



Addendum or Amendment to the Purchase and Sale Agreement

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1 Date 01/16/17

2 In reference to the Purchase and Sale Agreement between:

3 John and Jane Buyer, the Buyer(s), and

4 Sam and Susan Seller, the Seller(s), dated

5 01/02/17, covering the real property commonly known as:

6 Address: 1234 Ash St, Wasilla AK 99654

7 Legal (the Property): Ash Estates L1 B1

8 the undersigned Buyer(s) and Seller(s) hereby agree to the following (check only one):

9 **Addendum** – to be used when more space is needed on the Purchase and Sale Agreement

10 **Amendment** – to be used only when changing an existing Purchase and Sale Agreement

11 Buyer respectfully requests that seller makes the following repairs noted on the home inspection report:

12 #44

13 #46

14 #69

15 #72

16 All other terms and conditions to remain the same.

27 **To the extent any provision of this Addendum/Amendment is inconsistent with the provisions of the Purchase and**

28 **Sale Agreement, the terms of this Addendum/Amendment shall control.**

30 **All other Terms and Conditions to remain the same.**

31 **This Addendum/Amendment shall expire** unless the party making this Addendum/Amendment is notified of its

32 acceptance no later than 01/17/17 (date) 9:00 a.m. p.m. (time).

33 Notification of acceptance of this Amendment/Addendum may be made only by one of the methods specified in the

34 paragraph titled 'Acceptance/Notice of Acceptance/Delivery' as contained in Purchase and Sale Agreement.

36 Date: _____ Time: _____ a.m. p.m.

37 Buyer Seller 1: _____ 2: _____ 3: _____

38 Brokerage 123 Realty Licensee(s) Sally Selling Agent

The undersigned accepts the above Amendment/Addendum

40 Upon execution by both parties, this agreement becomes an integral part of the referenced Purchase and Sale Agreement.

42 Date: _____ Time: _____ a.m. p.m.

43 Buyer Seller 1: _____ 2: _____ 3: _____

44 Brokerage Keller Williams Real Estate Matsu Licensee(s) Cora Carleson & Tara Kerr

1)Evaluation by structural or Geo-Tech. engineer 2)Recommend repairs by specialty tradesman dealing with item or system
3)Refer to termite report 4)Item is a safety hazard;correction is needed 5)Upgrades are recommended for safety
**Warrants attention

Client: John and Jane Buyer

Report #: 1234 Ash

- 1. Driveway
- 2. Sidewalks
- 3. Retaining Walls
- 4. Patio
- 5. Patio Cover
- 6. Decks/Porches
- 7. Fences & Gates

GROUNDS

Page 2

- 8. Exterior Stairs
- 9. Exterior Walls
- 10. Trim /Eaves, Sophist & Fascia
- 11. Chimney
- 12. Sprinklers
- 13. Hose Faucets
- 14. Gutters & Down spouts

EXTERIOR

Page 3

Recommend adding gutters and down spouts around home for proper drainage of roof water away from foundation. **

- 15. Lot Drainage / Grading
- 16. Slab on Grade, 17. Raised Foundation, 18. Basement

FOUNDATION

Page 4

Wood Frame: Floor Joist

- 18. Basement

- 19. House Roof
- 20. Garage Roof

ROOF

Page 5

- 21. Third Roof
- 22. Exposed Flashing

23. Main Line **PLUMBING** **Page 6**

24. Water Supply Lines

25. Waste Lines

26. Fuel System

27. Water Heater(s)

28. Description **HEATING** **Page 7**

29. Condition

30. Venting

31. Combustion Air

32. Burners

33. Distribution

34. Normal Controls **HEATING Continued & AIR Page 8**

35. Air Filters

36. Heating Notes

Suggest/Recommend cleaning, servicing and checking heat exchanger for defects at the forced air furnace burner area by a professional heating contractor if its not been done in the last year. (2&4)

37.& 38. Evaporative Cooler/Air Conditioner

Comments

39. Electric Service **ELECTRICAL** **Page 9**

40. Main Panel

41. Conductors,42. Sub-panel(s),43. Panel Notes

44. Wiring Notes

Not enough AFCI'S installed in breaker panel. Have AFCI'S installed where applicable for safety.(2)(4)See Photos.

45. Entry Doors **INTERIOR** **Page 10**

46. & 47 Interior & Exterior Doors

The latching hardware on the rear exterior sliding door was not operational at the time of the inspection. Repair for safety.
(4)

48. Windows

49. Interior Walls

50. Ceilings

51. Floors

52. Fireplace

53. Interior Features

INTERIOR Continued

Page 11

54. Smoke Detectors

55. Laundry

56. Attic

Attic has 16 inches of monotherm insulation making it approx. R38. No issues viewed.

Ventilation

57. Floor

GARAGE

Page 12

58. Firewall/Ceiling

59. Ventilation

60. Door to Living Space

61. Exterior Door

62. Vehicle Door

63. Automatic Opener

64. Electrical

65. Comment

66. & 67 Kitchen Sink(s), General Features

KITCHEN

Page 13

68. Garbage Disposal

69. Range / Oven / Cook top

The range is missing the anti-tip preventer device. Install for safety. (4)

70. Dishwasher

71. Special Features

72. Toilet

BATHROOMS

Page 14

The toilet was loose at the floor in the lower bathroom. This is indicative of a bad wax seal. Repair before major damage occurs. (4)

73. Sink

74. Ventilation / Heat

74. Toilet

75. Bathtub

76. Shower

Client: John and Jane Buyer

Subject Property

Schedule Date : 01/15/2017

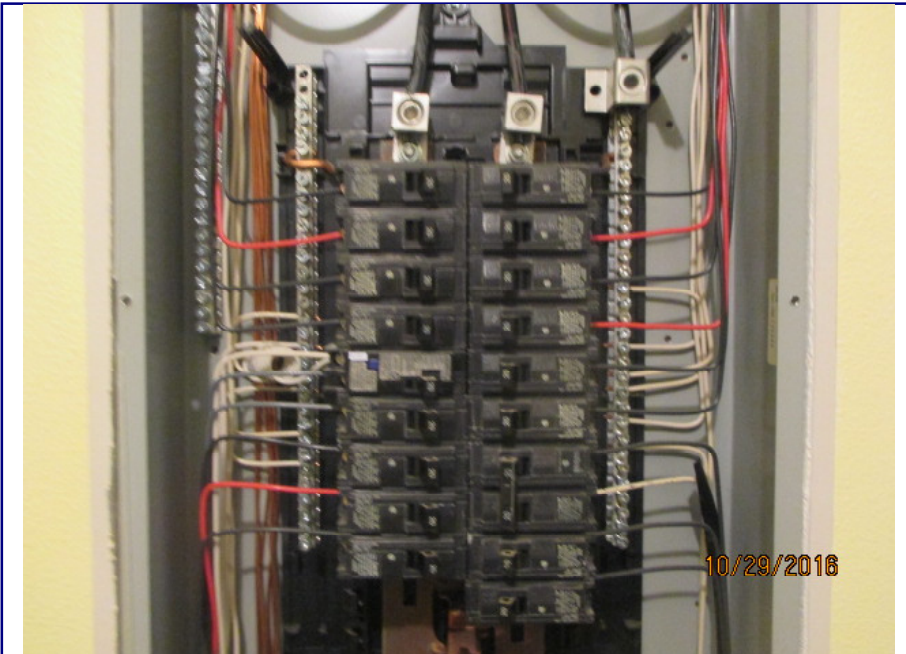
Lot Blk

Picture 1



Home Front.

Picture 2



Not enough AFCI.

Ace Property Consultants