



RE/MAX of Wasilla Addendum to Residential Real Property Transfer Disclosure Statement (To be completed when property is listed)

OL#: _____ MLS#: _____
Seller's Name: Andrew + Julie Miller
Owner of Record: _____
Property Address: 103 W. Auklet Palmer, Alaska
Legal Description: Lot 5 C TA Smith

The Seller discloses the following information with the knowledge that, even though this is not a warranty, prospective Buyers may rely on such information in deciding whether to purchase the property and on what terms. Seller hereby authorizes the Licensee(s) to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property.

1. Are you a real estate Licensee? yes no
2. Title:
 - a) Does anyone have a first right of refusal to buy, option, or lease this property or an unrecorded ownership interest? ~~yes~~ no If so, who: _____
 - b) Are there any bonds, judgments, assessments, LIDs, or PILAS in the form of liens upon the property? yes no Amount: _____
 - c) Are you aware of an oil/gas/mineral lease that would affect this property? yes no
 - d) Are you a US citizen? (Re: FIRPTA - IRS Code 1445) yes no
3. Setbacks/Restrictions:
 - a) Are any zoning or land use development changes planned in your area? yes no
 - b) Is there an architectural or association committee review required for additions, remodeling, or new construction? yes no City of Palmer Permits required for some property additions
4. Water:
 - a) Source of water: Public H₂O - City of Palmer
 - b) Location of well: N/A
Date drilled: N/A
 - c) Is the water pressure adequate for household and yard use? yes no
 - d) Is there a water filter water softener system with the property?
Do you own rent the system? 56.88
 - e) Do you pay to receive water? yes no How much? 56.88 per month (includes sewer + weekly garbage P/O)
Sewage: Provided by City of Palmer
 - f) Date system installed: _____ Installed by: _____
 - g) Date tank last pumped: N/A Date professionally inspected: N/A
 - h) Do you have city sewer? yes no How much? _____ per month

Indemnity and Hold Harmless Agreement for On-Site Wells

The buyer recognizes that the water supply on the above described property may be provided by a well. The Buyer has taken precaution to investigate the status of the well, its gallonage rate, its abilities to supply water for the subject real property. The undersigned hereby waives any causes for action against Seller and the real estate Licensee(s) or real estate firm(s), of any nature whatsoever based upon the gallonage of the well or the performance of the well. The Buyer recognizes that the real estate Licensee(s) and/or firm(s) has/have undertaken no investigation of the well and does not intend to do so.

Please Initial: Buyer _____ Seller AM
JM

5. Flooding or Seepage:

a) Have you experienced any flooding, seepage, dampness, and/or mildew in the basement, crawl space, through the foundation and/or inside the improvements? yes no

Please explain: Pipe to rear exterior faucet leaked into crawl space, repaired professionally 6/12/06

Has flood insurance been obtained or is required to satisfy lender? yes no

If yes, please explain: _____

c) Is there standing water or a drainage situation on your property at any time of year? yes no

d) Has there been any water damage due to condensation? yes no

Date of last repair: _____ Repaired by: _____

e) Do you live in a flood zone? yes no Source of Determination: Mat-Su Borough

Other: _____

6. Remodeling/Improvements:

a) Has the structure(s) been remodeled or altered? yes no

By: Self A licensed contractor Other(s) _____

b) When was the exterior of the house last painted? Date: June 2003 (unsure of exact date)

By whom: John Miller (father of Andrew Miller) professional painter

c) If constructed after 6/30/92, did structure meet and pass the following inspections? yes no

HUD/FHA Alaska Housing Finance Inspections

d) Has the drainage been altered? If yes, by whom? _____

7. Heating/Utilities:

a) If there is a freestanding wood stove/fireplace insert, when was it installed?

yes no Date: _____ By whom: _____

b) Has your home been energy rated? Rating: _____

c) Has the heat system been converted from electric to gas? yes no

If yes, by whom? Bowker Mechanical (Nov. 2002)

d) Are there heating vents in all rooms? yes no If no, please explain. _____

e) Are the propane tanks: rented owned

f) Amount of deposit required: _____

g) Last time filled: _____ By whom? _____

h) Are they included in the transfer? yes no

8. Construction:

Name of original builder: unknown

Manufactured home by: N/A

Mobile home by: N/A

Modular home by: N/A

a) Wall type: 2 x 4 2 x 6 2 x 8 Other If other, please explain: _____

b) Siding type: OSB

c) Insulation type: fiber glass wall, blown in ceiling

d) Roof type: Metal

e) Windows are: Single Double Triple pane Storm windows Various

f) Is there polyethylene (vapor barrier) or other film covering the ground in the crawl space?

yes no

g) Have ICBO inspections been done on your home? yes no If yes, by whom? _____

Have they been recorded? yes no

9. Neighborhood:

a) Fire Service Area: City of Palmer

Please initial: Buyer _____ Seller AM

Jm

10. Square Footage Measurements:

House: 1008 + bath Garage: 326 Unfinished: _____ Other: _____
Square footage source: Residential Appraisal Report 2002

Note to Buyer: Buyer understands that if square footage measurements are important to this purchase, Buyer must measure the property.

11. Other:

- a) Has the property been used for the sale/manufacture/growing of illegal drugs or plants?
yes no
- b) Do you have or have you had Carpenter Ants? yes no
- c) Have you had an insurance claim for damage to the property? yes no
- d) Has there been any frozen sewer and/or heating lines? yes no If so, when? _____
- e) What is the history of the use of the property (e.g., has it been owned or possessed by a mechanic, photographer, taxidermist, or any other individual who might have had toxic or hazardous materials on the property)?
unknown

12. Psychological Impacts:

- a) Has anyone committed suicide on the property? yes no
- b) Has anyone died on the property? yes no
- c) Have there been reports of supernatural or paranormal experiences with respect to this property?
yes no

What do you see as the major advantages of your property?

What do you see as the major disadvantages of your property?

Do you know of anything else regarding your property that may be of concern to a buyer?

If you answered yes to either question 16 or 17 on the state form and the soil has not been tested, it is recommended a testing be done and a certificate be issued. The Buyer is urged to carefully inspect the property and to have the property inspected by an expert. Buyer understands that there are areas of the property on which the Seller has no knowledge and that this disclosure statement does not encompass those areas. Buyer also acknowledges that he/she has read and received a signed copy of this statement from the Seller or the Seller's Licensee.

I/we understand that the above information was provided by the Seller(s) and understand that Licensee's knowledge of the property has been solely obtained from personal observation and representations made by Seller. I/we waive any claim against the Licensee(s) and other members of the Multiple Listing Service in the event that any of the above information is incorrect or incomplete.

[Signature]
Seller's Signature

Julio Miller

7/26/06
Date

Buyer's Signature

Date