

Address: 1775 MORNINGTIDE Court



Listing #	08-14042	Price-List	\$ 215,000
Status	Active	Near	Anchorage
Zip Code	99501	Type	Residential
Bedrooms	3	Baths	2.50
Acres	0.07	Carpport #	0
Garage #	2	Latitude	61.205240
Longitude	-149.841104	Unit #	
Year Built	1979		

MLS Area: 40 - Seward Hwy to Boniface Pkwy
Borough/Census Area: 1A - Anchorage Municipality
Region: 1 - Southcentral Alaska Region
Builder Name & Co:
Zoning: R2M - Multi Family Residential

School-Elementary	Airport Heights	School-Middle	Wendler	School-High	East Anchorage
Energy Rating		Remote Description		SF-Gar	440
SF-Lot	2,842	SF-Res	1,284	LPSqFt\$	167.45
Tax ID	0032632500001	Tax Map #-Mat-Su	N/A	Grid # (Muni Anch)	SW1433
Taxes	\$ 3,028	Tax Year	2008	Construction Status	Existing Structure
Year Remodeled		Year Updated	2008		

Directions: Off Eastridge Dr which runs from 20th and Lake Otis, or Sitka and Debarr. Morningtide runs North, home on right.

Legal: EASTRIDGE #2 L52

Public Remarks: Full details, photos, information download package on listing licensee web site. End unit. Updated and made market-ready after move-out. New carpet. Furnace serviced and inspected. Great mid-town location convenient to U-Med district, other commercial centers, and downtown. Two-story design, master BR has own bath. Private fenced back yard with large deck backing on community open space.

Residential Type: Townhouse	Heat Type: Forced Air	Wtrfrnt-Access Near: None
Association Info: Dues-HOA Name: Executive Management; Dues-HOA Phone #: 563-4646; Dues-Amount: 125; Dues-Frequency: Monthly	Fuel Type: Natural Gas	New Finance (Terms): AHFC; Cash; Conventional; FHA; VA
Exterior Finish: Wood	Sewer Type: Public	Mortgage Info: EM Minimum Deposit: 2,000
Roof Type: Asphalt/Comp Shingle	Water-Type: Public	Docs Avl for Review: Docs Posted on MLS; Prop Discl Available
Foundation Type: Concrete Block	Dining Room Type: Area	
Floor Style: Two-Story Tradtnl	Access Type: Dedicated Road; Paved; Maintained	
Garage Type: Attached; Heated	View Type: Mountains; Partial	
Carpport Type: None	Topography: Level	
	Wtrfrnt-Frontage: None	

Features-Interior: Dishwasher; Disposal; Electric; Fireplace; Microwave (B/I); Range/Oven; Refrigerator; Washr&/Or Dryer Hkup; CO Detector(s); Washer &/Or Dryer; Carpet; Smoke Detector(s)

Features-Additional: Covenant/Restriction; Deck/Patio; Fence; Fire Service Area; Garage Door Opener; Home Owner Assoc.; Landscaping; Road Service Area; In City Limits; DSL/Cable Available

Room Name	Room Level	No. of Rooms	Room Remarks	Room Name	Room Level	No. of Rooms	Room Remarks
Dining Room	1	1	Area	Bath-Total	2	1	
Kitchen	1	1		Bath-Half	1	1	
Living Room	1	1		Master Bedroom	2	1	
Master Bath	2	1		Bedroom	2	2	

LO: Coldwell Banker Best Properties

All information is deemed reliable, but is not guaranteed. All measurements, square footage, etc. are approximations. School boundaries are subject to change. Verification of listing content by all parties is recommended and should be independently verified. See [copyright notice](#).

Prepared by Niel Thomas, ABR, CCIM, CRS on Thursday, October 09, 2008 11:55 AM

The information on this sheet has been made available by the MLS and may not be the listing of the provider.

Tax Record Report for Parcel 0032632500001 at 1775 Morningtide Ct, AK

General Property Data

Owner	Donaghy Anne T	Parcel	0032632500001
Owner Address	Po Box 104 Meriden, NH 03770-0104	Tax District	001
Zoning	R2M	Card	01
Region	10 - Municipality of Anchorage		

Legal

Land Use Code	Single Family	Plat	800158
Legal Desc	EASTRIDGE #2 LT 52	Grid	SW1433
Land Size	2,842	Neighborhood #	50C04
Style	TOWNHOUSE	Year Built	1979
Eff Year	1,979	Total SqFt	1,284

Residential Characteristics

Bedrooms	3	Full Baths	2
Half Baths	1	Total Rooms	6

Current Property Data

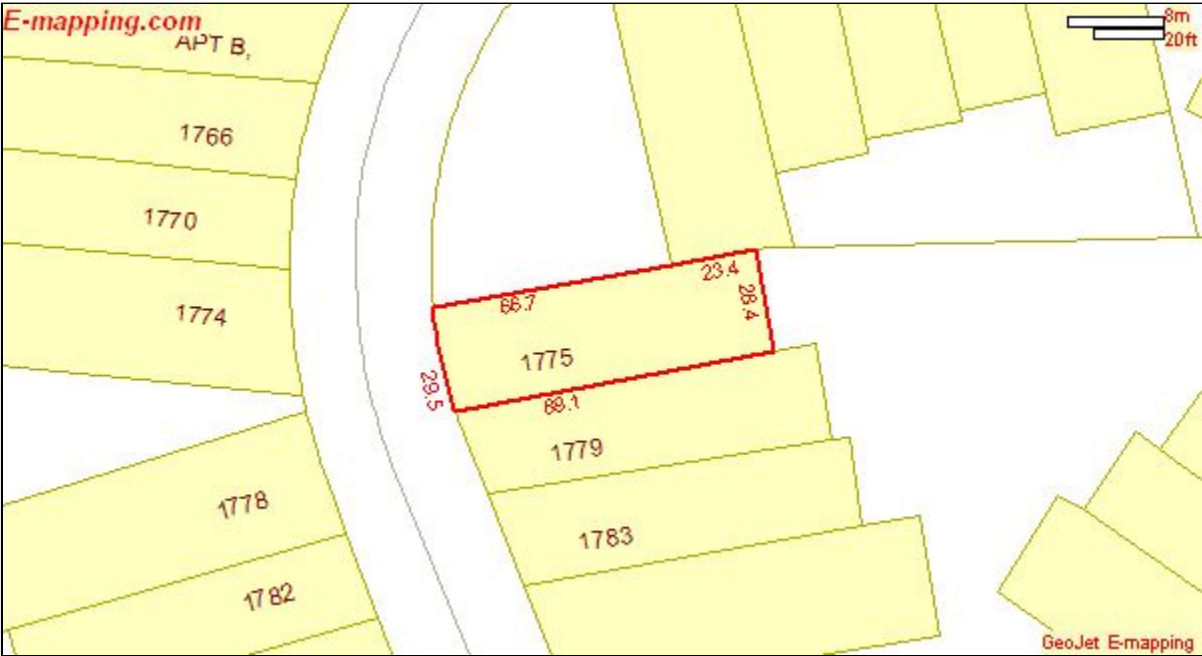
Tax Year	2008	Land Value	58,800
Building Value	144,600	Total Value	203,400
Mill Rate	1,489	Tax Amount	3,028
% Complete	71	Deed Date	05/01/02
Prev Deed Date	05/01/02	Deed Book	2002
Prev Deed Book	2002	Deed Page	0690
Prev Deed Page	0690		

Details

Land Info:	Grade: High; Well Site: No; Drainage: Good
Topography:	Level
Utilities:	Public Sewer; Public Water
Access Info:	Good
Street Info:	Curb & Gutter; Paved; Front Traffic: Low
Misc.:	Ext Wall: Wood; Phys Cond: Normal Wear & Tear; Recreate Dt: 08021984
Heat:	System: Central; Type: Forced Air; Fuel: Natural Gas
SqFt:	1 Flr SF: 660; 2 Flr SF: 624
Stacks:	EZ FP: 1
Fixture:	Total: 10
Res Additions (1):	1st Level: Cov"rd Open Porch; Area: 72
Res Additions (2):	1st Level: Attch/built Garage; Area: 440
Res Additions (3):	1st Level: Wood Deck; Area: 192

Sales

Year	Land Value	Bldg Value	Total Value	Mil Rate	Taxes	Per Complete	Deed Date	Book	Page	Owner
2008	58,800.00	144,600.00	203,400.00	1489.00	3,028.00	71	5/1/2002	2002	0690	DONAGHY ANNE T
2007	55,800.00	138,400.00	194,200.00	1456.00	2,827.00	71	5/1/2002	2002	0690	
2006	50,900.00	126,700.00	177,600.00	1530.00	2,717.00	71	5/1/2002	2002	0690	
2005	46,000.00	117,300.00	163,300.00	1629.00	2,660.00	71	5/1/2002	2002	0690	
2004	38,000.00	119,100.00	157,100.00	1620.00	2,545.00	75	5/1/2002	2002	0690	



Legend			
COMMERCIAL	INDUSTRIAL	INSTITUTIONAL	MOBILE HOME
MULTI-FAMILY	NOT ASSIGNED	PARK	RESIDENTIAL
VACANT	WATER		



State of Alaska

Residential Real Property Transfer Disclosure Statement

Prepared in compliance with Alaska Statute (AS) 34.70.010 - 34.70.200

General Information

AS 34.70.010 requires that before the Transferee/Buyer (hereafter referred to as **Buyer**) of an interest in residential real property makes a written offer, the Transferor/Seller (hereafter referred to as **Seller**) must deliver a completed written disclosure form. This disclosure statement is in compliance with AS 34.70.010. It concerns the residential real property* located in the Anchorage Recording District, Third Judicial District, State of Alaska.

Legal Description: EASTRIDGE #2 L52

Property Address/City/Other: 1775 MORNINGTIDE Court, Anchorage, AK 99501

* Residential real property means any single family dwelling, or two single family dwelling units under one roof, or any individual unit in a multi-unit structure or common interest ownership community whose primary purpose is to provide housing. AS 34.70.200(2) and (3).

AS 34.70.020 provides that if a disclosure statement or material amendment is delivered to the transferee after the transferee has made a written offer, the transferee may terminate the offer by delivering a written notice of termination to the transferor or the transferor's licensee within three days after the disclosure statement or amendment is delivered in person or within six days after the disclosure statement or amendment is delivered by deposit in the mail.

AS 34.70.040(b) provides that if an item that must be completed in the disclosure statement is unknown or is unavailable to the Seller, and if the Seller or Seller's agent has made a reasonable effort to ascertain the information, the Seller may make an approximation based on the best information available to the Seller or Seller's agent. It must be reasonable, clearly labeled as an approximation, and not used to avoid the disclosure requirements of AS 34.70.010 - AS 34.70.200.

All disclosures made in this statement are required to be made in good faith (AS 34.70.060). The Seller is required to disclose defects or other conditions in the real property or the real property interest being transferred. To comply, disclosure need not include a search of the public records, nor does it require a professional inspection of the property.

If the information supplied in this disclosure statement becomes inaccurate as a result of an act or agreement after the disclosure statement is delivered to the Buyer, the Seller is required to deliver an amendment to the disclosure statement to the Buyer. An addendum/amendment form for that purpose may be attached to this disclosure statement. Upon delivery to a buyer, any inspection/reports generated by a purchase agreement of this property automatically becomes an addendum/amendment to the property disclosure.

Exemption for First Sale: Under AS 34.70.120, the first transfer of an interest in residential real property that has never been occupied is exempt from the requirement for the Seller to complete the Disclosure Statement.

Waiver by Agreement: Under AS 34.70.110, completion of this disclosure statement may be waived when transferring an interest in residential real property if the Seller and Buyer agree in writing. Signing this waiver does not affect other obligations for disclosure.

Violation or Failure to Comply: A person who negligently violates or fails to perform a duty required by AS 34.70.010 - AS 34.70.200 is liable to the Buyer for actual damages suffered by the Buyer as a result of the violation or failure. If the person willfully violates or fails to perform a duty required by AS 34.70.010 - AS 34.70.200, the Seller is liable to the Buyer for up to three times the actual damages. In addition to the damages, a court may also award the Buyer costs and attorney fees to the extent allowed under the rules of court.

AS Seller's Initials 10/6/08 Date 1775 MORNINGTIDE Court, Anchorage, AK 99501 Property Address _____ Buyer's Initials _____ Date

Seller's Information Regarding Property

Property Type (check one):

- Single Family Zero Lot Line/Town House Condominium Townhome/PUD
- Duplex (Including Single Family with an Apartment)
- Other (please specify) _____

Do you currently occupy the property? Yes No If Yes, how long? _____

If not a current occupant, have you ever occupied the property? Yes No If so, when? _____

Year Property Built: 1979. If property was built prior to 1978, or if Seller has any knowledge of lead-based paint, Seller must complete Disclosure of Information and Acknowledgment of Lead-based Paint and/or Lead-based Paint Hazards in accordance with Section 1018 of the Residential Lead-Based Paint Hazard Reduction Act of 1992 (also known as Title X) and provide Buyer with the "Protect Your Family From Lead in Your Home" pamphlet. The pamphlet can be found on the Internet at <http://www.epa.gov/lead/leadprot.htm>.

Construction Overview: Wood Frame Manufactured Modular Other: _____

Foundation: Masonry Block Poured Concrete Piling Treated Wood Other: _____

Name of original builder (if known): _____

Property Features:

Check all items that are **built-in** and will remain with the property. **Also ...**

Circle those checked items that have known defects or malfunctions. **Also ...**

Describe the defect or malfunction on the Addendum/Amendment(s) To The Disclosure Statement.

- | | | |
|--|---|---|
| <input type="checkbox"/> Cooktop | <input type="checkbox"/> Wood Stove(s) # of _____ | <input type="checkbox"/> T.V. Antenna |
| <input type="checkbox"/> Oven(s) # of _____ | <input type="checkbox"/> Jetted Tub | <input type="checkbox"/> Satellite Dish |
| <input checked="" type="checkbox"/> Rods & Blinds | <input type="checkbox"/> Hot Tub <input type="checkbox"/> Cover | <input checked="" type="checkbox"/> Window Screens |
| <input type="checkbox"/> Microwave(s) # of _____ | <input type="checkbox"/> Steam Shower Room | <input type="checkbox"/> Security System |
| <input checked="" type="checkbox"/> Dishwasher | <input type="checkbox"/> Water Softener | <input checked="" type="checkbox"/> Smoke Detector(s) # of <u>1</u> |
| <input type="checkbox"/> Trash Compactor | <input type="checkbox"/> Water Filtering System | <input checked="" type="checkbox"/> CO Detectors # of <u>1</u> |
| <input checked="" type="checkbox"/> Garbage Disposal | <input type="checkbox"/> Greenhouse <input type="checkbox"/> Attached <input type="checkbox"/> Detached | <input type="checkbox"/> Fire Alarms |
| <input type="checkbox"/> Instant Hot Water Dispenser | <input type="checkbox"/> Ventilating System | <input type="checkbox"/> Auto Garage Door Opener(s) |
| <input type="checkbox"/> Central Vacuum Installed | <input type="checkbox"/> Heating System | # of Opener(s) _____ |
| <input type="checkbox"/> Intercom | <input type="checkbox"/> Storage Shed(s) # of _____ | <input type="checkbox"/> Built-In Refrigerator |
| <input type="checkbox"/> Paddle Fan(s) # of _____ | <input type="checkbox"/> Built-In Barbecue | <input checked="" type="checkbox"/> Other <u>washer/dryer (3 yrs old)</u> |

Comments: _____

Structural Components:

Circle only those items that have known defects, malfunctions, or have had major repairs performed within the last five years. **Also ... Describe** the defect, malfunction, or repair on the Addendum/Amendment(s) To The Disclosure Statement.

- | | | | | |
|-----------------------|------------------|---------------------------|-------------------------|--------------------------|
| • <u>Fences/Gates</u> | • Rain Gutters | • Insulation | • Electrical Systems | • Electronic Air Cleaner |
| • Driveways | • Exterior Walls | • Woodstove(s) # of _____ | • Sewage Systems | • Heat Recovery |
| • Private Walkways | • Interior Walls | • Fireplace(s) # of _____ | • Water Supply | • Ventilator System |
| • Retaining Walls | • <u>Floors</u> | • Gas Starter | • Garage | • Swimming Pool |
| • Foundation | • Ceilings | • Chimneys | • Garage Floor Drain | • Mechanical |
| • Crawl Space | • Doors | • Plumbing Systems | • Carport | • Filtration |
| • <u>Roof</u> | • <u>Windows</u> | • <u>Heating Systems</u> | • Washer/Dryer Hook-ups | • Pool Cover |
| • Patio/Decking | • Skylights | • Solar Panels | • Humidifier | • Hot Water Heater |
| • Slabs | • Venting | • Wind Generators | • Air Conditioner | |

Other items not covered above? _____

Comments: _____

ASD 10/6/08 1775 MORNINGTIDE Court, Anchorage, AK 99501 _____
 Seller's Initials Date Property Address Buyer's Initials Date

Documentation: Check the documents for the subject property that the seller has available for review:

- | | | |
|--|---|--|
| <input type="checkbox"/> Engineer/Property/Home Inspection Report(s) | <input type="checkbox"/> Written Agreements with Adjacent Property Owners | <input type="checkbox"/> Party Wall Agreement |
| <input type="checkbox"/> Title Information | <input type="checkbox"/> Energy Rating Certificate or PUR-101 | <input type="checkbox"/> Lease/Rental Agreement |
| <input type="checkbox"/> As-Built Survey | <input type="checkbox"/> Resale Certificate | <input type="checkbox"/> Soils Test |
| <input type="checkbox"/> Certificate of Occupancy or PUR-102 | <input type="checkbox"/> Water Rights Certificate | <input type="checkbox"/> Well Log and Water Tests |
| <input type="checkbox"/> Deed Restrictions | <input type="checkbox"/> Subdivision Covenants/Restrictions | <input type="checkbox"/> Hazardous Materials Test(s) |
| <input type="checkbox"/> Other _____ | | <input type="checkbox"/> Other _____ |

Additional Information:

Supply information for the following items:

To the best of your knowledge, has the property been inspected by an engineer/home inspector in the last 5 years?..... **Yes** **No**

➤ **Drainage:**

- ◆ Are you aware of ever having any water in the crawl space, basement, or lower level?.....
 - If Yes, how has the problem been resolved?
 - Sump Pump(s) Curtain Drain Rain Gutter/Extension Other _____
 - When was problem resolved? _____
 - Location of each sump pump: _____
- ◆ To where does the water drain after it leaves the sump pump? _____
- If gutters, where do downspouts discharge? _____
- ◆ Is there a floor drain in the structure, including garage?.....
 - If Yes, where is it located and where does it drain to? _____

➤ **Roof or Other Leakage:**

- Type: Asphalt/Composition Shingle Cedar Shake Built-up Metal Other _____
- Age: 3 years. Location of attic access? _____
- ◆ Are you aware of any ice damming on the roof?
 - If Yes, provide location. _____
 - ◆ Are you aware of any water leaking into the home? i.e., windows, lights, fireplace, etc.
 - If Yes, provide location. _____

➤ **Fireplace and/or Woodstove:** Date chimney(s) last cleaned? Not known Who cleaned? _____

➤ **Heating System(s):**

Mark all types that apply: Hot Water Baseboard Forced Air Radiant Heat Electrical Heat

Wood Stove Other _____

Age: 7 years. Last Cleaned: _____ Last Inspected: _____

Source: Natural Gas Electric Propane Tank leased or owned? _____ Wood Coal

Oil with _____ gallon storage which is Buried Above Ground Other _____

Age of Tank? _____ years.

➤ **Hot Water Heater:**

Age: 12 years. Capacity: 50 gallons. Type: Gas Electric Other _____

➤ **Water Supply:**

Type: Public Private Community Cistern/Water Tank If Cistern/Water Tank: _____ Size

Other _____

If Private: Well Depth: _____ feet. Flow Rate: _____ gallons per minute. Date Tested: _____

- ◆ Have you had any problems with your water supply?.....
- ◆ Has the water supply been tested in the past 12 months?.....
 - If Yes, attach all documentation from all tests.
- ◆ Are you aware of any contaminants in your water supply, to include but not limited to E-coli, nitrates, heavy metals, arsenic or other contaminants?
- ◆ Has the well failed while you have owned the property?.....
- ◆ Have you ever had a well pump problem or failure?.....
- ◆ Do you supply water to, or receive water from others?.....
 - If Yes, is there a recorded agreement?.....
- ◆ Do you have a water rights certificate for this property?.....

Seller's Initials AS Date 10/6/08 Property Address 1775 MORNINGTIDE Court, Anchorage, AK 99501 Buyer's Initials _____ Date _____

Additional Information (Continued):

➤ **Sewer System:**

- Type: Public Private Community Other _____ **Yes** **No**
- Does your sewer system have a lift station/lift pump?
 - If Private: Septic Tank Holding Tank Other: _____
 - Drainfield System: Bed Trench Mound Pit Crib Other _____
 - Innovative Sewer System: Intermittent Sand Filter Biocycle Recirculating Upflow Filter
 Secondary sewer treatment plant Other _____
 - Has the sewer system failed while you owned the property?
 - If Yes, explain: _____
 - Age of sewer system: _____ Location: _____
 - Have you had any work maintenance or inspections done on the sewer system during your ownership?
 - If Yes, explain: _____
 - Approval/Certification source (and date if known): _____
 - Are you aware of any abandoned sewer systems, leachfields, cribs, etc. on the property?

➤ **Freeze-ups:**

- Have you had any frozen water lines, sewer lines, drains, or heating systems?
- If yes, please explain. _____
- Are there any heat tapes, heat lamps, or other freeze prevention devices?
- Location, and explain use. _____

➤ **Average Annual Utility Costs:**

Gas	\$ <u>1,100</u>	Company/Source: <u>Eustar</u>
Electric	\$ <u>600</u>	Company/Source: <u>mun. Light + Power</u>
Oil	\$ _____/Gallons: _____	Company/Source: _____
Propane	\$ _____	Company/Source: _____
Wood	\$ _____	Company/Source: _____
Coal	\$ _____	Company/Source: _____
Water	\$ <u>350</u>	Company/Source: <u>Anch. water + wastewater</u>
Sewer	\$ _____	Company/Source: _____
Refuse	\$ <u>210</u>	Company/Source: <u>mun. Solid waste</u>
Other	\$ _____	Company/Source: _____

To the best of your knowledge, are you aware of any of the following conditions with respect to the subject property? If answer is "Yes," indicate the relevant item number and explain the condition on the Addendum/Amendment(s) to the Disclosure Statement.

➤ **Title:**

- Yes** **No**
1. Do you know of any existing, pending, or potential legal action(s) concerning the property?
 2. Do you know of any street or utility improvements planned that will affect the property?
 3. Road maintenance provided by? City of Anchorage
 4. Is the property currently rented or leased?
 - If Yes, expiration date: _____/_____/_____
 5. Is there a homeowner's association (HOA) for the property?
 - If Yes, HOA name: Eastridge II Townhomes HOA Telephone: 907-563-4646
 - Mandatory Voluntary Inactive Monthly Dues Amount: \$ 125 per month
 - Are there any levied or pending assessments?
 - Who is responsible for issuing the resale certificate?
Name: _____ Telephone: _____

➤ **Setbacks/Restrictions:**

6. Have you been notified of any proposed zoning changes for the property?
7. Are you aware of features of the property shared in common with adjoining property owners, such as walls, fences, and driveways, whose use or responsibility for maintenance may affect the property?
8. Are there subdivision conditions, covenants, or restrictions?
9. Are you aware of any violations of building codes, zoning, setback requirements, subdivision covenants, borough, or city restrictions on this property?
10. Are you aware of any nonconforming uses of this property?

ATD 10/6/08 1775 MORNINGTIDE Court, Anchorage, AK 99501 _____/_____/_____

Seller's Initials Date Property Address Buyer's Initials Date

Additional Information (Continued):

- | | <u>Yes</u> | <u>No</u> |
|--|--------------------------|-------------------------------------|
| 11. Are you aware of any deed, or other private restrictions on the use of the property?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 12. Are you aware of any variances being applied for, or granted, on this property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 13. Are you aware of any easements on the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ➤ Encroachments: | | |
| 14. Does anything on your property encroach (extend) onto your neighbor's property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 15. Does anything on your neighbor's property encroach onto your property?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ➤ Environmental Concerns: | | |
| 16. Are you aware of any substances, materials, or products that may be an environmental hazard such as asbestos, formaldehyde, radon gas, lead-based paint, fuel or chemical storage tanks, contaminated soil, water or by-products from the production of methamphetamines on the subject property?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 16a. Are you aware of any mildew or mold issues affecting this property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 17. Are you aware of any underground storage tanks on this property, other than previously referenced fuel or septic tanks? Number of tanks: | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 18. Are you aware if the property is in an avalanche zone/mudslide area?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 19. Are you aware if the property has flooded? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Flood zone designation: | | |
| 20. Are you aware of any erosion/erosion zone or accretion affecting this property?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 21. Are you aware of any damage to the property or any of the structures from flood, landslide, avalanche, high winds, fire, earthquake, or other natural causes? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 22. Have you ever filed an insurance claim for any environmental damage to the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 23. Are you aware of a waste disposal site or a gravel pit within a one-mile radius of the property?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ➤ Soil Stability: | | |
| 24. Are you aware of any debris burial or filling on any portion of the property?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 25. Are you aware of any permafrost or other soil problems which have caused settling, slippage, sliding, or heaving that affect the improvements of the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 26. Are you aware of any drainage, or grading problems that affect this property?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ➤ Construction, Improvements/Remodel: | | |
| 27. Have you remodeled, made any room additions, structural modifications, or improvements? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| If Yes, please describe. Was the work performed with necessary permits in compliance with building codes? | | |
| Was a final inspection performed, if applicable? | | |
| 28. Has a fire ever occurred in the structure?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ➤ Pest Control or Wood Destroying Organisms: | | |
| 29. Are you aware of any termites, ants, insects, squirrels, vermin, rodents, etc. in the structure?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a. If Yes, what type? | | |
| b. If Yes, where? | | |
| 30. Has there been damage in the past resulting from termites, ants, insects, squirrels, rodents, etc. in the structure?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a. If Yes, when? | | |
| b. If Yes, what type? | | |
| c. If Yes, where? | | |
| d. If Yes, describe what was done to resolve the problem: | | |
| ➤ Other: | | |
| 31. Are you aware of any murder or suicide having occurred on the property within the preceding 3 years?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 32. Are you aware of any human burial sites on the property?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

ATD Seller's Initials
10/6/08 Date
1775 MORNINGTIDE Court, Anchorage, AK 99501 Property Address
_____/_____/____ Buyer's Initials
_____/_____/____ Date

Additional Information (Continued):

Yes No

33. Noise

- a. Are you aware of any noise sources that may affect the property, including airplanes, trains, dogs, traffic, race tracks, neighbors, etc?
- b. If Yes, explain: small airplanes often overhead as Merrill Field is nearby. Not loud.

34. Pets

- a. Have there been any pets/animals in the house?
- b. If Yes, what kind?

I / We have completed this disclosure statement according to AS 34.70.010 - AS 34.70.200 and these instructions, and the statements are made in good faith and are true and correct to the best of my/our knowledge as of the date signed. I/We authorize any licensees involved or participating in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated transfer of the property or interest in the property.

Seller: A. J. Donaghy
A. James Donaghy

Seller: _____

Date: 10/6/08

Date: _____

Buyer's Notice and Receipt of Copy

Transferee (Buyer) Awareness Notice: Under AS 34.70.050, Transferee (Buyer) is independently responsible for determining whether a person who has been convicted of a sex offense resides in the vicinity of the property that is the subject of the Transferee's (Buyer's) potential real estate transaction. This information is available at the following locations: Alaska State Trooper Posts, Municipal Police Departments, and on the State of Alaska, Department of Public Safety Internet site: www.dps.state.ak.us.

Transferee (Buyer) Awareness Notice: Under AS 34.70.050, Transferee (Buyer) is independently responsible for determining whether, in the vicinity of the property that is the subject of the transferee's potential real estate transaction, there is an agricultural facility or agricultural operation that might produce odor, fumes, dust, blowing snow, smoke, burning, vibrations, noise, insects, rodents, the operation of machinery including aircraft, and other inconveniences or discomforts as a result of lawful agricultural operations.

The Buyer is urged to inspect the property carefully and to have the property inspected by an expert. Buyer understands that there are aspects of the property of which the Seller may not have knowledge and that this disclosure statement does not encompass those aspects. Buyer also acknowledges that he/she has read and received a signed copy of this statement from the Seller or any licensee involved or participating in this transaction.

Buyer: _____ Date: _____

Buyer: _____ Date: _____

AD 10/6/08 1775 MORNINGTIDE Court, Anchorage, AK 99501 _____

Seller's Initials Date Property Address Buyer's Initials Date

Explanation Addendum or Amendment To The Disclosure Statement

Use this page to:

- 1) clarify repairs, defects, or malfunctions
- 2) to explain items in more detail
- 3) to make changes or to update this disclosure form

AS 34.70.020 provides that if a disclosure statement or material amendment is delivered to the Buyer after the Buyer has made a written offer, the Buyer may terminate the offer by delivering a written notice of termination to the Seller or the Seller's licensee within three days after the disclosure statement or amendment is delivered in person or within six days after the disclosure statement or amendment is delivered by deposit in the mail.

In compliance with AS 34.70.080, the Seller amends the disclosure statement for the real property described below:

List items changed or clarified. Use additional Addendum/Amendment pages, if necessary.

Page #	Item/Explanation
2	Fence: several boards replaced summer '08
2	Roof: vents installed, ice/water barrier laid down, all shingles replaced July '08
2	Floors: replaced all carpets + vinyl flooring Sept '08
2	Windows: replaced 2 downstairs windows Sept. '08
2	Heating: Installed garage heater Sept 08

I/We (Seller(s)) certify that the information in this Addendum/Amendment To The Disclosure Statement is true and correct to the best of my/our knowledge as of the date signed.

Seller: Anne T. Donaghy Date: 10/6/08
Anne T Donaghy

Seller: _____ Date: _____

I/We (Buyer(s)) have received a copy of this Addendum/Amendment To The Disclosure Statement.

Buyer: _____ Date: _____

Buyer: _____ Date: _____

Page ____ of ____

ATD 10/6/08 1775 MORNINGTIDE Court, Anchorage, AK 99501 _____
Seller's Initials Date Property Address Buyer's Initials Date

Homeworks Construction

2430 Trisha Ave
Anchorage, AK 99516

Estimate

Date	Estimate #
9/7/2008	196

Name / Address
Colwell Banker Fortune 1775 Morningtide

*Approved by
Seller!*
Am J. Dougherty
9/13/08

Project

Description	Qty	Rate	Total
Install new carpet 97.33 yards @ \$15.00 per yard		1,459.95	1,459.95
Labor to install carpet		689.00	689.00
		Total	\$2,148.95

Homeworks Construction

2430 Trisha Ave
Anchorage, AK 99516

Invoice

Date	Invoice #
9/6/2008	230

Bill To
Bethany Stamper 1775 Morningtide

P.O. No.	Terms	Project

Item	Description	Est Amt	Prior Amt	Prior %	Qty	Rate	Curr %	Total %	Amount
13 Wind...	Replace window glass in two living room windows that have broken seals	350.00				350.00	100.00%	100.00%	350.00
07 Wall ...	Repair water damaged drywall above sliding glass doors	400.00				400.00	100.00%	100.00%	400.00
22 Speci...	Remove false ceiling, repair, paint and install new lighting	350.00				350.00	100.00%	100.00%	350.00
23 Floor...	Replace kitchen vinyl	450.00				450.00	100.00%	100.00%	450.00
23 Floor...	replace entry vinyl	230.00				230.00	100.00%	100.00%	230.00
22 Speci...	Remove and cover heating register to garage	150.00				50.00	33.33%	33.33%	50.00
16 Elect...	Install electric unit heater in garage	750.00				750.00	100.00%	100.00%	750.00
07 Wall ...	Sand, skim coat , texture and paint one wall in master bedroom	250.00				300.00	120.00%	120.00%	300.00
12 Door...	Repair closet door in secondary bedroom	40.00				40.00	100.00%	100.00%	40.00
23 Floor...	Install new vinyl in lower bathroom					250.00			250.00
23 Floor...	Install new vinyl in upper half bath					200.00			200.00
22 Speci...	Dug up grass hill in back yard and put down 6 bags of new bark mulch					150.00			150.00

Total						\$3,520.00			
Payments/Credits						\$0.00			
Balance Due						\$3,520.00			

