

599 Arvita Court
Fairbanks, AK 99712

Charles P. Jeannet, P.E.
NORTH STAR ENGINEERING & INSPECTION

(907) 388-6001
FAX 452-5000

October 9, 2007

FOR: Sage & Lena Adams (Buyers)
C/O: Ryan Danhauser - REMAX
RE: 717 8th Avenue
(Lot: 4A, Block: 102, Fairbanks Townsite Subdivision)

HISTORICAL

ENGINEER'S REPORT

On October 5, 2007 a routine home transfer inspection was made of the dwelling at the above referenced address. In general, the home was found to be in safe, sound and sanitary condition with the following exceptions, for which correction is recommended.

1. Several of the electrical receptacle circuits within the home are currently ungrounded. Where 3 prong outlets are installed, receptacles must be either grounded or GFCI protected. Where a GFI device substitutes for conventional grounding, outlets should be labeled as "GFCI Protected, No Ground Available" in accordance with the electrical code. These decal labels usually come with the device.
2. The exposed wiring within the rear entryway and bedrooms must be better protected from damage. In addition, any wiring splices must be placed in covered junction boxes.
3. Provide GFI protection at the electrical outlets within the bath/laundry room.
4. Duct the kitchen range hood to the exterior covering all exposed piping within the attic with insulation. It should also be verified that the bathroom exhaust fans are ducted to the exterior as well.
5. In accordance with recent State Fire Marshal requirements, a carbon monoxide detector is required to be centrally located on each floor level to include the basement.
6. Install guardrail members adjacent to the basement stairs wherever the drop exceeds 30 inches. Openings in the guardrail should be such that a 4 inch ball cannot pass through.
7. Remove the wood paneling within 18 inches of the woodstove chimney connector.
8. In lieu of installing sheetrock in the enclosed space beneath the interior stairs, position a smoke detector in the upper portion of this space as a means of early warning to fire.
9. The electrical wiring within the basement ceiling should be better secured and protected from damage in some locations. All splices should be placed in covered junction boxes utilizing appropriate connectors. Abandoned wiring should be properly terminated or removed.

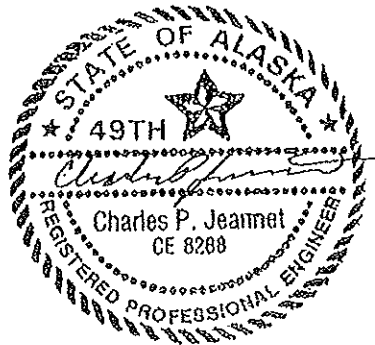
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10. To justify the bare neutral and bonding of grounds within the basement electrical it is recommended that a #4 grounding electrode conductor be installed between this panel and the water utility piping. A bond may be attached to the adjacent water piping along with a jumper across the plastic water meter. In addition, the electrical panel should be fully labeled. In the future, it may advisable to upgrade the feeder to a 4 wire conductor.
11. Have the boiler inspected, cleaned and serviced by a qualified technician if it cannot be demonstrated that this has been completed in the last 12 months.

This concludes my report with regard to this structure. My comments are based upon that which was evident and accessible to myself at the time of my inspection and should be considered supplemental to our on site discussions. My inspection does not include subsurface investigation, underground utility or sewer systems, buried fuel tanks, lead paint or mold. It is hopefully understood that my findings may not be in common with the observations and opinions of others in this profession, nor can I offer assurance against defects that may not have been evident or accessible to myself such as condensation or water leaks. Should any questions arise as to the scope of my inspection or the content of this report, please contact me. The opportunity to have served you is appreciated.

Sincerely,
Charles P. Jeannet, PE





YUKON TITLE
COMPANY, INC.

ENCROACHMENT ACKNOWLEDGMENT

HISTORICAL

TO: Yukon Title Company, Inc.

RE: Order No. Y53754

I/We the undersigned Buyers of the property described as:

The North 1/2 of Lot 4, Block 102, TOWNSITE OF FAIRBANKS, according to the survey of said townsite, known as the L.S. Robe Map of 1909, reproduced by Karl Theile, U.S. Surveyor-General in 1922; Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska, as described as follows:

COMMENCING at the Northeast corner of said Lot 4 on 8th Avenue; THENCE in a Southerly direction along the East-side line of said lot, a distance of 94.585 feet; THENCE across said lot in a Westerly direction to a point on the West side line thereof which point is 99.45 feet from the Northwest corner of said lot; THENCE in a Northerly direction along said West side line a distance of 99.45 feet to the Northwest corner of said lot; THENCE in an Easterly direction along the North end line of said lot on 8th Avenue a distance of 50 feet to the Northeast corner, the PLACE OF BEGINNING.

understand that in order for Yukon Title Company, Inc. to insure Northern Schools Federal Credit Union from any question of encroachments, the undersigned hereby agree to indemnify Yukon Title Company, Inc. and Northern Schools Federal Credit Union from any costs or damages which may arise by virtue of

the fence encroaching into neighboring lot

as disclosed by the attached as-built survey of said premises.

Sage J. Adams

Subscribed to and sworn before me on this 18 day of Oct, 2007.

NOTARY PUBLIC
CRYSTAL HAMAN
STATE OF ALASKA
COMMISSION EXPIRES 6/29/11

Crystal Haman
Notary Public in and for Alaska
My commission expires:

NOTARY PUBLIC
CRYSTAL HAMAN
STATE OF ALASKA
COMMISSION EXPIRES 6/29/11