



Guest House

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 Kodiak Recording District, Third Judicial District, State of Alaska.

Legal Description: USS 1677 Holiday Island

Property Address/City/Other: 0000 Holiday Island, Kodiak, AK 99615

* 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

Guest House

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: 2001. 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): TOM KNOKE

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 type="checkbox"/> Satellite Dish |
| <input checked="" type="checkbox"/> Rods & Blinds | <input type="checkbox"/> Hot Tub <input type="checkbox"/> Cover | <input type="checkbox"/> Window Screens |
| <input checked="" type="checkbox"/> Microwave(s) # of _____ | <input checked="" type="checkbox"/> Steam Shower Room | <input type="checkbox"/> Security System |
| <input type="checkbox"/> Dishwasher | <input type="checkbox"/> Water Softener | <input checked="" type="checkbox"/> Smoke Detector(s) # of _____ |
| <input type="checkbox"/> Trash Compactor | <input checked="" 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)
of Opener(s) _____ |
| <input type="checkbox"/> Central Vacuum Installed | <input type="checkbox"/> Heating System | <input type="checkbox"/> Built-In Refrigerator |
| <input type="checkbox"/> Intercom | <input checked="" type="checkbox"/> Storage Shed(s) # of <u>1</u> | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Paddle Fan(s) # of _____ | <input type="checkbox"/> Built-In Barbecue | |

Comments: _____

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)
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)
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 checked="" 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"/> Title Information
<input type="checkbox"/> As-Built Survey
<input type="checkbox"/> Certificate of Occupancy or PUR-102
<input type="checkbox"/> Deed Restrictions
<input type="checkbox"/> Other _____ | <input type="checkbox"/> Written Agreements with Adjacent Property Owners
<input type="checkbox"/> Energy Rating Certificate or PUR-101
<input type="checkbox"/> Resale Certificate
<input type="checkbox"/> Water Rights Certificate
<input type="checkbox"/> Subdivision Covenants/Restrictions | <input type="checkbox"/> Party Wall Agreement
<input type="checkbox"/> Lease/Rental Agreement
<input type="checkbox"/> Soils Test
<input type="checkbox"/> Well Log and Water Tests
<input type="checkbox"/> Hazardous Materials Test(s)
<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?..... **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? _____

➤ **Roof or Other Leakage:**

- Type: Asphalt/Composition Shingle Cedar Shake Built-up Metal Other _____
 Age: _____ 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? 9/19 Who cleaned? TENANT

➤ **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 leased or owned? _____ Wood Coal
 Oil with 200 gallon storage which is Buried Above Ground 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: 13' 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: Type: [] Public [X] Private [] Community [] Other Yes No

- Does your sewer system have a lift station/lift pump? [X]
If Private: [X] Septic Tank [] Holding Tank [] Other:
Drainfield System: [] Bed [] Trench [] Mound [X] Pit [] Crib [] Other
Innovative Sewer System: [] Intermittent Sand Filter [] Biocycle [] Recirculating Upflow Filter [] Secondary sewer treatment plant [] Other

Freeze-ups: Have you had any frozen water lines, sewer lines, drains, or heating systems? []
Are there any heat tapes, heat lamps, or other freeze prevention devices? []

Average Annual Utility Costs: Table with columns for utility type (Gas, Electric, Oil, Propane, Wood, Coal, Water, Sewer, Refuse, Other) and 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: 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?
4. Is the property currently rented or leased? []
5. Is there a homeowner's association (HOA) for the property? []

- 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? []

Seller's Initials: J.M. Date: 6/12/20 Property Address: 0000 Holiday Island, Kodiak, AK 99615 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?
18. Are you aware if the property is in an avalanche zone/mudslide area?
19. Are you aware if the property has flooded?
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?

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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? Yes No

b. If Yes, explain: FLOAT PLANES

34. Pets

a. Have there been any pets/animals in the house? Yes No

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: Jack Mann
Jack Mann

Date: June 12, 2020

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: _____

JM
Seller's Initials
6/12/20
Date

0000 Holiday Island, Kodiak, AK 99615
Property Address

Buyer's Initials

Date

QUEST HOUSE

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 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.

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

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: *Jack Mann*
Jack Mann

Seller: _____

Date: *June 12, 2020*

Date: _____

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

Buyer: _____

Buyer: _____

Date: _____

Date: _____

Page ____ of ____

JM *6/12/20*
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