



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 _____ Recording District, _____ Judicial District, State of Alaska.

Legal Description: Lot 22 Block 6 T.A. Smith Subdivision
Property Address/City/Other: 103 West Auklet, Palmer, AK 99645

* 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.

AM Seller's Initials 3/26/07 Date 103 W. Auklet 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)
 *Please complete one form for each unit.
 Other (please specify) _____

Do you currently occupy the property? Yes No. If Yes, how long? NW. 2002

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

Year Property Built: 1982. 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 type="checkbox"/> Jetted Tub | <input type="checkbox"/> Satellite Dish |
| <input type="checkbox"/> Oven(s) # of _____ | <input type="checkbox"/> Hot Tub <input type="checkbox"/> Cover | <input checked="" 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 | <input type="checkbox"/> Water Softener | <input checked="" type="checkbox"/> Smoke Detector(s) # of <u>5</u> |
| <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) <u>1</u> |
| <input type="checkbox"/> Central Vacuum Installed | <input type="checkbox"/> Heating System | # of Remote Control(s) <u>2</u> |
| <input type="checkbox"/> Intercom | <input checked="" type="checkbox"/> Storage Shed | <input checked="" type="checkbox"/> Other <u>front + back door screens</u> |
| <input type="checkbox"/> Paddle Fan(s) # of _____ | <input type="checkbox"/> Barbecue | <input checked="" type="checkbox"/> Other <u>sandbox + play tire</u> |
| <input type="checkbox"/> Wood Stove(s) # of _____ | <input type="checkbox"/> T.V. Antenna | <input type="checkbox"/> Other _____ |

Comments: willing to leave Swingset, refrigerator, + toddler bunkbeds

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 | • Woodstove(s) | • Sewage Systems | • Heat Recovery |
| • Private Walkways | • Interior Walls | • # of _____ | 3 <input checked="" type="checkbox"/> Water Supply | • Ventilator System |
| • Retaining Walls | • Floors | • Fireplace(s) | • Garage | • Swimming Pool |
| • Foundation | • Ceilings | • # of _____ | • Garage Floor Drain | • Mechanical |
| • Crawl Space | • Doors | • Gas Starter | • Carport | • Filtration |
| • Roof | • Windows | 1 <input checked="" type="checkbox"/> Chimneys | • Washer/Dryer Hook-ups | • Pool Cover |
| • Patio/Decking | • Skylights | 2 <input checked="" type="checkbox"/> Plumbing Systems | • Humidifier | • Hot Water Heater |
| • Slabs | • Venting | • Heating Systems | • Air Conditioner | |
| | • Other items not covered above? _____ | | | |

• Comments: _____

Seller's Initials JM Date 3/26/07 Property Address 103 W. Auklet Buyer's Initials _____ Date 1/1

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 Pipe to rear exterior faucet leaked into crawlspace
 When was problem resolved? 6/12/06
 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: _____ 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: 4 years. Last Cleaned: _____ Last Inspected: 7/18/06
 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? City of Palmer does regular testing
 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?

AM 5/26/07 103 W. Auklet _____ _____
 Seller's Initials Date Property Address Buyer's Initials Date

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:**

• Have you had any frozen water lines, sewer lines, drains, or heating systems? water supply line

froze March 17th, 2007

➤ **Average Annual Utility Costs:**

Gas \$ 912.⁰⁰
 Electric \$ 744.⁰⁰
 Oil \$ _____/Gallons: _____
 Propane \$ _____
 Wood \$ _____
 Coal \$ _____
 Water \$ _____
 Sewer \$ _____ } 682.⁵⁶
 Refuse \$ _____ }
 Other \$ _____ \$ _____

Company/Source: Enstar - Budget Billing @ 76.⁰⁰/month
 Company/Source: MEA - Budget Billing @ 62.⁰⁰/month
 Company/Source: _____
 Company/Source: _____
 Company/Source: _____
 Company/Source: _____
 Company/Source: City of Palmer @ 56.⁸⁸/month
 Company/Source: " " "
 Company/Source: " " "
 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 provided by? City of Palmer

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? City of Palmer

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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Seller's Initials

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Date

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Additional Information (Continued):

Yes **No**

- 11. Are you aware of any borough, city, deed, or private restrictions on the use of the property? Yes No
- 12. Are you aware of any variances being applied for, or granted, on this property? Yes No
- 13. Are you aware of any easements on the property? Yes No

➤ **Encroachments:**

- 14. Does anything on your property encroach (extend) onto your neighbor's property? Yes No
- 15. Does anything on your neighbor's property encroach onto your property? Yes No

➤ **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? Yes No
- 17. Are you aware of any underground storage tanks on this property? Number of tanks: _____ Yes No
- 18. Are you aware if the property is in an avalanche zone and/or flood plain? Yes No
- 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? Yes No
- 20. Have you ever filed an insurance claim for any environmental damage to the property? Yes No
- 21. Are you aware of a waste disposal site or a gravel pit within a one-mile radius of the property? Yes No

➤ **Soil Stability:**

- 22. Are you aware of any grading, excavation or filling on the property or any portion of the property? Yes No
- 23. Are you aware of any permafrost or other soil problems which have caused settling, slippage, sliding, or heaving? Yes No
- 24. Are you aware of any flooding, drainage, or grading problems that affect this property? Yes No

➤ **Construction, Improvements/Remodel:**

- 25. Have you remodeled, made any room additions, structural modifications or improvements? Yes No
 If Yes, please describe. Was the work performed with necessary permits in compliance with building codes? New heating system, new carpet, interior + exterior paints, remodeled bathroom
 Was a final inspection performed? Yes No
- 26. Has a fire ever occurred in the structure? Yes No

➤ **Pest Control or Wood Destroying Organisms:**

- 27. Are you aware of any termites, ants, insects, squirrels, vermin, rodents, etc. in the structure? Yes No
 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? Yes No
 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? Yes No
 b. If Yes, what kind? previous owner had several dogs

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Additional Information (Continued):

30. Noise

Yes **No**

a. Are you aware of any noise or sound disturbances that affect the property, including but not limited to, airplanes, trains, dogs, traffic, race tracks, neighbors, etc.?

b. If Yes, explain: general traffic + neighborhood noise due to home location

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 agent(s) representing any principal(s) 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: _____

Seller: Julien Mills Date: 3/26/07

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.

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 the Seller's agent.

Buyer: _____ Date: _____

Buyer: _____ Date: _____

AM 3/26/07
Seller's Initials Date

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_____/____/_____
Buyer's Initials Date

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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 agent 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 ¹	Chimney - removed from interior side + cosmetically covered. Still usable if desired
2 ²	Plumbing - near exterior faucet pipe leaked into crawl space due to previous owner leaving a hose attached during the winter. Problem professionally fixed 6/10/06
2 ³	Water Supply - exterior water supply froze on 3/17/07 (1st time in 5 years of ownership.) due to abnormally cold temperatures for an extended period of time. No interior freezing + no burst lines. Problem resolved 3/18/07.
5	Misc. Improvements - Electric baseboards removed + natural gas forced air heating system professionally installed. Nov. '02 <ul style="list-style-type: none"> - Carpeting professionally installed Nov. '02 - Ceilings retextured + interior + exterior painted - Wall between kitchen + living areas partially removed + refinished to allow a more open floor plan. - Extra phone lines ran to master bedroom, smallest bedroom, + dining room to allow more sites for internet + access. - Bathroom remodeled in June/July 06, new tub + shower, walls + hardware, toilet, sink + faucet, new flooring, + bead board panelling + trim.

* Previous owner died in home of self-inflicted gunshot.

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: _____

Seller: Julian Mills

Date: 3/26/07

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

Buyer: _____

Date: _____

Buyer: _____

Date: _____

Page _____ of _____

Seller's Initials: AM Date: 3/26/07

Property Address: 103 W. Auklet

Buyer's Initials: _____ Date: 1/1

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