



NEW CONSTRUCTION / OWNER-BUILDER DISCLOSURE

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The property you are purchasing was built by one of three types of builders: General Contractor; General Contractor with Residential Endorsement; or an Owner-Builder.

Be advised AS 08.18.025 requires new construction to be built by a General Contractor with a Residential Endorsement. A General Contractor that does not hold a Residential Endorsement in the State of Alaska has not passed the written exam related to arctic structural and thermal construction techniques and other matters determined by the State of Alaska in consultation with representatives of the construction industry.

HB 81, which went into effect on June 21, 2006, limits an owner-builder to build one structure every two years. If the builder builds more than one, they are subject to fines under the law.

As a fully knowledgeable consumer, you are moving forward to purchase with this information. You have been advised of the licensing statutes and have been further advised to check the State of Alaska website relating to contractor licenses:

<http://www.commerce.state.ak.us/occ/occsearch/main.cfm>

Keller Williams Realty Alaska Group of Wasilla (Brokerage Office) has advised you to do your research about contractors; there is a difference. Clearly understand your contractor's warranty and ability to complete work under their warranty. A new construction warranty may be available to you for purchase. In addition, it is recommended that you obtain inspections during construction through a fee inspector to ensure that the property is being built to International Code Council (ICC) specifications.

7181	W Vandenburg Drive	Wasilla	AK	99623
Property Address				

Buyer	Date
Buyer	Date
Yaro Kovalenko	05/16/2026
Owner/Builder Yaro Kovalenko	Date License #

*General Contractor is operating under the Residential Endorsement of another license holder whose name and license number is as follows:

Residential Endorsement Holder	Date	License # *
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