



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 Re/Max Dynamic Properties - Eagle River (Brokerage Office)

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

25
26
27 L6 B4 Bruns Lake Overlook Wasilla AK 99623

28 Property Address

29
30
31 Buyer Date

32
33
34 Buyer Date

35  Dennis Byler 04/16/2024 16384

36 Owner/Builder Dennis Byler Date License #

37
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  Dennis Byler 04/16/24 RESR1642
43 Residential Endorsement Holder Date License # *