

**RE/MAX of Wasilla**  
**Addendum to Residential**  
**Real Property Transfer Disclosure Statement**  
 (To be completed when property is listed)

OL# \_\_\_\_\_ MLS# \_\_\_\_\_  
 Seller's Name: Andrew + Julie Miller  
 Owner of Record: \_\_\_\_\_  
 Property Address: 107 W. Auklet Palmer, Alaska  
 Legal Description: L22 B6 TA Smith

The Seller discloses the following information with the knowledge that, even though this is not a warranty, prospective Buyers may rely on such information in deciding whether to purchase the property and on what terms. Seller hereby authorizes the Licensee(s) to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property:

1. Are you a real estate Licensee? yes ☐ no ☒

2. Title:

a) Does anyone have a first right of refusal to buy, option, or lease this property or an unrecorded ownership interest? ~~yes~~ ☒ no ☒ If so, who: \_\_\_\_\_

b) Are there any bonds, judgments, assessments, LIDs, or PILAS in the form of liens upon the property? yes ☐ no ☒ Amount: \_\_\_\_\_

c) Are you aware of an oil/gas/mineral lease that would affect this property? yes ☐ no ☒

d) Are you a US citizen? (Re: FIRPTA - IRS Code 1445) yes ☒ no ☐

3. Setbacks/Restrictions:

a) Are any zoning or land use development changes planned in your area? yes ☐ no ☒

b) Is there an architectural or association committee review required for additions, remodeling, or new construction? yes ☐ no ☒ City of Palmer Permits required for some property additions

4. Water:

a) Source of water: Public 420 - City of Palmer

b) Location of well: N/A

Date drilled: N/A

c) Is the water pressure adequate for household and yard use? yes ☒ no ☐

d) Is there a water filter ☐ water softener ☐ system with the property?

Do you own ☐ rent ☐ the system?

e) Do you pay to receive water? yes ☒ no ☐ How much? 56.88 per month (includes sewer & weekly garbage P/U)

Sewage: Provided by City of Palmer

f) Date system installed: \_\_\_\_\_ Installed by: \_\_\_\_\_

g) Date tank last pumped: N/A Date professionally inspected: N/A

h) Do you have city sewer? yes ☒ no ☐ How much? \_\_\_\_\_ per month

**Indemnity and Hold Harmless Agreement for On-Site Wells**

The buyer recognizes that the water supply on the above described property may be provided by a well. The Buyer has taken precaution to investigate the status of the well, its gallonage rate, its abilities to supply water for the subject real property. The undersigned hereby waives any causes for action against Seller and the real estate Licensee(s) or real estate firm(s), of any nature whatsoever based upon the gallonage of the well or the performance of the well. The Buyer recognizes that the real estate Licensee(s) and/or firm(s) has/have undertaken no investigation of the well and does not intend to do so.

Please Initial: Buyer \_\_\_\_\_ Seller Andrew Miller  
Julie Miller

Rev. 04/05

**5. Flooding or Seepage:**

a) Have you experienced any flooding, seepage, dampness, and/or mildew in the basement, crawl space, through the foundation and/or inside the improvements? yes ☒ no ☐

Please explain: Pipe to rear exterior faucet leaked into crawl space, repaired professionally  
Has flood insurance been obtained or is required to satisfy lender? yes ☐ no ☒ 6/12/06

If yes, please explain: \_\_\_\_\_

c) Is there standing water or a drainage situation on your property at any time of year? yes ☐ no ☒

d) Has there been any water damage due to condensation? yes ☐ no ☒

Date of last repair: \_\_\_\_\_ Repaired by: \_\_\_\_\_

e) Do you live in a flood zone? yes ☒ no ☐ Source of Determination: Mat-Su Borough ☐

Other: \_\_\_\_\_

**6. Remodeling/Improvements:**

a) Has the structure(s) been remodeled or altered? yes ☒ no ☐

By: Self ☒ A licensed contractor ☐ Other(s) \_\_\_\_\_

b) When was the exterior of the house last painted? Date: June 2003 (unsure of exact date)

By whom: John Miller (father of Andrew Miller) professional painter

c) If constructed after 6/30/92, did structure meet and pass the following inspections? yes ☐ no ☐

HUD/FHA ☐ Alaska Housing Finance inspections ☐

d) Has the drainage been altered? If yes, by whom? \_\_\_\_\_

**7. Heating/Utilities:**

a) If there is a freestanding wood stove/fireplace insert, when was it installed?

yes ☐ no ☐ Date: \_\_\_\_\_ By whom: \_\_\_\_\_

b) Has your home been energy rated? Rating: \_\_\_\_\_

c) Has the heat system been converted from electric to gas? yes ☒ no ☐

If yes, by whom? Bowker Mechanical (Nov. 2002)

d) Are there heating vents in all rooms? yes ☒ no ☐ If no, please explain. \_\_\_\_\_

e) Are the propane tanks: rented ☐ owned ☐

f) Amount of deposit required: \_\_\_\_\_

g) Last time filled: \_\_\_\_\_ By whom? \_\_\_\_\_

h) Are they included in the transfer? yes ☐ no ☐

**8. Construction:**

Name of original builder: unknown

Manufactured home by: N/A

Mobile home by: N/A

Modular home by: N/A

a) Wall type: 2 x 4 ☐ 2 x 6 ☒ 2 x 8 ☐ Other ☐ If other, please explain: \_\_\_\_\_

b) Siding type: OSB

c) Insulation type: fiberglass wall, blown in ceiling

d) Roof type: metal

e) Windows are: Single ☐ Double ☒ Triple pane ☐ Storm windows ☐ Various ☐

f) Is there polyethylene (vapor barrier) or other film covering the ground in the crawl space? yes ☒ no ☐

g) Have ICBO inspections been done on your home? yes ☐ no ☒ If yes, by whom? \_\_\_\_\_

Have they been recorded? yes ☐ no ☐

**9. Neighborhood:**

a) Fire Service Area: City of Palmer

Please initial: Buyer \_\_\_\_\_ Seller AM

Jm

**10. Square Footage Measurements:**

House: 1008 + 644 Garage: 326 Unfinished: \_\_\_\_\_ Other: \_\_\_\_\_  
Square footage source: Residential Appraisal Report 2002

**Note to Buyer: Buyer understands that if square footage measurements are important to this purchase, Buyer must measure the property.**

**11. Other:**

- a) Has the property been used for the sale/manufacture/growing of illegal drugs or plants?  
yes ☐ no ☒
- b) Do you have or have you had Carpenter Ants? yes ☐ no ☒
- c) Have you had an insurance claim for damage to the property? yes ☐ no ☒
- d) Has there been any frozen sewer and/or heating lines? yes ☐ no ☒ If so, when? \_\_\_\_\_
- e) What is the history of the use of the property (e.g., has it been owned or possessed by a mechanic, photographer, taxidermist, or any other individual who might have had toxic or hazardous materials on the property)?  
unknown

**12. Psychological Impacts:**

- a) Has anyone committed suicide on the property? yes ☒ no ☐
- b) Has anyone died on the property? yes ☒ no ☐
- c) Have there been reports of supernatural or paranormal experiences with respect to this property?  
yes ☐ no ☒

What do you see as the major advantages of your property?

\_\_\_\_\_

\_\_\_\_\_

What do you see as the major disadvantages of your property?

\_\_\_\_\_

\_\_\_\_\_

Do you know of anything else regarding your property that may be of concern to a buyer?

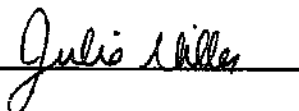
\_\_\_\_\_

\_\_\_\_\_

*If you answered yes to either question 16 or 17 on the state form and the soil has not been tested, it is recommended a testing be done and a certificate be issued. The Buyer is urged to carefully inspect the property and to have the property inspected by an expert. Buyer understands that there are areas of the property on which the Seller has no knowledge and that this disclosure statement does not encompass those areas. Buyer also acknowledges that he/she has read and received a signed copy of this statement from the Seller or the Seller's Licensee.*

I/we understand that the above information was provided by the Seller(s) and understand that Licensee's knowledge of the property has been solely obtained from personal observation and representations made by Seller. I/we waive any claim against the Licensee(s) and other members of the Multiple Listing Service in the event that any of the above information is incorrect or incomplete.

  
Seller's Signature



7/26/06  
Date

\_\_\_\_\_  
Buyer's Signature

\_\_\_\_\_  
Date