

# Big Island Addendum

Addendum to the Purchase contract dated: 4-6-19

Seller \_\_\_\_\_

Buyer \_\_\_\_\_

Property Reference/TMK \_\_\_\_\_

**Investment Property:** Buyers are aware that the Seller may have purchased this property as an investment and may not have made a Physical inspection or may not be familiar with the entire property. The Seller and his agent make no warranties or representation as to the condition, location or suitability of the property for the buyers needs.

**Volcano Hazards:** Buyers are aware that the property lies in a "Volcano Hazard Zone" and as defined by United States Geological Service (USGS) publications. Such zone is 3 and may be prone to volcanic and or seismic activity. Resulting volcanic haze (Vog) may be a health hazard. There may be building restrictions and problems obtaining insurance. Buyers should consult the appropriate agencies. (State Department of Land and Natural Resources, 808 974 4221 or go to DLNR.hawaii.gov)

**Hidden Attributes:** Buyers are aware that there may be hidden physical aspects of the property. Subterranean lava tubes, rift zones, steam vents, cinder cones, underground springs and rivers and other physical attributes exist throughout the island. Buyer should inspect the property thoroughly.

**Archaeological Sites:** Buyer is aware that there may be undiscovered archaeological sites on the property that may be protected by law. Buyer should consult the appropriate agencies.

**Insurance Availability:** Buyers are aware that due to the recent hurricane and volcanic activity in the State of Hawaii, homeowners and other property insurance may not be available or may be so costly as to be prohibitive. Buyer should inspect the property and its access thoroughly.

**Rainfall:** Buyers are aware that the windward and mauka (mountain) sections of the island receive large amounts of rainfall thorough out the year. Occasionally, surface flooding may occur in the roadways and on the property. Buyers should inspect the property and its access thoroughly.

**Aircraft Noise:** Buyers are aware that most areas of the island are subject to flyovers by various aircrafts (helicopters, light planes, and commercial aircrafts) and organizations (military, tourist, commercial). The noise generated by these aircrafts may be considered a nuisance and a disturbance of the peace.

**Wastewater Management:** It may be necessary to install a septic tank system when developing the property either now or in the future. Buyers should consult the State Department of Health, Waste Water Division 808 933-0917.

## Physical Attributes

~~NA~~ **Tsunami Hazards:** Buyers are aware that the property may lie in a "Tsunami Hazard" area and may be subject to building restrictions and problems obtaining insurance. Buyers should consult appropriate agencies.

~~UA~~ **Geothermal Activity:** Buyers are aware that the property lies near an on-going or proposed geothermal activity and that there have been problems (such as leaks, well blow-outs, etc.) Buyers should consult the appropriate agencies.

~~NA~~ **Flood Zones:** Buyers are aware that the property is located in a Designated Flood Area which may require flood insurance. Buyers should consult insurance companies.

## Water Service

**Catchment Water Systems:** Buyers are aware that the property is not currently serviced by a county or private water system. The buyers may have to install a form of water catchment system when developing the property. Buyers should investigate the types of catchment systems available and the cost associated with same, as well as the rainfall in the area to insure it is sufficient to service the system of choice. Buyers should consult insurance companies and mortgage lenders

Private water systems: Buyers are aware that the property is serviced by a private water system and they should consult the community or appropriate authority about hookup fees, usage restriction, service charges and any special conditions that may exist.

Fire Protection: Buyers are aware that the property is not serviced by a fire hydrant system and /or many lie more than 5 miles from the nearest fire station. Under these conditions, some insurance companies may not issue policies for homeowners. Buyers should consult insurance companies

**Road Maintenance and Community Association**

Private Roads: Buyers are aware that the property is currently serviced by a private road system. Property owners may be required to pay road maintenance fees (fees are subject to change) as obligation of ownership now or in the future. The Buyers should consult the association about fees and any other obligations that may come with ownership in this subdivision as well as the degree of the maintenance that may be expected.

Community Associations: Buyers are aware that the property lies in an area that is part of a (x) mandatory ( ) voluntary community association and that there may be fees, covenants, conditions and restrictions now and in the future. Buyers should consult with the community association.

**Other Utilities**

No Service: Buyers are aware that the property is not currently serviced by ( ) electric and or ( ) Telephone and or ( ) cable/satellite TV and or ( ) internet service. Buyer should consult the appropriate utilities to determine future availability.

SSPP: Buyers are aware that the property is, or may be serviced by the Hawaiian Electric Light Company Special Subdivision Project Provision (SSPP). Buyers should contact the electric company to determine when service will be available and what the cost will be. (HELCO 808 935 1171)

**Pests:** Buyer is aware that the property may be or may become infested with certain pests such as Termites, Little Fire Ants (LFA's), Coqui Frogs, Singing Nettle Caterpillars, Geckos, insects etc. Buyer should consult various pest agencies and exterminators for help in this situation.

**Other Disclosures:**

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**I have read and understand this Addendum**

Buyer \_\_\_\_\_ date 4/8/19  
Buyer [Signature] \_\_\_\_\_ date \_\_\_\_\_  
Seller \_\_\_\_\_ date \_\_\_\_\_  
Seller \_\_\_\_\_ date \_\_\_\_\_