



THE STATE  
of

**ALASKA**

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

**Real Estate Commission**

550 West 7<sup>th</sup> Avenue, Suite 1500, Anchorage, AK 99501

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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.

<b>Recording District:</b>	Palmer			
<b>Legal Description:</b>	Aurora Ridge L7 B1			
<b>Property Address/ City/Other:</b>	8626	E Amazing View Cir	Palmer	AK 99645

\*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.

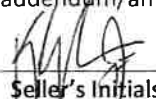
**AS 34.70.020 provides that if a disclosure statement or material amendment is delivered to the transferee after the transferee has made a written offer, the transferee may terminate the offer by delivering a written notice of termination to the transferor or the transferor's licensee within three days 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.

	_____	8626 E Amazing View Cir Palmer AK 99645	_____	_____
<b>Seller's Initials</b>	<b>Date</b>	<b>Property Address</b>	<b>Buyer's Initials</b>	<b>Date</b>

# 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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<b>If yes, how long?</b>	4 years
<b>If not the current occupant, have you ever occupied the property?</b>	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<b>If yes, when?</b>	
<b>*Year Property was Built:</b>	August 2022			

\*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>	Garic Hayes and Jesse Pimblee			

## 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 checked="" type="checkbox"/> Oven(s) 1	<input type="checkbox"/> Stove(s), Pellet	<input type="checkbox"/> Wood Stove(s)
<input type="checkbox"/> Central Vacuum Installed	<input type="checkbox"/> Generator Hook-Up	<input type="checkbox"/> Paddle Fan(s)	<input type="checkbox"/> Trash Compactor(s)	<input type="checkbox"/> Other: _____
<input type="checkbox"/> CO Detector(s)	<input type="checkbox"/> Greenhouse	<input type="checkbox"/> Refrigerator(s)	<input type="checkbox"/> T.V. Antenna	
<input type="checkbox"/> Cooktop(s)	<input type="checkbox"/> Hot Tub	<input type="checkbox"/> Rods & Blinds	<input checked="" type="checkbox"/> Washer(s) 2	
<input type="checkbox"/> Dishwasher(s)	<input type="checkbox"/> Hot Tub Cover	<input type="checkbox"/> Satellite Dish	<input type="checkbox"/> Water Filtering System	
<input type="checkbox"/> Dryer(s)	<input type="checkbox"/> Instant Hot Water Dispenser	<input type="checkbox"/> Security System	<input type="checkbox"/> Water Softener	
<input type="checkbox"/> Fire Alarms	<input type="checkbox"/> Intercom	<input type="checkbox"/> Smoke Detector(s)	<input type="checkbox"/> Window Blinds	
<input type="checkbox"/> Freezer(s)	<input type="checkbox"/> Jetted Tub	<input type="checkbox"/> Steam Shower Room	<input type="checkbox"/> Window Rods	
<b>Comments:</b>	<p>1 sounds on oven controls + timer can be quiet. Keeps track of time</p> <p>2 Washer has difficulty latching sometimes. It repeatable clicking sounds occur (a start-up, push down on right front corner as it latches and it will stay. If too late a an error message shows, unplug washer + restart after pushing down on front right corner.</p>			

  
Seller's Initials

\_\_\_\_\_  
Date

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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/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 checked="" type="checkbox"/>	<input type="checkbox"/> Air Conditioner <i>2023</i>	<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 checked="" type="checkbox"/>	<input type="checkbox"/> Plumbing Systems	<input type="checkbox"/>	<input type="checkbox"/> Ventilator System
<input type="checkbox"/>	<input type="checkbox"/> Ceilings	<input checked="" type="checkbox"/>	<input type="checkbox"/> Foundation <i>2022</i>	<input type="checkbox"/>	<input type="checkbox"/> Pool Cover <i>2023</i>	<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 checked="" type="checkbox"/>	<input type="checkbox"/> Rain Gutters <i>2022</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Water Heater <i>2023</i>
<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 checked="" type="checkbox"/>	<input type="checkbox"/> Heating Systems <i>2023</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Sewage Systems <i>2022</i>	<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 checked="" type="checkbox"/>	<input type="checkbox"/> Woodstove(s) # of: <i>1</i>
<input type="checkbox"/>	<input type="checkbox"/> Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/> Insulation <i>2022</i>	<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 checked="" type="checkbox"/>	<input type="checkbox"/> Mechanical <i>2023</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Stove, <i>Pellet</i> <i>2023</i>		

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

Describe any other items not covered above:

Comments:

**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 checked="" type="checkbox"/> Title Information                   |
| <input type="checkbox"/> Certificate of Occupancy                               | <input checked="" type="checkbox"/> PUR-101                            | <input type="checkbox"/> Water Rights Certificates                      |
| <input checked="" type="checkbox"/> Deed Restrictions                           | <input checked="" type="checkbox"/> PUR-102                            | <input checked="" type="checkbox"/> Well Log & Water Tests              |
| <input checked="" type="checkbox"/> Energy Rating Certificate                   | <input 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 checked="" type="checkbox"/> Other: <i>legal documents</i>       |
| <input checked="" type="checkbox"/> Flood Evaluation Certificate                | <input type="checkbox"/> Shared Well Agreement                         | <input checked="" type="checkbox"/> Other: <i>all receipts</i>          |
| <input type="checkbox"/> Hazardous Materials Test(s)                            | <input type="checkbox"/> Soil Tests                                    | <input checked="" type="checkbox"/> <i>Builder's Floor Plan</i>         |
| <input type="checkbox"/> Lease/Rental Agreement                                 | <input checked="" type="checkbox"/> Subdivision Covenants/Restrictions |   |

*[Signature]*  
Seller's Initials

\_\_\_\_\_ Date

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\_\_\_\_\_ Date

## 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	\$ 200	Matanuska Electric Association	<input checked="" type="checkbox"/>
Gas	\$ 300	Enstar Natural Gas Company (higher in winter months with gas stove)	<input checked="" type="checkbox"/>
Oil	\$ $\emptyset$	# of Gallons	<input type="checkbox"/>
Propane	\$ $\emptyset$		<input type="checkbox"/>
Refuse	\$ 27 (79.70 3/mos)	Denali Refuse	<input checked="" type="checkbox"/>
Security Alarm Systems	\$ N/A		<input type="checkbox"/>
Sewer	\$ N/A	Septic Requires pumping every 2 years	<input type="checkbox"/>
Water	\$ Well	excellent water	<input type="checkbox"/>
Wood	\$ $\uparrow$		<input type="checkbox"/>
Other	\$ minimal	harvested wood	<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? Yes, roads plowed <sup>sanded</sup> in winter, swept in spring	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, provided by:	Matanuska Borough		

  
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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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, HOA Name:		HOA Phone Number:				
<input type="checkbox"/> Mandatory <input type="checkbox"/> Voluntary <input type="checkbox"/> Inactive		Monthly Dues:	\$ _____	per	_____	
Are there any levied or pending assessments?				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Name of person responsible for issuing resale certificate:		Phone Number:				

**Setbacks/Restrictions**

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

*[Handwritten Signature]*  
 Seller's Initials

\_\_\_\_\_  
 Date

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\_\_\_\_\_  
 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 checked="" type="checkbox"/> Wood Stove <i>Blaze King</i> |
| <input checked="" type="checkbox"/> Electrical Heat <i>garage</i> | <input type="checkbox"/> Heat Pump           | <input type="checkbox"/> Pellet Stove            | <input type="checkbox"/> Other: _____                            |
| <input type="checkbox"/> Forced Air                               | <input type="checkbox"/> Hot Water Baseboard | <input checked="" type="checkbox"/> Radiant Heat |  |

Age (Years): *2022* Last Cleaned: *2025* Last Inspected: *2025, receipt attached*

- 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 type="checkbox"/> Public <input checked="" 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 checked="" type="checkbox"/> Holding Tank <input checked="" type="checkbox"/> <i>WWT</i> Septic Tank <input type="checkbox"/> Other: _____			
Drain Field System:	<input checked="" type="checkbox"/> Bed <input type="checkbox"/> Crib <input type="checkbox"/> Mound <input type="checkbox"/> Pit <input type="checkbox"/> Trench <input type="checkbox"/> Other: _____			
Innovative Sewer System:	<input type="checkbox"/> Biocycle <input type="checkbox"/> Intermittent Sand Filter <input type="checkbox"/> Recirculating Upflow Filter <input type="checkbox"/> Secondary Sewer Treatment Plant <input type="checkbox"/> Other: _____			
2. Has the sewer system failed while you owned the property?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, please include information and additional documentation that is relevant to the Explanation Addendum or Amendment to the State of Alaska Residential Real Property Transfer Disclosure Statement (page 13).				
Age of Sewer System:	<i>2022, Diagram attached</i>	Location:	<i>Beside driveway + greenhouse</i>	
3. Have you had any work, maintenance or inspections done on the sewer system during your ownership? <i>System was insulated 2022</i>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, please include information and additional documentation that is relevant to the Explanation Addendum or Amendment to the State of Alaska Residential Real Property Transfer Disclosure Statement (page 13).				
Approval/Certification Source:	<i>Goldman's Associates</i>	Date: (If Known)	<i>6/16/2022</i>	
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"/>

*[Signature]*  
Seller's Initials

Date

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

**Water Supply**

Type:	<input type="checkbox"/> Public	<input checked="" 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)	110 ft	Flow Rate (Gallons per Minute): (If Private)	8 gallons/min	Date Tested: 6/22/2022
Location of Operational Well:	front of property			
			Yes	No
1. Are there any abandoned wells on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	UNK
2. Have you had any problems with your water supply? <i>Delicious water</i>	<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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
5. Have you ever had a well pump problem or failure?	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	

**Water Heater**

Type:	<input type="checkbox"/> Oil	<input type="checkbox"/> Gas	<input type="checkbox"/> Electric	<input type="checkbox"/> Other: _____
Age (Years):	2023	Capacity (Gallons):	65 gallon indirect	

  
 Seller's Initials \_\_\_\_\_ Date \_\_\_\_\_

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

**PART III Additional Information** (continued)

**Roof or Other Leakage**

Type:	<input checked="" type="checkbox"/> Asphalt/Composition Shingle <input type="checkbox"/> Cedar Shake <input type="checkbox"/> Built-Up <input type="checkbox"/> Metal <input type="checkbox"/> Other: _____		
Age (Years):	2022	Location of Attic Access:	Master Bedroom Closet
			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 checked="" 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? <i>insulation added Sept 2022</i>			<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 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? <i>during build</i>			<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
If yes, please include information and additional documentation that is relevant to the Explanation Addendum or Amendment to the State of Alaska Residential Real Property Transfer Disclosure Statement (page 13).			
If yes, how was the problem resolved?	<input type="checkbox"/> Sump Pump(s) <input checked="" type="checkbox"/> Curtain Drain <input checked="" type="checkbox"/> Rain Gutter/Extension <input checked="" type="checkbox"/> Other: <i>new water vapor barrier &amp; replaced clay soil with gravel</i>		
Date Problem was Resolved:	September 2023	Location of Each Sump Pump:	
2. To where does the water drain after it leaves the sump pump?			<i>french drains</i>
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).			

<i>[Signature]</i>		8626 E Amazing View Cir Palmer AK 99645	
Seller's Initials	Date	Property Address	Buyer's Initials    Date

**PART III** Additional Information (continued)

	Yes	No	UNK
3. If gutters, where do downspouts discharge? <span style="float:right; font-family: cursive;">french drains with long drain</span>			
4. Is there a floor drain in the structure, including garage?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, where is it located and where does it drain to? <span style="float:right; font-family: cursive;">2 drains, one in each car port</span>			

**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"/>
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. Has there been any energy rating on the property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, year conducted? <span style="float:right; font-family: cursive;">2022</span>			
3. Energy Rated?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If known, Energy Rater?			

**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"/>
If yes, number of tanks:			
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"/>

*[Handwritten Signature]*  
Seller's Initials

\_\_\_\_\_  
Date

8626 E Amazing View Cir  
Palmer AK 99645  
Property Address

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

\_\_\_\_\_  
Date

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

**Flood Zone Designation**

	Yes	No	UNK
1. Is this property in a flood zone?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Are you aware of any erosion/erosion zone or accretion affecting this property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Are you aware of any damage to the property or any of the structures from flood, landslide, avalanche, high winds, fire, earthquake, or other natural causes?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Are you aware if the property has flooded?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Soil Stability**

	Yes	No	UNK
1. Are you aware of any debris buried or filling on any portion of the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Are you aware of any permafrost or other soil problems which have caused settling, slippage, sliding, or heaving that affects the improvements of the property?	<input 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"/>
<i>If yes, please describe:</i> <u>dry gamma</u>			
Was the work performed with necessary permits in compliance with building codes?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Was a final inspection performed, if applicable?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Are there any open building permits for the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Has a fire ever occurred in the structure?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Pest Control or Wood Destroying Organisms**

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

[Signature]  
 Seller's Initials \_\_\_\_\_ Date \_\_\_\_\_

8626 E Amazing View Cir  
 Palmer AK 99645  
 Property Address

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

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

				Yes	No	UNK
2. Has there been damage in the past resulting from termites, ants, insects, squirrels, rodents, etc. in the structure?				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, when?		Where?		What type?		
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).						

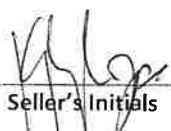
#### Pets

				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 mini golden doodle, 1 baby russian tortoise (both hypoallergenic)					

### 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:	6/12/2016
Seller Signature:		Date:	

  
Seller's Initials

\_\_\_\_\_  
Date

8626 E Amazing View Cir  
Palmer AK 99645  
Property Address

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

\_\_\_\_\_  
Date



**Real Estate Commission**  
550 West 7<sup>th</sup> Avenue, Suite 1500, Anchorage, AK 99501  
Phone: (907) 269-8160  
Email: [RealEstateCommission@Alaska.Gov](mailto:RealEstateCommission@Alaska.Gov)  
Website: [ProfessionalLicense.Alaska.Gov/RealEstateCommission](http://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

\_\_\_\_\_ Date

8626 E Amazing View Cir  
Palmer AK 99645  
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 7<sup>th</sup> Avenue, Suite 1500, Anchorage, AK 99501

Phone: (907) 269-8160

Email: [RealEstateCommission@Alaska.Gov](mailto:RealEstateCommission@Alaska.Gov)

Website: [ProfessionalLicense.Alaska.Gov/RealEstateCommission](http://ProfessionalLicense.Alaska.Gov/RealEstateCommission)

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

Use this page to:

- 1) clarify repairs, defects, or malfunctions.
- 2) explain items in more detail.
- 3) make changes or update this disclosure form.

AS 34.70.020 provides that if a disclosure statement or material amendment is delivered to the Buyer after the Buyer has made a written offer, the Buyer may terminate the offer by delivering a written notice of termination to the Seller or the Seller's licensee within three days after the disclosure statement or amendment is delivered in person or within six days after the disclosure statement or amendment is delivered by deposit in the mail.

In compliance with AS 34.70.080, the Seller amends the disclosure statement for the real property described below:

List items changed or clarified. Use additional Addendum/Amendment pages, if necessary.

Page Number	Item/Explanation
	See attached (2 pages)

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:		Jacob T Frank	Date:	
Seller Signature:		Kara R Reynolds	Date:	6/12/2026

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

Buyer Signature:		Date:	
Buyer Signature:		Date:	

Date

8626 E Amazing View Cir  
Palmer AK 99645

Property Address

Buyer's Initials

Date

## Explanation Addendum to Property Disclosure Statement

We bought two open lots with the intent to build a custom home, of our own design, on one of them. We hired a builder, who, unfortunately did not hold true to his word with respect to our contract. The title to Lot 7 was signed over to him to facilitate the construction process, and once we realized the builder was planning to steal our home, we hired an attorney and placed a lis pendens to prevent him from selling it. We were eventually able to settle out of court, obtain our title back, and buy our partially completed home. The repairs and additions were a result of the first builder and occurred after we obtain two additional inspections on the property. We repaired everything to code and/or our personal preference.

Page 6 - Our driveway was installed after we purchased the home and was incomplete initially. We discovered that the septic system did not have insulation around the pipes that lead to the septic tank, which would be troublesome during the winter. The system was properly insulated in 2022 and we have not had any issues with it freezing.

Page 8 – The water vapor barrier was not properly installed during the time of construction and the soil around the south side of the house was a thick clay. This allowed water to seep into the basement during the build. We added a foam insulation on the inside to protect from moisture and any mold and hired a contractor to repair the water vapor barrier on the exterior. He dug down to the footings all around the house, removed the improperly applied barrier, reapplied the water vapor barrier with the correct adhesive and application pattern, and added 4-inch blue board to the entire foundation. He also removed any buried debris that were left next to the house, and replaced the clay soil with a gravel mixture from another part of the lot. He added French drains that discharge any water away from the house on the east and south sides. We hired another outfit to install gutters at the same time. With these additions, the basement stays cozy and dry.

Page 9 – The dry sauna was on our original design but not completed by the original builder. We hired Hess builders to lower the ceiling and install the cedar. The sauna heater was professionally installed by All Phase Electric.

Page 9 - We made many other improvements to the home after we purchased. Due to the situation with the original builder, we did not trust him and wanted two additional inspections to occur. The state inspector and Fairview Consultants helped us to identify any structural or safety concerns. The receipts and details of the work performed are included.

- Front porch: The original porch extended beyond the width of the garage door. The front porch was removed and an aggregate landing was installed by Susitna Structural Concrete, LLC.
- There were a few outlets, switches, and fans that did not work properly or have covers on them. Electrical repairs were made by All Phase Electric. They also installed the shut off to our air conditioner. The system was on the original plan, but needed to be

disconnected and moved at the time that the foundation was properly insulated. The Electric Company did the final connection for the generator because they are certified with Generac to work on them.

- There were many plumbing issues that needed to be resolved. The toilet in the master bathroom did not work properly, the boiler was too small for the size of the house, the heater in the garage was too small for the space, and the radiant in-floor heat system was not installed properly. Northern Plumbing and Heating, LLC fixed the toilet, replaced the boiler and heater, and replaced the heating system for the entire home. They also moved some of the thermostats to improve the heat distribution in the house. They have serviced the home every year and everything is working well.
- There were a couple of areas in the house that were loud while walking and did not sound as secure as other areas. At the time that they installed the sauna, Hess Builders also added supports to reduce the flex.
- We added a shed, greenhouse, a lawn, landscaping, paved the driveway, and removed dead or dangerous trees from both lots.

Two handwritten signatures in black ink. The signature on the left is stylized and appears to be 'KAC'. The signature on the right is more legible and appears to be 'John Z'.



Payment receipt

You paid \$7,331.48

to HessBuilders, INC on 6/20/2023

Invoice no.	1126
Invoice amount	\$7,331.48
Total	\$7,331.48

No additional transfer fees or taxes apply.

Status	Paid
Payment method	Bank
Authorization ID	ARVJFXSR

Thank you



*Structural repairs*

HessBuilders, INC

+1 9079039177

www.hessbuildersinc.com | contact@hessbuildersinc.com

Po Box 871409, Wasilla, AK 99687

Payment services brought by:

Intuit Payments Inc.  
2700 Coast Avenue, Mountain View, CA  
94043  
Phone number 1-888-536-4801  
NMLS #1098819

For more information about Intuit  
Payments' money transmission licenses,  
please visit  
[https://www.intuit.com/legal/licenses/payment-  
licenses/](https://www.intuit.com/legal/licenses/payment-licenses/).

	Lower Ceiling, Build and Install Benches, Build and Install Storage Unit by Door.				
03/02/2023 Materials	Prep and install Concrete Porch and Stairs. (I would be subbing this out to ACE Concrete, I have not reached out to them yet for his price, this is my guesstimate number)	1	8,000.00	8,000.00	
	Install Crown Molding and Tin Roof Tiles above Dinning Room Table	1	1,800.00	1,800.00	Y
03/02/2023 Materials	Add Flu Chase Cover and Possible Shelves above gas fireplace to ceiling.	1	1,900.00	1,900.00	Y
03/02/2023 Materials	Clean/Prep then Stain Cedar Shakes in Front, Front Porch Posts and Soffit T&G, Back Porch Posts and T&G Soffit.	1	4,300.00	4,300.00	
03/02/2023 Materials	Reduce the flex in several areas of the main floor system; Completed by attaching 1x4s across the underside of the floor system via the basement access	1	500.00	500.00	
03/02/2023 Materials	Add Corbels to roof Dormers. Add Horizontal Battan Board to z-strip on Garage Dormers (this does not	1	1,400.00	1,400.00	

*less than bid*

*Foundation*

From: Kara Frank karafrank88@gmail.com  
Subject: Fwd: Skys snow removal and land development  
Date: Aug 30, 2022 at 9:03:56 AM  
To: Jacob Frank jacobfrank44@gmail.com

FYI from Sky.

Foundation

----- Forwarded message -----

From: Sky Ensminger <skyballs@icloud.com>  
Date: Mon, Aug 29, 2022 at 8:13 PM  
Subject: Skys snow removal and land development  
To: <Karafrank88@gmail.com>

Bid for resealing the foundation and blue boarding it

Dig to footer clean wall of old bitathane and tar wall and put new bitathane on wall and blue board with Z metal on top \$21,000 plus the cost of Z-metal

Put gutter drains in and day light them to hill

500\$ for trees to go into hole for good gravel and level next to and behind garage

Will check on concrete for the front porch and get a quote for that soon to

Thank you Sky Ensminger

907-775-7909

Sent from my iPhone

check 126	8/30	\$10,500
check 129	9/13	\$7,000
check 131	9/19	\$3,000

\$20,500 —



# Invoice #53

**BILL TO:**  
Jacob Frank

<b>INVOICE DATE</b> 6/22/2023	<b>PLEASE PAY</b> \$4,500.00	<b>DUE DATE</b> 6/22/2023
----------------------------------	---------------------------------	------------------------------

**JOB:**  
Porch and sidewalks for Jacob Frank

A Item	B Description of Work	C Scheduled Value	D Work Completed		E Total Completed to Date	F %	G Balance to Finish
			Previously	This Period			
1	34' of exposed aggregate sidewalk and 5'x4' garage landing	\$3,500.00	-	\$3,500.00	\$3,500.00	100%	\$0.00
2	3 stair treads, excavation and flashing work	\$1,000.00	-	\$1,000.00	\$1,000.00	100%	\$0.00
<b>SUBTOTALS</b>		\$4,500.00	\$0.00	<u>\$4,500.00</u>	\$4,500.00	100%	\$0.00

→ This Period Subtotal:	\$4,500.00
Taxes:	\$0.00
Credit:	\$0.00
<b>Total:</b>	<b>\$4,500.00</b>

Please reference invoice number #53 with your payment. If you have any questions, please contact [maryyanagawa@gmail.com](mailto:maryyanagawa@gmail.com).

Thank you for your business!



All Phase Electric  
 131 W Parks Hwy, Wasilla, Alaska 99654 United States  
 (907) 376-1200

**BILL TO**

Jake and Kara Frank  
 8626 East Amazing View Circle  
 Palmer, AK 99645 USA

<b>INVOICE</b> 24956914	<b>INVOICE DATE</b> Mar 21, 2023
----------------------------	-------------------------------------

**JOB ADDRESS**

Jake and Kara Frank  
 8626 East Amazing View Circle  
 Wasilla, AK 99654 USA

**Completed Date:** 3/20/2023  
**Payment Term:** Due Upon Receipt  
**Due Date:** 3/21/2023

**DESCRIPTION OF WORK**

Scope of work

1. ~~Outside 2nd story open box needs a gfci and cover.~~
2. Lengthen chandelier chain above infloor bathrubb
3. Add a floor outlet/box, round/2 duplex style black or brown
4. add 1 outlet in pantry

Tech Notes:

Lengthened bath chandelier 5"  
 Installed brass floor plug in living room  
 Installed a dedicated circuit in pantry  
 Installed gfci and cover for Xmas lights in eve

TASK	DESCRIPTION	QTY	PRICE	TOTAL
JE	Journeyman Electrician	7.50	\$105.00	\$787.50
AP	Apprentice Electrician	7.50	\$85.00	\$637.50
LH-MISCMAT	Material from labor only tasks that are quoted at time of estimate.	1.00	\$192.09	\$192.09

PAID ON	TYPE	MEMO	AMOUNT
4/12/2023	Credit Card		\$1,617.09



All Phase Electric  
131 W Parks Hwy, Wasilla, Alaska 99654 United States  
(907) 376-1200

**BILL TO**

Jake and Kara Frank  
8626 East Amazing View Circle  
Wasilla, AK 99654 USA

INVOICE  
22070376

INVOICE DATE  
Oct 21, 2022

**JOB ADDRESS**

Jake and Kara Frank  
8626 East Amazing View Circle  
Wasilla, AK 99654 USA

**Completed Date:**

**Payment Term:** Due Upon Receipt

**DESCRIPTION OF WORK**

This invoice includes parts and labor to accomplish the tasks listed within, to current local NEC code minimum requirements.

Install automatic generator transfer switch.

Installed battery and winter warming kit.

Troubleshoot lights inside and outside and replaced bulbs.

Troubleshoot exhaust fan and discovered it wasn't wired. Since the home is still under warranty, this should be covered and repaired under the warranty.

Troubleshoot and repaired the exterior GFCI.

Additional materials and labor were charged as outlined above.

The automatic generator transfer switch arrived defective and needs a replacement part. All Phase Electric advises the Owner to contact the Dealer and have the part replaced. The transfer switch works under manual conditions.

TASK	DESCRIPTION	QTY	PRICE	TOTAL
GEN-200A-AUTOTRAN-200	Labor and materials to install, terminate, test and troubleshoot 200A. Includes chase nipple from the 200A meter to the generator automatic transfer switch and then a power conduit/wire and control conduit/wire to the generator. Does not include setting the generator.	1.00	\$2,973.41	\$2,973.41
SR-OUT-GFCI-15	Labor and material to add, test, and troubleshoot new GFCI 15A receptacle in the crawlspace to power the dehumidifier.	1.00	\$227.78	\$227.78
C-12x12x4	Labor only to install a NEMA 3R box with connectors and Polaris taps. Materials provided by Owner.	1.00	\$638.33	\$638.33
LH-TROUBLE	Troubleshoot inside and outside lights and replaced bulbs. Troubleshoot exhaust fan and discovered it isn't wired. This wiring	3.00	\$140.00	\$420.00

should be done under the warranty of the home.  
Troubleshoot and repaired exterior GFCI outlet.

<b>SUB-TOTAL</b>	\$4,259.52
<b>TAX</b>	\$0.00
<b>TOTAL DUE</b>	\$4,259.52
<b>BALANCE DUE</b>	\$4,259.52

Thank you for choosing All Phase Electric



All Phase Electric  
131 W Parks Hwy, Wasilla, Alaska 99654 United States  
(907) 376-1200

**BILL TO**

Jake and Kara Frank  
8626 East Amazing View Circle  
Wasilla, AK 99654 USA

**INVOICE**  
21374696

**INVOICE DATE**  
Sep 16, 2022

**JOB ADDRESS**

Jake and Kara Frank  
8626 East Amazing View Circle  
Wasilla, AK 99654 USA

**Completed Date:** 9/14/2022  
**Payment Term:** Due Upon Receipt  
**Due Date:** 9/16/2022

**DESCRIPTION OF WORK**

Removed disconnect for the AC unit from the exterior wall. Pulled wires back into the crawl space and safed them off until the siding is replaced and the disconnect can be re-installed.

Also troubleshot the fireplace receptacle and found no issues. The receptacle in question is working.

TASK	DESCRIPTION	QTY	PRICE	TOTAL
LH-Labor	Technician Hours includes drive time to the location.	2.00	\$140.00	\$280.00

**SUB-TOTAL** \$280.00

**TAX** \$0.00

**TOTAL DUE** \$280.00

**BALANCE DUE** \$280.00

Thank you for choosing All Phase Electric



All Phase Electric  
131 W Parks Hwy, Wasilla, Alaska 99654 United States  
(907) 376-1200

**BILL TO**

Jake and Kara Frank  
8626 East Amazing View Circle  
Wasilla, AK 99654 USA

ESTIMATE  
21626350

ESTIMATE DATE  
Sep 20, 2022

**JOB ADDRESS**

Jake and Kara Frank  
8626 East Amazing View Circle  
Wasilla, AK 99654 USA

Job: 21460584

**ESTIMATE DETAILS**

ATS, Dehumidifier, and Data Jack: This estimate includes parts and labor to accomplish the tasks listed within, to current local NEC code minimum requirements. This estimate does not include the cost of labor or materials to replace, repair, fix or patch any drywall that will need removed to accomplish these tasks, and does not include digging or backfilling of trenches, if needed. This estimate only includes the quantities specified below.

Add generator automatic transfer switch.  
Work on the dehumidifier. He has one in the crawlspace, but it's not working.  
Install data jack inside the home.

Additional materials and labor will be charged if we get into the installation and determine that there were variables we could not see at the time of the estimate.

TASK	DESCRIPTION	QTY	PRICE	TOTAL
GEN-200A-	Labor and materials to install, terminate, test and troubleshoot 200A.	1.00	\$2,973.41	\$2,973.41
AUTOTRAN-200	Includes chase nipple from the 200A meter to the generator automatic transfer switch and then a power conduit/wire and control conduit/wire to the generator. Does not include setting the generator.			
SR-OUT-GFCI-15	Labor and material to add, test, and troubleshoot new GFCI 15A receptacle in the crawlspace to power the dehumidifier.	1.00	\$227.78	\$227.78
NR-DEV-LV	Labor and material to install data outlet or device.	1.00	\$194.95	\$194.95

<b>SUB-TOTAL</b>	\$3,396.14
<b>TAX</b>	\$0.00
<b>TOTAL</b>	\$3,396.14
<b>EST. FINANCING</b>	\$99.74

Thank you for choosing All Phase Electric  
CUSTOMER AUTHORIZATION

THIS IS AN ESTIMATE, NOT A CONTRACT FOR SERVICES. The summary above is furnished by All Phase Electric as a good faith estimate of work to be performed at the location described above and is based on our evaluation and does not include material price increases or additional labor and materials which may be required should unforeseen problems arise after the work has started. I understand that the final cost of the work may differ from the estimate, perhaps materially. THIS IS NOT A GUARANTEE OF THE FINAL PRICE OF WORK TO BE PERFORMED. I agree and authorize the work as summarized on these estimated terms, and I agree to pay the full amount for all work performed.

Sign here

Date

---

**Northern Plumbing & Heating LLC**

P.O. Box 879701  
 Wasilla, AK 99687 US  
 (907) 373-0468  
 nmcknight.nph@gmail.com



**INVOICE**

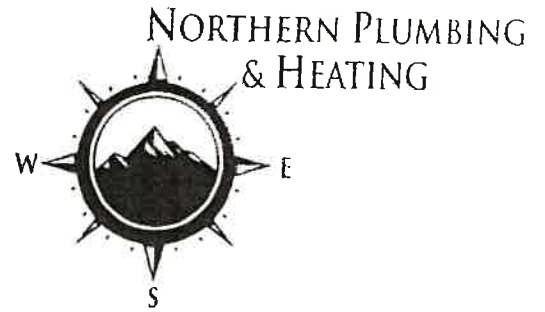
**BILL TO**  
 Kara Renolds  
 8626 E Amazing View Cir

**INVOICE** 2075  
**DATE** 02/20/2023  
**TERMS** Net 30  
**DUE DATE** 03/22/2023

DESCRIPTION	AMOUNT
Work to be performed at 8626 E Amazing View Cir	0.00
Additional Hot water re circulation line and pump to the furthest point (master bath). This will ensure faster hot water delivery to all fixtures in the home being the main line will always be hot. This includes the 1/2" line itself, Brass or stainless pump, timer, expansion tank and check valves. This works most optimum with the storage tank type water heater.	0.00
Replace the unit heater in the garage with a Low profile/ low temp unit. We would hang the unit using vibration isolating rubber mounts. This unit works better with lower water temps and has a ultra quiet fan setup.	2,800.00
Add a additional unit heater on the other side of the garage. This would make the garage heat up faster and recover from the over head doors being used faster thus making for a shortened run time on the fan motors and boiler. Unit would be the same low profile / low temp and 3/4" copper mains ran across the ceiling to the second location. This is not a must but highly recommended for your size of garage with two overhead doors.	0.00
Demo all underfloor tubing and pex manifolds currently installed. Install all new underfloor heat per manufacture install instructions using the heat distribution plates. New balancing manifolds will be used to help unsure even heat throughout the floors. We will remove and set aside all insulation before demo and re install after new lubing is installed. This will be extremely labor intensive but very manageable to complete.	14,000.00
Demo existing Combi boiler and boiler system. Install new 199,000 BTU boiler with 65 gallon indirect water heater. Some parts such as pumps can be re used.	13,700.00
New unit to be a Navien NFB 200H fire tube boiler. see link below <a href="https://www.navieninc.com/downloads/nfb-h-brochure-en">https://www.navieninc.com/downloads/nfb-h-brochure-en</a>	
New water heater to be a IBC 65 gallon indirect water heater	
All Of the work listed above would give you a system that functions efficiently and as hassle free as possible.	0.00
The Navien NFB is a good boiler and you will find a decent warranty. As always there is options for higher grade product out there. The lochinvar Knight is the high end of the residential boilers that i personally have been installing since 2005. The Lochinvar is a additional \$2500. I encourage you to look into both and see what fits you the best.	
The Issues with the toilets would be on a T&M basis. Our standard service rate is \$150 per hour but being we will already be there working on your home we can drop that to our \$110 per hour Construction rate.	0.00
PAYMENT	30,500.00
BALANCE DUE	<b>\$0.00</b>
	<b>PAID</b>

**Northern Plumbing & Heating LLC**

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# INVOICE

**BILL TO**

Kara Renolds  
8626 E Amazing View Cir

**INVOICE #** 2087

**DATE** 03/09/2023

**DUE DATE** 04/08/2023

**TERMS** Net 30

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Items addressed at 8627 E Amazing View Cir			500.00
	* Repaired leak on master toilet. Installed poorly originally and pinched a rubber gasket.			
	* Removed fan in crawl space that wasn't terminated. Attempted to terminate outside but found no access to the location to do so.			
	* Relocated thermostat for back bedrooms from living room to the furthest back corner bedroom with 2 exterior walls.			

**BALANCE DUE**

**\$500.00**