



THE STATE  
of

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

**Real Estate Commission**

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## 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:	SHADY LANE BLK 7 LT 12
Property Address/ City/Other:	1607 MARTEN ST ANCHORAGE, AK 99504

\*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.

<u>JCA</u>	<u>06/15/2026</u>	<u>1607 MARTEN ST</u>	_____	_____
Seller's Initials	Date	Property Address	Buyer's Initials	Date

# PART I Seller's Information Regarding Property

## Property Type

<b>Property Type:</b> (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): _____		
<b>Do you currently occupy the property?</b>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<i>If yes, how long?</i>	
<b>If not the current occupant, have you ever occupied the property?</b>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<i>If yes, when?</i>	
<b>*Year Property was Built:</b>				

\*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](http://EPA.Gov/Lead/Real-Estate-Disclosures-about-Potential-Lead-Hazards)

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

## Property Feature Defects

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

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

get  
Seller's Initials

06/15/2026  
Date

1607 MARTEN ST  
Property Address

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Buyer's Initials

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Date

**PART I Seller's Information Regarding Property (continued)**

**Structural Components**

Check only those items that have known defects, malfunctions or have had repairs performed within the last five years. Also, check items that need to be replaced/repared. 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
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> </			

**PART II Documentation (continued)**

Supply information for the following:

Item	Average Monthly Utility Cost	Company/Source	Utility History Attached
Coal	\$ N/A		<input type="checkbox"/>
Electric	\$ UNK		<input type="checkbox"/>
Gas	\$ UNK		<input type="checkbox"/>
Oil	\$ N/A # of Gallons		<input type="checkbox"/>
Propane	\$ N/A		<input type="checkbox"/>
Refuse	\$ UNK		<input type="checkbox"/>
Security Alarm Systems	\$ N/A		<input type="checkbox"/>
Sewer	\$ UNK		<input type="checkbox"/>
Water	\$ UNK		<input type="checkbox"/>
Wood	\$ N/A		<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: ANCHORAGE MUNI			

Seller's Initials: JCH      Date: 06/15/2026      Property Address: 1607 MARTEN      Buyer's Initials: \_\_\_\_\_      Date: \_\_\_\_\_

**PART III Additional Information** *(continued)*

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

**Setbacks/Restrictions**

		Yes	No	UNK
1. Have you been notified of any proposed zoning changes for the property?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Are you aware of features of the property shared in common with adjoining property owners, such as walls, fences and driveways, whose use or responsibility for maintenance may affect the property?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Are there subdivision conditions, covenants, or restrictions?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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"/>

JCH  
Seller's Initials
06/15/2026  
Date
1607 MARTEN  
Property Address
\_\_\_\_\_  
Buyer's Initials
\_\_\_\_\_  
Date

**PART III Additional Information (continued)**

**Heating System(s)**

Check all types that apply:

- |   |   |                                       |                                       |
|---|---|---------------------------------------|---------------------------------------|
| <input checked="" type="checkbox"/> Boiler System | <input type="checkbox"/> Geo Thermal                    | <input type="checkbox"/> Monitor/Toyo | <input type="checkbox"/> Wood Stove   |
| <input type="checkbox"/> Electrical Heat          | <input type="checkbox"/> Heat Pump                      | <input type="checkbox"/> Pellet Stove | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Forced Air               | <input checked="" type="checkbox"/> Hot Water Baseboard | <input type="checkbox"/> Radiant Heat |                                       |

Age (Years):	<u>EST 2013 BOILER</u>	Last Cleaned:	<u>UNK</u>	Last Inspected:	<u>UNK</u>
--------------	------------------------	---------------	------------	-----------------	------------

- Source:
- |  |                                   |   |                                       |
|--|-----------------------------------|---|---------------------------------------|
| <input type="checkbox"/> Coal                                    | <input type="checkbox"/> Electric | <input checked="" type="checkbox"/> Natural Gas | <input type="checkbox"/> Wood         |
| <input type="checkbox"/> Propane Tank which is:                  | <input type="checkbox"/> Leased   | <input type="checkbox"/> Owned                  |                                       |
| <input type="checkbox"/> Oil with _____ Gallon Storage which is: | <input type="checkbox"/> Buried   | <input type="checkbox"/> Above Ground           | <input type="checkbox"/> Other: _____ |

Age of Tank:

**Sewer System**

		Yes	No	UNK
Type:	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> Community <input type="checkbox"/> Other: _____			
1. Does your sewer system have a lift station/lift pump?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Private:	<input type="checkbox"/> Holding Tank <input type="checkbox"/> Septic Tank <input type="checkbox"/> Other: _____			
Drain Field System:	<input type="checkbox"/> Bed <input type="checkbox"/> Crib <input type="checkbox"/> Mound <input type="checkbox"/> Pit <input type="checkbox"/> Trench <input type="checkbox"/> Other: _____			
Innovative Sewer System:	<input type="checkbox"/> Biocycle <input type="checkbox"/> Intermittent Sand Filter <input type="checkbox"/> Recirculating Upflow Filter <input type="checkbox"/> Secondary Sewer Treatment Plant <input type="checkbox"/> Other: _____			
2. Has the sewer system failed while you owned the property?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<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"/>

<u>JCH</u>	<u>06/15/2025</u>	<u>1607 MARTEN ST</u>		
Seller's Initials	Date	Property Address	Buyer's Initials	Date

**PART III Additional Information (continued)**

**Water Supply**

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

**Water Heater**

Type:	<input type="checkbox"/> Oil	<input checked="" type="checkbox"/> Gas	<input type="checkbox"/> Electric	<input type="checkbox"/> Other: _____
Age (Years):	60 EST	Capacity (Gallons):	50	

JCH  
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06/15/2026  
Date

1607 MARTEN ST  
Property Address

\_\_\_\_\_  
Buyer's Initials

\_\_\_\_\_  
Date

**PART III Additional Information (continued)**

**Roof or Other Leakage**

Type:	<input checked="" type="checkbox"/> Asphalt/Composition Shingle	<input type="checkbox"/> Cedar Shake	<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Other: <u>MEMB-RANE</u>
Age (Years):		Location of Attic Access:	<u>NONE</u>		
					Yes No UNK
1. Are you aware of any ice damming on the roof?					<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
If yes, provide location:		<u>AT EAVES IN YEARS W/ HEAVY SNOW FALL</u>			
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 type="checkbox"/> Gas/Propane	<input type="checkbox"/> Pellet	<input type="checkbox"/> Wood	<input type="checkbox"/> Other: _____
Date Chimney(s) Last Cleaned or Serviced:		Cleaned or Serviced By:			

**Freeze-Ups**

					Yes No UNK
1. Have you had any frozen water lines, sewer lines, drains, or heating systems? <u>SEE NOTE</u>					<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:		<u>NO INTERIOR FREEZE UP - IN 2026 EXTERIOR LINE TO THE HOUSE WHILE HOUSE EMPTY. SUCCESSFUL THAW.</u>			

**Drainage**

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

OKA      06/15/2025      1607 MARTEN ST      \_\_\_\_\_      \_\_\_\_\_  
 Seller's Initials      Date      Property Address      Buyer's Initials      Date

**PART III Additional Information (continued)**

	Yes	No	UNK
3. <i>If gutters, where do downspouts discharge?</i>			
4. Is there a floor drain in the structure, including garage?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>If yes, where is it located and where does it drain to?</i>	<i>CENTER REAR IN GARAGE ADJACENT TO WATER HEATER IN BOILER RM</i>		

**Inspection**

	Yes	No	UNK
1. To the best of your knowledge, has the property been inspected by an engineer/home inspector?	<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>			
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"/>

JCS  
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06/15/2026  
Date
1607 MARTEN ST  
Property Address
  
Buyer's Initials
  
Date

**PART III Additional Information (continued)**

**Flood Zone Designation**

	Yes	No	UNK
1. Is this property in a flood zone?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Are you aware of any erosion/erosion zone or accretion affecting this property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Are you aware of any damage to the property or any of the structures from flood, landslide, avalanche, high winds, fire, earthquake, or other natural causes? <i>MINOR 2-3 YEARS AGO</i>	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, please describe: <i>REPLACE FLOOR COVERING WHEN PURCHASED IN 2013. ALSO REPLACED DECK. IN 2026 REMOVE SMALL BALCONY.</i>			
Was the work performed with necessary permits in compliance with building codes?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Was a final inspection performed, if applicable?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Are there any open building permits for the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Has a fire ever occurred in the structure?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Pest Control or Wood Destroying Organisms**

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

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 Seller's Initials      Date      Property Address

\_\_\_\_\_  
 Buyer's Initials      Date

**PART III Additional Information (continued)**

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

**Other**

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

**Noise**

	Yes	No	UNK
1. Are you aware of any noise sources that may affect the property, including airplanes, trains, dogs, traffic, racetracks, neighbors, etc.?	<input 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>			

**Pets**

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

**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.

<b>Seller Signature:</b>	<i>James Hassell</i>	<b>Date:</b>	<i>06/15/2026</i>
<b>Seller Signature:</b>		<b>Date:</b>	

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





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of

**ALASKA**

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

**Real Estate Commission**

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## 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
8	HEAVY SNOWFALL CAUSES SOME ICE BUILD UPON TOP STORY EAVES. A RECORD SNOW FALL A COUPLE YEARS AGO CAUSED ME TO REMOVE SOME SNOW ON THIS AND OTHER RENTALS. I AM UNAWARE OF ANY LEAKAGE
8	WHILE HOUSE WAS EMPTY THE SERVICE WATER LINE FROZE AS WERE SEVERAL ACTIVE HOMES. MARCH 2026. PRO IMPPLY THAWED WITH NO PROBLEM.
10	STAIRS REWORKED IN 2013 BY LICENSED CARPENTER
	SEE ATTACHED SHEET FOR MORE INFORMATION.

I/We (Seller(s)) certify that the information in this Addendum/Amendment to the Disclosure Statement is true and correct to the best of my/our knowledge as of the date signed.

Seller Signature:		Date:	
Seller Signature:		Date:	

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

Buyer Signature:		Date:	
Buyer Signature:		Date:	

Seller's Initials	Date	Property Address	Buyer's Initials	Date
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## MARTEN DISCLOSURE ADDENDUM

I believe the house was built in 1963 (Zillow says 1970, but I think is in error). It is different from current homes as construction has changed since then. The foundation walls are concrete; wood foundations are more recent. When it was built, it was common for the lower level to be 7'; that is the case on this house. The house withstood a major earthquake in 1964 and a more recent one in 2018 without significant consequence. Also, large lots were more common and this house has one.

It was remodeled when purchased in 2013 and much of that improvement is now a bit aged or 'dated'. Rather than try to make new changes, we thought to leave that up to the new owner. They could make the changes they wanted or accept the current condition which is reflected in the sale price.

The laminate in the lower two bedrooms still has useful life left, that in the bedroom on the middle level was replaced. The laminate in the living room and dining room is at the end of its useful life, minor effort to remove 'unevenness' at seams was done in case the buyer wanted another alternative. If area rugs are the buyers choice it could remain indefinitely, otherwise it could be replaced with wall to wall carpet or replacement laminate.

Electrical codes have changed and to my knowledge those corrections, such as GFCI outlets, have been accomplished .

The water heater should have a drain pan under and piped to a drain. The current water heater doesn't have a drain pan, but is on a concrete/ceramic tile floor with a floor drain within 6".

The upper bath shower valve is a Posi-Temp Moen; turn the handle to start water flow and adjust the temp. Volume control is with the shower head. The lower shower is similar.

Some windows have broken seals. I have not corrected that. I suggest Window Medic repair is a more economical solution than replacement. I have used them in the past successfully.

The driveway has been replaced.

Moss on the east side of the upper roof was removed this spring.

The deck was power washed, restained and resealed. this spring.

Some siding is missing at the bottom of the upper story roof at the flat roof and a contract has been signed to correct that and to remove a defective upper level small balcony..

A refrigerator is left in the kitchen and another in the garage. Both work except for the icemaker, The buyer can keep or dispose of them as he desires.

In summary, I've corrected the items I am aware of that are deficient or have noted them herein. The house is to be sold 'as is where is'. I will consider any 'life safety' corrections, but otherwise the buyer will have to make any improvements or corrections they see fit.

gcm      06/15/2026      1607 MARTEN ST

## MARTEN DISCLOSURE ADDENDUM

I believe the house was built in 1963. It is different from current homes since construction has changed. Foundation walls are concrete. When it was built, it was common for the lower level to be 7'; that is the case on this house. The house withstood a major earthquake in 1964 and a more recent one in 2018 without significant consequence. Also, large lots were more common and this house has one.

It was remodeled when purchased in 2013 and much of that improvement is now a bit aged. Rather than try to make new changes, we thought to leave that up to the new owner. They could make the changes they wanted or accept the current condition. That is reflected in the sale price.

The laminate in the lower two bedrooms still has useful life left, that in the middle level bedroom was replaced. Laminate in the living room and dining room is at the end of its useful life, minor effort to remove 'unevenness' at seams was done in case the buyer wanted another alternative. If area rugs are the buyers choice it could remain indefinitely, otherwise it could be replaced with carpet or laminate.

The Electrical code has changed; to my knowledge the changes, have been accomplished .

The water heater should have a drain pan under and piped to a drain. The current water heater doesn't have a drain pan, but is on a concrete/ceramic tile floor with a floor drain within 6".

The upper bath shower valve is a Posi-Temp Moen; turn the handle to start water flow and adjust the temp. Volume control is with the shower head. The lower shower is similar.

Some windows have broken seals. I have not corrected that. I suggest Window Medic repair is a more economical solution than replacement. I have used them in the past successfully.

Work on the driveway was some replacement but the majority is a new overlay.

Moss on the east side of the upper roof was removed this spring.

The deck was power washed, restained and resealed this spring.

Some siding was missing at the bottom of the upper story roof at the flat roof and a contractor has corrected that and removed a defective upper level small balcony and installed a window.

A refrigerator is left in the kitchen and another in the garage. Both work except for the icemaker, The buyer can keep or dispose of them as desired.

In summary, I've corrected the items I am aware of that are deficient or have noted them herein. The house is to be sold 'as is where is'. I will consider any 'life safety' corrections, but otherwise the buyer will have to make any improvements or corrections they see fit.



James C. Hassell



Date