



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 Recording District, Fourth Judicial District, State of Alaska.

Legal Description: Lot 9A Block 51 Bjerremark Subdivision

Property Address/City/Other: 1905 Lisga Street, Fairbanks, AK 99701

** 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 34.70.040(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.

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.

Seller's Initials 08-4229 (Rev. 6/06)	Date <u>4/16/10</u> <u>8-1-108</u>	Property Address (1) <u>1905 Lisga St, Fbks, AK 99701</u>	Buyer's Initials 	Date <u>/ /</u>
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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) *Please complete one form for each unit.
- Other (please specify) _____

Do you currently occupy the property? Yes No. If Yes, how long? 50 yr

If not a current occupant, have you ever occupied the property? Yes No. If so, when? UNTIL 9/07 10/07

Year Property Built: 1968. 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 or Modular Construction 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 checked="" type="checkbox"/> Jetted Tub | <input type="checkbox"/> Satellite Dish |
| <input checked="" type="checkbox"/> Oven(s) # of _____ | <input type="checkbox"/> Hot Tub <input type="checkbox"/> Cover | <input type="checkbox"/> Built-in Rods & Blinds |
| <input checked="" type="checkbox"/> Range/oven | <input type="checkbox"/> Sauna | <input checked="" type="checkbox"/> Window Screens |
| <input type="checkbox"/> Built-in Microwave(s) # of _____ | <input type="checkbox"/> Steam Shower Room | <input type="checkbox"/> Security System |
| <input checked="" type="checkbox"/> Dishwasher (<u>Doesn't work</u>) | <input type="checkbox"/> Water Softener | <input type="checkbox"/> Smoke Detector(s) # of _____ |
| <input type="checkbox"/> Trash Compactor | <input type="checkbox"/> Water Filtering System | <input type="checkbox"/> Fire Alarms |
| <input type="checkbox"/> Garbage Disposal | <input type="checkbox"/> Greenhouse <input type="checkbox"/> Attached <input type="checkbox"/> Detached | <input checked="" type="checkbox"/> Auto Garage Door Opener(s) |
| <input type="checkbox"/> Instant Hot Water Dispenser | <input type="checkbox"/> Ventilating System | # of Opener(s) _____ |
| <input type="checkbox"/> Central Vacuum Installed | <input type="checkbox"/> Heating System | # of Remote Control(s) <u>2</u> |
| <input type="checkbox"/> Intercom | <input type="checkbox"/> Storage Shed | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Paddle Fan(s) # of _____ | <input type="checkbox"/> Barbecue | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Wood Stove(s) # of _____ | <input type="checkbox"/> T. V. Antenna | <input type="checkbox"/> Other _____ |

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.

- | | | | | |
|------------------------------------|--------------------------------|--------------------|----------------------------------|--------------------------|
| • Fences/Gates | • Rain Gutters | • Insulation | • Electrical Systems | • Electronic Air Cleaner |
| • Driveways | • Exterior Walls <u>5 yr</u> | • Woodstove(s) | • Sewage Systems | • Heat Recovery |
| • Private Walkways | • Interior Walls | • # of _____ | • Water Supply | • Ventilator System |
| • Retaining Walls | • Floors | • Fireplace(s) | • Garage | • Swimming Pool |
| • Foundation | • Ceilings <u>stains as is</u> | • # of _____ | • Garage Floor Drain | • Mechanical |
| • Crawl Space | • Doors | • Gas Starter | • Carport | • Filtration |
| • Roof <u>Material about 10 yr</u> | • Windows | • Chimneys | • Washer/Dryer Hook-ups | • Pool Cover |
| • Patio/Decking | • Skylights | • Plumbing Systems | • Humidifier <u>Doesn't work</u> | • Hot Water Heater |
| • Slabs | • Venting | • Heating Systems | • Air Conditioner | |

• Other items not covered above? _____

• Comments: _____

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

- | | | |
|---|---|--|
| <input type="checkbox"/> Current Engineer/Property Inspection Report(s) completed within the last 24 months | <input type="checkbox"/> Written Agreements with Adjacent Property Owners | <input type="checkbox"/> Party Wall Agreement |
| <input type="checkbox"/> Preliminary Title Report | <input type="checkbox"/> Energy Rating Certificate | <input type="checkbox"/> Lease/Rental Agreement |
| <input checked="" type="checkbox"/> As-Built Survey | <input type="checkbox"/> Resale Certificate | <input type="checkbox"/> Soils Test |
| | <input type="checkbox"/> Water Rights Certificate | <input type="checkbox"/> Well Log and Water Tests |
| | <input type="checkbox"/> Deed Restrictions | <input type="checkbox"/> Hazardous Materials Test(s) |
| | <input type="checkbox"/> Subdivision Covenants/Restrictions | <input type="checkbox"/> Other _____ |
| | | <input type="checkbox"/> Other _____ |

Additional Information:

Supply information for the following items:

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: 10 years.
- ◆ 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 chimneys 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: _____ years. Last Cleaned: _____ Last Inspected: _____
- Source: Natural Gas Electric Propane Tank Wood Coal
- Oil with _____ gallon storage which is Buried Above General Other _____
- Age of Tank? _____ years

➤ **Hot Water Heater:**

Age: _____ years. Capacity: _____ 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.

- ◆ 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.
- ◆ 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?

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Additional Information (Continued):

➤ Sewerage System:

Yes No

Type: Public Private Community Other _____

◆ Does your sewerage system have a lift station?

If Private: Septic Tank Holding Tank Other: _____

Drainfield System: Bed Trench Mound Pit Crib Other _____

Innovative Sewerage System: Intermittent Sand Filter Biocycle Recirculating Upflow Filter

Secondary sewage treatment plant Other _____

Location of sewerage system: _____

◆ Has the sewerage system failed while you owned the property?

If Yes, explain: _____

◆ Have you had any work maintenance or inspections done on the sewerage system during your ownership?

If Yes, explain: _____

Approval Source (and date if known): _____

◆ Are you aware of any abandoned sewage systems, leachfields, cribs, etc. on the property?

➤ Freeze-ups: *water line was frozen in 2007 Street to house. (Johnny & Son did repair.)*

◆ Have you had any frozen water lines, sewer lines, drains, or heating systems?

➤ Average Annual Utility Costs:

Gas	\$ _____	Company/Source: _____
Electric	\$ <u>18.-</u>	Company/Source: <u>CWEA</u>
Oil	\$ _____ /Gallons: _____	Company/Source: <u>Sundog</u>
Propane	\$ _____	Company/Source: _____
Wood	\$ _____	Company/Source: _____
Coal	\$ _____	Company/Source: _____
Water	\$ <u>89.00</u>	Company/Source: _____
Sewer	\$ _____	Company/Source: _____
Refuse	\$ _____	Company/Source: _____
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 provide by? _____

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: _____ HOA Telephone: _____

Mandatory Voluntary Inactive Dues Amount: \$ _____

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, or subdivision covenants on this property?

10. Are you aware of any nonconforming uses of this property?

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Additional Information (Continued):

- | | <u>Yes</u> | <u>No</u> |
|---|--------------------------|-------------------------------------|
| 11. Are you aware of any borough, city, deed, or 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"/> |
| 17. Are you aware of any underground storage tanks on this property? Number of tanks: _____ | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 18. Are you aware if the property is in an avalanche zone and/or flood plain? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 19. 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"/> |
| 20. Have you ever filed an insurance claim for any environmental damage to the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 21. 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: | | |
| 22. Are you aware of any grading, excavation or filling on the property or any portion of the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 23. Are you aware of any permafrost or other soil problems which have caused settling, slippage, sliding, or heaving? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 24. Are you aware of any flooding, drainage, or grading problems that affect this property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ➤ Construction, Improvements/Remodel: | | |
| 25. 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? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 26. Has a fire ever occurred in the structure? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ➤ Pest Control or Wood Destroying Organisms: | | |
| 27. 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? _____ | | |
| 28. 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: | | |
| 29. Pets | | |
| a. Have there been any pets/animals in the house? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. If Yes, what kind? _____ | | |

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