



THE STATE
of

ALASKA

Department of Commerce, Community, and Economic Development
Division of Corporations, Business and Professional Licensing

Real Estate Commission

550 West 7th Avenue, Suite 1500, Anchorage, AK 99501

Phone: (907) 269-8160

Email: RealEstateCommission@Alaska.Gov

Website: ProfessionalLicense.Alaska.Gov/RealEstateCommission

State of Alaska Residential Real Property Transfer Disclosure Statement

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

AS 34.70.010 requires that before a Transferee/Buyer (hereafter referred to as Buyer) makes a written offer of residential real property, 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 as listed below.

Recording District:	Anchorage
Legal Description:	South Addition BLK 19 LT 11A
Property Address/ City/Other:	611 W 11th Ave, Anchorage AK 99501

*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) and AS 34.80.090.

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.

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 must disclose defects or other conditions in the real property, or the real property interest being transferred. The Seller does not need to 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.

<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Seller's Initials	Date	Property Address	Buyer's Initials	Date

PART I Seller's Information Regarding Property

Property Type

Property Type: (Check One)	<input type="checkbox"/> Single	<input type="checkbox"/> Zero Lot Line/Town House	<input type="checkbox"/> Condominium	<input type="checkbox"/> Townhome/PUD
	<input checked="" type="checkbox"/> Duplex (Including single Family with an Apartment)		<input type="checkbox"/> Other (Please Specify): _____	
Do you currently occupy the property?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, how long?	
If not the current occupant, have you ever occupied the property?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	If yes, when?	01/2022
*Year Property was Built:	1956			

*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 online at EPA.Gov/Lead/Real-Estate-Disclosures-about-Potential-Lead-Hazards

Construction Overview:	<input checked="" type="checkbox"/> Wood Frame	<input type="checkbox"/> Manufactured	<input type="checkbox"/> Modular	<input type="checkbox"/> Other: _____
Foundation:	<input type="checkbox"/> Masonry Block	<input checked="" type="checkbox"/> Poured Concrete	<input type="checkbox"/> Treated Wood	<input type="checkbox"/> Piling <input type="checkbox"/> Other: _____
Name of Original Builder (If Known):				

Property Feature Defects

Check all items that have known defects or malfunctions. Describe the defect or malfunction on the Explanation Addendum or Amendment to the State of Alaska Residential Real Property Disclosure Statement form (page 13).

<input type="checkbox"/> Auto Garage Door Opener(s)	<input type="checkbox"/> Garbage Disposal	<input type="checkbox"/> Microwave(s)	<input type="checkbox"/> Storage Shed	<input type="checkbox"/> Window Screens
<input type="checkbox"/> Barbecue	<input type="checkbox"/> Generator	<input type="checkbox"/> Oven(s)	<input type="checkbox"/> Stove(s), Pellet	<input type="checkbox"/> Wood Stove(s)
<input type="checkbox"/> Central Vacuum Installed	<input type="checkbox"/> Generator Hook-Up	<input type="checkbox"/> Paddle Fan(s)	<input type="checkbox"/> Trash Compactor(s)	<input type="checkbox"/> Other: _____
<input type="checkbox"/> CO Detector(s)	<input type="checkbox"/> Greenhouse	<input type="checkbox"/> Refrigerator(s)	<input type="checkbox"/> T.V. Antenna	
<input type="checkbox"/> Cooktop(s)	<input type="checkbox"/> Hot Tub	<input type="checkbox"/> Rods & Blinds	<input type="checkbox"/> Washer(s)	
<input type="checkbox"/> Dishwasher(s)	<input type="checkbox"/> Hot Tub Cover	<input type="checkbox"/> Satellite Dish	<input type="checkbox"/> Water Filtering System	
<input type="checkbox"/> Dryer(s)	<input type="checkbox"/> Instant Hot Water Dispenser	<input type="checkbox"/> Security System	<input type="checkbox"/> Water Softener	
<input type="checkbox"/> Fire Alarms	<input type="checkbox"/> Intercom	<input type="checkbox"/> Smoke Detector(s)	<input type="checkbox"/> Window Blinds	
<input type="checkbox"/> Freezer(s)	<input type="checkbox"/> Jetted Tub	<input type="checkbox"/> Steam Shower Room	<input type="checkbox"/> Window Rods	
Comments:				

Seller's Initials

Date

Property Address

Buyer's Initials

Date

PART I Seller's Information Regarding Property (continued)

Structural Components

Check only those items that have known defects, malfunctions or have had repairs performed within the last five years. Also, check items that need to be replaced/repaired. If checked, please include information and additional documentation that is relevant to the Explanation Addendum or Amendment to the State of Alaska Residential Real Property Disclosure Statement form.

Repaired or Replaced	Needs Repair	Repaired or Replaced	Needs Repair	Repaired or Replaced	Needs Repair	Repaired or Replaced	Needs Repair
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	Air Conditioner	<input type="checkbox"/>	Fireplaces(s) # of: ____	<input type="checkbox"/>	Patio/Decking	<input type="checkbox"/>	Swimming Pool
<input type="checkbox"/>	Carport	<input type="checkbox"/>	Floors	<input type="checkbox"/>	Plumbing Systems	<input type="checkbox"/>	Ventilator System
<input type="checkbox"/>	Ceilings	<input type="checkbox"/>	Foundation	<input type="checkbox"/>	Pool Cover	<input type="checkbox"/>	Venting
<input type="checkbox"/>	Chimneys	<input type="checkbox"/>	Garage	<input type="checkbox"/>	<input checked="" type="checkbox"/> Private Walkways	<input type="checkbox"/>	Washer/Dryer Hookups
<input type="checkbox"/>	Crawl Space	<input type="checkbox"/>	Garage Floor Drain	<input type="checkbox"/>	Rain Gutters	<input type="checkbox"/>	Water Heater
<input type="checkbox"/>	Doors	<input type="checkbox"/>	Gas Starter	<input type="checkbox"/>	Retaining Walls	<input type="checkbox"/>	Water Supply
<input type="checkbox"/>	Driveways	<input type="checkbox"/>	Heat Recovery	<input type="checkbox"/>	<input checked="" type="checkbox"/> Roof	<input type="checkbox"/>	Wind Generators
<input type="checkbox"/>	Electrical Systems	<input type="checkbox"/>	Heating Systems	<input type="checkbox"/>	Sewage Systems	<input type="checkbox"/>	<input checked="" type="checkbox"/> Windows
<input type="checkbox"/>	Electronic Air Cleaner	<input type="checkbox"/>	Humidifier	<input type="checkbox"/>	Skylights	<input type="checkbox"/>	Woodstove(s) # of: ____
<input type="checkbox"/>	Exterior Walls	<input type="checkbox"/>	Insulation	<input type="checkbox"/>	Slabs	<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	Fences/Gates	<input type="checkbox"/>	Interior Walls	<input type="checkbox"/>	Solar Panels	<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	Filtration	<input type="checkbox"/>	Mechanical	<input type="checkbox"/>	Stove, Pellet		

Describe the defect, malfunction, or repair on the Explanation Addendum or Amendment to the State of Alaska Residential Real Property Disclosure Statement form (page 13).

Describe any other items not covered above:

Comments:

house under remodel. see addendum

PART II Documentation

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

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> As-Built Survey | <input type="checkbox"/> Party Wall Agreement | <input type="checkbox"/> Title Information |
| <input type="checkbox"/> Certificate of Occupancy | <input type="checkbox"/> PUR-101 | <input type="checkbox"/> Water Rights Certificates |
| <input type="checkbox"/> Deed Restrictions | <input type="checkbox"/> PUR-102 | <input type="checkbox"/> Well Log & Water Tests |
| <input type="checkbox"/> Energy Rating Certificate | <input type="checkbox"/> Resale Certificate | <input checked="" type="checkbox"/> Written Agreement with Adjacent Property Owner |
| <input type="checkbox"/> Engineer/Property/Home Inspection Report(s) | <input type="checkbox"/> Shared Septic Agreement | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Flood Evaluation Certificate | <input type="checkbox"/> Shared Well Agreement | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Hazardous Materials Test(s) | <input type="checkbox"/> Soil Tests | |
| <input type="checkbox"/> Lease/Rental Agreement | <input type="checkbox"/> Subdivision Covenants/Restrictions | |

Seller's Initials

Date

Property Address

Buyer's Initials

Date

PART II Documentation *(continued)*

Supply information for the following:

Item	Average Monthly Utility Cost	Company/Source	Utility History Attached
Coal	\$ up + dn		<input type="checkbox"/>
Electric	\$ 156 + unk	Chugach Electric	<input type="checkbox"/>
Gas	\$ 281 + 154	Enstar	<input type="checkbox"/>
Oil	\$ <small># of Gallons</small>		<input type="checkbox"/>
Propane	\$		<input type="checkbox"/>
Refuse	\$ 77	Solid Waste Services	<input type="checkbox"/>
Security Alarm Systems	\$		<input type="checkbox"/>
Sewer	\$ 227	AWWU	<input type="checkbox"/>
Water	\$ incl above	not metered	<input type="checkbox"/>
Wood	\$		<input type="checkbox"/>
Other	\$		<input type="checkbox"/>

PART III Additional Information

To the best of your knowledge, are you aware of any of the following conditions with respect to the subject property? For any "Yes" answer, indicate the relevant item number and explain the condition on the Explanation Addendum or Amendment to the State of Alaska Residential Real Property Disclosure Statement form (page 13).

	Yes	No	UNK
1. Do you know of any existing, pending, or potential legal action(s) concerning the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Do you know of any street or utility improvements planned that will affect the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Road maintenance provided?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>If yes, provided by:</i> Municipality			

Seller's Initials

Date

Property Address

Buyer's Initials

Date

PART III Additional Information *(continued)*

			Yes	No	UNK
4. Is the property currently rented or leased?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, expiration date:					
5. Is there a homeowner's association (HOA) for the property?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, HOA Name:		HOA Phone Number:			
<input type="checkbox"/> Mandatory <input type="checkbox"/> Voluntary <input type="checkbox"/> Inactive		Monthly Dues:	\$ _____ per _____		
Are there any levied or pending assessments?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Name of person responsible for issuing resale certificate:		Phone Number:			

Setbacks/Restrictions

			Yes	No	UNK
1. Have you been notified of any proposed zoning changes for the property?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. 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?			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Are there subdivision conditions, covenants, or restrictions?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Are you aware of any violations of building codes, zoning, setback requirements, subdivision covenants, borough, or city restrictions on this property?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Are you aware of any nonconforming uses of this property?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Are you aware of any deed, or other private restrictions on the use of the property?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Are you aware of any variances being applied for, or granted, on this property?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Are you aware of any easements on the property?			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Seller's Initials

Date

Property Address

Buyer's Initials

Date

PART III Additional Information (continued)

Heating System(s)

Check all types that apply:			
<input checked="" type="checkbox"/> Boiler System	<input type="checkbox"/> Geo Thermal	<input type="checkbox"/> Monitor/Toyo	<input type="checkbox"/> Wood Stove
<input type="checkbox"/> Electrical Heat	<input type="checkbox"/> Heat Pump	<input type="checkbox"/> Pellet Stove	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Forced Air	<input type="checkbox"/> Hot Water Baseboard	<input checked="" type="checkbox"/> Radiant Heat	
Age (Years):	9	Last Cleaned:	01/10/2022
		Last Inspected:	
Source:	<input type="checkbox"/> Coal <input type="checkbox"/> Electric <input checked="" type="checkbox"/> Natural Gas <input type="checkbox"/> Wood <input type="checkbox"/> Propane Tank which is: <input type="checkbox"/> Leased <input type="checkbox"/> Owned <input type="checkbox"/> Oil with _____ Gallon Storage which is: <input type="checkbox"/> Buried <input type="checkbox"/> Above Ground <input type="checkbox"/> Other: _____		
Age of Tank:			

Sewer System

			Yes	No	UNK	
Type:	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> Community <input type="checkbox"/> Other: _____					
1. Does your sewer system have a lift station/lift pump?				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Private:	<input type="checkbox"/> Holding Tank <input type="checkbox"/> Septic Tank <input type="checkbox"/> Other: _____					
Drain Field System:	<input type="checkbox"/> Bed <input type="checkbox"/> Crib <input type="checkbox"/> Mound <input type="checkbox"/> Pit <input type="checkbox"/> Trench <input type="checkbox"/> Other: _____					
Innovative Sewer System:	<input type="checkbox"/> Biocycle <input type="checkbox"/> Intermittent Sand Filter <input type="checkbox"/> Recirculating Upflow Filter <input type="checkbox"/> Secondary Sewer Treatment Plant <input type="checkbox"/> Other: _____					
2. Has the sewer system failed while you owned the property?				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, please include information and additional documentation that is relevant to the Explanation Addendum or Amendment to the State of Alaska Residential Real Property Transfer Disclosure Statement (page 13).						
Age of Sewer System:		Location:				
3. Have you had any work, maintenance or inspections done on the sewer system during your ownership?				<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, please include information and additional documentation that is relevant to the Explanation Addendum or Amendment to the State of Alaska Residential Real Property Transfer Disclosure Statement (page 13).						
Approval/Certification Source:	permit #P16-1307			Date:	(If Known)	
4. Are you aware of any abandoned sewer systems, leach fields, cribs, etc., on the property?				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Seller's Initials

Date

Property Address

Buyer's Initials

Date

PART III Additional Information *(continued)*

Water Supply

Type:	<input checked="" type="checkbox"/> Public	<input type="checkbox"/> Private	<input type="checkbox"/> Community	<input type="checkbox"/> Other: _____
	<input type="checkbox"/> Water Tank: Size: _____	<input type="checkbox"/> Shared Well (provide agreement, if any)		
Well Depth (Feet): (If Private)		Flow Rate (Gallons per Minute): (If Private)		Date Tested:
Location of Operational Well:				
			Yes	No
			UNK	
1. Are there any abandoned wells on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Have you had any problems with your water supply?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Has the well failed while you have owned the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Have you ever had a well pump problem or failure?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Do you supply water to, or receive water from, others?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>If yes, is there a written agreement?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Do you have a water rights certificate for this property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Water Heater

Type:	<input type="checkbox"/> Oil	<input checked="" type="checkbox"/> Gas	<input type="checkbox"/> Electric	<input type="checkbox"/> Other: _____
Age (Years):	9	Capacity (Gallons):	on demand	

Seller's Initials

Date

Property Address

Buyer's Initials

Date

PART III Additional Information *(continued)***Roof or Other Leakage**

Type:	<input checked="" type="checkbox"/> Asphalt/Composition Shingle <input type="checkbox"/> Cedar Shake <input type="checkbox"/> Built-Up <input type="checkbox"/> Metal <input type="checkbox"/> Other: _____		
Age (Years):	9	Location of Attic Access:	South bedroom closet & primary closet
			Yes No UNK
1. Are you aware of any ice damming on the roof?			<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
If yes, provide location:	along roof edges		
2. Are you aware of any water leaking into the home? (i.e., windows, lights, fireplace, etc.)			<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
If yes, provide location:			

Fireplace and/or Woodstove

Type:	<input type="checkbox"/> Electric <input checked="" type="checkbox"/> Gas/Propane <input type="checkbox"/> Pellet <input type="checkbox"/> Wood <input type="checkbox"/> Other: _____			
Date Chimney(s) Last Cleaned or Serviced:		Cleaned or Serviced By:		

Freeze-Ups

			Yes No UNK
1. Have you had any frozen water lines, sewer lines, drains, or heating systems?			<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
If yes, please include information and additional documentation that is relevant to the Explanation Addendum or Amendment to the State of Alaska Residential Real Property Transfer Disclosure Statement (page 13).			
2. Are there any heat tapes, heat lamps, or other freeze prevention devices?			<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
If yes, provide location and explain use:			

Drainage

			Yes No UNK
1. Are you aware of ever having any water in the crawl space, basement, or lower level?			<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
If yes, please include information and additional documentation that is relevant to the Explanation Addendum or Amendment to the State of Alaska Residential Real Property Transfer Disclosure Statement (page 13).			
If yes, how was the problem resolved?	<input type="checkbox"/> Sump Pump(s) <input type="checkbox"/> Curtain Drain <input type="checkbox"/> Rain Gutter/Extension <input type="checkbox"/> Other: _____		
Date Problem was Resolved:		Location of Each Sump Pump:	
2. To where does the water drain after it leaves the sump pump?			
3. Are you aware of any issues with high water table?			<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
If yes, please include information and additional documentation that is relevant to the Explanation Addendum or Amendment to the State of Alaska Residential Real Property Transfer Disclosure Statement (page 13).			

Seller's Initials

Date

Property Address

Buyer's Initials

Date

PART III Additional Information *(continued)*

		Yes	No	UNK
3.	<i>If gutters, where do downspouts discharge?</i>			
4.	Is there a floor drain in the structure, including garage?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>If yes, where is it located and where does it drain to?</i>		garage drains to ground		

Inspection

		Yes	No	UNK
1.	To the best of your knowledge, has the property been inspected by an engineer/home inspector?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>If yes, please include information and additional documentation that is relevant to the Explanation Addendum or Amendment to the State of Alaska Residential Real Property Transfer Disclosure Statement (page 13).</i>				
2.	Has there been any energy rating on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>If yes, year conducted?</i>				
3.	Energy Rated?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>If known, Energy Rater?</i>				

Encroachments

		Yes	No	UNK
1.	Does anything on your property encroach (extend) onto your neighbor's property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2.	Does anything on your neighbor's property encroach onto your property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Concerns

		Yes	No	UNK
1.	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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2.	Are you aware of any mildew or mold issues affecting this property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.	Are you aware of any underground storage tanks on this property, other than previously referenced fuel or septic tanks?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>If yes, number of tanks:</i>				
4.	Are you aware if the property is in an avalanche zone/mudslide area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5.	Have you ever filed an insurance claim for any environmental damage to the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6.	Are you aware of a waste disposal site or a gravel pit within a one-mile radius of the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Seller's Initials

Date

Property Address

Buyer's Initials

Date

PART III Additional Information *(continued)*

Flood Zone Designation

	Yes	No	UNK
1. Is this property in a flood zone?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Are you aware of any erosion/erosion zone or accretion affecting this property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Are you aware if the property has flooded?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Soil Stability

	Yes	No	UNK
1. Are you aware of any debris buried or filling on any portion of the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Are you aware of any permafrost or other soil problems which have caused settling, slippage, sliding, or heaving that affects the improvements of the property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Are you aware of any drainage, or grading problems that affect this property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Constructions, Improvements/Remodel

	Yes	No	UNK
1. Have you remodeled, made any room additions, structural modifications, or improvements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>If yes, please describe:</i> see attached			
Was the work performed with necessary permits in compliance with building codes?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Was a final inspection performed, if applicable?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Are there any open building permits for the property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Has a fire ever occurred in the structure?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Pest Control or Wood Destroying Organisms

	Yes	No	UNK
1. Are you aware of any termites, ants, insects, squirrels, vermin, rodents, bed bugs, etc. in the structure?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>If yes, when?</i>			
<i>Where?</i>			
<i>What type?</i>			
<i>If yes, describe what was done to resolve the problem:</i>			

Seller's Initials

Date

Property Address

Buyer's Initials

Date

PART III Additional Information *(continued)*

				Yes	No	UNK
2. Has there been damage in the past resulting from termites, ants, insects, squirrels, rodents, etc. in the structure?				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>If yes, when?</i>		<i>Where?</i>		<i>What type?</i>		
<i>If yes, describe what was done to resolve the problem:</i>						

Other

				Yes	No	UNK
1. Are you aware of any murder or suicide having occurred on the property within the preceding 3 years?				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Are you aware of any human burial sites on the property?				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Are you aware of any smoking of any kind inside the property during your ownership?				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Noise

				Yes	No	UNK
1. Are you aware of any noise sources that may affect the property, including airplanes, trains, dogs, traffic, racetracks, neighbors, etc.?				<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>If yes, please include information and additional documentation that is relevant to the Explanation Addendum or Amendment to the State of Alaska Residential Real Property Transfer Disclosure Statement (page 13).</i>						

Pets

				Yes	No	UNK
1. Have there been any pets/animals in the house?				<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>If yes, how many and what type?</i>	3 dogs					

PART IV Agreement

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 Signature:		Date:	
Seller Signature:		Date:	

Seller's Initials

Date

Property Address

Buyer's Initials

Date



Real Estate Commission

550 West 7th Avenue, Suite 1500, Anchorage, AK 99501

Phone: (907) 269-8160

Email: RealEstateCommission@Alaska.Gov

Website: ProfessionalLicense.Alaska.Gov/RealEstateCommission

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: <https://dps.alaska.gov/Home>

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.



The Licensee bears no responsibility for the condition of the property irrespective of whether an inspection was conducted or not.



I, the Buyer, certify that I have read and received a signed copy of the State of Alaska Residential Real Property Disclosure Statement from the Seller or any Licensee involved or participating in this transaction.

Buyer Signature:		Date:	
Buyer Signature:		Date:	



THE STATE
of

ALASKA Department of Commerce, Community, and Economic Development
Division of Corporations, Business and Professional Licensing

Real Estate Commission

550 West 7th Avenue, Suite 1500, Anchorage, AK 99501

Phone: (907) 269-8160

Email: RealEstateCommission@Alaska.Gov

Website: ProfessionalLicense.Alaska.Gov/RealEstateCommission

Explanation Addendum or Amendment to the State of Alaska Residential Real Property Disclosure Statement

Use this page to:

- 1) clarify repairs, defects, or malfunctions.
- 2) explain items in more detail.
- 3) make changes or 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 Number	Item/Explanation
	see 4 page addendum attached

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 Signature:		Date:	
Seller Signature:		Date:	

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

Buyer Signature:		Date:	
Buyer Signature:		Date:	

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

Disclosures Addendum — 611 W 11th Ave, Anchorage, Alaska

- This addendum supplements the State of Alaska Residential Real Property Transfer Disclosure Statement (REC-4229).
 - All statements reflect the seller's direct knowledge.
-

A. State-Disclosure Categories

1. Roof, Attic, Ice Damming, and Leakage

- Sloped roof reshingled in 2017 under permit R17-1803; no leaks since.
- Historical leaks occurred prior to the 2017 reroof.
- Flat roof areas over the Mud Room and rear of the 1-Car Garage have limited insulation and have leaked historically, including as recently as last spring. Ice forms in these areas.
- Attic insulation insufficient to prevent snow melt and ice formation.
- Limited clearance in attic prevents achieving full R-value over ducting.
- Small roof ledge at the west bedroom — a remnant of the 2-Car Garage overhang — has soft spots.

2. Heating Systems (Boiler, Radiant, Forced Air)

- Each unit has a separately metered high-efficiency combi-boiler providing radiant heat and on-demand hot water. Both boilers are located in the basement Boiler Room.
- Upstairs radiant heat approximately 75% installed and operational. Four manifolds: west addition, Laundry Room, and Kitchen (all installed); primary suite (not yet installed).
- Garage forced-air furnace serves the 2-Car Garage and Mud Room; it previously also served the west addition — supply and return to living areas removed when radiant was added in 2018.
- Upstairs forced-air furnace remains as backup heat until radiant system completion.
- Mud Room heated by garage furnace; door at top of stairs is not fire-rated.
- Boiler exhaust venting runs along the north edge of the upstairs fireplace chase; PVC expansion causes intermittent thumping noises.

3. Plumbing

- The upstairs South and West Bathrooms were not inspected prior to cover; some of the piping is accessible for inspection from the lower unit. The South Bathroom sewer was inspected from below as part of the rough inspection for downstairs and was included in pressure testing.
- Sewer vent wye for upstairs Primary Bath shower visible from downstairs; buyer should evaluate.
- Basement bathroom vent pipe includes 1.5" section; shower installation requires upgrade to 2".

- Old gas water heater in upstairs Primary Closet leaked and was removed; gas line removed back to branch near garage.
- Roof vent from old water heater remains above Primary Closet; new bath fan vent location will be required.
- Sewer drain line in Laundry Room not inspected by the Municipality.

4. Electrical

- Breakers marked with blue tape in upstairs panel are not connected.
- Dryer and washer lines coiled in attic above upstairs Laundry Room.
- Exterior chandelier at front stairs controlled by upstairs unit.
- Upstairs main panel is in the Laundry Room (250-amp); sub-panel in 2-Car Garage fed by main panel. Electrical panel clearance constraints exist in the Laundry Room.
- Downstairs electrical service runs from exterior meters through a junction box in the Mud Room (former meter location) to the panel in the 1-Car Garage. The service conductor between the Mud Room and the panel is routed along the ceiling/wall edge of the 2-Car Garage. The sheetrock in that section has been removed; the conductor is currently exposed. Routing should be evaluated by a licensed electrician prior to finishing.

5. Windows

- Replacement windows for upstairs Primary Bedroom, South Bedroom, and Kitchen are on site; not yet installed. Windows are from the same order as the downstairs installed windows.
- Some upstairs windows not included in the staged replacements show condensation between panes.

6. Structural / Foundation / Soil

- Mud Room floor is a thin concrete slab not suitable as a frost-depth foundation.
- Cracks in entry walkway and 1-Car driveway; these affect exterior flatwork only, not the building foundation.
- No known soil or foundation movement affecting the structure.

7. Fireplaces

- Upstairs wood-burning fireplace removed; chase sealed. Boiler exhaust venting runs along the north edge of the chase; gas line present in chase, shutoff in basement Laundry Room.
- Downstairs wood-burning fireplace removed between Dining Room and Living Room; gas fireplace installed in Living Room; gas line and venting inspected; fireplace requires permanent attachment prior to covering.
- Basement wood-burning fireplace converted to gas; gas line and venting inspected; fireplace requires permanent attachment prior to covering.
- All three original wood-burning chimney flues were removed. The basement and first-floor chimneys were cement block structures; the upstairs was a steel firebox. At the first floor the chimneys transitioned to steel ducting. The three 16" diameter chimneys were removed and the roof chase capped in metal when the roof was re-shingled (permit R17-1803).

8. Egress / Safety

- Basement egress window installation was not inspected by the Municipality.
- Mud Room door at top of stairs is not fire-rated.

9. Utilities (Usage Estimates)

- Gas estimates based on 2021 CCF consumption scaled to January 2026 billing rates.
- During 2021, upstairs was maintained at 72°F (forced-air serving approximately 85% of the unit) and downstairs at 65°F while occupied.
- Upstairs: estimated monthly average ~\$279, peak ~\$498 (April), annual ~\$3,343. Based on 85% forced-air and 15% radiant usage. No data for 100% radiant.
- Downstairs: estimated monthly average ~\$151, peak ~\$266 (April), annual ~\$1,815. Based on 100% heating from 2 gas fireplaces. No data for radiant.
- Units are separately metered for gas and electric. Monthly detail and methodology available on request.
- Actual costs will vary based on occupancy, thermostat settings, and completion of radiant systems.

10. Permits & Inspections

- R16-1463 — Downstairs remodel (active parent permit). Open item: insulation and vapor barrier inspection not yet completed.
- P16-1307 — Downstairs plumbing rough-in — DWV and water rough approved for cover; open items: shower pan liner test required on 2 main floor shower pans prior to covering (UPC 408.7.1), and radiant tubing rough.
- E16-1415 — Downstairs electrical rough-in — approved for cover; not marked finalized.
- M16-1325 — Downstairs mechanical rough-in — bath fans and boilers approved for cover; open items: fireplace framing inspection (DVFP) and range hood (noted incomplete in permit comments).
- X17-1307 — Downstairs kitchen load-bearing wall removal and beam installation; repair of notched floor joists at bottom of basement stairs. Approved and closed.
- RETROE151319 — Downstairs electrical panel relocation; approved and closed.
- R17-1019 — Permit opened to remove part of wall between 2-Car Garage and Mud Room; canceled; no work performed.
- R17-1803 — Roof reshingle with new sheathing, airflow baffles, and double row of ice & water shield. Closed.

11. Easements & Property Line

- Property expanded in 1995 to include half of the 20' alley to the west (Plat 95-99); neighbor to the west received the other half.
- Unrecorded 1995 easement grants neighbor access to the west 10' of this property specifically for access to their garages; expires 2030. The resulting shared driveway is 20' wide, fully paved, and runs the full depth of the property; maintenance is shared.
- The as-built survey shows the Mud Room at 5'0" from the rear property line. Depending on lot orientation, this may be consistent with the R2M side setback requirement; however, the seller has not confirmed this with the Municipality. Buyer should independently verify applicable setback requirements and permit status with the Municipality of Anchorage.

12. Square Footage

- Owner measurements differ from Municipality records. All figures on the property website are seller measurements and should be independently verified.

13. Noise

- Church behind the property has bells that chime on the quarter-hour from 8am to 6pm.
- Church plows their parking lot around 3am.

14. Mud Room — Permit & Setback Status

- The Mud Room is an enclosed structure spanning the rear of both garages and the upstairs rear stairway. Construction is 2x4 framing on a 3" concrete slab with a flat roof over 2x10s.
 - The 1978 building plans show exterior stairs in this location. The original covered stairway appears to have been enclosed at some later date. The west addition permit drawings (1995) are ambiguous — one sheet shows exterior stairs, another shows Mud Room walls — and construction quality of the Mud Room is inconsistent with the permitted west addition work.
 - No permit for the Mud Room enclosure has been found by the seller in an online search of Municipality of Anchorage records. The seller has not queried the building office directly. A permit may exist that was not found, or the work may have been part of the west addition permit.
-

B. Room-by-Room Conditions

Upstairs — Living Room

- Old wood-burning fireplace removed; chase sealed. All three original chimney flues (basement, first floor, upstairs) removed; roof chase capped in metal at re-shingling.
- Boiler exhaust venting runs along the north edge of the upstairs fireplace chase; PVC expansion causes intermittent thumping noises.
- Gas line present in chase; shutoff in basement Laundry Room.

Upstairs — Kitchen

- Leveling compound applied over radiant panels; floor approximately 1" lower at stove than east windows; flattening chosen over leveling; flattening incomplete.
- Radiant heat loops not inspected by the Municipality.
- Gas line in cabinet by stove not inspected by the Municipality.
- Vent hood upgraded to 8" duct and roof cap; not inspected by the Municipality.
- Replacement windows for over-sink location on site; not installed.

Upstairs — Laundry Room

- Dryer vent path not finalized.
- Water lines for laundry not yet routed up from garage.

- Sewer drain line not inspected by the Municipality.
- Exterior hose bib water line not yet routed up from garage.
- Dryer (220V) and washer (120V) lines coiled in attic.
- Forced-air furnace remains as backup heat until radiant heat installation completed.

Upstairs — West Bathroom

- Work not inspected by the Municipality.
- Sewer piping visible from below; some additional plumbing visible through the radiant access panel.
- Radiant heat installed and covered.

Upstairs — South Bathroom

- Work not inspected by the Municipality prior to cover; sewer piping visible from below.
- South Bathroom sewer was inspected from below as part of the rough inspection for downstairs and was included in pressure testing.
- Radiant heat installed and covered.

Upstairs — South & Primary Bedrooms

- Replacement windows on site; not installed.
- Laundry previously located in South Bedroom closet; all plumbing and electrical removed.

Upstairs — Primary Closet & Bath

- Old gas water heater leaked and was removed; gas line branch removed back to trunk near garage.
- Roof vent from old water heater remains above Primary Closet.
- Sewer vent wye for Primary Bath shower visible from downstairs; buyer should evaluate.

Downstairs — General

- Subfloor height increased due to SturdiFloor installation; additional height from radiant panels and hardwood may affect door installation.
- Final finished floor height changes may affect code compliance of basement stairs.
- Interior doors, Primary Bathroom door (30" on site; buyer to verify), and garage/house door may require rough opening height or width adjustment. Existing sliding closet doors may also require adjustment if reused.
- Electrical service conductor from Mud Room junction box to panel in 1-Car Garage routed along 2-Car Garage ceiling/wall edge — sheetrock in that section removed; service conductor currently exposed. Should be evaluated by a licensed electrician prior to finishing.

Downstairs — Kitchen

- Load-bearing wall removed under permit X17-1307 (closed); triple LVL beam transfers load to ends.
- Adjacent wall intentionally framed as a floating wall.

Downstairs — Living Room

- Gas fireplace installed; requires permanent attachment prior to covering.

Basement

- Gas fireplace provides primary heat with thermostat; requires permanent attachment prior to covering.
- Egress window installation was not inspected by the Municipality.
- Notched floor joists at bottom of stairs were repaired as part of kitchen load-bearing wall removal (permit X17-1307, closed).

Seller Signature: _____ Date: _____

Buyer Signature: _____ Date: _____