



# 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 Homer Recording District, Third Judicial District, State of Alaska.

Legal Description: T 5S R14W SEC 30 SEWARD MERIDIAN HM N1/2 SW1/2 NE1/4 NW1/4

Property Address/City/Other: 41007 OLD STERLING Highway, Anchor Point, AK 99556

\* 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.

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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? \_\_\_\_\_

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

Year Property Built: 1972. 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 checked="" type="checkbox"/> Wood Stove(s) # of <u>1</u>   | <input type="checkbox"/> T.V. Antenna                                       |
| <input checked="" type="checkbox"/> Oven(s) # of <u>1</u>      | <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 <u>1</u> | <input type="checkbox"/> Steam Shower Room  | <input type="checkbox"/> Security System                                    |
| <input checked="" type="checkbox"/> Dishwasher                 | <input checked="" type="checkbox"/> Water Softener  | <input checked="" type="checkbox"/> Smoke Detector(s) # of <u>3</u>         |
| <input type="checkbox"/> Trash Compactor                       | <input checked="" type="checkbox"/> Water Filtering System  | <input checked="" type="checkbox"/> CO Detectors # of <u>3</u>              |
| <input checked="" type="checkbox"/> Garbage Disposal           | <input checked="" type="checkbox"/> Greenhouse <input type="checkbox"/> Attached <input checked="" 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 checked="" type="checkbox"/> Other <u>refrigerator would stay</u>    |
| <input type="checkbox"/> Paddle Fan(s) # of _____              | <input type="checkbox"/> Built-In Barbecue  |   |

Comments: claw tub in bathroom

**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.

- |   |   |   |  |   |
|---|---|---|--|---|
| <input type="checkbox"/> Fences/Gates     | <input type="checkbox"/> Rain Gutters   | <input type="checkbox"/> Insulation                 | <input type="checkbox"/> Electrical Systems    | <input type="checkbox"/> Electronic Air Cleaner |
| <input type="checkbox"/> Driveways        | <input type="checkbox"/> Exterior Walls | <input type="checkbox"/> Woodstove(s)<br># of _____ | <input type="checkbox"/> Sewage Systems        | <input type="checkbox"/> Heat Recovery          |
| <input type="checkbox"/> Private Walkways | <input type="checkbox"/> Interior Walls | <input type="checkbox"/> Fireplace(s)<br># of _____ | <input type="checkbox"/> Water Supply          | <input type="checkbox"/> Ventilator System      |
| <input type="checkbox"/> Retaining Walls  | <input type="checkbox"/> Floors         | <input type="checkbox"/> Gas Starter                | <input type="checkbox"/> Garage                | <input type="checkbox"/> Swimming Pool          |
| <input type="checkbox"/> Foundation       | <input type="checkbox"/> Ceilings       | <input type="checkbox"/> Chimneys                   | <input type="checkbox"/> Garage Floor Drain    | <input type="checkbox"/> Mechanical             |
| <input type="checkbox"/> Crawl Space      | <input type="checkbox"/> Doors          | <input type="checkbox"/> Plumbing Systems           | <input type="checkbox"/> Carport               | <input type="checkbox"/> Filtration             |
| <input type="checkbox"/> Roof             | <input type="checkbox"/> Windows        | <input type="checkbox"/> Heating Systems            | <input type="checkbox"/> Washer/Dryer Hook-ups | <input type="checkbox"/> Pool Cover             |
| <input type="checkbox"/> Patio/Decking    | <input type="checkbox"/> Skylights      | <input type="checkbox"/> Solar Panels               | <input type="checkbox"/> Humidifier            | <input type="checkbox"/> Hot Water Heater       |
| <input type="checkbox"/> Slabs            | <input type="checkbox"/> Venting        | <input type="checkbox"/> Wind Generators            | <input type="checkbox"/> 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"/> 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 checked="" 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? garage outside

➤ **Roof or Other Leakage:**

- Type:  Asphalt/Composition Shingle    Cedar Shake    Built-up    Metal    Other \_\_\_\_\_  
 Age: 10 years. Location of attic access? \_\_\_\_\_
- ♦ Are you aware of any ice damming on the roof? Yes  No   
 If Yes, provide location. \_\_\_\_\_
  - ♦ 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? 2015 Who cleaned? Jan Self

➤ **Heating System(s):**

- Mark all types that apply:  Hot Water Baseboard    Forced Air    Radiant Heat    Electrical Heat  
 Wood Stove    Other oil
- Age: \_\_\_\_\_ years. Last Cleaned: \_\_\_\_\_ Last Inspected: \_\_\_\_\_
- Source:  Natural Gas    Electric    Propane Tank leased or owned? \_\_\_\_\_  Wood    Coal  
 Oil with 250 gallon storage which is  Buried    Above Ground    Other 2 tanks
- Age of Tank? \_\_\_\_\_ years.

➤ **Hot Water Heater:**

Age: 7 years. Capacity: on demand gallons. Type:  Gas    Electric    Other oil

➤ **Water Supply:**

Type:  Public    Private    Community    Cistern/Water Tank   If Cistern/Water Tank: \_\_\_\_\_ Size  
 Other \_\_\_\_\_

If Private: Well Depth: 137 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

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**Additional Information (Continued):**

➤ **Sewer System:** Yes No

Type:  Public  Private  Community  Other \_\_\_\_\_

◆ Does your sewer system have a lift station/lift pump? .....

If Private:  Septic Tank  Holding Tank  Other: \_\_\_\_\_

Drainfield System:  Bed  Trench  Mound  Pit  Crib  Other \_\_\_\_\_

Innovative Sewer System:  Intermittent Sand Filter  Biocycle  Recirculating Upflow Filter  
 Secondary sewer treatment plant  Other \_\_\_\_\_

◆ Has the sewer system failed while you owned the property? .....

If Yes, explain: \_\_\_\_\_

Age of sewer system: 2000 Location: Back yard

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

If Yes, explain: 6-9-15 tank pumped - annual

Approval/Certification source (and date if known): \_\_\_\_\_

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

➤ **Freeze-ups:**

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

If yes, please explain. \_\_\_\_\_

◆ Are there any heat tapes, heat lamps, or other freeze prevention devices? .....

Location, and explain use. heat lamp in well box

➤ **Average Annual Utility Costs:**

Gas	\$ _____	Company/Source: _____
Electric	\$ <u>89<sup>00</sup></u>	Company/Source: <u>Homer electric</u>
Oil	\$ <u>1000</u> /Gallons: <u>500</u>	Company/Source: <u>Homer run oil</u>
Propane	\$ _____	Company/Source: _____
Wood	\$ _____	Company/Source: _____
Coal	\$ _____	Company/Source: _____
Water	\$ _____	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 provided by? State

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 Monthly Dues Amount: \$ \_\_\_\_\_ per \_\_\_\_\_

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, subdivision covenants, borough, or city restrictions on this property? .....

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

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**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? ..... Mattler Suite addition         
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?.....

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**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: \_\_\_\_\_  
\_\_\_\_\_

**34. Pets**

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

b. If Yes, what kind? 20 years ago \_\_\_\_\_

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: \_\_\_\_\_  
Thomas R Pruett

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

Seller: Madeline F Pruett  
Madeline F Pruett

Date: 3-18-2016

**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: \_\_\_\_\_

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