



NEW CONSTRUCTION / OWNER-BUILDER DISCLOSURE

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

3
4 Be advised AS 08.18.025 requires new construction to be built by a General Contractor with a
5 Residential Endorsement. A General Contractor that does not hold a Residential Endorsement in the
6 State of Alaska has not passed the written exam related to arctic structural and thermal construction
7 techniques and other matters determined by the State of Alaska in consultation with representatives of
8 the construction industry.

9
10 HB 81, which went into effect on June 21, 2006, limits an owner-builder to build one structure every two
11 years. If the builder builds more than one, they are subject to fines under the law.

12
13 As a fully knowledgeable consumer, you are moving forward to purchase with this information. You
14 have been advised of the licensing statutes and have been further advised to check the State of Alaska
15 website relating to contractor licenses:


16
17 <http://www.commerce.state.ak.us/occ/occsearch/main.cfm>

18
19 _____ (Brokerage Office)
20 Discover Alaska Real Estate, LLC
21 has advised you to do your research about contractors; there is a difference. Clearly understand your
22 contractor's warranty and ability to complete work under their warranty. A new construction warranty
23 may be available to you for purchase. In addition, it is recommended that you obtain inspections during
24 construction through a fee inspector to ensure that the property is being built to International Code
25 Council (ICC) specifications.

26
27 10407 E. Arkose Peak Dr. Palmer AK 99645

28 Property Address

29
30 _____
31 Buyer Date

32
33 _____
34 Buyer Date
35  02/11/2026

36
37 Owner/Builder Twin Valley Homes LLC Date License # 10191451

38
39
40 *General Contractor is operating under the Residential Endorsement of another license holder whose
41 name and license number is as follows:

42
43 _____
44 Residential Endorsement Holder Date License # *