk due to Levee Zone D
MAP PANELS	NO SCREEN Area of Minimal Flood Hazard Zone X Effective LOMRs Area of Undetermined Flood Hazard Zone D

—	Channel, Culvert, or Storm Sewer
—	Levee, Dike, or Floodwall
—	Cross Sections with 1% Annual Chance Water Surface Elevation
—	Coastal Transect
—	Base Flood Elevation Line (BFE)
—	Limit of Study
—	Jurisdiction Boundary
—	Coastal Transect Baseline
—	Profile Baseline
—	Hydrographic Feature

—	Digital Data Available
—	No Digital Data Available
—	Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 11/5/2024 at 8:28 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Dos Mingos LLC

(hereinafter "Seller")

AND _____

(hereinafter "Buyer")

FOR PROPERTY LOCATED AT 736 Forest Ave, Portland, ME 04103

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).

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.

Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Agent	Date	Agent	Date

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Elevate Maine Realty, 211 US-1 Falmouth ME 04105
Michael Navarro

Phone: 2072039022 Fax:
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com



736 Forest Ave,