

ADDITIONAL DISCLOSURE

1000 S. Ridgecrest Drive, Wasilla, AK

In April 2023 we had a small fire in the corner of the shop by the utility room and outside wall of the bedroom of the home. There was a large plastic chair stacked with all our hunting gear, sleeping bags, tents, gun boots, and other miscellaneous items that we were fixing to use to go on a bear hunt.

My son had placed a small RC battery on the concrete floor approximately a foot away from the pile of stuff. We figured it was the battery that had burst into flames in the middle of the night, catching everything on fire in the corner. When we heard the fire alarms going off, we called 911. The fire department responded and put the fire out. It was a small fire just in the corner it did not get into the structure.

All of the shop equipment was replaced by insurance. Roughly \$180,000 worth of tools and equipment all of the sheet rock on the lid was removed and, in the corner, where the fire was and replaced with new. The shop has been completely revamped with all new fixtures, paint, bathroom fixtures, lights, new exhaust fans, along with a new hanger door from Hanger doors of Alaska. All new windows inside and outside were replaced along with 5 new man doors.

The 2 offices upstairs received new paint, new flooring, and new fixtures. The Shop also received a new 15 KW Generac generator with auto switch that starts within three minutes of the power going out and shuts off automatically. When the power comes back on it can run up to seven days 24 hours a day without needing to be refilled with diesel. The cost on that alone was around \$28,000. Also, galvanized Wainscoting was installed along the inside perimeter of the shop. 220V located in two different locations, including half million BTU gas heater and 4' exhaust fan.

The Home also received a little bit of smoke when the fire department decided to come into the house. The hallway, living room, kitchen, one small bedroom and the laundry room all received new paint and new fixtures and flooring.

Additional information:

We have a Coal Boiler that is outside that we are currently not using that goes with the home that is self-automated, but it needs a new auger and drive motor. Also, there is one years' worth of Coal in the Coal barn. The Coal Boiler can heat the house shop and domestic hot water when it is used.

The main Boiler system that is natural gas is in the house. It was replaced approximately two years ago and is the main source of heating for the shop and the home and domestic hot water. We replaced last fall with the well pump and pressure tank that is in the house.

There are air lines and fittings throughout the shop on the walls, that will accommodate 3/8" and 1" air lines.

3-Phase breaker panel in shop, for outside 3 phase generator.

220 RV hook up on the front of the house, 30 amp along with a 50 amp 220 hookup for a welder on the side of the shop.

Graveled RV pad with a fence separating it from the main property with Septic, Power and water. It also has its own driveway and was landscaped with grass and ornamental and fruit trees.

Matanuska Electric Association Meter Number: A02059450
Enstar Natural Gas Meter Number: 160751

Date: 01/27/26

Seller:  Joshua B. Merrick
Merrick Family Trust

Date: _____

Buyer: _____

Buyer: _____

