

Dear Prospective Buyer,

Thank you for taking the time to tour my listing at **5329 Cape Seville Drive** in Goldenview Park. I hope you enjoyed your visit and had the opportunity to experience the warmth, comfort, and inviting atmosphere this home and neighborhood have to offer.

This home was originally constructed in 1998 by John Hagmier but at some point remodeled by John Taylor Colony Homes under the direction of respected local builder Bill Taylor. While previous MLS records identified the home differently, available information indicates it was built by Colony Homes. Over the years, the property has undergone several updates, including new flooring, fresh interior paint, reconstruction of the retaining wall, and the installation of a pond and fountain feature that enhances the outdoor living environment.

Beyond its physical improvements, this home has clearly been well cared for. Its location offers the perfect balance between convenience and privacy. Residents enjoy quick access to grocery stores, restaurants, and amenities along Huffman Road while still benefiting from the peaceful setting and community feel of Goldenview Park. The vaulted ceilings, thoughtful floor plan, and partially separated kitchen design create a comfortable environment for both everyday living and entertaining.

The current owner has occupied the property for approximately eight years. Prior ownership records indicate the home may have been used as a rental property for a period of time and has changed ownership several times throughout its history.

As part of your due diligence package, we have included several documents for your review:

- Brandy Pennington Anchorage Real Estate disclosures outlining our business practices and your rights and responsibilities as a buyer.
- Seller Property Disclosure.
- A prior property disclosure from 2014. While the seller is not a party to that disclosure, it is being provided as additional historical information.
- Permit review documentation. Please note that several permits remain in the process of being reviewed and potentially closed. Because some permits date back to 2007, we cannot guarantee that the Municipality will allow them to be closed without additional information or action from the original permit holder.
- Community Covenants, Conditions, and Restrictions (CC&Rs) is ready for pick up at PacRim
- Bill of Sale.
- Independent Pre-Listing Home Inspection and receipts.

Please note that completing the Seller Property Disclosure presented some challenges, as the seller was traveling out of state and working within a limited timeframe. In an effort to provide greater transparency, the seller authorized an independent pre-listing home inspection to identify and disclose material observations prior to marketing the property. Buyers are still strongly encouraged to obtain their own independent home inspection and conduct any additional investigations they deem necessary.

Although the neighborhood has recorded CC&Rs, enforcement is administered through a formal homeowners association currently managed by PacRim Properties.

As part of our commitment to transparency and accuracy, we encourage you to carefully review all documents included in this package. While every effort has been made to provide accurate and complete information, some materials originate from third-party sources, and neither the seller nor Brandy Pennington Anchorage Real Estate can guarantee the completeness or accuracy of all third-party information.

You will be asked to acknowledge receipt of the disclosure package and associated documents provided on behalf of the seller.

All offers are presented to the seller promptly upon receipt. Offers received outside normal business hours will be reviewed as soon as reasonably possible. Agents are welcome to contact our office to confirm receipt of an offer or discuss any questions regarding the property, disclosures, or offer preparation.

We are proud supporters of Equal Housing Opportunity and are committed to ensuring that every prospective purchaser and every offer is treated fairly, professionally, and with respect.

Purchasing a home is a significant and deeply personal decision. We sincerely appreciate your interest in this property and your thoughtful consideration of making it your next home.

If you have questions, require additional information, or would like assistance evaluating the property, please do not hesitate to contact our office. We are happy to assist where possible.

Warm regards,



Brandy Pennington
Broker / Owner
Brandy Pennington Anchorage Real Estate



Property and Marketing Notice to Cooperative Parties: This notice is provided by Brandy Pennington Anchorage Real Estate (BPRE, LLC) and its affiliated partners. While we strive to gather helpful information about the property, BPRE, LLC makes no guarantees regarding the accuracy or completeness of the documentation provided by the seller.

Key Points:

1. **Purpose:** The marketing materials are for informational use only. We aim to clarify transaction-related topics, but additional details may arise.
2. **Liability:** By receiving this information, you agree that BPRE, LLC and its affiliates are not liable for your reliance on it. Conduct your own due diligence on the property.
3. **Licensee Relationships:** BPRE, LLC operates under the license of Brandy Pennington, a licensed broker. Your relationship and the duties owed to you have been outlined in the "Alaska Real Estate Consumer Disclosure."
4. **Waiver of Representation:** If you are signing this alongside another client of BPRE, LLC, both parties waive confidentiality rights and acknowledge potential conflicts of interest.
5. **Communication Commitment:**
 - **Accessibility:** We are available Monday, Wednesday, and Friday. Offers or messages after 3:30 PM on Fridays will be answered within 48 business hours. Saturdays are generally not business days.
 - **Weekly Meetings:** We hold weekly meetings to share updates and address concerns. Timely communication from all parties is crucial.
 - **Responsive Communication:** We will respond to all communications within 24 business hours.

At BPRE, LLC, we prioritize your experience. If it falls short, please let us know immediately.

Offer Submission: Your offer will be promptly presented for review. All offers are subject to the same evaluation process. Offers received outside of regular business hours will be reviewed on the following business day. In the event that multiple offers are received, a formal notification will not be sent unless explicitly requested by the owner/seller. To ensure a prompt and favorable response, buyers are encouraged to submit their best offer, including all necessary information and attachments listed under the documents tab in the MLS. Client representatives are encouraged to call the office and confirm the offer receipt. We adhere to all equal housing opportunities and anti-discrimination laws, treating each person and their offer fairly and with respect.

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Buyer's Initials

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Buyer Financing: Buyers have the right to choose their lender and loan type. The seller or their representative must approve both in writing within three working days of acceptance or receipt of the 90% letter, whichever is later. If the seller does not accept the financing, the sale may be voided, and the earnest money refunded. The buyer authorizes BPRE-LLC to contact the lender for any transaction-related financing questions. If the buyer selects a loan with both a first and second mortgage, the seller will pay only one set of fees, whichever is lower, as stated in the purchase agreement. If the seller agrees to cover a portion of the buyer's closing costs and the actual cost is less, the seller is not required to refund the difference. The seller may also seek damages for delays, including PITI, per diem, and utility costs.

Authorization for TILA-RESPA Integrated Disclosures: If represented by BPRE-LLC, the buyer authorizes the disclosure of loan estimates, closing disclosures, and settlement statements for the real estate transaction. The buyer requests that sensitive information, such as down payment, interest rate, and funds to close, not be shared without written consent.

The seller, represented by BPRE-LLC, requests that net proceeds and other financial details from the closing not be shared with any other parties without written consent. No personal or confidential information, including loan pay-offs, costs, or net proceeds, shall be disclosed. This authorization applies only to this transaction.

As per Section 24, Lines 38-41 of the Purchase and Sale Agreement, these clauses are excluded from the contract. The title company is bound by Alaska law to keep all financial information confidential and will not share it with external parties. Each party will receive their own separate settlement statement, in accordance with Alaska's non-disclosure laws. The seller's settlement will not be shared with any party outside of their representation.

Title Company Affiliation and Delays: Alaska Statutes (Sec. 21.66.200) require title insurance companies to maintain a title plant with maps and indexed records for at least 25 years before issuing a policy. This can limit competition, especially for startups, leading to potential service delays. Delays are not the responsibility of any licensee or broker involved in the transaction. Buyers are responsible for reading the full title report and adhering to the terms of the title insurance policy. The representative and associated parties are not liable for the buyer's decision not to review or contest any title issues.

Square Footage Disclosure: The measurements provided in the MLS listings are for marketing purposes only and may vary from previous MLS Listings, tax records and actual square footage. While this information is generally considered reliable, it is advisable for the buyer to conduct an independent measurement to verify the provided information. The total square footage should not be considered exact and should not be used in the loan valuation process or for any other purposes. Any measurements or related investigations should be completed on or before the expiration of the due diligence period.

Site Unseen Advisory and Waiver: The buyer can purchase the property without viewing it in person but is informed of the right to make the offer contingent upon a personal inspection. If the buyer waives this right, they acknowledge not relying on their real estate representative or broker for the decision. The buyer agrees to indemnify any licensee, broker, or affiliate if they

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affiliate from liability or financial damages related to mold. Buyers should consult qualified professionals for mold inspections.

Historical As-Built Acknowledgement: An as-built survey, prepared by a professional surveyor, documents the presence of a building or improvements at the time of the survey. If provided by the seller, it is for general information only and may predate the current transaction. The seller has no obligation to the buyer regarding the as-built, and the buyer should independently verify its accuracy before completing the transaction.

Neither BPRE-LLC nor its agents make any representations about the as-built's accuracy, and the buyer agrees to hold BPRE-LLC harmless from any liability related to inaccuracies or outdated information. An as-built is not the same as a plat.

HUTTO Clause: BPRE-LLC is not responsible for any work performed on the property by the seller, even if referred by BPRE-LLC. Referrals to contractors, service providers, engineers, and other vendors are common during the marketing and property transfer process. Any suggested repairs, estimated costs, and service work are the responsibility of the party requesting them.

While some vendors may accept payment at closing, most require a deposit or full payment upfront. BPRE-LLC will inform the client of payment terms before engaging any services. In some cases, BPRE-LLC may cover upfront costs to be reimbursed at closing. However, these vendors are not employees of BPRE-LLC, and no incentives are given for referrals. The client acknowledges that BPRE-LLC offers these referrals as a standard real estate practice.

Once a bid is accepted, clients should avoid arranging services elsewhere, as vendors may have committed resources. The client is responsible for any fees if they choose an alternative provider or complete the repair themselves.

BPRE-LLC will make efforts to ensure invoices are sent to the title company and reflected in the final settlement statement. The client will sign a final summary of all payments and services related to the sale. The client remains responsible for all costs and contracts agreed upon. By receiving this disclosure, the client acknowledges that BPRE-LLC may coordinate vendors as needed. (While BPRE-LLC may facilitate services for the represented party's convenience, it accepts no liability for any losses, damages, or bills that may arise. The client agrees to hold BPRE-LLC harmless from any such damages or losses.)

Augusti Clause: The client has the right to terminate agreements as specified in the contract. If the client terminates outside the agreed timeframe or defaults, they will be responsible for reasonable fees incurred by the other party and the real estate licensee, up to 1% of the contract value, unless otherwise agreed.

Ethical Representation: Brokers and licensees are committed to adhering to all ethical rules, duties, statutes, and similar obligations. Brokers have full authority to guide the transaction on behalf of the client, ensuring compliance with ethical responsibilities. They reserve the right to terminate representation if necessary to maintain such compliance.



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find the property unsatisfactory for any reason. This clause does not override Sections 9D-F and 10A-R of the Alaska MLS purchase agreement, and the buyer retains all rights under those sections.

Home Inspection and Due Diligence: The buyer is responsible for arranging a comprehensive home inspection by a licensed inspector, professional engineer, or related service provider, subject to the seller's approval. A home inspection provides a detailed assessment of the property's condition, beyond the scope of an appraisal.

The inspector may test for mold, radon, roofing, foundations, plumbing, electrical systems, lead-based paint, asbestos, and energy efficiency. The buyer should discuss additional tests with the inspector as needed. For more information, the buyer can contact 1-800-SOS-Radon, visit www.HUD.gov for health and safety details, or refer to the DOE EnergyStar Program at www.energystar.gov.

The buyer should research and seek referrals when selecting an inspector, and consider consulting the American Society of Home Inspectors (ASHI) at www.ashi.org or 1-800-743-2744. It's advised to interview several inspectors and inquire about the inspection scope before making a decision.

The buyer may also hire an engineer or licensed professional to inspect both internal and external property components. If a home inspection is conducted, the report belongs to the buyer, but the seller is entitled to a copy under Alaska Statutes. A list of licensed home inspectors can be found at: <https://www.commerce.alaska.gov/cbp/main/Search/Professional>.

Release of Inspection Report to Lender: If the buyer shares the inspection report with the lender, it may lead to additional repair requirements, for which the buyer could be responsible, including re-inspection fees. The initial re-inspection fee is the buyer's responsibility, while any subsequent fees fall to the seller. If the buyer chooses not to release the report to the lender, they agree to hold any licensee or broker involved in the transaction harmless from any liability or claims related to the property purchase.

Sharing the report with the lender may prompt requests for further modifications or repairs, which could lead to additional costs and serve as a negotiation point between buyer and seller. Ultimately, the seller decides what repairs will be made, regardless of who pays.

Under Alaska law (Sec. 34.70.090), failure to comply with disclosure requirements can result in liability for actual damages suffered by the transferee. Transferee as a result of the violation or failure. Opting to waive disclosure will not protect you for future liability or damages.

Remember your real estate professional is not an attorney. They only provide you with information related to laws that are applicable to you.

Mold Disclosure: Mold may exist in any property, but BPRE-LLC and its affiliates are not qualified to inspect or provide recommendations regarding mold. Buyers assume full responsibility for investigating mold concerns and indemnify any real estate professional or -

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No Financial or Tax Advice: Brokers may provide estimated settlement statements or "net sheets" for informational purposes only. The actual amounts depend on final preparations and closing disclosures by the lender and title company. Brokers are not licensed to offer tax or accounting advice but can refer clients to qualified professionals.

Earnest Money Disputes & Refunds: Earnest funds must be deposited into a non-interest-bearing trust account and cleared before release. Refunds may take up to fourteen working days and could be further delayed if mediation, arbitration, or legal proceedings are involved. The cooperating brokerage will not disburse earnest funds without mutual agreement or other necessary processes.

Notice of Land-Use and Building Regulations in Mat-Su Borough: Buyers in the Mat-Su Borough are informed of existing land-use and building regulations, including subdivision covenants, setback requirements, plat notes, and zoning laws. These regulations may be subject to change by various governmental entities, including city, state, and federal agencies. Before initiating any development, buyers must obtain necessary permits and comply with all applicable regulations. Sellers are ethically obligated to disclose relevant information for the buyer's due diligence. Buyers are responsible for understanding and investigating land-use regulations during their due diligence period. This includes contacting relevant governing entities and agencies.

In the Mat-Su Borough's core planning area, permits are required for new commercial and industrial uses, including conditional use permits based on factors like noise, traffic, and hazardous substances. For a detailed map and additional information, visit the borough website at <http://www.matsugov.us> or contact the borough planning department at 907-745-9853. Questions can also be emailed to ccb@matsu.gov.us.


Property Information and Regulations in Mat-Su Borough: For setback requirements in Palmer or Wasilla, consult the respective governing entities. For water or wastewater disposal, contact the Alaska Department of Environmental Conservation at 907-376-5038. The buyer is responsible for identifying all applicable federal, state, and local regulations concerning development within the borough.

Agricultural Operation Disclosure: The buyer is responsible for determining if the property is near an agricultural operation including farms or grow houses for dispensaries that may cause inconveniences, such as odors, noise, dust, and increased traffic. The buyer has until the end of the due diligence period to assess the property's suitability. If the property is deemed unacceptable, the buyer must notify the seller in writing, rendering the sale null and void, with the earnest money refunded. No further obligations arise, and the broker or licensee is not liable for any claims.

Certain pre-existing commercial or industrial uses may have grandfathered rights or exemptions from current zoning. The buyer is advised to investigate these and holds the broker harmless for any discrepancies. However, the seller remains obligated to disclose all material information.



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Home Businesses: If operating a home business or other secondary occupation, the buyer is responsible for ensuring it complies with property zoning and use restrictions.

Municipality of Anchorage: The Municipality has a new land-use code, Title 21, subject to ongoing amendments. Interested parties should consult the Planning and Zoning Department at 907-343-7921 or visit www.muni.org for updates.

Earth Movement: All properties are subject to earth movement or erosion. An "as-is" clause in the sales agreement does not absolve the seller of disclosure obligations regarding known material defects. Failure to comply with AS 34.70.010/AS 34.70.200 may result in legal action.

HOA Disclosure: The buyer is responsible for reviewing the public offering statement or resale certificate and contacting the HOA to inquire about any outstanding violations before closing, as part of their due diligence under Section 10.


Appraisal Waiver Gap: The contract allows the buyer to reject the property if the appraisal falls short of the purchase price, without penalty, unless otherwise agreed. This clause ensures the purchase price aligns with the property's market value, though an appraisal waiver may be granted by mutual consent.

Dispute Resolution: This statement is binding and interpreted under Alaska law. Disputes will be resolved in accordance with Alaska statutes. Both parties are encouraged to consider mediation, typically lasting 30 days with fees ranging from \$300 to \$1,500. If mediation fails, arbitration, litigation, or court intervention may be pursued.

Insurance Notification: Buyers must provide an insurance binder to the lender to avoid closing delays. Insurance shopping should begin immediately after contract execution. The policy must be submitted within the due diligence period. Failure to secure timely insurance may result in extension penalties, limited to the property's carrying costs, including PITI, utilities, and any per-diem payments. Insurance obtained after the due diligence period cannot be used by brokers to terminate the contract without penalty.

Communication Preferences: By signing this form, clients consent to receiving periodic communications from BPRE LLC via mail, email, phone, or text. Client information will not be sold or shared with third parties. BPRE LLC has permission to advertise real estate sales, including final sales price and terms, through various mediums.

Disclosure of Affiliated Business Relationships: BPRE-LLC discloses relationships with Home Warranty of America (HWA), Home Smart, Home Shield of America (HSA), Dena'Ina Group, and Premier Management. Use of these services is not mandatory, and clients may choose any service providers. However, lenders may require specific providers as part of the loan settlement. Review your loan disclosure and consult your loan officer for clarification. For more information, visit the Consumer Finance Protection Bureau at www.consumerfinance.gov/owning-a-home.



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Preferred Providers: BPRE-LLC may recommend vendors for your transaction or property-related services. You are under no obligation to use these providers and may seek alternatives to best meet your needs.

When purchasing a rental property, the buyer should request key documents to ensure a smooth transfer of ownership and financial transparency. Essential documents include:

1. Current Lease Agreements: Copies of all lease agreements outlining terms such as duration, rent, security deposits, and other pertinent conditions.
2. Rent Roll: A summary detailing each unit, tenant, rent amount, lease dates, and any outstanding balances.
3. Prorated Rent & Deposits: Clarify how prorated rent and security deposits will be handled at closing. Typically, the buyer will receive a credit for these amounts.
4. Tenant Contact Information: Obtain names, phone numbers, and emails for all tenants for communication regarding the ownership transfer.
5. Tenant History: Request rent payment records and details of any past tenant disputes or issues.
6. Property Management Agreements: If applicable, acquire the property management agreement to understand the responsibilities and fees involved.
7. Notice of Sale: Ensure the seller provides proper notice to tenants regarding the change in ownership, in compliance with local laws.
8. Tenant Estoppel Certificates: Obtain signed estoppel certificates from tenants, confirming key lease terms such as rent and lease duration, to prevent disputes post-sale.
9. Lease Applications: Request tenant lease applications for references and rental history.
10. Utility Information: Clarify how utilities are billed and paid by tenants, which impacts the property's operating expenses.
11. Tenant Maintenance Requests: Inquire about any outstanding maintenance or repair requests.

By obtaining these documents, the buyer ensures a clear understanding of the property's status and a smooth transition of ownership. It is advisable to consult legal counsel to navigate this process effectively.

At BPRE LLC, we are committed to ethical conduct and legal compliance, fostering fair competition and upholding professionalism in real estate transactions.

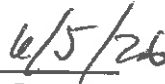
Compliance with Antitrust Laws and Real Estate Compensation:

This Antitrust Policy outlines our obligations to clients, customers, competitors, and the community. Full cooperation is expected from all individuals associated with our brokerage to uphold these principles.

*See the next page for the continuation



Seller's Initials



Date

Buyer's Initials

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1. No Price Fixing: BPRE LLC strictly prohibits any discussions, agreements, or actions that could be perceived as fixing, setting, or controlling commission rates or compensation terms. Commission rates are determined independently for each transaction.
2. No Group Boycotts: BPRE LLC refrains from participating in group boycotts or refusals to deal with any person, organization, or entity. All parties are treated fairly and equitably.
3. Ongoing Training: BPRE LLC provides mandatory, regular training on antitrust laws and regulations for all employees and agents.
4. Awareness and Compliance: All employees and agents must comply with federal, state, and local antitrust laws.
5. Reporting Violations: Any employee or agent aware of potential antitrust violations must report them promptly to management or the designated compliance officer.
6. Whistleblower Protection: BPRE LLC provides a confidential reporting mechanism to protect individuals reporting antitrust concerns in good faith.
7. Non-Tolerance: Violations of this policy will result in disciplinary action, including possible termination.
8. Legal Consequences: Antitrust violations may result in serious legal and financial penalties, including fines and imprisonment. BPRE LLC will fully cooperate with any investigations.

Summary: We appreciate your trust in BPRE LLC. We are committed to maintaining open communication and addressing any concerns promptly to ensure a successful transaction. All parties acknowledge reading and understanding this policy, and recognize the importance of legal counsel to review documents and assist throughout the process. Each party will be responsible for their own costs, and in corporate matters, the undersigned personally guarantees performance as stated in the sales contract and related documents.

We look forward to a smooth and successful transaction.

_____ Signature (Buyer) _____ (Date)

_____ Signature (Buyer) _____ (Date)

Robert Palmer Signature (Seller) 6/5/26 (Date)

Salvatore D'Amico Signature (Seller) 6/5/26 (Date)

ADDITIONAL CLIENT REMARKS:

WE REALLY ENJOYED THIS HOME AND PLANNED SO MANY THINGS TO BE DONE IF STILL WAS ABLE TO STAY, BUT GOD HAS OTHER PLANS FOR US. I HOPE YOU ENJOY THIS HOUSE AS MUCH AS WE DID.

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Seller's Initials

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Date

Buyer's Initials

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Title Report and Policy Guide

This guide is provided as a courtesy to help you understand your title report and policy. We want to ensure you have a clear understanding of what has been researched, what is covered, and what is not.

Key Questions to Consider:

- What does the title insurance policy cover?
- Are there any exclusions or exceptions?
- What are the property's easements, restrictions, or encroachments?
- Are there any unresolved liens or judgments against the property?
- What is the process for filing a claim?
- Is there a survey included, and what does it show?

THE BUYER MUST READ ALL HYPER LINKS AND SPECIAL EXCEPTIONS PAGE OF ALL TITLE DOCUMENTS. EACH TRANSACTION REPORT IS SUBJECT TO AMENDMENTS BY THE TITLE COMPANY.

The special exceptions page is the most important part of a title report and policy. It lists any issues or encumbrances that may affect your ownership of the property. Carefully review this page and ask questions if you need clarification.

Due Diligence Notice: You are hereby placed on notice and are expressly obligated to review in full all hyperlinks and references contained within the documents provided by the title company. Furthermore, it is strongly recommended, as an additional measure of prudence, that you obtain an independent title report to provide an added layer of protection and verification.

It's essential to conduct your own due diligence regarding the value of your policy and the information provided in the special exceptions page. This may include obtaining a survey, reviewing public records, and consulting with an attorney.

Our Commitment to Education:

We provide this guide to educate you about title insurance and your rights as a property owner. We want you to feel confident in your purchase and understand the coverage you have.

Please note:

- We have no business relationship with any specific title company and receive no kickbacks or incentives for working with them.
- Title insurance products and services are governed by state regulations, and consumers should review the terms and conditions of any title insurance policy or service before proceeding with a real estate transaction.

If you have any questions or need further assistance, please don't hesitate to contact the title company who has been assigned to your transaction

907-336-SOLD | brandy@brandypennington.com

Two handwritten signatures in black ink, one on the left and one on the right, located at the bottom left of the page.

UNDERSTANDING YOUR TITLE REPORT AND POLICY

This form is being provided as a courtesy to the intended user and/or representative. Neither Brandy Pennington nor any affiliates have any business relationship with the specific title company, and no affiliate is receiving any form of kickback or incentive for working with them.

REGULATORY DISCLOSURE

Title insurance products and services are governed by state regulations, and consumers are encouraged to review the terms and conditions of any title insurance policy or service before proceeding with a real estate transaction. Regulations may vary by jurisdiction.

UNDERSTANDING TITLE INSURANCE

A title policy is a contract of indemnity that protects against financial loss from defects in title to real property and from the invalidity or unenforceability of mortgage liens. Lenders typically require a loan policy of title insurance to protect their interest in the property, ensuring that their mortgage is a valid and enforceable lien against the title. Additionally, buyers often opt for an owner's policy of title insurance to protect their investment in the property and to provide peace of mind against any unforeseen title issues.

DISCLOSURE OF TITLE INSURANCE PRODUCTS AND SERVICES

1. **Commitment for Title Insurance/Prelim:** Provides a comprehensive report on the condition of title, disclosing all liens, encumbrances, and exceptions. These exceptions must be cleared before closing.
2. **Owner's Policy of Title Insurance:** Insures the purchaser's title based on the recorded deed, subject to any unresolved matters at closing.
3. **Loan Policy of Title Insurance:** Insures the lender's interest in the property, ensuring the validity and lien position of their mortgage.
4. **Trustee's Sale Guarantee:** Guarantees accuracy regarding title status and condition up to a specific date, often used for non-judicial foreclosures.
5. **Litigation Guarantee:** Provides accuracy assurance for title status and condition, used for real estate litigation matters.
6. **Certificate to Plat:** Provides title status and condition information for platting purposes.
7. **Owners Consultation Report:** Offers title evidence for informational purposes.
8. **Plant Time Research:** Provides searches for specific types of documents.
9. **Listing Package/Property Profile:** Offers copies of recorded documents for informational purposes.

This disclosure aims to provide clarity on the role of title insurance products and services in real estate transactions, ensuring informed decision-making for all parties involved, without any influence or affiliation with the specific title company mentioned.

907-336-SOLD | brandy@brandypennington.com




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READING AND UNDERSTANDING YOUR TITLE REPORT

We want to ensure you have a clear understanding of your title report and policy. It's essential to know what has been researched, what is covered, and what is not. We encourage you to read your title report carefully and ask any questions you may have. Here are some key questions to consider:

- 1. What does the title insurance policy cover?**
Understand the scope of your coverage, including what types of title defects or issues are covered.
- 2. Are there any exclusions or exceptions?**
Identify any exclusion or exceptions in your policy to know what is not covered.
- 3. What are the property's easements, restrictions, or encroachments?**
Clarify any rights others may have to use your property or any restrictions on how you can use it.
- 4. Are there any unresolved liens or judgments against the property?**
Ensure there are no outstanding financial claims against the property that could affect your ownership.
- 5. What is the process for filing a claim?**
Understand the steps to take if you encounter a title issue that falls under your coverage.
- 6. Is there a survey included, and what does it show?**
Review any included survey to understand the exact boundaries and any potential issues with property lines.

This disclosure aims to provide clarity on the role of title insurance products and services in real estate transactions, ensuring informed decision-making for all parties involved, without any influence or affiliation with the specific title company mentioned.





Date
Date
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

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:	Golden View Park D1 L3 B10		
Property Address/ City/Other:	5329 Cape Seville Drive	Anchorage	AK 99516

*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.

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PART I Seller's Information Regarding Property

Property Type

Property Type: (Check One)	<input checked="" type="checkbox"/> Single	<input type="checkbox"/> Zero Lot Line/Town House	<input type="checkbox"/> Condominium	<input type="checkbox"/> Townhome/PUD
	<input type="checkbox"/> Duplex (Including single Family with an Apartment)	<input type="checkbox"/> Other (Please Specify): _____		
Do you currently occupy the property?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	If yes, how long?	8 YEARS
If not the current occupant, have you ever occupied the property?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	If yes, when?	
*Year Property was Built:	1998			

*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 checked="" type="checkbox"/> Masonry Block	<input 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 checked="" 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 checked="" 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 checked="" type="checkbox"/> Window Blinds	ONLY BOTTOM BLINDS IN MASTER BEDROOM
<input type="checkbox"/> Freezer(s)	<input type="checkbox"/> Jetted Tub	<input type="checkbox"/> Steam Shower Room	<input type="checkbox"/> Window Rods	

Comments: COOKTOP TURNS ON, BUT SOMETIMES DOESN'T TURN OFF RIGHT AWAY, STORAGE SHED HAS CRACKS ON BRAND FROM 2018 EARTHQUAKE, WINDOW BLINDS FULL STRING IS TANGLED UP INSIDE BOTTOM WINDOW IN MASTER BEDROOM
CHECK RESIDENTIAL INSPECTION REPORT


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PART II Documentation (continued)

Supply information for the following:

Item	Average Monthly Utility Cost	Company/Source	Utility History Attached
Coal	\$		<input type="checkbox"/>
Electric	\$ BTV	Chengeth	<input type="checkbox"/>
Gas	\$ BTV	Nat Gas / Einstein	<input type="checkbox"/>
Oil	\$ <small># of Gallons</small>		<input type="checkbox"/>
Propane	\$		<input type="checkbox"/>
Refuse	\$ BTV	Arctic Refuse	<input type="checkbox"/>
Security Alarm Systems	\$		<input type="checkbox"/>
Sewer	\$ BTV	Awwu	<input type="checkbox"/>
Water	\$ BTV	Awwu	<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"/>
If yes, provided by:	HOA		


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

See

Comments:

RESIDENTIAL INSPECTION REPORT

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 checked="" type="checkbox"/> Resale Certificate | <input type="checkbox"/> Written Agreement with Adjacent Property Owner |
| <input checked="" 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 checked="" type="checkbox"/> Subdivision Covenants/Restrictions | |

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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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, HOA Name:		Golden View Park	HOA Phone Number:		907 563-3345
<input checked="" type="checkbox"/> Mandatory <input type="checkbox"/> Voluntary <input type="checkbox"/> Inactive		Monthly Dues: \$ <u>612⁰⁰</u> per <u>6 months</u> <i>dues are owed Jan + July 612-612-</i>			
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:		Jamen H	Phone Number:		907 563-3345

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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Are there subdivision conditions, covenants, or restrictions?			<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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PART III Additional Information (continued)

Heating System(s)

Check all types that apply:

- Boiler System Geo Thermal Monitor/Toyo Wood Stove
- Electrical Heat Heat Pump Pellet Stove Other: _____
- Forced Air Hot Water Baseboard Radiant Heat

Age (Years): Unknown Last Cleaned: Summer 26 Last Inspected: Summer 26

- Source:
- Coal Electric Natural Gas Wood
 - Propane Tank which is: Leased Owned
 - Oil with _____ Gallon Storage which is: Buried Above Ground 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"/>
<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>			
Age of Sewer System: _____ Location: _____			
3. Have you had any work, maintenance or inspections done on the sewer system during your ownership?	<input type="checkbox"/>	<input checked="" 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>			
Approval/Certification Source: _____ 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"/>

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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"/>
2. Have you had any problems with your water supply?				<input type="checkbox"/> <input checked="" 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"/>
4. Has the well failed while you have owned the property?				N/A <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
5. Have you ever had a well pump problem or failure?				N/A <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"/>
<i>If yes, is there a written agreement?</i>				<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"/>

Water Heater

Type:	<input type="checkbox"/> Oil	<input type="checkbox"/> Gas	<input type="checkbox"/> Electric	<input checked="" type="checkbox"/> Other: <u>Buyer to verify</u>
Age (Years):		Capacity (Gallons):		

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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):	B+V		Location of Attic Access:	Bed room					
							Yes	No	UNK
1. Are you aware of any ice damming on the roof?							<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, provide location:									
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:	Summer 26		Cleaned or Serviced By:	True Sweep.	

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:		SUMP PUMP IN CRAWL SPACE				
2. To where does the water drain after it leaves the sump pump?					RIGHT SIDE OF HOUSE				
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).									

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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>	2 IN GARAGE		

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 type="checkbox"/>	<input checked="" type="checkbox"/>
<i>If yes, year conducted?</i>			
3. Energy Rated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>


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PART III Additional Information (continued)

Flood Zone Designation

	Yes	No	UNK
1. Is this property in a flood zone?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>If yes, please describe:</i>			
Was the work performed with necessary permits in compliance with building codes?			
<i>N/A</i>			
Was a final inspection performed, if applicable?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Are there any open building permits for the property?	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>If yes, when?</i>	<i>JUNE 2020</i>		
<i>Where?</i>	<i>UNDER LEAVES ON BACK</i>		
<i>What type?</i>	<i>SQUIRREL</i>		
<i>If yes, describe what was done to resolve the problem:</i>	<i>CONTACTED BUSINESS WHO PUT TRAPS OUT IN BACK AND PLACED METAL BARRIERS UNDER LEAVES ON BACK REAR RIGHT SIDE</i>		

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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"/>
If yes, when?		Where?				
If yes, describe what was done to resolve the problem:						

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 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).						

Pets

				Yes	No	UNK
1. Have there been any pets/animals in the house?				<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, how many and what type?	1 CAT FOR 4 YRS					

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:	06/05/2026


 Seller's Initials

6/5/26
 Date

5329 Cape Seville Drive
 Anchorage AK 99516
 Property Address


 Buyer's Initials

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

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:	

Seller's Initials

6/5/26
Date

5329 Cape Seville Drive
Anchorage AK 99516
Property Address

Buyer's Initials

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
	INSPECTION REPORTS 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:	 <small>Authenticator</small> Sabina Palisoc	Date:	6/5/26
Seller Signature:	 Robert Palisoc	Date:	06/05/2026

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

Buyer Signature:		Date:	
Buyer Signature:		Date:	

	6/5/26	5329 Cape Seville Drive Anchorage AK 99516		
Seller's Initials	Date	Property Address	Buyer's Initials	Date



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

Legal Description: Goldenview Park Ph D1 Bldk 10 Lt 3

Property Address/City/Other: 5329 Cape Seville Drive Anchorage Alaska 99516

* 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.

AM 4/9/14 5329 Cape Seville Drive Anchorage Alaska 99516 _____
 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: 1998 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 1997 (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"/> ^{Direct vent} Wood Stove(s) # of _____ | <input type="checkbox"/> T.V. Antenna |
| <input checked="" type="checkbox"/> Oven(s) # of _____ | <input type="checkbox"/> Jetted Tub | <input checked="" type="checkbox"/> Satellite Dish |
| <input type="checkbox"/> Rods & Blinds | <input type="checkbox"/> Hot Tub <input type="checkbox"/> Cover | <input checked="" type="checkbox"/> Window Screens |
| <input type="checkbox"/> Microwave(s) # of _____ | <input type="checkbox"/> Steam Shower Room | <input checked="" type="checkbox"/> Security System |
| <input type="checkbox"/> Dishwasher | <input type="checkbox"/> Water Softener | <input checked="" type="checkbox"/> Smoke Detector(s) # of _____ |
| <input checked="" type="checkbox"/> Trash Compactor | <input type="checkbox"/> Water Filtering System | <input checked="" type="checkbox"/> CO Detectors # of _____ |
| <input checked="" 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 checked="" type="checkbox"/> Auto Garage Door Opener(s)
of Opener(s) _____ |
| <input checked="" 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 _____ | <input checked="" type="checkbox"/> Other <u>gas line back deck</u> |
| <input checked="" type="checkbox"/> Paddle Fan(s) # of <u>1</u> | <input type="checkbox"/> Built-In Barbecue | |

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

Other items not covered above? _____

Comments: _____

Seller's Initials: JH Date: 6/14 Property Address: 5329 Cape Seville Drive Anchorage Alaska 99516
 Buyer's Initials: _____ Date: _____

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 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:

	Yes	No
To the best of your knowledge, has the property been inspected by an engineer/home inspector in the last 5 years?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
♦ Are you aware of ever having any water in the crawl space, basement, or lower level?.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, how has the problem been resolved?.....		
<input checked="" type="checkbox"/> Sump Pump(s) <input type="checkbox"/> Curtain Drain <input type="checkbox"/> Rain Gutter/Extension <input type="checkbox"/> Other _____		
When was problem resolved? _____		
Location of each sump pump: <u>in crawl space</u>		
♦ To where does the water drain after it leaves the sump pump? <u>south side of home</u>		
If gutters, where do downspouts discharge? _____		
♦ Is there a floor drain in the structure, including garage?.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, where is it located and where does it drain to? _____		
➤ 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: <u>original</u> years. Location of attic access? _____		
♦ Are you aware of any ice damming on the roof?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, provide location. _____		
♦ Are you aware of any water leaking into the home? i.e., windows, lights, fireplace, etc.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, provide location. _____		
➤ Fireplace and/or Woodstove: Date chimney(s) last cleaned? _____ Who cleaned? _____		
➤ Heating System(s):		
Mark all types that apply: <input type="checkbox"/> Hot Water Baseboard <input checked="" type="checkbox"/> Forced Air <input type="checkbox"/> Radiant Heat <input type="checkbox"/> Electrical Heat		
<input type="checkbox"/> Wood Stove <input type="checkbox"/> Other _____		
Age: <u>original</u> years. Last Cleaned: _____ Last Inspected: _____		
Source: <input type="checkbox"/> Natural Gas <input type="checkbox"/> Electric <input type="checkbox"/> Propane Tank leased or owned? _____ <input type="checkbox"/> Wood <input type="checkbox"/> Coal		
<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? _____ years.		
➤ Hot Water Heater:		
Age: <u>2 years</u> years. Capacity: <u>5</u> gallons. Type: <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Electric <input type="checkbox"/> Other _____		
➤ Water Supply:		
Type: <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> Community <input type="checkbox"/> Cistern/Water Tank If Cistern/Water Tank: _____ Size		
<input type="checkbox"/> Other _____		
If Private: Well Depth: _____ feet. Flow Rate: _____ gallons per minute. Date Tested: _____		
♦ Have you had any problems with your water supply?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
♦ Has the water supply been tested in the past 12 months?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
♦ Has the well failed while you have owned the property?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
♦ Have you ever had a well pump problem or failure?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
♦ Do you supply water to, or receive water from others?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, is there a recorded agreement?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
♦ Do you have a water rights certificate for this property?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Seller's Initials: JP Date: 5/9/16 Property Address: 5329 Cape Seville Drive Anchorage Alaska 99516 Buyer's Initials: _____ Date: _____

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: _____ Location: _____
 • Have you had any work maintenance or inspections done on the sewer system during your ownership?
 If Yes, explain: _____
 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: _____

> Average Annual Utility Costs:

Gas	\$ _____	Company/Source: _____
Electric	\$ _____	Company/Source: _____
Oil	\$ _____ /Gallons: _____	Company/Source: _____
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? HOA
 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: Goldenview Park HOA Telephone: 345-4110
 Mandatory Voluntary Inactive Monthly Dues Amount: \$ 1750 per _____
 Are there any levied or pending assessments?
 Who is responsible for issuing the resale certificate?
 Name: RIE Unlimited Telephone: 345-4110

> 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: AKP Date: 4/5/14 Property Address: 5329 Cape Seville Drive Anchorage Alaska 99516 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?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 12. Are you aware of any variances being applied for, or granted, on this property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 13. Are you aware of any easements on the property? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| > Encroachments: | | |
| 14. Does anything on your property encroach (extend) onto your neighbor's property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 15. Does anything on your neighbor's property encroach onto your property?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| > 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?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 16a. Are you aware of any mildew or mold issues affecting this property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 17. Are you aware of any underground storage tanks on this property, other than previously referenced fuel or septic tanks? Number of tanks: | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 18. Are you aware if the property is in an avalanche zone/mudslide area?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 19. Are you aware if the property has flooded? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Flood zone designation: | | |
| 20. Are you aware of any erosion/erosion zone or accretion affecting this property?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 22. Have you ever filed an insurance claim for any environmental damage to the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 23. 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"/> |
| > Soil Stability: | | |
| 24. Are you aware of any debris burial or filling on any portion of the property?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 26. Are you aware of any drainage, or grading problems that affect this property?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| > Construction, Improvements/Remodel: | | |
| 27. Have you remodeled, made any room additions, structural modifications, or improvements? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| > Pest Control or Wood Destroying Organisms: | | |
| 29. Are you aware of any termites, ants, insects, squirrels, vermin, rodents, etc. in the structure? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 32. Are you aware of any human burial sites on the property?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Seller's Initials: ADD Date: 5.9.14 Property Address: 5329 Cape Seville Drive Anchorage Alaska 99516 Buyer's Initials: _____ Date: _____

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: air planes

34. Pets

- a. Have there been any pets/animals in the house?
- b. If Yes, what kind? dog

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: Frederic & Diana Parke
Frederic & Diana Parke

Date: 4-9-14

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, 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: _____

FP
Seller's Initials

4/9/14
Date

5329 Cape Seville Drive Anchorage Alaska 99516
Property Address

Buyer's Initials

Date

**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

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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
2007	- ceramic tile around fireplace
	- paint interior throughout
	- new hardwood floors
	- kitchen counter tops
	- bathrooms counter
	- faucets
	- lighting
	- back splash
	- cabinets
	- new island
	- new dishwasher
2011	1 new hot water heater
2013	1 new hot water heater
	- bench in kitchen
	- one of a kind design
	- (2) garage door openers
2013	rear back yard retaining wall (some)

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: 4-5-14
Frederic & Diana Parke
 Seller: _____ Date: _____

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

Buyer: _____ Date: _____
 Buyer: _____ Date: _____

Page _____ of _____

[Signature] 4.5.14 5329 Cape Seville Drive Anchorage Alaska 99516 _____
Seller's Initials Date Property Address Buyer's Initials Date
 08-4229 (Rev. 7/08) -7-

Our offices will be closed on Friday, July 3, 2026 for the 4th of July Holiday.

There will be NO INSPECTIONS on Friday, Saturday, and Sunday.

Our offices will re-open on Monday, July 6, 2026 at 9 A.M.

Building Safety Permit Information & Inspection Request

Please use all letters and numbers, spaces and dashes to locate your permit!

This website has been updated to include subpermit, change order and resubmittal information. We are working hard to add more features and improve the functionality, so if you have any suggestions or comments, please let us know at www@avo@muni.org.

Please review Policies AG.45, AG.47, and AG.48 before scheduling any inspections. If you have questions please contact us at 343-8211.

If you do not receive a confirmation, please call the Inspection Hotline number: 343-8300 and leave your inspection request.

For permits issued in 2010 or before:

- Building Permit Numbers look like this: 10-4531
- Subpermit numbers will have a letter in front of them. The electrical subpermit for building permit 10-4531 will be E10-4531

For permits issued in 2011 or after:

- Building Permits look like this: C8111001 or RB111001, or C11-1747 or R11-1747
- Subpermit numbers look like this: E111003 or E11-1147 but will NOT BE THE SAME NUMBER AS THE BUILDING PERMIT.
- If the permit number has a dash, please enter the dash

View Permit Information:

Search By Permit Number

Please Enter the Permit Number:

Search For Permits By Address:

St. Number Directional Street Name (do not include street suffix like St or Rd):

5329 None Cape Serrillo

Permit #	Permit Type	Work Type	Sub Worktype	Project Name	Status	Open Permit
E07 0219	Residential Trade Application	Electrical	Alteration		Issued	Info/Inspections/Reviews
07 0219	Residential Building App	Wdg/Alter	None		Issued	Info/Inspections/Reviews

Pending Closure.



907 HOME INSPECTIONS - OPEN YOUR DOOR WITH PEACE OF MIND

907-830-8443

907homeinspectionsllc@gmail.com

<http://www.907inspect.com/>



RESIDENTIAL INSPECTION REPORT

5329 Cape Seville Dr
Anchorage, AK 99516

Brandy Pennington

06/04/2026



Inspector

Benjamin Hornak

Alaska Home Inspector License #141903

907-830-8443

907homeinspectionsllc@gmail.com



Agent

Brandy Pennington

Brandy Pennington Real

907-227-6682

brandy@brandypennington.com

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ITEMS INSPECTED



MAINTENANCE ITEM



RECOMMENDATION



SAFETY HAZARD

SUMMARY

-  3.3.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Downspout Extension
 -  3.3.2 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Retaining Wall Shifting
 -  3.5.1 Exterior - Exterior Doors: Strike Plate Loose
 -  3.8.1 Exterior - Exterior Electrical: In-Use Covers
 -  3.8.2 Exterior - Exterior Electrical: No GFCI Protection Present
 -  3.9.1 Exterior - Decks, Balconies, Porches & Steps: Deck or Stairs Not Level
 -  4.2.1 Roofing - Coverings: Moss on Roof Surface
 -  4.2.2 Roofing - Coverings: Near Life Expectancy
 -  4.2.3 Roofing - Coverings: Tapping Deteriorated
 -  4.4.1 Roofing - Roof Drainage Systems: Downspout Extension Recommended
 -  4.5.1 Roofing - Flashings: Loose/Separated
 -  5.1.1 Garage - Interior-Exterior doors-Windows: Doorstop Present - Fire Door
 -  5.2.1 Garage - Electrical: Freezer Outlet Not Labeled
 -  5.2.2 Garage - Electrical: Loose Plug/Box
 -  5.3.1 Garage - Floors, walls, Ceiling: Penetrations
 -  6.4.1 Plumbing - Water Heater: Temperature >120
 -  8.1.1 Heating - Heating Equipment: Garage Unit Heater Inoperable
 -  8.1.2 Heating - Heating Equipment: Needs Servicing/Cleaning
 -  9.2.1 Interior - Ceilings: Ceiling - Minor Cracks
 -  9.3.1 Interior - Floors: Squeaky
 -  9.3.2 Interior - Floors: Laminate Flooring Deteriorated
 -  9.5.1 Interior - Electrical: GFCI Missing
 -  9.5.2 Interior - Electrical: Receptacle Loose
 -  9.5.3 Interior - Electrical: Undetermined Switch
 -  9.6.1 Interior - Smoke and CO alarms: Older Than 10 Years
 -  9.7.1 Interior - Windows and Door: Blinds Damaged/Deteriorated
 -  9.7.2 Interior - Windows and Door: Window/Door Sealant Deteriorated or Missing
-

- ⊖ 9.7.3 Interior - Windows and Door: Window Sill Damaged
- 🔧 10.3.1 Kitchen - Countertops-Backsplash: Caulking
- ⊖ 11.6.1 Built-in Appliances - Range/Oven/Cooktop: Ignitor Slow or Inoperable
- 🔧 12.1.1 Bathrooms - Electrical: Redundant GFCI
- 🔧 12.2.1 Bathrooms - Bathub: Caulk at Spout
- 🔧 12.2.2 Bathrooms - Bathub: Caulking at Surround
- ⊖ 12.2.3 Bathrooms - Bathub: Grout Deteriorated
- ⊖ 12.2.4 Bathrooms - Bathub: Tile Deteriorated
- 🔧 12.3.1 Bathrooms - Shower: Caulk at Floor
- 🔧 12.5.1 Bathrooms - Toilets: Missing or Failing Caulking at Floor
- 🔧 12.8.1 Bathrooms - Flooring: Deteriorated Grout
- 🔧 12.8.2 Bathrooms - Flooring: Gaps Wet Areas
- ⚠️ 13.1.1 Laundry - General: Foil-Plastic Duct
- ⊖ 14.1.1 Attic - General: Possible Microbial Growth
- ⊖ 14.3.1 Attic - Attic Hatch: No Weatherstrip - Garage
- ⊖ 14.3.2 Attic - Attic Hatch: No Weatherstrip - Living Space
- ⊖ 14.5.1 Attic - Ventilation: Soffit Baffles Failing
- ⊖ 15.4.1 Crawlspace - Vapor Retarder (Barrier): Improper Installation
- ⊖ 16.1.1 Fireplaces and Fuel-Burning Appliances - Fireplaces, Stoves & Inserts: Firewall Cracked
- ⊖ 16.2.1 Fireplaces and Fuel-Burning Appliances - Chimney & Vent Systems: Chimney Liner Dirty
- ⊖ 16.3.1 Fireplaces and Fuel-Burning Appliances - Hearth: Deteriorated

1: INSPECTION DETAILS

1.1	Information
1.2	General
1.3	Structure Details
1.4	Excluded Items

Information

General: Ground Condition

Dry

General: Occupancy

Occupied

General: Present at Time of Inspection

Client, Client's Licensee

General: Start Time

11:30

General: Style

Modern, Multi-level

General: Temperature (approximate)

61° Fahrenheit (F)

General: Type of Building

Detached, Single Family

Structure Details: Structure Faces

SW

As observed standing in the front door facing outward.

Structure Details: Structures Inspected

House, Attached Garage

Structure Details: Utilities

All Utilities On

Information: Category Description

Listed below is a description of the Categories used throughout the report to help understand the severity of an item. Any items listed in the below categories may be based on the inspector's opinion. These categories are not designed to be considered as an enforceable repair or responsibility of the current homeowner, but designed to inform the current client of the current condition of the property and structure. They may be used in negotiations between real estate professionals.

Maintenance/Monitor = The item, component, or system while perhaps is functioning as intended may be in need of **minor** repair, service, or maintenance; is showing wear or deterioration that could result in an adverse condition at some point in the future; or consideration should be made in upgrading the item, component, or system to enhance the function, efficiency, and/or safety. Items that fall into this category frequently be addressed by a **homeowner or Licensed Handyman** and are considered to be routine homeowner maintenance (DIY) or recommended upgrades.

Deficiencies = The item, component, or system while perhaps functioning as intended is in need of **moderate** repair, service, is showing signs of wear or deterioration that could result in an adverse condition at some point in the future; consideration should be made in upgrading the item, component, or system to enhance the function, efficiency and/or safety. Items falling into this category can frequently be addressed by a **licensed handyman or qualified contractor of trade** and are not considered routine maintenance or DIY items.

Safety & Immediate Attention = The item, component, or system poses a safety concern to occupants in or around the home. Some listed concerns may have been considered acceptable for the time of the structures construction, but pose a current risk.

The item, component or system is not functioning as intended, or needs further inspection by a **qualified license contractor of trade**; possible damage to the structure, item, or component may occur. Repairs may be possible to satisfactory condition with out repair.

General: Left or Right of the Home

When the direction of "Left" or "Right" is mentioned, it is a description of the area of the house, facing the house from the street looking towards the house, unless otherwise stated.

General: Overview

A home inspection is not a pass or fail type of inspection. It is a visual-only evaluation of the conditions of the systems and accessible components of the home designed to identify areas of concern within specific systems or components defined by the American Society of Home Inspectors Standards of Practice, that are both observed and deemed material by the inspector at the exact date and time of inspection. Conditions can and will change after the inspection over time. Future conditions or component failure can not be foreseen or reported on. Components that are not readily accessible can not be inspected. Issues that are considered as cosmetic are not addressed in this report. (Holes, stains, scratches, unevenness, missing trim, paint and finish flaws or odors). It is not the intent of this report to make the house new again. Any and all recommendations for repair, replacement, evaluation, and maintenance issues found, should be evaluated by the appropriate trade's contractors within the client's inspection contingency window or prior to closing, whichever is contract applicable, in order to obtain proper dollar amount estimates on the cost of said repairs and also because these evaluations could uncover more potential issues than able to be noted from a purely visual inspection of the property. This inspection will not reveal every concern or issue that exists, only those material defects that were observable on the day of the inspection. This inspection is intended to assist in evaluation of the overall condition of the dwelling only. This inspection is not a prediction of future conditions and conditions with the property are subject to change the moment we leave the premises.

General: Weather Conditions

Clear

Weather conditions are not exact and are meant to be an approximate observation of current conditions when the inspection occurred.

Structure Details: Age of the Structure

28 years

This information has been provided through third party sources. 907 Home Inspections, LLC makes no claim to the accuracy of these findings.

Excluded Items: The Following Items Have Been Excluded from this Inspection

Security System, Central Vacuum System, Shed, Goat Pen



2: STRUCTURAL COMPONENTS

2.1	General
2.2	Foundation, Basement & Crawlspace
2.3	Floor Structure
2.4	Wall Structure
2.5	Ceiling Structure
2.6	Roof Structure & Attic

Information

General: Inspection Method

Attic Access, Crawlspace Access,
Visual

Floor Structure: Material

Wood I-joists

Ceiling Structure: Material

Wood

Foundation, Basement &

Crawlspace: Material

Masonry Block

Floor Structure: Sub-Floor

OSB

Roof Structure & Attic: Material

OSB

Floor Structure:

Basement/Crawlspace Floor

Dirt

Wall Structure: Material

Wood

Roof Structure & Attic: Type

Gable, Hip, Valley

3: EXTERIOR

3.1	General
3.2	Walkways, Patios & Driveways
3.3	Vegetation, Grading, Drainage & Retaining Walls
3.4	Exterior Issues
3.5	Exterior Doors
3.6	Electrical Service Entrance Conductors
3.7	Electric Meter
3.8	Exterior Electrical
3.9	Decks, Balconies, Porches & Steps
3.10	Siding, Flashing & Trim
3.11	Eaves, Soffits & Fascia

Information

General: Exterior Wall Structure
Concrete Block (CBS)

General: Fencing
N/A

General: Inspection Method
Attic Access, Crawlspace Access,
Visual

General: Vehicle Parking
Attached Garage, Driveway, Street

General: Wall Coverings
Composition Clapboard

**Walkways, Patios & Driveways:
Driveway Material**
Asphalt

**Walkways, Patios & Driveways:
Sidewalk/Patio Material**
Concrete

**Exterior Doors: Exterior Entry
Doors**
Glass Panel, Fiberglass with
Window

**Electrical Service Entrance
Conductors: Electrical Service
Conductors**
Below Ground, Aluminum, 220
Volts



Electrical Service Entrance
Conductors: Service Amperage
100 amps
Service entrance voltage



Decks, Balconies, Porches & Steps: Material
Wood

Electric Meter: Meter Number
131 779 622 Chugach Electric



Siding, Flashing & Trim: Siding
Material
Exterior
Engineered Wood

Decks, Balconies, Porches & Steps: Appurtenance
Patio

Siding, Flashing & Trim: Siding
Style
Exterior
Clapboard

Observations

3.3.1 Vegetation, Grading, Drainage & Retaining Walls

DOWNSPOUT EXTENSION

RIGHT REAR, LEFT FRONT AND REAR

Downspout extensions should be in place around the home to direct water from the gutters away from the foundation. Recommend installing downspout extensions to prevent possible water damage in the future.

Recommendation

Contact a qualified professional.



Maintenance Item



3.3.2 Vegetation, Grading, Drainage & Retaining Walls

 Maintenance Item

RETAINING WALL SHIFTING

The retaining wall at one or more locations showed signs of shifting. Recommend evaluation.

Recommendation

Contact a qualified professional.



3.5.1 Exterior Doors

 Recommendation

Pending Repair

STRIKE PLATE LOOSE

FRONT DOOR

The strike plate for one or more exterior doors was loose at the time of inspection. Recommend reaffixing the strike plate.

Recommendation

Contact a handyman or DIY project



3.8.1 Exterior Electrical

IN-USE COVERS



Recommendation

REAR PATIO

Covers specifically designed for continued use are recommended on exterior outlets that will be used. Recommend a licensed electrical contractor evaluate and remedy to current building standards.

Recommendation

Contact a qualified electrical contractor.

Completed



3.8.2 Exterior Electrical

NO GFCI PROTECTION PRESENT

FRONT PORCH



Safety Hazard



One or more exterior outlets were not GFCI protected as required recommend consulting a licensed electrician to evaluate and remedy as needed.

Recommendation

Contact a qualified electrical contractor.

Completed



Completed

3.9.1 Decks, Balconies, Porches & Steps

DECK OR STAIRS NOT LEVEL

REAR PATIO

One or more decks were not level due to settling or improper support. Recommend a licensed contractor evaluate and repair as necessary.

Recommendation

Contact a qualified professional.



4: ROOFING

4.1	General
4.2	Coverings
4.3	Shingles
4.4	Roof Drainage Systems
4.5	Flashings
4.6	Skylights, Chimneys & Roof Penetrations

Information

General: Estimated Age of Roof
28 year(s)

General: Inspection Method
Viewed from eaves with ladder

General: Roof Type/Style
Hip and Valley, Gable,
Combination

Coverings: Material
Asphalt

Shingles: Layers Visible
One Layer

**Roof Drainage Systems: Gutter
Material**
Seamless Aluminum

**Roof Drainage Systems: Roof
Drainage**
Gutter System

Flashings: Material
Aluminum, Stainless Steel

General: Roof Photos



Limitations

General

COULD NOT TRAVERSE

The inspector utilizes every opportunity to walk on the roof surface. However, sometimes this is not feasible due to rain, snow, ice, high winds, roof slope too steep, roof surface too high or generally unsafe. The roof surface, if observable, will be observed from the eaves on a ladder, with binoculars or with alternative means rather than walking on the roof surface.



Observations

4.2.1 Coverings

MOSS ON ROOF SURFACE

REAR CORNER

Moss or other organic growth was observed of one or more locations on the roof recommend treating and removing the moss to prevent further deterioration.

Recommendation

Contact a qualified professional.





4.2.2 Coverings

NEAR LIFE EXPECTANCY

POSSIBLE ORIGINAL ROOF

Manufacturers rate asphalt shingles for between 25-50 years depending upon quality and shingle type. Due to the age of construction, the disclosed age of the roof or the condition of the roofing surface, it is in the opinion of the inspector that the roofing material is near the end of its life expectancy and should be evaluated by a licensed roofing contractor to determine if it needs to be replaced now or in the future.

Recommendation

Contact a qualified roofing professional.





4.2.3 Coverings

TABBING DETERIORATED

One or more shingle tabs have become disconnected from the shingle below it. Recommend gluing any loose tabs to the shingle beneath it with roofing cement.

Recommendation

Contact a qualified roofing professional.





4.4.1 Roof Drainage Systems

DOWNSPOUT EXTENSION RECOMMENDED

One or more downspouts from the upper gutter system should extend to the lower gutter system and not drain on to the roof surface. Excessive wear can result. Recommend installing downspout extensions to the lower gutter system.

Recommendation

Contact a qualified professional.



Maintenance Item



4.5.1 Flashings

LOOSE/SEPARATED

LEFT SIDE GARAGE ROOF

Flashings observed to be loose or separated, which can lead to water intrusion and/or mold. Recommend a qualified roofing contractor repair.

Recommendation

Contact a qualified roofing professional.



Recommendation



5: GARAGE

5.1	Interior-Exterior doors-Windows
5.2	Electrical
5.3	Floors, walls, Ceiling
5.4	Vehicle door
5.5	Plumbing

Information

Vehicle door: Material

Insulated

Vehicle door: Opener

Present

Vehicle door: Type

Up-and-Over

Vehicle door: Vehicle Door safety

VEHICLE DOOR: safety tips:

1. The garage door is the largest moving object in the home. It can weigh hundreds of pounds. Often it is supported with spring tension. Both the weight of the door itself and the condition of these powerful springs can be dangerous on their own. Combined these two items can become a potentially lethal item. During our inspection, we attempt to inspect vehicle doors for proper operation.
2. Operation of the safety mechanisms should be verified monthly. Switches for door openers should be located as high as practical to prevent children from playing with the door. Children should be warned of the potential risk of injury.
3. Regular lubrication of the garage door tracks, rollers, springs and mounting hardware is recommended. (consult the owners manual or contact the door/opener manufacture. www.overheaddoor.com/Pages/safety-information.aspx)

Limitations

Interior-Exterior doors-Windows

EXTERIOR DOOR BLOCKED

One or more doors between the garage and the exterior were blocked or obscured by personal items and the door was not accessible. The offending doors are hereby exempt from this inspection.



Observations

5.1.1 Interior-Exterior doors-Windows

DOORSTOP PRESENT - FIRE DOOR



A doorstop is present on the fire door between the living space and the garage. Recommend removing the doorstop.

Recommendation

Contact a handyman or DIY project



Completed

5.2.1 Electrical

FREEZER OUTLET NOT LABELED



The freezer outlet in the garage was not labeled. Non-GFCI protected outlets in the garage must be labeled as such. Recommend labeling the outlet.

Recommendation

Contact a qualified professional.



Replaced + Labeled.

Completed

5.2.2 Electrical

LOOSE PLUG/BOX



One or more electrical receptacles were loose either the outlet in the box or the box itself in the wall. Wires can become loose when moved around repeatedly and arc. Recommend a licensed electrician evaluate and remedy to current building standards.

Recommendation

Contact a qualified electrical contractor.

Completed



Completed

5.3.1 Floors, walls, Ceiling

PENETRATIONS

There are one or more penetrations in the wall or ceiling of the garage. All penetrations (open areas) from holes made for wiring or anything else need to be sealed to keep out gases and/or fumes such as carbon monoxide, gas fumes and paint thinners etc. It is recommended to have ALL penetrations sealed to keep the fumes from entering the living space of the house.

Recommendation

Contact a qualified professional.



6: PLUMBING

6.1	General
6.2	Distribution Lines
6.3	Drain, Waste, & Vent Systems
6.4	Water Heater
6.5	Vents, Flues, & Chimneys
6.6	Sump Pumps / Sewage Ejectors
6.7	Fuel Storage & Distribution Systems

Information

General: Filters

None

General: Main Fuel Shut-Off (Location)

Exterior



General: Main Water Shut-Off Device (Location)

Crawlspace



General: Material - Water Supply Pipe

Copper

General: Water Source

Public Water

General: Waste Disposal Type

Public Sewer

Distribution Lines: Material - Distribution

Copper

Drain, Waste, & Vent Systems: Drain Pipe

PVC, ABS

Drain, Waste, & Vent Systems: Drain Size

1 1/2", 1 1/4"

Drain, Waste, & Vent Systems: Material

ABS

Drain, Waste, & Vent Systems: Vent Pipe

ABS

Drain, Waste, & Vent Systems: Waste Pipe

ABS

Water Heater: Capacity

50 Gallons

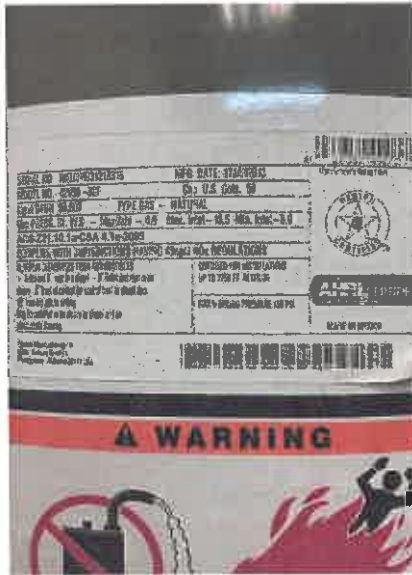
Water Heater: Energy Source

Natural Gas

Water Heater: Estimated Age

Left

13 Years



Water Heater: Estimated Age 2

15 Years



Water Heater: Location

Garage

Water Heater: Manufacturer

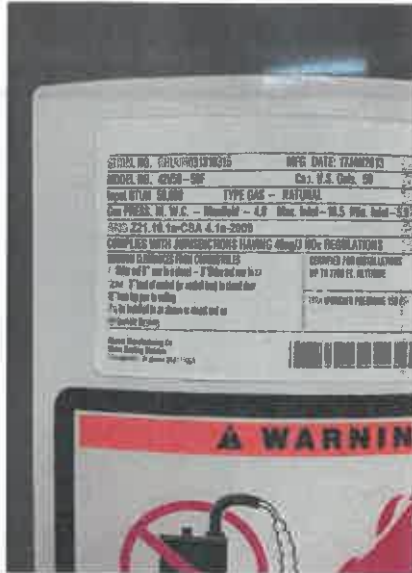
Both

Rheem

Water Heater: Model #

Left

See Photo



Water Heater: Model # 2

Right

See Photo



Water Heater: Type

Tank

Water Heater: Water Temperature

127° Degrees

Water Heater: Water Temperature 2

135° Degrees

Sump Pumps / Sewage Ejectors: Sump Pump Activates When Float is Lifted

The sump pump turned on when the float was lifted. There was no water in the sump tub at the time of inspection.



Observations

6.4.1 Water Heater



TEMPERATURE >120

KITCHEN, UP HALL BATH - MULTIPLE WATER HEATERS

The hot water in the home was tested at greater than 120 degrees. This is scald hazard. Recommend lowering the hot water temperature to 120 degrees.

Recommendation

Contact a qualified plumbing contractor.



7: ELECTRICAL

7.1	Electric Panel
7.2	Branch Wiring
7.3	Circuit Breakers

Information

Electric Panel: Amperage

100

Electric Panel: Branch Wiring

Copper

Electric Panel: Location of Main Disconnect

Beside Meters

Electric Panel: Panel Capacity

125 AMP

Electric Panel: Panel Locations

Garage

Electric Panel: Panel Manufacturer

Cutler Hammer



Electric Panel: Protection Breakers

Electric Panel: Service Conductor

Multi-strand Aluminum

Electric Panel: Service Type

Underground

Electric Panel: Service Voltage

120/240

Electric Panel: System Grounding

Grounding Rod

Electric Panel: Wiring Method

Romex

Branch Wiring: Photo

Photo of the internal branch wiring.



Branch Wiring: Spare Breaker

The lower left breaker is a spare and is not connected to a circuit.



8: HEATING

8.1	Heating Equipment
8.2	Vents, Flues & Chimneys
8.3	Distribution Systems

Information

Heating Equipment: Brand
York

Heating Equipment: Energy Source
Natural Gas

Heating Equipment: Filter Size
12x20x1



Heating Equipment: Filter Type
Disposable

Heating Equipment: Heat Type
Forced Air

Distribution Systems: Ductwork
Non-insulated, Ducting

Observations

8.1.1 Heating Equipment

GARAGE UNIT HEATER INOPERABLE

 Recommendation

The garage unit heater was inoperable at the time of inspection. Recommend a licensed HVAC contractor evaluate and repair to intended operation.

Recommendation

Contact a qualified HVAC professional.



8.1.2 Heating Equipment

NEEDS SERVICING/CLEANING



Recommendation

Boiler or furnace should be cleaned and serviced annually. Recommend a qualified HVAC or Heating/Mechanical contractor clean, service and certify furnace.

[Here is a resource](#) on the importance of furnace maintenance.

Recommendation

Contact a qualified heating and cooling contractor

Completed.



9: INTERIOR

9.1	Walls
9.2	Ceilings
9.3	Floors
9.4	Steps, Stairways & Railings
9.5	Electrical
9.6	Smoke and CO alarms
9.7	Windows and Door
9.8	Built Ins

Information

Walls: Structural Material

Wood

Walls: Wall Material/Covering

Drywall

Ceilings: Ceiling Material

Gypsum Board

Floors: Floor Coverings

Carpet, Laminate

Smoke and CO alarms: Smoke Alarms Present

Yes

Windows and Door: Window Manufacturer

Unknown

Windows and Door: Window Type

Casement, Double Pane

Observations

9.2.1 Ceilings

CEILING - MINOR CRACKS**DINING ROOM**

Minor cracks were found in ceilings in one or more areas. They do not appear to be a structural concern, but the client(s) may wish to repair these for aesthetic reasons.

Recommendation

Contact a qualified drywall contractor.





9.3.1 Floors

SQUEAKY

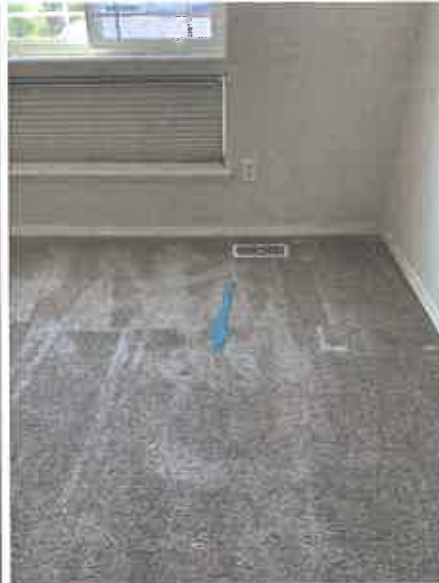
MASTER BEDROOM



One or more areas of the floor were squeaking. Recommend a licensed contractor evaluate and repair as necessary to eliminate squeaks.

Recommendation

Contact a qualified flooring contractor



9.3.2 Floors

Recommendation

LAMINATE FLOORING DETERIORATED

ENTRY, OFFICE

One or more areas of laminate flooring were deteriorated and should be replaced by a licensed flooring contractor.

Recommendation

Contact a qualified flooring contractor



9.5.1 Electrical

Safety Hazard

GFCI MISSING

LAUNDRY - NOT REQUIRED WHEN BUILT

Modern building standards require GFCI protection at ANY potentially "wet" location. This includes all exterior, garage, kitchen, laundry, wet bar, utility sink, bathroom and crawlspace/unfinished basement outlets. One or more locations at this property were noted as not having GFCI protection or the inspector was unable to verify if GFCI protection existed at these locations. Recommend client evaluate upgrading these areas to GFCI protection if desired.

General guidelines for GFCI-protected receptacles include the following locations:

- Outdoors (1973)
- Bathrooms (1975)
- Garages (1978)
- Kitchens (1987)
- Crawl spaces and unfinished basements (1990)
- Wet bar sinks (1993)
- Laundry and utility sinks (2005)



Completed

Recommendation

Contact a qualified electrical contractor.

9.5.2 Electrical

RECEPTACLE LOOSE



Recommendation

LEFT OF FIREPLACE, MASTER BEDROOM

One or more electrical receptacles were loose in the junction box. Recommend a licensed electrician remedy as necessary.

Recommendation

Contact a qualified electrical contractor.



Completed

9.5.3 Electrical

UNDETERMINED SWITCH

Maintenance Item

RIGHT OF FIREPLACE

One or more light switches did not appear to operate a fixture. Recommend asking the sellers to determine intended function.

Recommendation

Recommended DIY Project

We have no clue. We think previous owner had a different style of fireplace.



9.6.1 Smoke and CO alarms

OLDER THAN 10 YEARS

Safety Hazard

DOWN HALL, UP HALL, MASTER BEDROOM, MIDDLE BEDROOM,

Due to the age of construction and the appearance of one or more smoke detectors, they appear to be greater than ten years old. The National Fire Protection Agency recommends replacing smoke detectors every ten years. Recommend smoke detectors be updated.

Recommendation

Contact a handyman or DIY project



9.7.1 Windows and Door

BLINDS DAMAGED/DETERIORATED



MASTER BEDROOM

Blinds at one or more windows were damaged/deteriorated/need repair. Recommend repairing/replacing as necessary.

Recommendation

Contact a qualified professional.



9.7.2 Windows and Door

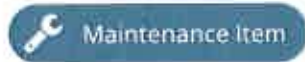
WINDOW/DOOR SEALANT DETERIORATED OR MISSING

LIVING ROOM, ALL BEDROOMS

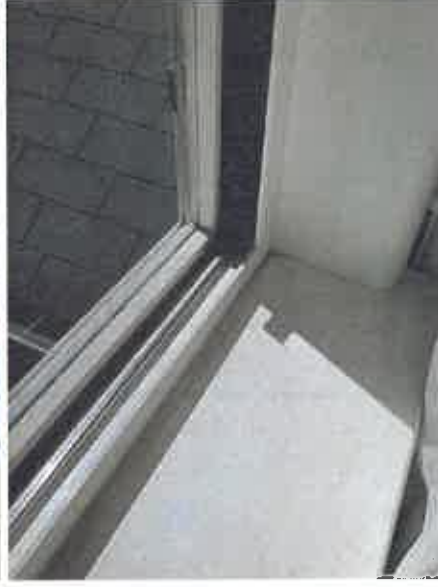
Due to the conditions of the sealant at the interior side of the windows, it is recommended to have a certified contractor re-seal the windows.

Recommendation

Contact a qualified handyman.







9.7.3 Windows and Door

WINDOW SILL DAMAGED

KITCHEN

One or more windows had sill damage. Recommend replacing.

Recommendation

Contact a qualified professional.

 Recommendation



10: KITCHEN

10.1	Cabinets
10.2	Electrical
10.3	Countertops-Backsplash
10.4	Sink
10.5	Flooring

Information

Cabinets: Cabinetry
Wood

Countertops-Backsplash:
Countertop Material
Corian, Granite

Countertops-Backsplash: Seal Grout Yearly

Recommend sealing grout in all tile surfaces yearly.



Completed.

Observations

10.3.1 Countertops-Backsplash

CAULKING

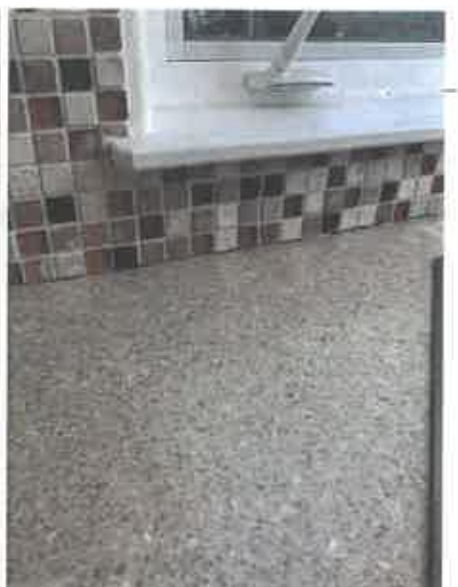
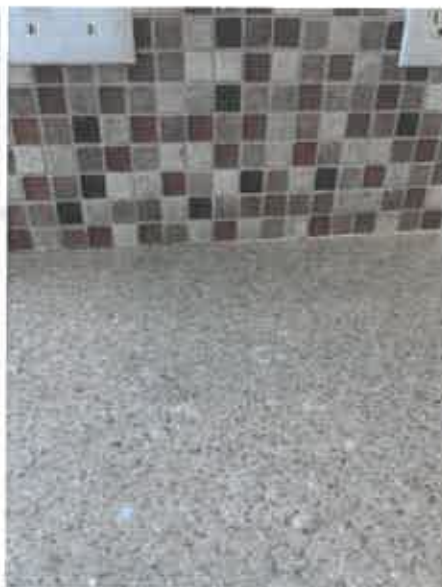
One or more areas of the kitchen counter top(s) are recommended to be re-sealed (caulked) to keep any moisture and or water out and prevent future damage.

Recommendation

Recommended DIY Project



Maintenance Item



11: BUILT-IN APPLIANCES

11.1	General
11.2	Dishwasher
11.3	Garbage Disposal
11.4	Hood/Vent
11.5	Refrigerator
11.6	Range/Oven/Cooktop

Information

Dishwasher: Brand
Samsung

Dishwasher: Model



Garbage Disposal: Disposal Brand
InSinkErator

Garbage Disposal: Model



Hood/Vent: Exhaust Hood Type
Vented



Refrigerator: Brand
LG

Refrigerator: Chiller and Freezer Temp
44°- 2° Fahrenheit

Refrigerator: Model/Serial Photo



Range/Oven/Cooktop: Normal operation

The heating elements for the oven and stove top functioned as expected.



Range/Oven/Cooktop: Oven Brand - Standalone
N/A

Range/Oven/Cooktop: Range/Oven Brand
Garland

Range/Oven/Cooktop: Range/Oven Energy Source
Gas



Observations

11.6.1 Range/Oven/Cooktop

IGNITOR SLOW OR INOPERABLE



Recommendation

The ignitor was slow to light or did not light one or more cooktop burners. Recommend that a qualified person evaluate and repair as necessary.

Recommendation

Contact a qualified appliance repair professional.



12: BATHROOMS

12.1	Electrical
12.2	Bathub
12.3	Shower
12.4	Sink/Countertop
12.5	Toilets
12.6	Cabinets
12.7	Exhaust Fan
12.8	Flooring
12.9	Wall
12.10	Ceiling

Information

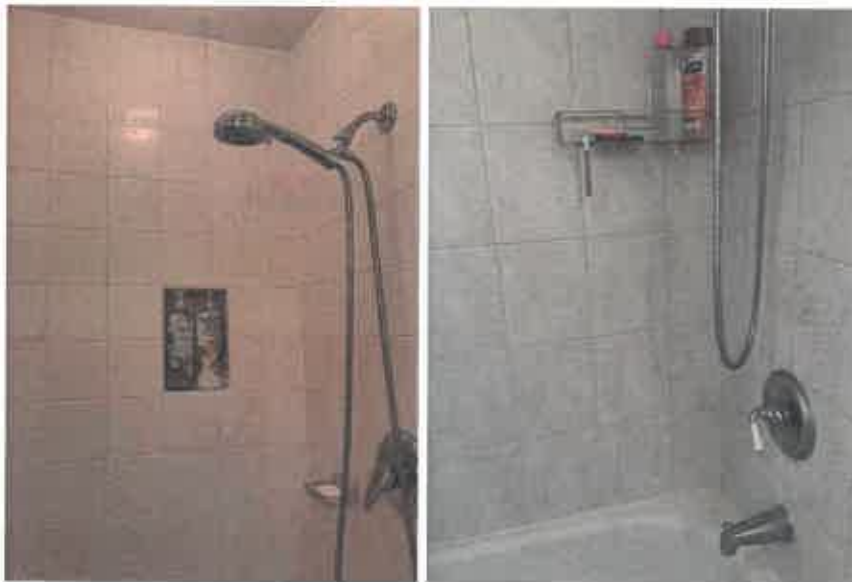
Sink/Countertop: Countertop Material
Corian

Cabinets: Cabinetry
Wood

Exhaust Fan: Exhaust Fans
Fan Only

Shower: Recommend Sealing Grout Yearly

Recommend sealing the grout in tile showers yearly to prevent moisture intrusion.



Completed

Observations

12.1.1 Electrical

REDUNDANT GFCI

DOWN BATH PROTECTED BY UP HALL BATH

One ore more GFCI outlets were protected by multiple GFCI's. This is a redundancy. Recommend a licensed electrician remedy as necessary.



Recommendation

Contact a qualified electrical contractor.



12.2.1 Bathub

CAULK AT SPOUT

UP HALL BATH

Caulk is missing or deteriorated around the base of the bathtub spout. It should be replaced where deteriorated and/or applied where missing to prevent water intrusion and damage to wall structures.

Recommendation

Contact a handyman or DIY project



12.2.2 Bathub

CAULKING AT SURROUND

MASTER BATH

Caulk is missing or deteriorated above one or more bathtubs, where the tub surround meets the tub. It should be replaced where deteriorated and/or applied where missing to prevent water intrusion and damage to the wall structure.

Recommendation

Recommended DIY Project





12.2.3 Bathub

GROUT DETERIORATED

MASTER BATH

Grout at the tiles around the bathtub is damaged or deteriorated. This can allow water to intruded behind the tiles cause loose tiles and microbial growth issues behind tiles. For example, deteriorated or missing grout, cracked, missing or loose tiles, etc. A qualified contractor should evaluate and repair tile and/or grout as necessary.

Recommendation

Contact a qualified tile contractor



12.2.4 Bathub

TILE DETERIORATED

MASTER BATH

Tile around bathtub is damaged or deteriorated. This can allow moisture intrusion behind tiles, which can cause loose tiles or microbial growth behind the tile. For example, deteriorated or missing grout, cracked, missing or loose tiles, etc. A qualified contractor should evaluate and repair tile and/or grout as necessary.

Recommendation

Contact a qualified tile contractor





12.3.1 Shower

CAULK AT FLOOR

DOWN BATH

Caulk is missing or deteriorated along the base of the shower, where flooring meets the shower. It should be replaced where deteriorated and/or applied where missing to prevent water intrusion and damage to the floor structure.

Recommendation

Recommended DIY Project

 Maintenance Item



Completed

12.5.1 Toilets


MISSING OR FAILING CAULKING AT FLOOR

DOWN HALL BATH

Caulking was deteriorated, missing, etc. at the base of the toilet. Recommend the toilet be caulked to the floor and a 2" gap left behind the toilet to indicate leakage.

Recommendation

Recommended DIY Project

 Maintenance Item



Completed



Completed

12.8.1 Flooring

DETERIORATED GROUT

MASTER BATH

Grout is damaged and/or deteriorated in one or more areas. A qualified contractor should evaluate and make repairs as necessary. For example, replacing broken tiles and deteriorated grout, and resealing grout.

Recommendation

Contact a qualified tile contractor



Maintenance Item



12.8.2 Flooring

GAPS WET AREAS

DOWN HALL BATH

Floor tiles installed in "wet" areas have gaps between them. This can allow moisture to intrude below tiles, causing them to loose up. If on a wooden subfloor, beneath may be damaged by water intrusion. A qualified contractor should evaluate, make repairs if necessary, and replace flooring with a waterproof floor such as sheet vinyl in wet areas.

Recommendation

Contact a qualified tile contractor



Maintenance Item



13: LAUNDRY

13.1 General

Information

General: Dryer Power Source

220 Electric, Gas

General: Dryer Vent

Foil Plastic



Limitations

General

NOT INSPECTED

Neither the clothes washer nor dryer were operated or evaluated. It is not within the scope of this inspection to evaluate the washer and dryer and therefore they are excluded from this inspection.

Observations

13.1.1 General

FOIL-PLASTIC DUCT



Foil-plastic ducting was observed connected to the dryer exhaust. While still readily available, this style of ducting is no longer allowed in new construction due to its propensity to ignite. Recommend replacing this ducting with metal ducting to current building standards if possible.

Recommendation

Contact a handyman or DIY project



14: ATTIC

14.1	General
14.2	Attic Insulation
14.3	Attic Hatch
14.4	Electrical
14.5	Ventilation

Information

General: Inspection Method
Traversed

General: Insulation Depth
R54

General: Insulation Material
Fiberglass loose



General: Roof Structure
Trusses

General: Sheeting Material
OSB

Attic Insulation: Insulation Type
House
Blown, Fiberglass

Attic Insulation: Insulation Type
Garage
Blown, Fiberglass

Ventilation: Ventilation Type
House
Passive, Ridge Vents, Soffit Vents

Ventilation: Ventilation Type
Passive, Ridge Vents, Soffit Vents

General: Attic Photos
House



General: Attic Photos 2

Garage



General: Ceiling Structure

Trusses



Observations

14.1.1 General


POSSIBLE MICROBIAL GROWTH

HOUSE BY HATCH

Evidence of a possible microbial growth was observed in the attic. Recommend evaluation and remediation.

Recommendation

Contact a qualified professional.

 Recommendation



14.3.1 Attic Hatch

NO WEATHERSTRIP - GARAGE

No weatherstrip is installed around the attic access hatch. Weatherstrip should be installed around the hatch to prevent gases and fumes from the garage from entering attic.

Recommendation

Contact a qualified handyman.

 Recommendation



14.3.2 Attic Hatch

NO WEATHERSTRIP - LIVING SPACE

 Recommendation

No weatherstrip is installed around the attic access hatch. Weatherstrip or caulking should be installed around the hatch to prevent conditioned interior air from entering attic. This is even more important when the attic hatch is located in a bathroom To prevent humidity from entering the attic and causing issues in time.

Recommendation

Contact a handyman or DIY project



14.5.1 Ventilation

SOFFIT BAFFLES FALLING

BOTH ATTICS

 Recommendation

One or more soffit baffles had fallen out of place at the time of inspection. Recommend returning the baffles to their intended positions.

Recommendation

Contact a handyman or DIY project



15: CRAWLSPACE

15.1	General
15.2	Foundation, Basement & Crawlspace
15.3	Floor Structure
15.4	Vapor Retarder (Barrier)
15.5	Plumbing-Electrical
15.6	Ventilation-Insulation
15.7	Substructure

Information

General: Beam Material

BCI's

General: Insulation material

Fiberglass rolled

Foundation, Basement &**Crawlspace: Material**

Masonry Block

Floor Structure: Sub-floor

OSB

General: Floor structure

Engineered joists

General: Pier/Support material

Bearing wall, Concrete Block

Floor Structure:**Basement/Crawlspace Floor**

Dirt

Ventilation-Insulation: Flooring**Insulation**

None

General: Inspection Method

Traversed

General: Vapor Barrier Present

Yes

Floor Structure: Material

Wood I-Joists

Observations

15.4.1 Vapor Retarder (Barrier)

IMPROPER INSTALLATION

SHOULD BE SEALED TO THE FOUNDATION WALLS AND SEAMS TAPED

Vapor barrier is improperly installed. This can result in unwanted moisture. Recommend insulation contractor evaluate. The vapor barrier should be properly sealed to the foundation and the seams should be taped with the appropriate tape to create one complete moisture barrier.



Recommendation







16: FIREPLACES AND FUEL-BURNING APPLIANCES

16.1	Fireplaces, Stoves & Inserts
16.2	Chimney & Vent Systems
16.3	Hearth

Information

Fireplaces, Stoves & Inserts:

Fireplace Type

Metal pre-fabrication

Chimney & Vent Systems:

Chimney Type

Metal

Fireplaces, Stoves & Inserts: Type

Wood, Gas Assist

Fireplaces, Stoves & Inserts:

Woodstove Type

N/A

Hearth: Hearth



Chimney & Vent Systems: Clean Annually

All solid fuel burning appliances (woodstoves and fireplaces, etc.) should be inspected annually by a qualified chimney service contractor, cleaned and repaired as necessary.



Observations

16.1.1 Fireplaces, Stoves & Inserts

FIREWALL CRACKED

The brick lining of the fireplace was cracked in one or more places, which could lead to chimney damage or toxic fumes entering the home. Recommend a qualified fireplace contractor evaluate and repair.

 Recommendation



Inspected

16.2.1 Chimney & Vent Systems

CHIMNEY LINER DIRTY

Chimney liner had layer of creosote dust, so underlying structure couldn't be inspected for cracks. Recommend qualified chimney sweep company inspect and/or clean.

 Recommendation

Recommendation

Contact a qualified chimney sweep.



16.3.1 Hearth

DETERIORATED

One or more fireplace and/or woodstove hearths are damaged and/or deteriorated. For example, loose or broken tiles and/or bricks. A qualified contractor should evaluate and make repairs as necessary.

Recommendation

Contact a qualified professional.



STANDARDS OF PRACTICE

Flow Star Plumbing and Heating
 1316 E 74th Ave
 Anchorage, AK 99518
 9077643195
 flowstarak@gmail.com

Invoice 15310



BILL TO

Sabina Palliacc
 5329 Cape Seville Drive
 Anchorage, AK

DATE 06/08/2026	PLEASE PAY \$0.00	DUE DATE 06/08/2026
---------------------------	-----------------------------	-------------------------------

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
06/08/2026	Services	Serviced and clean furnace, furnace is from 1998, recommend replacing old light maintenance cleaned flame sensor and replaced filters. Unit heater not working, tried cycling system on test and found test burned, replaced thermostat and cycle tested, no flame but after 2 min the blower turned on, tracked power switch found limit switch tripped, reset and cycle tested multiple times, set unit heater test to 55, system operational upon departure	2	180.00	360.00
06/08/2026	T1 PRO TSTAT		1	56.17	56.17
06/08/2026	Flow Star Warranty	Our 90 day warranty covers labor and materials purchased from Flow Star P&H.	1	0.00	0.00
06/08/2026	Exclusions	After 90 days Flow Star follows the manufactures warranty and guidelines. Does NOT include sheetrock repair, insulation, painting, flooring, wall and ceiling repair, any/all cosmetic repairwork, and any/all Electrical work. (Unless permitted by the MOA)	1	0.00	0.00
06/08/2026	CC Transaction Fee	(Credit Card Transaction fee) A CC Transaction fee will be charge with any Card Transaction at a rate of 3%. There is an option to pay bank to bank, the fees are 1% of the total invoice with maximum of \$20.00 per transaction. You can also pay by check, Cashiers check or Cash.	0.03	416.17	12.49

Thank you for your payment! We accept Apple pay, Visa, Master

PAYMENT

428.66

Disclaimer: If not paid in 7 days the customer agrees to pay 20% service charge a month from date of the statement until paid. After 30 days, if the statement is given to an attorney for collection, the customer agrees to pay attorney fees and court costs, if suit be necessary.



Chimney Inspection Results

5329 Cape Seville Drive, Anchorage, Anchorage, AK 99516

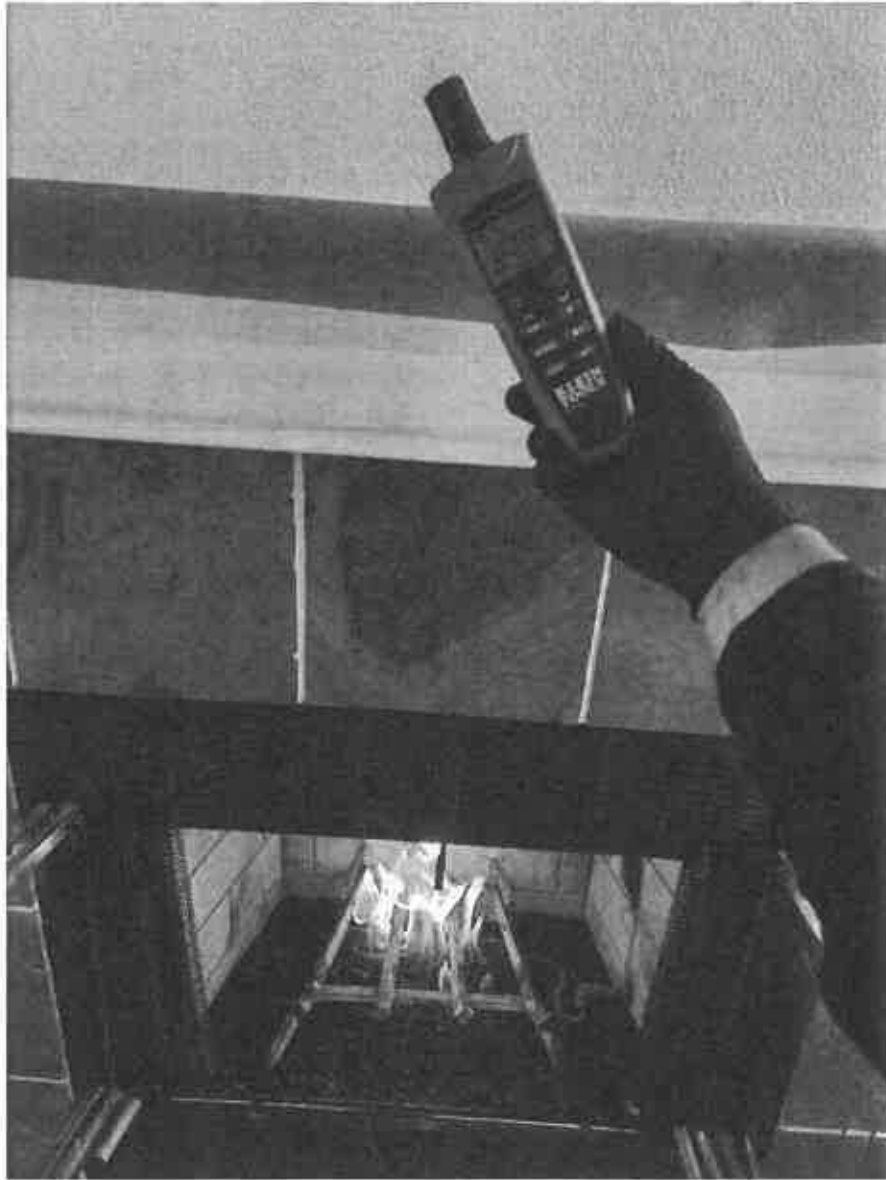
Inspection: NFPA Level 2 | Appliance: Factory Built Fireplace

Make/Model: Superior BCF 3885 | Issues Found: 1



No Carbon Monoxide Detected

No carbon monoxide was detected, from the fireplace.



Flue Camera View

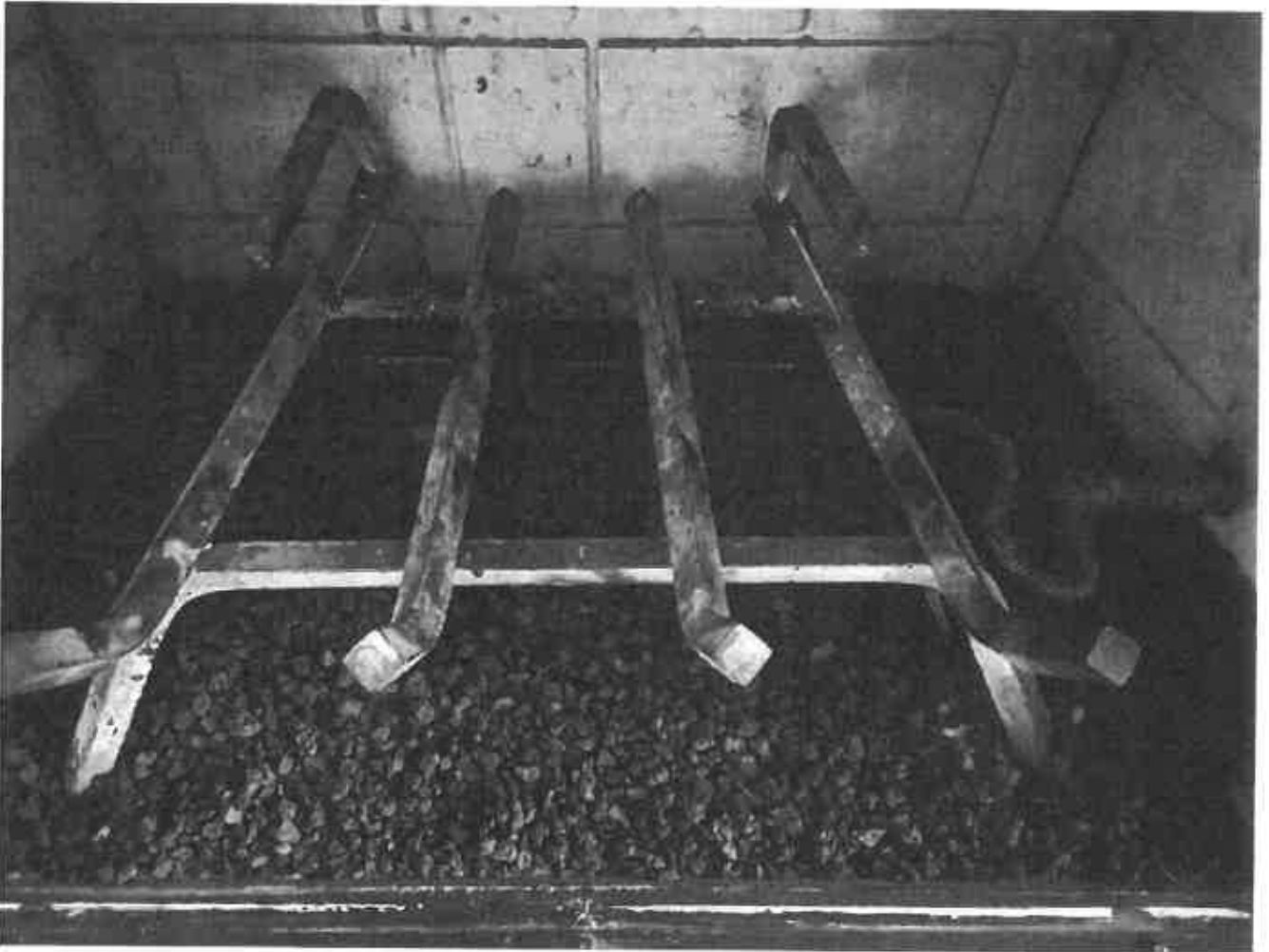
Flue looks good, all chimney joints are tight and secured.



Info About Decorative Gas Log Set Installed

This is a wood burning fireplace first and foremost, however it does allow for a "decorative gas log set" to be installed, as can be seen here. The decorative logs themselves are not present. Decorative logs, and the Faux "Embers" could be added.

You could also convert this back to wood-burning if preferred (remove the gas componets/rocks/sand, and then substitute a gas "log lighter"). No wood should be burnt, in its current state though, as it is setup for decorative gas logs only.



Info About The Refractory Panel

Some hairline cracking on the rear refractory panel is present. Hairline cracking is not abnormal, and sometimes happens on the first few fires, as the moisture from within the panels escape (known as the "curing" process). Pressing around the crack, I see no "give", indicating the crack has penetrated through the panel. Additionally, this fireplace manual does give some allowances/guidelines for cracking of the refractory panels, I've attached a photo from the manual below. No issues with the current hairline cracking.

Exhaustion air from inside the house or structure in which it is installed. Therefore, the fire draws from an outside air source and pull through the chimney. This may cause a spillage into the room.

The spillage often occurs when a fire is first kindled, until the fireplace and the chimney has the opportunity to "come up to temperature" and to begin to function normally. If the spillage problems persist, a window should be opened just a crack to allow the proper flow of combustion air to the fireplace.

If the fireplace is equipped with an outside combustion air kit, keep it open at all times when the fire is burning and close when fire is out to prevent cold air intrusion.

Combustion Air Control

If the BCF/BRF Series fireplace is equipped with the optional combustion air kit, the combustion air control lever is located on the left side of the fireplace opening behind the screen. To open the air damper, pull the lever all the way out. To close, push the lever all the way in (Figure 5).



All fireboxes contain a furnace refractory floor, sides and back. These refractories are reinforced with steel, but can be broken by improper use. Dropping logs on the bottom refractory and building fires directly against the refractories can cause premature burnout of these components. It may easily be repaired or replaced at costs far below repair and maintenance for masonry fireplaces.

Proper care and "burn-in" of the firebox will prolong the period of enjoyment without extensive maintenance. For the first few uses, build small fires – not roaring infernos. The materials used in the refractories contain and absorb moisture. It is important to "cure" the refractories by building only modest fires. Under normal usage, it is expected that hairline cracks will appear in the refractory surface. These hairline cracks do not affect the safe operation of the fireplace.

Refractories should be replaced when:

1. The crack opens more than $\frac{1}{4}$ " (19 mm).
2. Pitting in the surface is extensive and pits become deeper than $\frac{3}{16}$ " (4.76 mm).
3. Any piece of refractory larger than 2" (51 mm) in radius and $\frac{3}{16}$ " deep becomes dislodged.

If conditions 1, 2 or 3 occur, the refractory should be replaced.

Inspection Summary

No deficiencies found at time of inspection.

****Note;** A "Damper Clamp", is installed on the damper, to prevent it from fully closing. This is intentional, required for gas log sets, and how it is supposed to be.

Damper Status: Open

Attic N/A

Scope of Inspection

This inspection report is not a guarantee or warranty of the chimney system's condition, or future performance. It represents a visual examination of the chimney, fireplace, and related components at the time of the inspection. Hidden defects, inaccessible areas, latent issues, or problems that may develop after the inspection date and time are not identified or covered in this report.

Client: Sabina

Technician: Jared Parker



Bill of Sale¹

This form authorized for use ONLY by active Real Estate Licensee Subscribers of Alaska Multiple Listing Service, Inc.

1 Sabina Palisoc Robert Palisoc, for and in consideration of: the sum of \$ _____

2 Dollars or No Value, shall convey to _____

3 the following personal property currently located at: 5329 Cape Seville Drive Anchorage 99516

4 State of Alaska.

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> Refrigerator | <input checked="" type="checkbox"/> Wall/Ceiling Speakers | <input checked="" type="checkbox"/> Workbench/Shelving |
| <input type="checkbox"/> Freezer | <input type="checkbox"/> Satellite Dish | <input type="checkbox"/> Corral |
| <input checked="" type="checkbox"/> Oven/Range/Cooktop | <input type="checkbox"/> Satellite Dish Comp. | <input type="checkbox"/> Playground Equipment |
| <input checked="" type="checkbox"/> Dishwasher | <input type="checkbox"/> Home Theater | <input type="checkbox"/> Greenhouse |
| <input checked="" type="checkbox"/> Microwave | <input type="checkbox"/> Projector | <input type="checkbox"/> Dog Kennel/Run |
| <input type="checkbox"/> Trash Compactor | <input type="checkbox"/> Screen | <input checked="" type="checkbox"/> Storage Shed |
| <input type="checkbox"/> Beverage/Wine Cooler | <input type="checkbox"/> Flat Screen | <input type="checkbox"/> Hot Tub, Equip & Cover |
| <input type="checkbox"/> Water Softener | <input type="checkbox"/> All Speakers | <input checked="" type="checkbox"/> Garage Door Opener |
| <input checked="" type="checkbox"/> Central Vac Attachments | <input type="checkbox"/> AV Components | Remotes |
| <input checked="" type="checkbox"/> Chandelier/Hanging Lts | | # of Remotes: <u>1</u> |
| <input checked="" type="checkbox"/> Window Coverings | <input type="checkbox"/> Flat Screen TV(s) - Location: | <input type="checkbox"/> Generator |
| Except for: _____ | <input type="checkbox"/> Living Room | <input type="checkbox"/> Wood Stove |
| <input type="checkbox"/> Window Screens | <input type="checkbox"/> Family Room | <input type="checkbox"/> Propane Tank(s) |
| <input type="checkbox"/> Pool Table | <input type="checkbox"/> Primary Bedroom | <input type="checkbox"/> Propane in Tank |
| <input checked="" type="checkbox"/> Washer | <input checked="" type="checkbox"/> Other <u>SPEAKERS</u> | <input type="checkbox"/> Oil Tank |
| <input checked="" type="checkbox"/> Dryer | <input type="checkbox"/> Security System/Components | <input type="checkbox"/> Oil in Tank |
| | <input type="checkbox"/> leased or <input type="checkbox"/> owned | |

5
6
7

8 All fixtures attached to the Property, including, but not limited to: plumbing, heating, and electrical systems shall remain
9 with the subject property.

10 Unless agreed otherwise in writing, the Seller will retain responsibility for any service agreements, including, but not
11 limited to, security and monitoring systems that are not assumed or prorated upon recording.

12 The Seller herein warrants that said property is free from all liens and encumbrances. If the Purchase and Sale
13 Agreement dated _____ does not record; this Bill of Sale shall become null and void.

14 **THE ABOVE-DESCRIBED ITEM(S) SHALL BE CONVEYED IN "AS-IS" CONDITION AND NO WARRANTIES ARE**
15 **MADE AS TO THE CONDITION OF PERSONAL PROPERTY. THE ITEMS ABOVE HAVE NO EFFECT ON THE**
16 **SALES PRICE.**

17 **SELLER TO LIST THE ITEMS, APPEARING TO BE AFFIXED TO THE PROPERTY, THAT ARE NOT INCLUDED**
18 **WITH THE SALE:**

19
20
21
22
23
24
25

26 Dated: _____

27 Buyer 1: _____

28 Buyer 2: _____

29 Buyer 3: _____

Dated: _____

Seller 1: Sabina Palisoc Sabina Palisoc

Seller 2: Robert Palisoc Robert Palisoc

Seller 3: _____