



# 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 Fairbanks North Star Borough Recording District, Fourth Judicial District, State of Alaska.

Legal Description: Lot 1 Block 4 Secluded Acres 2nd Addn out of TL-908 SEC 9 T1S-R1E

Property Address/City/Other: 735 Cyclone Drive, Fairbanks, Alaska 99711

\* 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.

JK 12, 1, 11 735 Cyclone Drive, Fairbanks, Alaska  
Seller's Initials Date 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? 13 years

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

Year Property Built: 1997. 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): John Lundgren

**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.

- Cooktop  Wood Stove(s) # of \_\_\_\_\_  T.V. Antenna
 Oven(s) # of \_\_\_\_\_  Jetted Tub  Satellite Dish
 Rods & Blinds  Hot Tub  Cover  Window Screens
 Microwave(s) # of \_\_\_\_\_  Steam Shower Room  Security System
 Dishwasher  Water Softener  Smoke Detector(s) # of \_\_\_\_\_
 Trash Compactor  Water Filtering System  CO Detectors # of \_\_\_\_\_
 Garbage Disposal  Greenhouse  Attached  Detached  Fire Alarms
 Instant Hot Water Dispenser  Ventilating System  Auto Garage Door Opener(s)
 Central Vacuum Installed  Heating System # of Opener(s) 2
 Intercom  Storage Shed(s) # of \_\_\_\_\_  Built-In Refrigerator
 Paddle Fan(s) # of \_\_\_\_\_  Built-In Barbecue  Other new washer dryer combo

Comments: \_\_\_\_\_

**Structural Components:**

Check 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.

- Fences/Gates  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  Floors  Gas Starter  Garage  Swimming Pool
 Foundation  Ceilings  Chimneys  Garage Floor Drain  Mechanical
 Crawl Space  Doors  Plumbing Systems  Carport  Filtration
 Roof  Windows  Heating Systems  Washer/Dryer Hook-ups  Pool Cover
 Patio/Decking  Skylights  Solar Panels  Humidifier  Pool Cover
 Slabs  Venting  Wind Generators  Air Conditioner  Hot Water Heater

Other items not covered above? We had the well pipes pulled up & cleared last year because of water slow to run, fine since.

Comments: No problems with septic, but we have it pumped at least yearly and one should keep that up to avoid troubles.

Some water damaged boards on back deck, lumber supplied to replace.
Seller's Initials [Signature] Date 12/1/11 Property Address 735 Cyclone drive, Fairbanks Alaska Buyer's Initials \_\_\_\_\_ Date \_\_\_\_\_

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

- |   |   |  |
|---|---|--|
| <input checked="" type="checkbox"/> Engineer/Property/Home Inspection Report(s) | <input type="checkbox"/> Written Agreements with Adjacent Property Owners | <input type="checkbox"/> Party Wall Agreement        |
| <input checked="" 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?.....  Yes  No  
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?.....  Yes  No  
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: 13 years. Location of attic access? \_\_\_\_\_
- ◆ Are you aware of any ice damming on the roof? .....  Yes  No  
If Yes, provide location. It is an A frame and roof goes all the way to within foot of ground
  - ◆ Are you aware of any water leaking into the home? i.e., windows, lights, fireplace, etc. ....  Yes  No  
If Yes, provide location. \_\_\_\_\_

➤ **Fireplace and/or Woodstove:** Date chimney(s) last cleaned? \_\_\_\_\_ Who cleaned? \_\_\_\_\_

➤ **Heating System(s):**

Mark all types that apply:  Hot Water Baseboard  Forced Air  Radiant Heat  Electrical Heat  
 Wood Stove  Other \_\_\_\_\_

Age: 13 years. Last Cleaned: sept, 2011 Last Inspected: sept, 2011

Source:  Natural Gas  Electric  Propane Tank leased or owned? \_\_\_\_\_  Wood  Coal  
 Oil with 1000 gallon storage which is  Buried  Above Ground  Other \_\_\_\_\_

Age of Tank? 13 years.

➤ **Hot Water Heater:**

Age: 13 years. Capacity: 40 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?.....  Yes  No
- ◆ Has the water supply been tested in the past 12 months?.....  Yes  No  
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? .....  Yes  No
- ◆ Has the well failed while you have owned the property?.....  Yes  No
- ◆ Have you ever had a well pump problem or failure?.....  Yes  No
- ◆ Do you supply water to, or receive water from others?.....  Yes  No  
If Yes, is there a recorded agreement?.....  Yes  No
- ◆ Do you have a water rights certificate for this property?.....  Yes  No

Seller's Initials [Signature] Date 12/1/11 Property Address 735 Cyclone Drive 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? ..... | <input type="checkbox"/> | <input type="checkbox"/>            |
| Was a final inspection performed, if applicable?.....   | <input type="checkbox"/> | <input type="checkbox"/>            |
| 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"/> |

  
 Seller's Initials

12, 1, 11  
 Date

735 cyclone drive

Property Address

Buyer's Initials

Date

**Additional Information (Continued):**

Yes    No

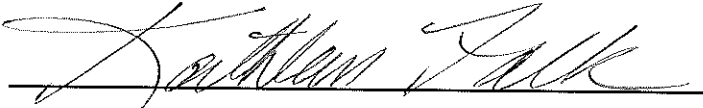
**33. Noise**

- 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: Planes take off from Ft. Wainwright and land also \_\_\_\_\_

**34. Pets**

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

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: 

Date: December 1, 2011

Seller: \_\_\_\_\_

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](http://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: \_\_\_\_\_

    12, 1, 11    735 Cyclone Drive, Fairbanks, AK  
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

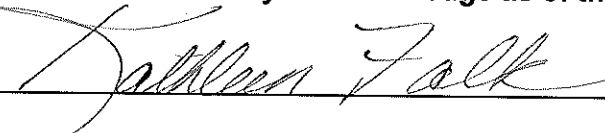
AS 34.70.020 provides that if a disclosure statement or material amendment is delivered to the Buyer after the Buyer has made a written offer, the Buyer may terminate the offer by delivering a written notice of termination to the Seller or the Seller's licensee within three days after the disclosure 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	The well pipes were pulled and cleared last year because the water started running a little slowly, it has worked properly since that time.
2	The boards on the extension to the back deck were never sealed so some have water damage and need to be replaced there are boards supplied to replace the ones that need replacing when weather permits.
	The original 10x10 deck is fine.

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:  Date: December 1, 2011

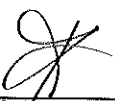
Seller: \_\_\_\_\_ Date: \_\_\_\_\_

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

Buyer: \_\_\_\_\_ Date: \_\_\_\_\_

Buyer: \_\_\_\_\_ Date: \_\_\_\_\_

Page \_\_\_\_\_ of \_\_\_\_\_

 12/1/11 739 Cypress Dr \_\_\_\_\_   /  /  

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