

State of Alaska

Residential Real Property Transfer Disclosure Statement

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

HISTORICAL

General Information

AS 34.70.010 requires that before the Transferor/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 Fairbanks Recording District, Fairbanks Judicial District, State of Alaska.

Legal Description: Lot 40 and 40 Lowell Subdivision
Property Address/City/Other: 384 Howland Rd, Fairbanks, AK 99702
(aka 374 + 208 Howland Rd per Borough Records)

\* 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.

Seller's Initials: [Signature] Date: 12/16/02 Property Address: 374 Howland Rd, Fairbanks, AK Buyer's Initials: [Blank] Date: [Blank]

HISTORICAL

Seller's Information Regarding Property

Property Type (check one):

- Single Family, Zero Lot Line/Town House, Condominium, Townhome/PUD, Duplex, Other

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? 1979-2001

Year Property Built: 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...

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.

- Cocktop, Oven(s) # of, Range/Oven, Built-in Microwave(s) # of, Dishwasher, Trash Compactor, Garbage Disposal, Instant Hot Water Dispenser, Central Vacuum Installed, Intercom, Paddle Fan(s) # of, Wood Stove(s) # of, Jetted Tub, Hot Tub, Sauna, Steam Shower Room, Water Softener, Water Filtering System, Greenhouse, Attached, Detached, Ventilating System, Heating System, Storage Shed, Barbecue, T.V. Antenna, Satellite Dish, Built-in Rods & Blinds, Window Screens, Security System, Smoke Detector(s) # of, Fire Alarms, Auto Garage Door Opener(s), # of Opener(s), # of Remote Control(s), Other, Other, Other

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, Driveways, Private Walkways, Retaining Walls, Foundation, Crawl Space, Roof, Patio/Docking, Slabs, Rain Gutters, Exterior Walls, Interior Walls, Floors, Ceilings, Doors, Windows, Skylights, Venting, Insulation, Woodstove(s), Fireplace(s), Gas Starter, Chimneys, Plumbing Systems, Heating Systems, Electrical Systems, Sewage Systems, Water Supply, Garage, Garage Floor Drain, Carport, Washer/Dryer Hook-ups, Humidifier, Air Conditioner, Electronic Air Cleaner, Heat Recovery, Ventilator System, Swimming Pool, Mechanical, Filtration, Pool Cover, Hot Water Heater

Other items not covered above? New sump pump - new Buraheim unit

Comments:

Seller's Initials, Date, Property Address, Buyer's Initials, Date

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Documentation:

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

- Current Engineer/ Property Inspection Report(s) completed within the last 24 months
Preliminary Title Report
As-Built Survey
Written Agreements With Adjacent Property Owners
Energy Rating Certificate
Reeple Certificate
Water Rights Certificate
Deed Restrictions
Subdivision Covenants/Restrictions
Party Wall Agreement
Lease/Rental Agreement
Soils Test
Well Log and Water Tests
Hazardous Materials Test(s)
Other

Additional Information:

Supply information for the following items:

- Drainage: Are you aware of ever having any water in the crawl space, basement, or lower level?
Sump Pump(s)
Curtain Drain
Rein Gutter Extension
Other
Roof or Other Leakage: Age, Type, Are you aware of any ice damming on the roof?
Fireplace and/or Woodstove: Date chimneys last cleaned? 2000 Who cleaned? Chimney Sweep
Heating System(s): Mark all types that apply: Hot Water Baseboard, Forced Air, Radiant Heat, Electrical Heat
Hot Water Heater: Age, Capacity, Type: Gas, Electric, Other
Water Supply: Type: Public, Private, Community, Cistern, Other

Seller's initials Date Property Address Buyer's initials Date

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Additional Information (Continued):

- Sewerage System:
- Type:  Public  Private  Community  Other \_\_\_\_\_
  - Does your sewerage system have a lift station? .....  Yes  No
  - If Private:  Septic Tank  Holding Tank  Other: \_\_\_\_\_
  - Drainfield System:  Bed  Trench  Mound  Pit  Crib  Other \_\_\_\_\_
  - Innovative Sewerage System:  Intermittent Sand Filter  Biocycle  Recirculating Uplow Filter  Secondary sewage treatment plant  Other \_\_\_\_\_
  - Location of sewerage system: \_\_\_\_\_
  - Has the sewerage system failed while you owned the property? .....  Yes  No
    - If Yes, explain: \_\_\_\_\_
  - Have you had any work maintenance or inspections done on the sewerage system during your ownership? .....  Yes  No
    - If Yes, explain: \_\_\_\_\_
  - Approval Source (and date if known): \_\_\_\_\_
  - Are you aware of any abandoned sewage systems, leachfields, cribs, etc. on the property? .....  Yes  No

- Freeze-ups:
- Have you had any frozen water lines, sewer lines, drains, or heating systems? .....  Yes  No

➤ Average Annual Utility Costs:

Gas	\$ _____	Company/Source: _____
Electric	\$ _____	Company/Source: <u>GVEA</u>
Oil	\$ _____ / Gallons: _____	Company/Source: <u>SOURDOUGH FUEL</u>
Propane	\$ _____	Company/Source: _____
Wood	\$ _____	Company/Source: <u>PROPERTY ACRESAGE</u>
Coal	\$ _____	Company/Source: _____
Water	\$ _____	Company/Source: <u>WELL</u>
Sewer	\$ _____	Company/Source: _____
Refuse	\$ _____	Company/Source: <u>DUMPSTER / BOROUGH</u>
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:
- Do you know of any existing, pending, or potential legal action(s) concerning the property? .....  Yes  No
  - Do you know of any street or utility improvements planned that will affect the property? .....  Yes  No
  - Road maintenance provided by? BOROUGH & TRAILER COURT OWNERS
  - Is the property currently rented or leased? .....  Yes  No
    - If Yes, expiration date: \_\_\_\_\_
  - Is there a homeowner's association (HOA) for the property? .....  Yes  No
    - If Yes, HOA name: \_\_\_\_\_ HOA Telephone: \_\_\_\_\_
    - Mandatory  Voluntary  Inactive Dues Amount: \$ \_\_\_\_\_

- Setbacks/Restrictions:
- Have you been notified of any proposed zoning changes for the property? .....  Yes  No
  - Are you aware of features of the property shared in common with adjoining property owners, such as walls, fences, and driveway, whose use or responsibility for maintenance may affect the property? .....  Yes  No
  - Are there subdivision conditions, covenants, or restrictions? .....  Yes  No
  - Are you aware of any violations of building codes, zoning, setback requirements, or subdivision covenants on this property? .....  Yes  No
  - Are you aware of any nonconforming uses of this property? .....  Yes  No
  - Are you aware of any borough, city, deed, or private restrictions on the use of the property? .....  Yes  No
  - Are you aware of any variances being applied for, or granted, on this property? .....  Yes  No
  - Are you aware of any easements on the property? .....  Yes  No

dm      12/16/02      374  
 Seller's Initials      Date      Property Address      Buyer's Initials      Date

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Additional Information (Continued):

> 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, and contaminated soil or water 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, slumping, or other problems?  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
  - a. If Yes, please describe: \_\_\_\_\_
  - b. If Yes, was the work performed with necessary permits in compliance with building codes?  Yes  No
  - c. 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? Cat - ferrets
- 30. Noise
  - 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.?  Yes  No
  - b. If Yes, explain: \_\_\_\_\_

Seller's Initials: djm      Date: 12/16/02      Property Address: 374 Howland Rd, Haas, AK      Buyer's Initials: \_\_\_\_\_      Date: \_\_\_\_\_

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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: Valeriy Macomber

Date: 12-16-02

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 Information Center Internet site: [www.state.ak.us](http://www.state.ak.us), under Hot Topics for the "Registry/Sex Offenders."

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: \_\_\_\_\_

DM 12/16/02 374 284 Howland Rd, Fols, AK \_\_\_\_\_  
Seller's Initials Date Property Address Buyer's Initials Date

TO: ALDRY  
& MACS

WESTLAKE, INC. dba

**DUSZYNSKI & ASSOCIATES**

P.O. Box 83149 - Fairbanks, Alaska 99708

Voice - 907-479-3324 Fax - 479-9319 - Email [tduszynski@combuserye.com](mailto:tduszynski@combuserye.com)

February 1, 2003

Herman Hauck  
Fairbanks, AK

RE: 374 Howland Road

Dear Herman,

On January 30, 2003 I inspected the property located at 374 Howland Road. The purpose of the inspection was to determine if there were any repairs necessary and if there were any health and safety violations. The following items need to be addressed:

**ELECTRICAL**

1. Provide ground fault protection on the garage outlets.
2. Provide ground fault protection on the bathroom outlets.
3. Provide ground fault protection for the Jacuzzi tub.
4. In the bedroom closet with the sink, install wiremold over the exposed romex on the ceiling.
5. In the crawlspace, properly staple up wires.
6. Re-install the circulation pump on the water storage tank and properly wire.

*The above electrical items do not constitute a complete inspection of the electrical system. It is only an inspection of those items readily accessible and visible. I highly recommend that a licensed electrician check over the whole system at the time he addresses the above repairs.*

**SAFETY**

7. Repair the hardware on the bedroom egress window so it opens properly.
8. Install a heat shield on the boiler single wall chimney wherever it is within 18 inches of the wall or ceiling.
9. Install a heat shield on the wood stove single wall chimney wherever it is within 18 inches of the wall or ceiling.
10. Install an air gap on the dishwasher drain.
11. In the crawlspace, cover the exposed urethane foam with an approved fire barrier.
12. Cover over the laundry chute into the garage area with 5/8" sheetrock or make the laundry room part of the house by installing a solid core door with weather stripping and threshold.

374 Howland Road  
February 1, 2003

**OTHER**

13. In the crawlspace, install plywood gussets on every post/beam connection. Use 2'X 2' X 1/2" plywood. Simpson brand connectors could also be used.

*The following items are NOT required repairs but merely information for the buyer's use.*

**OBSERVATIONS**

1. I recommend installing a vapor barrier over the crawlspace floor. This would lower dust in the air and make for a cleaner work environment.

This inspection covers only items that are readily accessible. The attic was not accessible at the time of inspection. The roof was under snow.

If you need further clarification or information on any one item, please call.

Sincerely,



Terry Duszynski

HISTORICAL