



# 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: TSN R9W Sec 13 SEWARD MERIDIAN KN 2007110 House  
SUB PLATMAN FODGE ADDN LOT 113 BLOCK 2  
Property Address/City/Other: 37546 Funny Moose Ln. Soldotna AK 99669

\* 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 12/21/09 37546 Funny Moose Ln. JK 12/21/09  
Seller's Initials Date Property Address Buyer's Initials Date  
08-4229 (Rev. 7/08) Soldotna AK, 99669

**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? \_\_\_\_\_

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

Year Property Built: 2005 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): \_\_\_\_\_

**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 checked="" type="checkbox"/> Cooktop                 | <input type="checkbox"/> Wood Stove(s) # of _____   | <input type="checkbox"/> T.V. Antenna                                       |
| <input checked="" type="checkbox"/> Oven(s) # of _____      | <input type="checkbox"/> Jetted Tub   | <input checked="" type="checkbox"/> Satellite Dish                          |
| <input checked="" type="checkbox"/> Rods & Blinds           | <input type="checkbox"/> Hot Tub <input type="checkbox"/> Cover   | <input checked="" type="checkbox"/> Window Screens                          |
| <input checked="" type="checkbox"/> 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>9</u>         |
| <input type="checkbox"/> Trash Compactor                    | <input type="checkbox"/> Water Filtering System   | <input type="checkbox"/> CO Detectors # of _____                            |
| <input type="checkbox"/> Garbage Disposal                   | <input type="checkbox"/> Greenhouse <input type="checkbox"/> Attached <input type="checkbox"/> Detached | <input type="checkbox"/> Fire Alarms  |
| <input type="checkbox"/> Instant Hot Water Dispenser        | <input type="checkbox"/> Ventilating System   | <input type="checkbox"/> Auto Garage Door Opener(s)<br># of Opener(s) _____ |
| <input type="checkbox"/> Central Vacuum Installed           | <input checked="" type="checkbox"/> Heating System  | <input type="checkbox"/> Built-In Refrigerator                              |
| <input type="checkbox"/> Intercom                           | <input checked="" type="checkbox"/> Storage Shed(s) # of _____  | <input type="checkbox"/> Other _____  |
| <input type="checkbox"/> Paddle Fan(s) # of _____           | <input type="checkbox"/> Built-In Barbecue  |   |

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 | • Woodstove(s)<br># of _____ | • Sewage Systems        | • Heat Recovery          |
| • Private Walkways | • Interior Walls | • Fireplace(s)<br># 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            | • Hot Water Heater       |
| • Slabs            | • Venting        | • Wind Generators            | • Air Conditioner       |                          |

Other items not covered above? \_\_\_\_\_

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

JK    12, 21, 09    37546 Fenway Moore Ln    PL    12, 21, 09  
 Seller's Initials    Date    Property Address    Buyer's Initials    Date

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

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Engineer/Property/Home Inspection Report(s) | <input type="checkbox"/> Written Agreements with Adjacent Property Owners | <input type="checkbox"/> Party Wall Agreement        |
| <input 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:

Yes No

To the best of your knowledge, has the property been inspected by an engineer/home inspector in the last 5 years?.....

> **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? septic system

> **Roof or Other Leakage:**

- Type:  Asphalt/Composition Shingle  Cedar Shake  Built-up  Metal  Other \_\_\_\_\_
- Age: 5 yrs years. Location of attic access? inside 3rd floor
- ♦ 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 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: 5 yrs years. Last Cleaned: yearly Last Inspected: N/A
- Source:  Natural Gas  Electric  Propane Tank leased or owned? \_\_\_\_\_  Wood  Coal
- Oil with 500 gallon storage which is  Buried  Above Ground  Other \_\_\_\_\_
- Age of Tank? 4 yrs years.

> **Hot Water Heater:**

Age: 5 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: 60' feet. Flow Rate: N/A gallons per minute. Date Tested: 2005

- ♦ 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.
- ♦ 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? .....
- ♦ 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?.....

Seller's Initials LT Date 12, 21, 06 Property Address 37546 Ferry Road W. Buyer's Initials \_\_\_\_\_ Date \_\_\_\_\_



**Additional Information (Continued):**

Yes No

- 11. Are you aware of any deed, or other private restrictions on the use of the property?.....
- 12. Are you aware of any variances being applied for, or granted, on this property?.....
- 13. Are you aware of any easements on the property?.....

➤ **Encroachments:**

- 14. Does anything on your property encroach (extend) onto your neighbor's property?.....
- 15. Does anything on your neighbor's property encroach onto your property?.....

➤ **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?.....
- 16a. Are you aware of any mildew or mold issues affecting this property?.....
- 17. Are you aware of any underground storage tanks on this property, other than previously referenced fuel or septic tanks? Number of tanks: \_\_\_\_\_
- 18. Are you aware if the property is in an avalanche zone/mudslide area?.....
- 19. Are you aware if the property has flooded? .....    
Flood zone designation: \_\_\_\_\_
- 20. Are you aware of any erosion/erosion zone or accretion affecting this property?.....
- 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?.....
- 22. Have you ever filed an insurance claim for any environmental damage to the property? .....
- 23. Are you aware of a waste disposal site or a gravel pit within a one-mile radius of the property?.....

➤ **Soil Stability:**

- 24. Are you aware of any debris burial or filling on any portion of the property?.....
- 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? .....
- 26. Are you aware of any drainage, or grading problems that affect this property?.....

➤ **Construction, Improvements/Remodel:**

- 27. Have you remodeled, made any room additions, structural modifications, or improvements? .....    
If Yes, please describe. Was the work performed with necessary permits in compliance with building codes? .....    
Was a final inspection performed, if applicable? .....
- 28. Has a fire ever occurred in the structure?.....

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

- 29. Are you aware of any termites, ants, insects, squirrels, vermin, rodents, etc. in the structure?.....    
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?.....    
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?.....
- 32. Are you aware of any human burial sites on the property?.....

  JL  
  10.21.09  
  37546 Sunny Moor Ln  
\_\_\_\_\_
\_\_\_\_\_

Seller's Initials
Date
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? .....

X

b. If Yes, explain: \_\_\_\_\_

34. Pets

a. Have there been any pets/animals in the house? .....

A

b. If Yes, what kind? \_\_\_\_\_

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: *Lucian Johnson*

Date: Dec. 21, 2009

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.

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: \_\_\_\_\_

Seller's Initials \_\_\_\_\_ / Date \_\_\_\_\_

Property Address \_\_\_\_\_

Buyer's Initials \_\_\_\_\_ / Date \_\_\_\_\_





# State of Alaska Residential Real Property Transfer Disclosure Statement

## Exemption For First Sale

Prepared in compliance with Alaska Statute (AS) 34.70.010 - 34.70.200

Legal Description: \_\_\_\_\_

Property Address/City: \_\_\_\_\_

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.

Buyer may wish to obtain inspections of the property and seek other professional advice.

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**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.

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I certify that this is the first transfer of an interest in the property identified above and that the property has not been occupied before this transfer of interest.

Seller: *Lucian J. Hansen* Date: 2-20-08  
Seller: \_\_\_\_\_ Date: \_\_\_\_\_

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

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





State of Alaska
Residential Real Property Transfer Disclosure Statement

Waiver By Agreement

AS 34.70.110

Prepared in compliance with Alaska Statute (AS) 34.70.010 - 34.70.200

Legal Description: \_\_\_\_\_

Property Address/City: \_\_\_\_\_

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.

Parties may wish to obtain professional advice and/or inspection of the property.

It is recommended that the buyer read the complete State of Alaska Residential Real Property Transfer Disclosure Statement.

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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.

\*\*\*\*\*

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.

\*\*\*\*\*

By law, completion of this disclosure statement may be waived when transferring an interest in residential real property if the Transferor (Seller) and the Transferee (Buyer) agree in writing. If both parties agree to waive the requirement to complete this disclosure statement, please sign below.

Signing this waiver does not affect other obligations for disclosure.

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

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

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

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

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

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

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

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

Seller's Initials / Date

Property Address

Buyer's Initials / Date