



**VINCE MEURLOTT P.E.  
ENGINEERING AND INSPECTIONS**

596 Arvita Court, Fairbanks, Alaska 99712  
907.378.4663, vmeurlott@gmail.com, meurlott.com

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Date of Initial Inspection: May 20, 2022

Job: 715 Farmers Loop May 2022

To: Daniel & Michelle Bettis

C/O: Selling Licensee: Danielle Fenton, Hedgecock Group

Listing Licensee: Ginger Orem, Crown Real Estate

Seller: Michelle and Daniel Bettis

This engineer's report was prepared for you after my inspection with Noah Goslin assisting. For brevity positive merits of the building are not reported here. Recommendations for correction are listed below along with some suggestions for future reference following:

**Items reviewed:**

Bryan Borjesson report on new foundation and leveling May 1999

Brief summary report by Charlie Jeannet, North Star Engineering August 2008

Soils Alaska report on subsurface soil investigation September 2008

Full inspection report by Charlie Jeannet, North Star Engineering March 2009

Disclosures by past seller Fuzzard March 2009

Disclosures by current seller with additional addendum information April 2022

**General and Miscellaneous:**

1. Ensure there are functioning smoke detectors in the hall adjacent to bedrooms or living areas on each story of the residence and in each bedroom with fresh batteries. Replace any smoke detectors that are more than ten years old.
2. Ensure there are functioning CO detectors in the hall adjacent to bedrooms or living areas on each story of the residence.

**Attic/Roof:**

3. Clean and maintain the gutters. Replace and missing downspouts/tailpieces/extensions to ensure that all water is directed away from the foundation.
4. . Clean the soffit vent screens.

**Electrical:**

5. Provide gfci protection for all exterior receptacles. Ensure the polarity and grounding are correct and the gfci protection will trip with an independent testing device.
6. Replace broken and non-working receptacles such as: behind the wood stove. Easternmost on north wall of loft, closet in loft, basement.

7. Provide gfci protection for all garage receptacles except one that may be used for a freezer. Ensure the polarity and grounding are correct and the gfci protection will trip with an independent testing device.
8. Provide gfci protection for all crawlspace receptacles. Ensure the polarity and grounding are correct and the gfci protection will trip with an independent testing device.
9. Replace recessed ceiling incandescent light fixtures with LED **fixtures**.
10. Install a ground between the main service and the main panel or have an electrical contractor verify there is continuity.
11. Ensure that all circuit breakers in all of the panels are properly labeled. The label for each breaker should be numbered on the cover and correctly corresponds to the circuit referenced such that a user can quickly identify and disconnect power to the circuit.
12. Clean up wiring (if used) and cover box in garage cabinet.
13. Install covers on boxes, receptacles and switches where missing. General. Check all.
14. Replace broken receptacles such as: behind the woodstove, loft closet.
15. Replace bulbs in light fixtures or replace light switches and or make corrections if necessary to ensure that all lights work properly. Such as: Loft east side, garage.

### **Plumbing:**

16. Secure loose toilet. Remove the toilet first and install a new wax ring. Provide pictures of the new wax ring in place. East bathroom.
17. Adjust the domestic water heating system to provide a full tub of water at 110 degrees.

### **Mechanical:**

18. Clean bath fans to ensure that they vent properly.
19. Vent the bathroom fans directly to the outside with a smooth rigid duct run to the gable end in the attic. Slope the duct toward the exterior terminal vent that has a flapper not a screen. Insulate the duct with fiberglass or similar using permanent materials such as string, wire or zip ties if necessary. Seal the ducts with appropriate tape. Regular duct tape does not last but tape specifically rated for ducts or metal tape does.
20. Have the boiler inspected and fully serviced by a licensed and bonded contractor. Contractor is to check all safety items and perform necessary repairs. Ensure that the heat exchanger is cleaned. Supply a receipt to confirm the work. This is a normal service item that should be performed every year. Some technicians do not brush the boiler clean on the service every year, but we consider it part of the service that should be done at a routine house transfer. If this work was done within the last 6 months send documentation to confirm. Technician to verify that all zones are working properly.
21. Cure leaks at hydronic lines in the crawlspace.
22. Clean and inspect the boiler chimney. Provide a receipt from a qualified technician. The boiler technician usually does not perform this work. Make any corrections necessary for safe use. Technician is to report condition on receipt.
23. Have the heating technician ensure there is a proper level of glycol and that the fluid in the hydronic system has the proper composition yearly. This is important with radiant heat or when a secondary heat source is employed that can force a particular zone to remain stagnant during very cold temperatures. Have the boiler technician check the

glycol, evaluate the PH level and determine if it needs an anti-corrosion additive. A 30% solution is acceptable to me.

24. Cure leaks at hydronic lines in the crawlspace.
25. Clean and inspect the woodstove and chimney using a type II inspection. Replace broken fire bricks. Provide a receipt from a qualified technician. Make any corrections necessary for safe use.
26. Provide a 4" diameter combustion air vent to the garage area for the boiler. The inlet shall be screened and undampered. Make a cold air trap in the duct and insulate it to reduce passive heat loss. The best way is to bring the duct in low on the wall with a 90 degree turn up inside the boiler room and extended at least 4' to 6' up toward the ceiling to reduce passive loss when the boiler is not running.

### **Egress:**

27. Ensure that the hardware for all opening windows is adjusted or replaced so that they open, close and latch shut easily from inside.
28. Install an egress window in each bedroom with the following minimums: Area - 5.7 s.f., width - 20", height - 24". Maximum sill height is 44" off the floor. The size of the opening that a person can fit through when the window is opened must meet all three minimums of area, width and height.
29. Repair doors into the garage and out of it to work properly.

### **Garage:**

30. Ensure there are two self closing hinges or other self closing mechanism on the door(s) from the living space into the garage. Adjust the door and hinges or other closing device so it closes and latches after each use.

### **Foundation and Crawlspace:**

31. Adjust all the plumbing drains in the crawlspace so there is a full 1/4" per foot slope.
32. Cure leaks at sump pump and container in the crawlspace.
33. Support the plastic piping in the crawlspace every 4' and metal piping every 10'.
34. Install support (typically staples) for all wires in the crawlspace every 4' minimum.
35. Label two each ceiling switches for function.

### **Additional information and/or suggestions for future reference follow:**

- a. There may be some smoke and CO detectors in place already. I call for them in the report as a default even if they are present because we want to ensure they are installed and have fresh batteries at the final as specified. Please note requirements carefully.
- b. Some of the exterior receptacles are recessed such that they are hard to access.
- c. Storm door at easternmost north entry does not close well.
- d. Install a bath fan to vent the warm moist air in the half bathroom directly to the outside. Use smooth rigid duct and a proper exterior terminal with a flapper.
- e. Install a continuous graspable handrail 34" to 38" above the stair nosings for the full length of the stairs. Loft.
- f. Risers, treads and headroom for stairs to the loft do not comply with the code. Correct or use with caution.

- g. Improve drainage away from the foundation so that soil slopes at least 1" per foot for at least four feet. This is especially important with a basement. Create swales if necessary to ensure that the water is directed away from the foundation.
- h. Door or hardware is loose or not latching properly in the half bathroom, laundry, SW bedroom, NE bedroom, E bedroom. E bathroom. Master bath, loft main door. Loose is subjective and not always considered bothersome.
- i. Many people activate the heat tape for buried water service pipes for 12 hours per day from December to May. We are not concerned with the ambient temperature so much as the temperature of the soil around the pipe which is usually about 4' below grade. Others choose to leave it on all year long, so they do not have to remember to activate it each winter. If you have a house full of people, then you may not need the tape activated at all.
- j. The seller did not check the box for ice dams or water leakage in the disclosures. The eave venting on the main portion of the house appears to be adequate with vent strips in the eave and cardboard baffles in the attic over the exterior roof line. The common local practice and City of Fairbanks code call for a continuous one inch wide strip of eave vent which is more area than that provided. If you experience ice dams or leakage, then add more eave ventilation. The loft roof is "hot" as the fiberglass insulation is tight against the bottom of the roof sheathing. We usually call for ventilation as prescribed by the code but for some reason no signs or leaking were noted on the beautiful wood ceiling.
- k. The top and bottom of the foundation wall is pushed in on the east side. This is most likely due to hydrostatic load from water. There is fairly good drainage now achieved by swales and a drainage ditch on the east side.
- l. I concur with the analysis and opinion explained by Charlie Jeannet, North Star Engineering with regard to soils and the foundation movement in the report dated March 30, 2009. The east foundation wall could be reinforced more where it is pushed in and damaged but design of same is beyond the scope of this report. It seems that if you maintain drainage additional repairs may not be economically worthwhile.
- m. The trusses are site constructed. The roof framing may have met the "test of time" but may not meet the design requirements for a 40 psf snow load. A full analysis of the snow load capacity of this system is beyond the scope of this report. It may be prudent to carefully remove the snow when the snow exceeds 24" in depth especially over the garage where there is no bearing wall under the center of the truss.
- n. There appeared to be about 18" of insulation in the attic where I measured. Each inch of insulation is worth about an (R-3). Energy consultants in Fairbanks recommend a total R-value of 50 or 60 for energy efficiency. You have enough where it can be added. Baffles appear to be in place to maintain ventilation over the attic insulation to ensure a "cold" roof above the exterior wall line.

**Note to seller or those arranging work cited in this report.**

Please provide this report to those who provide quotes or perform services. They should have the report in hand if requesting clarifications. Please send an email with the address of the property in the subject line for requests to perform final inspections or clarifications.

The inspection was limited to the portions of the building readily accessible. The report is intended to augment our onsite discussions. The comments are based on what could be



observed at the time of inspection. This report may not address every concern that you or another engineer deem applicable. It does not typically address detached buildings, mildew, mold, radon, wells, septic systems, fuel tanks, leaked fuel, soils, environmental hazards (such as lead in paint or piping, asbestos) or right of way/zoning violations. Leaks or condensation may not be identified if not readily visible. I encourage the client to retain other professionals such as mechanical technicians or environmental testing specialists to evaluate concerns or areas not addressed by an engineering report. The client must also exercise due diligence to review and evaluate the building including disclosures and other information available. Please notify me immediately if you believe that I did not address your concerns.



May 20, 2022 is the date for this stamp.  
Thanks for the opportunity to serve you.  
Please email [vmeurlott@gmail.com](mailto:vmeurlott@gmail.com),  
or call me at (907) 378-4663 if you need clarification  
or require reinspection.  
Sincerely, Vince Meurlott, P.E.



Clean the soffit vent screens



Top of foundation wall pushed in on the east side.  
The bottom footing is also pushed inward.

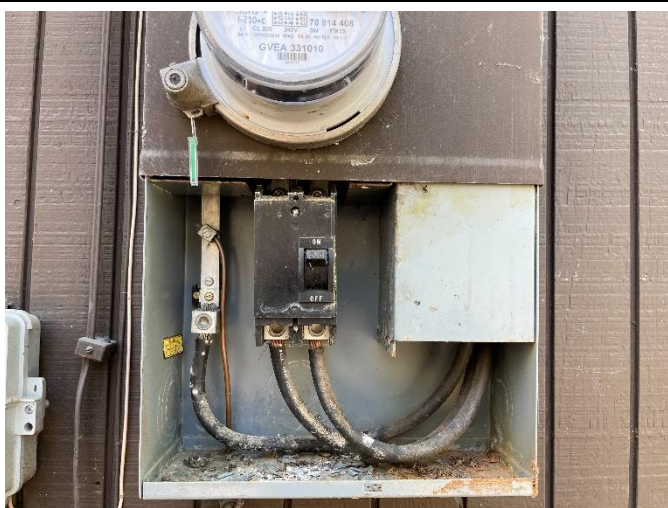




East foundation wall is pushed in at the top.



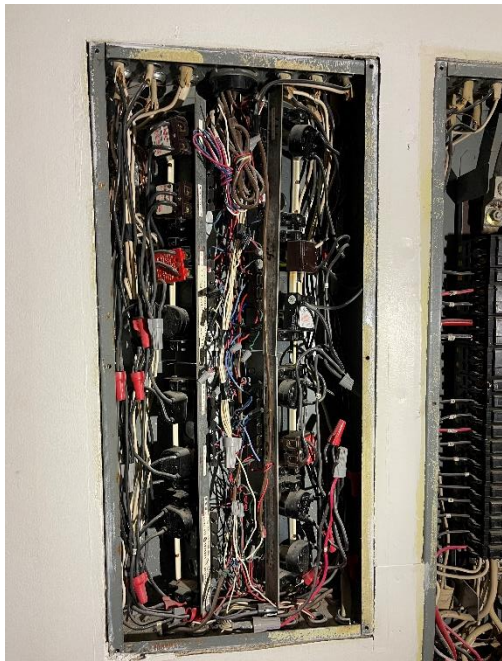
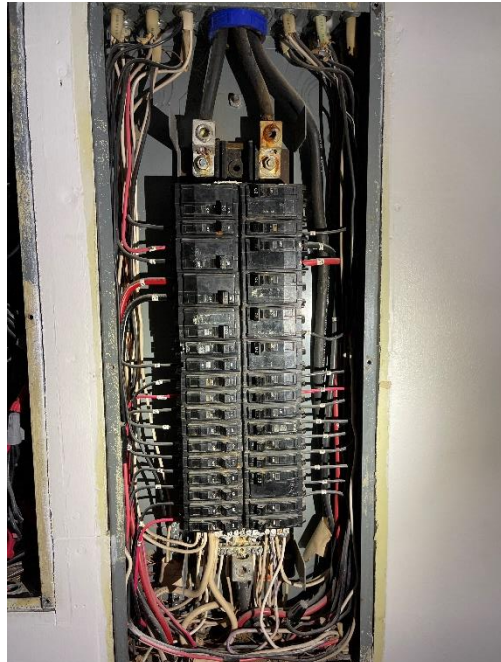
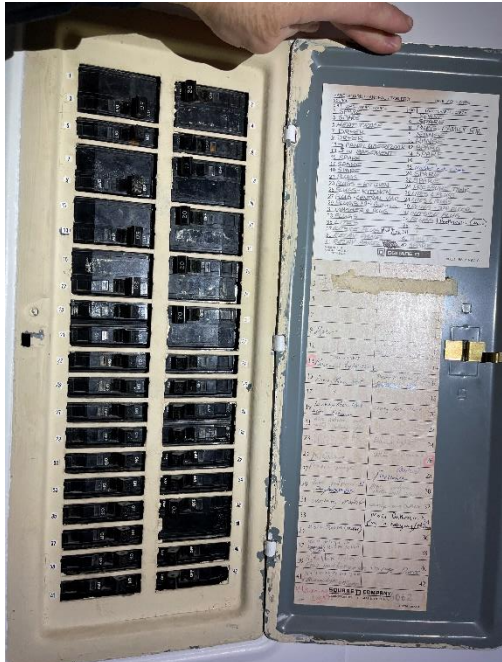
Foundation footing on east side is pushed inward and broken.



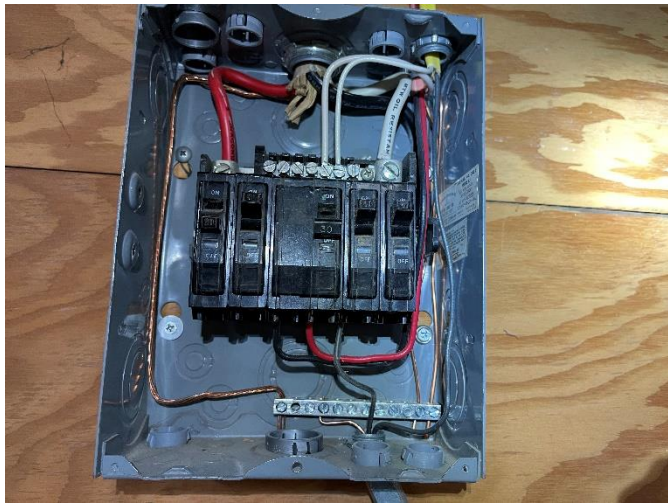
Good drainage on the east side where foundation wall is pushed inward.











Electrical box in garage cabinet







Label switches in the ceiling of the crawlspace.







**CERTIFICATE OF INSULATION**

**DWELLING INFORMATION**  
 715 Farmers Loop Rd. Fbks.  
 10-4 @ 10-5-10

**CONTRACTOR INFORMATION**  
 Contractor Name: Interior Weatherization, Inc.  
 Contractor Address: 713 15th Ave  
 Contractor Phone #: 452-5323

Room	Square Footage	Existing R-Value	Added R-Value	Final R-Value	Type of Insulation Installed	Installed Depth (inches, do not include empty)	# of Sheets	Size & Weight of Bag
Basement	105	21	12	33	R-max	2"	3 sheets	2"x4'x8'
Loft walls	324	19	12	31	R-max	2"	12 sheets	2"x4'x8'
Entire attic	1874	38	19	57	Blown Cell	5.5"	50 bags	25 lb.

**INSTALLER CERTIFICATION**  
 I, the undersigned, certify that this residence was insulated in conformance with all applicable codes, standards, regulations, and the Energy Conservation Assistance Program as administered by Alaska Housing Finance Corporation.

10-4-10



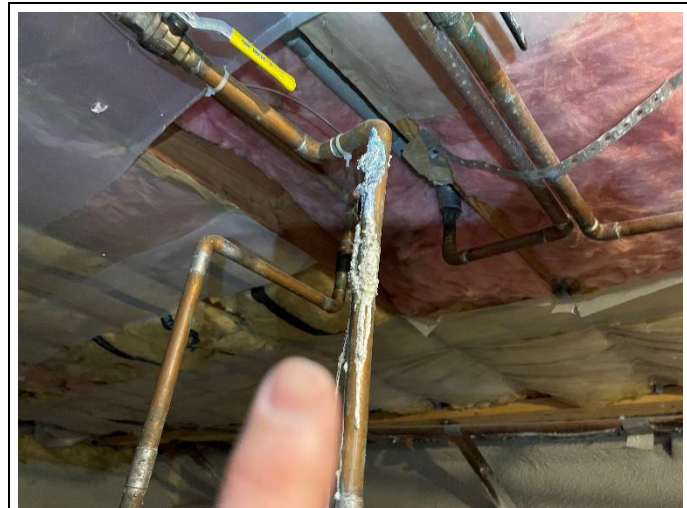
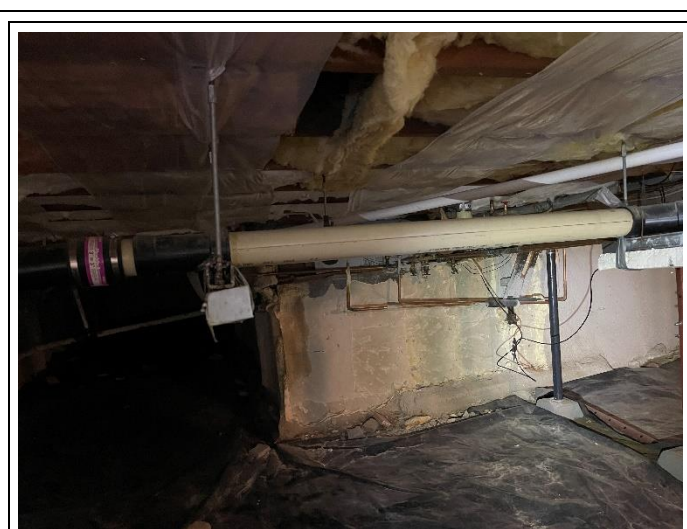
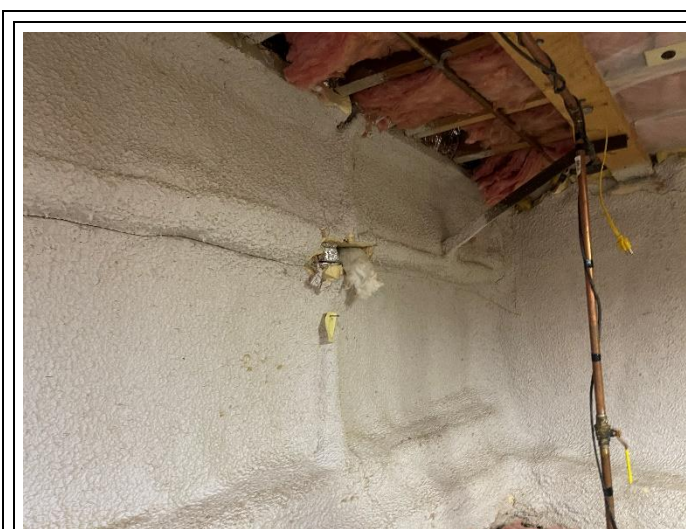
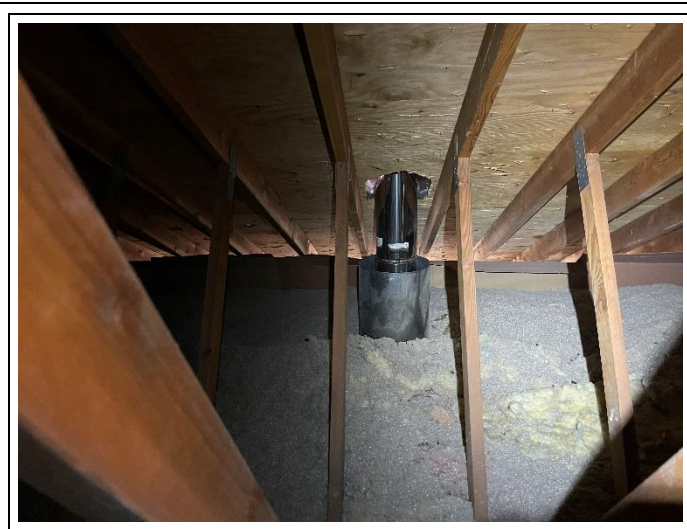
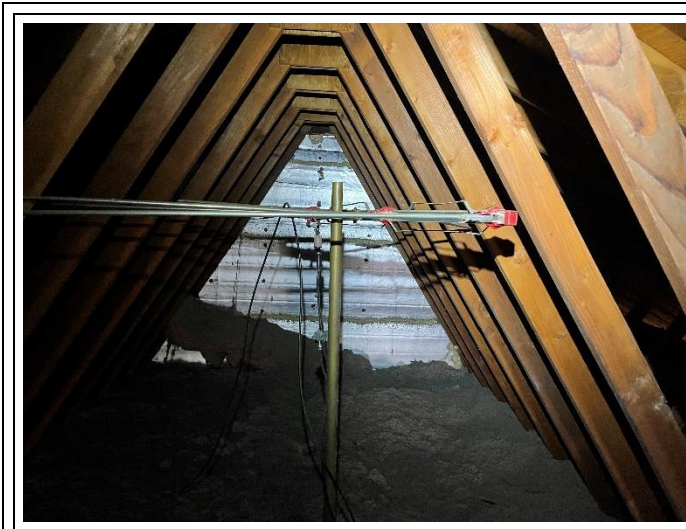
2" of polyisocyanurate insulation on loft walls



Rafter space over loft. Hot roof.









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Job: 715 Farmers Loop May 2022

To: Daniel & Michelle Bettis

C/O: Selling Licensee: Danielle Fenton, Hedgecock Group

Listing Licensee: Ginger Orem, Crown Real Estate

Seller: Michelle and Daniel Bettis

This is to acknowledge payment for the inspection and attached report. Thank you.

Amount paid: \$550.00

**Paid on May 24, 2022**

\$550.00 paid in full by Taylor and Abigail Elrod



## Fax Cover Sheet

FROM

CHARLES P. JEANNET, PE  
NORTH STAR ENGINEERING & INSPECTION  
599 Arvita Court  
Fairbanks, Alaska 99712  
(907) 452-3573 Hm/Office  
Cell 388-6001  
Fax 452-5000

Send to:	<i>Crown</i>	Fax #:	<i>866 402 6420</i>	Date:	<i>3-26-09</i>
Attention:	<i>Ginger</i>	Subject:	<i>715 Farmers Tp</i>		

☐ Urgent ☐ Reply ASAP ☐ Please comment ☐ Please review ☐ For Your Client

Total pages, including cover: 2

Comments:

*Here is my previous Summary Rpt  
as we discussed. I found the  
conclusion in Bill Cole's (Soils Aik) report  
of interest.*

*Charlie*

599 Arvita Court

**Charles P. Jeannet, P.E.**

(907) 388-6001

Fairbanks, AK 99712

**NORTH STAR ENGINEERING & INSPECTION**

FAX 452-5000

**August 13, 2008**

**FOR: Pat Rhodes (Buyer)**  
**C/O: Judy Somers – Somers & Associates**  
**RE: 715 Farmers Loop**  
**(Lot: 3, Gilbert Subdivision)**

### **ENGINEER'S SUMMARY REPORT**

On August 11, 2008 an inspection was made of the dwelling at the above referenced address on behalf of the purchasers for the purpose of identifying potential concerns affecting safety or soundness. Based primarily upon uncertainties regarding the foundation and the lack of current or historical subsurface information, it is my opinion that the home may continue to settle, perhaps significantly in the future. It is recommended that a geologic engineering firm be retained to provide a subsurface investigation in an effort to better identify associated risks.

This concludes my summary report with regard to this structure. My comments are based upon that which was evident and accessible to myself at the time of my inspection and should be considered supplemental to our on site discussions. It is hopefully understood that my findings may not be in common with the observations and opinions of others in this profession. Should any questions arise as to the scope of my inspection or the content of this report, please contact me. The opportunity to have served you is appreciated.

Sincerely,

Charles P. Jeannet, PE

*Copy for Ginger*  
*3/26/09*  
*CPJ*



# SOILS ALASKA, P.C.

Mr. James Fuzzard  
PO Box 70770  
Fairbanks, Alaska 99707

September 30, 2008

**RE: SUBSURFACE SOIL INVESTIGATION WITH FOUNDATION  
OBSERVATIONS BY SENIOR ENGINEER:** Lot 3, Gilbert Subdivision,  
(715 Farmers Loop Road), SEC 23, T-1N, R-1W, F.M., Fairbanks, Alaska


Dear Mr. Fuzzard:

In accordance with our signed work authorization agreement dated September 19, 2008, we have performed a subsurface soil investigation and made a site visit to the above-referenced property. The subsurface investigation was conducted on September 23, 2008, and consisted of three augered soil test borings. Our site visit was conducted on the same date. The purpose of this investigation is to provide you with subsurface soil information and comments by our Senior Engineer regarding the existing building foundation located on this property.

## **FIELD PROGRAM**

Drilling was performed with a truck-mounted drill rig using 4<sup>1</sup>/<sub>2</sub> inch outside diameter, continuous flight, solid stem augers. All material brought to the surface was continually monitored by Ronald A. Drumhiller, Senior Technician with The Drilling Company Corporation.

The test borings were located near the northeast, northwest and southwest corners of the current building footprint. Approximate boring locations are shown on the test boring location sketch included with this report. The soils encountered in these borings are shown on the enclosed soil test boring logs. Selected soil samples were returned to our

   
MAR 23 2009

laboratory for soil moisture content analysis. The results of these analyses are also presented on the enclosed soil test boring logs.

The logs show the specific subsurface soil conditions encountered in each test location. Subsurface soil conditions may vary beneath other portions of the property. Perennially frozen soil ("permafrost") was encountered in two of the three soil test borings (TB-1 and TB-2). Groundwater was not encountered at any of the test boring locations at the time of our investigation, although moisture content results indicated saturated conditions. Visible ice was not encountered in any of the test borings.

### **OBSERVATIONS**

The subject lot slopes gently toward the south and contains spruce and birch trees up to 22 inches in diameter, as well as some willow. The existing residence is single story with a basement and attached garage. Landscaping consists of a grass lawn with a swale running towards the northeast portion of the house.

TB-1 was located 2 feet east and 5 feet north of the northeast corner of the house. TB-2 was located 2 feet east and 3 feet north of the northwest corner of the house. TB-3 was located 10 feet east and 3 feet south of the southwest corner of the house.

In general, the subsurface soil profiles consisted of fill to a maximum depth of 7 feet underlain by moderately high moisture brown silt that graded to saturated very dark brown silt at depths of 14 and 16 feet. Below these depths, the dark brown silt became grayish in color and continued to exhibit moisture contents at or near saturation levels. This silt became frozen at depths of 26 feet and 37 feet in TB-2 and TB-1, respectively. Frozen silt was not encountered in TB-3, which was advanced to 44 feet.

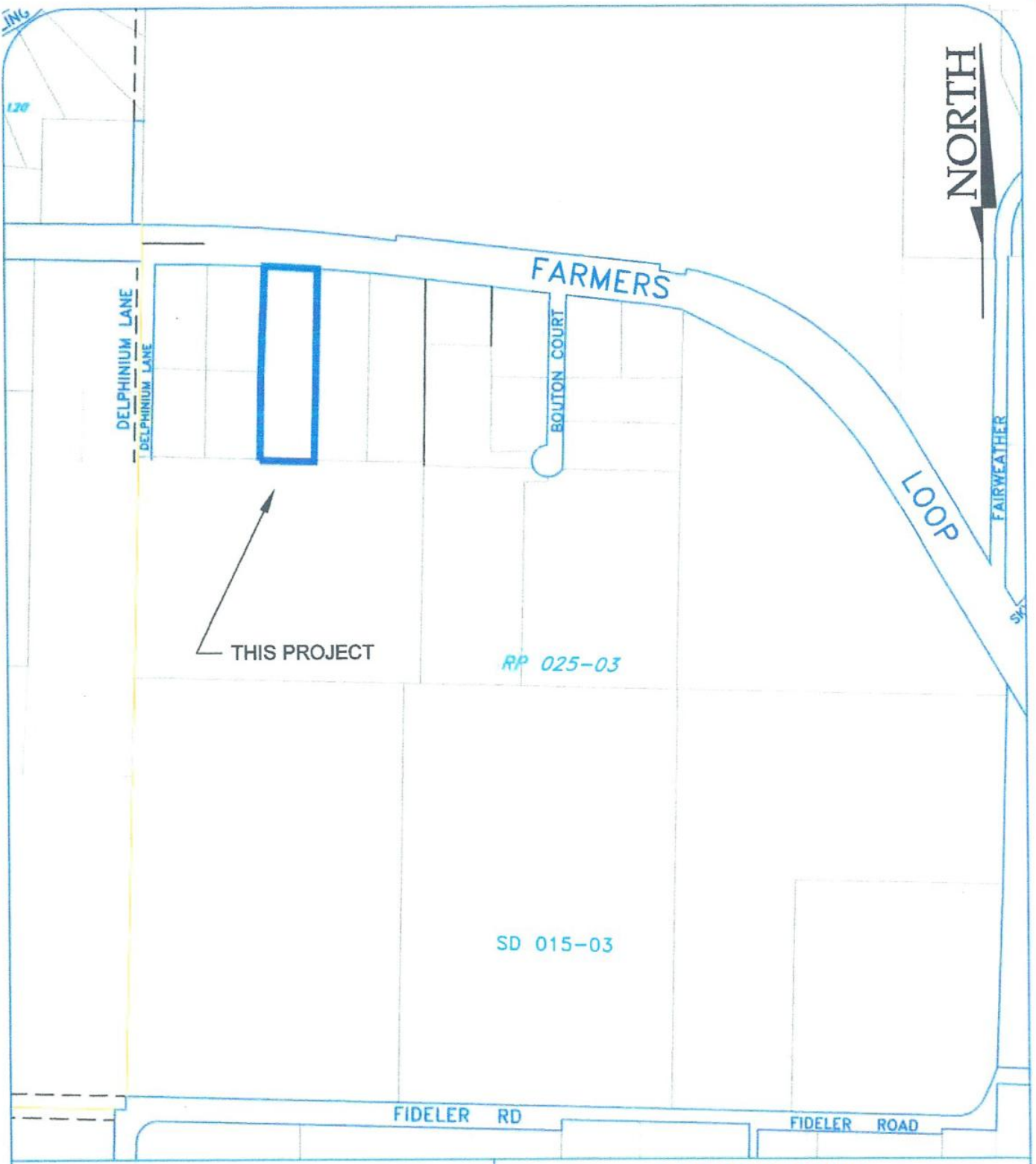
Detailed soil descriptions are given below for each test boring.

MAR 23 2009

JB3 WJ  
SA



NORTH



**SOILS ALASKA, PC**  
1818 So. University Ave. Ste. 9  
Fairbanks, Alaska 99709  
907.479.6033  
soilsalaska@gci.net

### VICINITY MAP

James Fuzzard  
Lot 3, Gilbert Subdivision  
(715 Farmers Loop Road)  
Fairbanks, Alaska

MAR 23 2009

*JPB* *MB*

NORTH

• TB-2

• TB-1

• TB-3

BORING LOCATIONS  
DETERMINED BY HANDHELD GPS.

BORING LOCATIONS ARE  
APPROXIMATE; NO SURVEY HAS  
BEEN PERFORMED.

BASEMAP BY FNSB



**SOILS ALASKA, PC**  
1818 So. University Ave. Ste. 9  
Fairbanks, Alaska 99709  
907.479.6033  
soilsalaska@gci.net

### BORING LOCATION MAP

James Fuzzard  
Lot 3, Gilbert Subdivision  
(715 Farmers Loop Road)  
Fairbanks, Alaska

MAR 23 2009

*James Fuzzard*



# Soils Alaska, PC

## SOIL EXPLORATION LOG

BORING: TB-1

Prepared for: **James Fuzzard**

Date Drilled: **9-23-08**

Project Name/Location: **Lot 3, Gilbert Subdiv. (715 Farmers Loop Road), Fairbanks, AK**

### Boring Description

Location: **NE Corner of Existing Building**

Terrain: **South-facing Slope**

Vegetation: **Birch & Spruce to 22"**

Drilling Method: **Solid Stem Auger**

Weather: **Sunny, +30° F**

Engineer: **R. Cole**

Logger: **R.A. Drumhiller**

DEPTH	SOILS LOG	Sample		USCS	DESCRIPTION	WATER CONTENT	NVALUE (per 12")
		TYPE	NO.				
0					Moss and Grass		
					Dark Brown Organic SILT		
					Brown SILT		
6			1			15.9	
			2			24.2	
12							
			3		Dark Brown SILT	42.3	
					(grades very dark brown)		
18							
			4			39.2	
24							
			5			40.8	
30							
			6			39.6	
36					Gray SILT	41.5	
			8		Frozen Gray-Brown SILT	55.1	
42					Bottom Of Hole.		

MAR 23 2009

*Handwritten signature/initials*

# Soils Alaska, PC

## SOIL EXPLORATION LOG

BORING: TB-2

Prepared for: **James Fuzzard**

Date Drilled: **9-23-08**

Project Name/Location: **Lot 3, Gilbert Subdiv. (715 Farmers Loop Road), Fairbanks, AK**

### Boring Description

Location: **NW Corner of Existing Building**

Terrain: **South-facing Slope**

Vegetation: **Birch & Spruce to 22"**

Drilling Method: **Solid Stem Auger**

Weather: **Sunny, +30° F**

Engineer: **R. Cole**

Logger: **R.A. Drumhiller**

DEPTH	SOILS LOG	Sample		USCS	DESCRIPTION	WATER CONTENT	NVALUE (per 12")
		TYPE	NO.				
0					Grass and Moss		
					Imported Fill, Brown Crushed Aggregate Base		
					Brown GRAVEL @ 4"		
			1		Brown SILT @ 1'	2.4	
					Gray GRAVEL w/Sand @ 2'		
6					Brown GRAVEL w/Sand @ 5'		
					Brown SILT		
			2			21.9	
12							
			3			26.4	
					(grades very dark brown)		
18							
			4		Gray-Brown SILT	35.7	
24							
			5		Gray SILT	40.5	
30			6			39.7	
			7			45.2	
36					Frozen Gray SILT (soft)		
					Frozen Gray SILT (hard)		
			8			45.8	
					Bottom Of Hole.		
42							

MAR 23 2009

*[Handwritten signature]*



# Soils Alaska, PC

## SOIL EXPLORATION LOG

BORING: TB-3

Prepared for: James Fuzzard

Date Drilled: 9-23-08

Project Name/Location: Lot 3, Gilbert Subdiv. (715 Farmers Loop Road), Fairbanks, AK

### Boring Description

Location: Near SW Corner of Existing Building

Terrain: South-facing Slope

Vegetation: Birch & Spruce to 22"

Drilling Method: Solid Stem Auger

Weather: Sunny, +30° F

Engineer: R. Cole

Logger: R.A. Drumhiller

DEPTH	FROZEN	SOILS LOG	Sample		USCS	DESCRIPTION	WATER CONTENT	NVALUE (per 12")
			TYPE	NO.				
0						Grass		
						Dark Brown Organic SILT		
				1		Fill, Brown SILT (disturbed)	20.2	
						Imported Fill, Gray GRAVEL w/Sand		
8						Brown GRAVEL w/Sand		
				2		Brown SILT	22.1	
				3			29.8	
16						(grades very dark brown)		
				4			45.6	
						Gray SILT		
24				5			38.6	
				6			39.0	
				7			39.7	
40				8			39.6	
				9			35.4	
						Bottom Of Hole.		
48								
56								

MAR 23 2009

*[Signature]*

*[Signature]*

# KEY TO SYMBOLS

Symbol Description

## Strata symbols



Organics



Low plasticity  
organic silts



Silt



Fill

## Soil Samplers



Auger



Denotes frozen intervals

## Notes:

1. Exploratory borings were drilled on 9-23-08 using a 4-inch diameter continuous flight power auger.
2. No free water was encountered at the time of drilling or when re-checked the following day.
3. Boring locations were taped from existing features and elevations extrapolated from the final design schematic plan.
4. These logs are subject to the limitations, conclusions, and recommendations in this report.
5. Results of tests conducted on samples recovered are reported on the logs.

*JPB*  
*WB*

MAR 23 2009

MAR 23 2009



moisture content results in this material ranged from 22.1 percent at 9 feet to 45.6 percent at 19 feet.

Our observation of the existing basement indicated a continuous wall and spread footing foundation system. Since the wall and footing were covered with sprayed-on foam insulation at the time of our site visit, we were not able to determine the type of foundation material. This also prevented us from observing potential distress cracks. However, significant distress showed through the insulation on the east foundation wall and footing. This wall was bulging inward with a distress crack observed about one-fourth of the distance from the south wall.

The height of the basement was about 8 feet for the majority of the space (mid and easterly portion) with a concrete slab covering the floor area. It is our understanding that this area had originally been a crawl space and was later excavated to a full basement. The floor slab was significantly out of level. The remainder of the space (southeast portion) was a 4 foot crawl space. The basement area contained a water boiler heating unit with plumbing lines servicing the first floor living spaces. Other visible utilities included sewer and electrical. Remnants of an old masonry or brick fireplace were observed near the center portion of the full basement. The temperature of the basement and crawl space was near room temperature at the time of our visit.

A series of adjustable jacks were observed in place: 17 along the perimeter walls, and 11 along the mid-portion of the full basement. The perimeter jacks were only visible at the adjustment point where a piece of batting insulation was removed. The adjustment points revealed a large adjusting nut and threaded rod that was welded to a steel 16-inch I-beam in order to raise the floor system. Although we measured approximately 5 inches of threaded rod portion above the adjusting nut, we could not observe the threaded portion below the nut due to the sprayed-on insulation covering the remainder of the jack. These jacks were observed to extend down to the top of the footing at several

JOB  
MAR 23 2009  
MS  
SA

locations, but we were not able to examine the bottom bearing surface due to the sprayed-on insulation covering the footing and jack.

The jacks that were installed near the mid-portion of the full basement area were observed to be used to raise the center portion of the floor system by bearing against a 10-inch wood beam, which was attached to the floor joists. These jacks were supported on individual spread footings as observed near the boiler. Steel angle supports were also observed at several locations connecting to the wood and steel beams.

It was evident that the house experienced significant differential settlement in the past by the space or gap observed between the perimeter I-beam and foundation wall. The gap measured approximately 3 inches along the east side of the south wall. The north wall gap measured more than one inch in places. We were not able to get precise measurements due to expanded insulation sprayed inside the separation gap.

### *CONCLUSIONS AND RECOMMENDATIONS*

Based on our experience with similar soil profiles, it is our opinion that the house structure will continue to settle over time as the underlying frozen soils thaw and the saturated silts drain and consolidate.

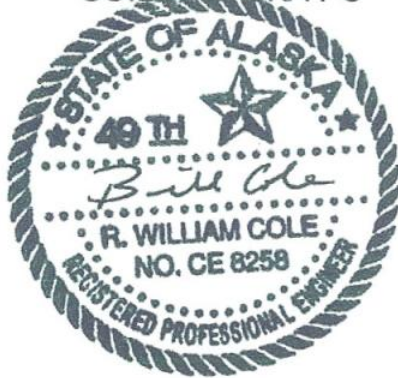
We recommend the house be monitored periodically to ensure it does not settle beyond tolerable limits. This can be checked by a laser level survey for relative vertical movements. The installed jack systems should be maintained and adjusted as necessary to accommodate for future differential settlement. It was not apparent whether the perimeter jack systems were embedded or held rigid in the basement wall. Consideration should be made to install cross bracing between the jack systems to prevent potential lateral movement.



Surface drainage should be directed away from the house and garage at all times to avoid saturated conditions of the adjacent surficial soils. This will reduce both the potential consolidation of the non-saturated soils below the foundation and heaving potential to the existing garage slab.

We appreciate the opportunity to be of service to you. Please do not hesitate to contact us should you have questions.

Sincerely,  
SOILS ALASKA PC



R. William Cole, P.E.  
Senior Engineer

MAR 23 2009

**BRYAN F. BORJESSON, PE**  
**CONSULTING**  
**CIVIL ENGINEER**



P.O. BOX 74715 • FAIRBANKS, ALASKA 99707 • (907) 451-4482 • FAX (907) 451-1948

4/9/99

DCT House Movers  
1234 Shypoke Dr.  
Fairbanks, AK 99701  
Attn: Dave Thompson

Inspection Date: 4/8/99  
Property: 715 Farmers Loop  
Fairbanks, Alaska

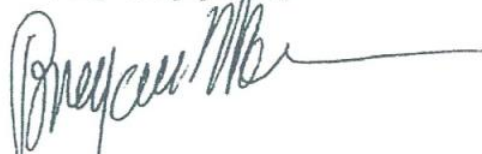
Dear Mr. Thompson:

This will confirm our final inspection of a residence at the above address to check if foundation repairs have been accomplished and that the house has been releveled.

Our inspection revealed that the new structural foundation system has been installed. It has been installed to my previous requirements. The house has been releveled and is now in a level condition. All of the structural and releveled work is now complete. There is a small amount of cosmetic work remaining. It will not be necessary for us to reinspect the cosmetic work as the owner can determine whether or not it meets his requirements.

This concludes this report. If you have any questions, or we can be of further service, please let us know.

Very truly yours,

  
Bryan F. Borjesson, PE

BFB:dsr  
bfb99.1 715 Farmers Loop

MAR 23 2009

  
MAR 23 2009





## State of Alaska

# Residential Real Property Transfer Disclosure Statement

Prepared in compliance with Alaska Statute (AS) 34.70.010 - 34.70.200

### General Information

AS 34.70.010 requires that before the Transferee/Buyer (hereafter referred to as **Buyer**) of an interest in residential real property makes a written offer, the Transferor/Seller (hereafter referred to as **Seller**) must deliver a completed written disclosure form. This disclosure statement is in compliance with AS 34.70.010. It concerns the residential real property\* located in the Fairbanks Recording District, 4<sup>th</sup> Judicial District, State of Alaska.

Legal Description: Lot 3, Gilbert Subdivision

Property Address/City/Other: 715 Farmers Loop Road  
Fairbanks, AK 99712

\* Residential real property means any single family dwelling, or two single family dwelling units under one roof, or any individual unit in a multi-unit structure or common interest ownership community whose primary purpose is to provide housing. AS 34.70.200(2) and (3).

AS 34.70.040(b) provides that if an item that must be completed in the disclosure statement is unknown or is unavailable to the Seller, and if the Seller or Seller's agent has made a reasonable effort to ascertain the information, the Seller may make an approximation based on the best information available to the Seller or Seller's agent. It must be reasonable, clearly labeled as an approximation, and not used to avoid the disclosure requirements of AS 34.70.010 - AS 34.70.200.

All disclosures made in this statement are required to be made in good faith (AS 34.70.060). The Seller is required to disclose defects or other conditions in the real property or the real property interest being transferred. To comply, disclosure need not include a search of the public records, nor does it require a professional inspection of the property.

If the information supplied in this disclosure statement becomes inaccurate as a result of an act or agreement after the disclosure statement is delivered to the Buyer, the Seller is required to deliver an amendment to the disclosure statement to the Buyer. An addendum/amendment form for that purpose may be attached to this disclosure statement.

**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.

MLL  
Seller's Initials

2/27/09  
Date

715 Farmers Loop Road  
Property Address

JPB MB  
Buyer's Initials

MAR 23 2009  
Date



## Seller's Information Regarding Property

### Property Type (check one):

- ☒ Single Family    ☐ Zero Lot Line/Town House    ☐ Condominium    ☐ Townhome/PUD  
☐ Duplex\* (Including Single Family with an Apartment)    \*Please complete one form for each unit.  
☐ Other (please specify) \_\_\_\_\_

Do you currently occupy the property? ☐ Yes ☒ No. If Yes, how long? \_\_\_\_\_

If not a current occupant, have you ever occupied the property? ☐ Yes ☒ No. If so, when? \_\_\_\_\_

Year Property Built: 1972. 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 on the Internet at <http://www.epa.gov/lead/leadprot.htm>.

Construction Overview: ☒ Wood Frame    ☐ Manufactured or Modular Construction    ☐ Other: \_\_\_\_\_

Foundation: ☐ Masonry Block    ☒ Poured Concrete    ☐ Piling    ☐ Treated Wood    ☐ Other: \_\_\_\_\_

Name of original builder (if known): Bill DeVries

### Property Features:

**Check** all items that are built-in and will remain with the property. **Also ...**

**Circle** those checked items that have known defects or malfunctions. **Also ...**

**Describe** the defect or malfunction on the Addendum/Amendment(s) To The Disclosure Statement.

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Cooktop  | <input type="checkbox"/> Jetted Tub   | <input type="checkbox"/> Satellite Dish                                  |
| <input checked="" type="checkbox"/> Oven(s) # of <u>one</u>               | <input type="checkbox"/> Hot Tub <input type="checkbox"/> Cover   | <input checked="" type="checkbox"/> Built-in Rods & Blinds               |
| <input checked="" type="checkbox"/> Range/Oven                            | <input type="checkbox"/> Sauna  | <input checked="" type="checkbox"/> Window Screens                       |
| <input checked="" type="checkbox"/> Built-in Microwave(s) # of <u>one</u> | <input type="checkbox"/> Steam Shower Room  | <input type="checkbox"/> Security System                                 |
| <input checked="" type="checkbox"/> Dishwasher                            | <input checked="" type="checkbox"/> Water Softener  | <input checked="" type="checkbox"/> Smoke Detector(s) # of <u>4 or 5</u> |
| <input type="checkbox"/> Trash Compactor                                  | <input checked="" type="checkbox"/> Water Filtering System  | <input type="checkbox"/> Fire Alarms                                     |
| <input checked="" type="checkbox"/> Garbage Disposal                      | <input checked="" type="checkbox"/> Greenhouse <input type="checkbox"/> Attached <input checked="" type="checkbox"/> Detached | <input checked="" type="checkbox"/> Auto Garage Door Opener(s)           |
| <input type="checkbox"/> Instant Hot Water Dispenser                      | <input type="checkbox"/> Ventilating System   | # of Opener(s) <u>2</u>  |
| <input type="checkbox"/> Central Vacuum Installed                         | <input type="checkbox"/> Heating System   | # of Remote Control(s) _____   |
| <input type="checkbox"/> Intercom   | <input checked="" type="checkbox"/> Storage Shed  | <input type="checkbox"/> Other _____                                     |
| <input type="checkbox"/> Paddle Fan(s) # of _____                         | <input type="checkbox"/> Barbecue   | <input type="checkbox"/> Other _____                                     |
| <input type="checkbox"/> Wood Stove(s) # of _____                         | <input type="checkbox"/> T.V. Antenna   | <input type="checkbox"/> Other _____                                     |

Comments: \_\_\_\_\_

### Structural Components:

**Circle** only those items that have known defects, malfunctions, or have had major repairs performed within the last five years.

**Also ... Describe** the defect, malfunction, or repair on the Addendum/Amendment(s) To The Disclosure Statement.

- |  |   |   |  |   |
|--|---|---|--|---|
| <input type="checkbox"/> Fences/Gates          | <input type="checkbox"/> Rain                           | <input type="checkbox"/> Insulation       | <input type="checkbox"/> Electrical Systems    | <input type="checkbox"/> Electronic Air Cleaner |
| <input type="checkbox"/> Driveways             | <input type="checkbox"/> Gutters                        | <input type="checkbox"/> Woodstove(s)     | <input type="checkbox"/> Sewage Systems        | <input type="checkbox"/> Heat Recovery          |
| <input type="checkbox"/> Private               | <input type="checkbox"/> Exterior Walls                 | <input type="checkbox"/> # of _____       | <input type="checkbox"/> Water Supply          | <input type="checkbox"/> Ventilator System      |
| <input type="checkbox"/> Walkways              | <input type="checkbox"/> Interior Walls                 | <input type="checkbox"/> Fireplace(s)     | <input type="checkbox"/> Garage                | <input type="checkbox"/> Swimming Pool          |
| <input type="checkbox"/> Retaining Walls       | <input type="checkbox"/> Floors                         | <input type="checkbox"/> # of _____       | <input type="checkbox"/> Garage Floor Drain    | <input type="checkbox"/> Mechanical             |
| <input checked="" type="checkbox"/> Foundation | <input type="checkbox"/> Ceilings                       | <input type="checkbox"/> Gas Starter      | <input type="checkbox"/> Carport               | <input type="checkbox"/> Filtration             |
| <input type="checkbox"/> Crawl Space           | <input type="checkbox"/> Doors                          | <input type="checkbox"/> Chimneys         | <input type="checkbox"/> Washer/Dryer Hook-ups | <input type="checkbox"/> Pool Cover             |
| <input type="checkbox"/> Roof                  | <input type="checkbox"/> Windows                        | <input type="checkbox"/> Plumbing Systems | <input type="checkbox"/> Humidifier            | <input type="checkbox"/> Hot Water Heater       |
| <input type="checkbox"/> Patio/Decking         | <input type="checkbox"/> Skylights                      | <input type="checkbox"/> Heating Systems  | <input type="checkbox"/> Air Conditioner       |   |
| <input type="checkbox"/> Slabs                 | <input type="checkbox"/> Venting                        |   |  |   |
|  | <input type="checkbox"/> Other items not covered above? |   |  |   |

Comments: Retraveling system installed March 1999. An engineer's letter of

248 E. 2/27/09 715 Farmers Loop Road

Seller's Initials

Date

Property Address

Buyer's Initials

MAR 23 2009  
Date

approval is included in the paper work.



Documentation: Check the documents for the subject property that the seller has available for review:

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Current Engineer/<br>Property Inspection Report(s)<br>completed within the last<br>24 months | <input type="checkbox"/> Written Agreements with<br>Adjacent Property Owners | <input type="checkbox"/> Party Wall Agreement                |
| <input type="checkbox"/> Preliminary Title Report   | <input type="checkbox"/> Energy Rating Certificate                           | <input type="checkbox"/> Lease/Rental Agreement              |
| <input type="checkbox"/> As-Built Survey  | <input type="checkbox"/> Resale Certificate                                  | <input type="checkbox"/> Soils Test                          |
|   | <input type="checkbox"/> Water Rights Certificate                            | <input checked="" type="checkbox"/> Well Log and Water Tests |
|   | <input type="checkbox"/> Deed Restrictions                                   | <input type="checkbox"/> Hazardous Materials Test(s)         |
|   | <input type="checkbox"/> Subdivision Covenants/Restrictions                  | <input type="checkbox"/> Other _____                         |
|   |  | <input type="checkbox"/> Other _____                         |

*Bananna Belt Water Corp.*

### Additional Information:

Supply information for the following items:

Yes No

#### > Drainage:

- Are you aware of ever having any water in the crawl space, basement, or lower level? ..... ☒ ☐  
If Yes, how has the problem been resolved?  
☐ Sump Pump(s) ☐ Curtain Drain ☐ Rain Gutter Extension ☐ Other \_\_\_\_\_  
When was problem resolved? *Immediately - Pump switch broken and repaired*  
Location of each sump pump: \_\_\_\_\_  
To where does the water drain after it leaves the sump pump? \_\_\_\_\_  
If gutters, where do downspouts discharge? \_\_\_\_\_
- Is there a floor drain in the structure, including garage? ..... ☐ ☒  
If Yes, where is it located and where does it drain to? \_\_\_\_\_

#### > Roof or Other Leakage:

- Type: ☒ Asphalt/Composition Shingle ☐ Cedar Shake ☐ Built-up ☐ Metal ☐ Other \_\_\_\_\_  
Age: 12 years.
- Are you aware of any ice damming on the roof? ..... ☐ ☒  
If Yes, provide location. \_\_\_\_\_
  - Are you aware of any water leaking into the home? i.e., windows, lights, fireplace, etc. .... ☐ ☒  
If Yes, provide location. \_\_\_\_\_

#### > Fireplace and/or Woodstove: Date chimneys last cleaned? \_\_\_\_\_ Who cleaned? \_\_\_\_\_

#### > Heating System(s):

- Mark all types that apply: ☒ Hot Water Baseboard ☐ Forced Air ☐ Radiant Heat ☐ Electrical Heat  
☐ Wood Stove ☐ Other \_\_\_\_\_
- Age: \_\_\_\_\_ years. Last Cleaned: \_\_\_\_\_ Last Inspected: \_\_\_\_\_
- Source: ☐ Natural Gas ☐ Electric ☐ Propane Tank ☐ Wood ☐ Coal  
☒ Oil with \_\_\_\_\_ gallon storage which is ☐ Buried ☐ Above General ☐ Other \_\_\_\_\_
- Age of Tank? \_\_\_\_\_ years

#### > Hot Water Heater:

Age: \_\_\_\_\_ years. Capacity: \_\_\_\_\_ gallons. Type: ☐ Gas ☐ Electric ☐ Other \_\_\_\_\_

#### > Water Supply:

Type: ☐ Public ☐ Private ☒ Community ☐ Cistern/Water Tank If Cistern/Water Tank: \_\_\_\_\_ Size  
☐ Other \_\_\_\_\_

If Private: Well Depth: \_\_\_\_\_ feet. Flow Rate: \_\_\_\_\_ gallons per minute.

- Have you had any problems with your water supply? ..... ☐ ☒
- Has the water supply been tested in the past 12 months? ..... ☒ ☐  
If Yes, attach all documentation from all tests.
- Has the well failed while you have owned the property? ..... ☐ ☒
- Have you ever had a well pump problem or failure? ..... ☐ ☒
- Do you supply water to, or receive water from others? ..... ☒ ☐  
If Yes, is there a recorded agreement? ..... ☒ ☐
- Do you have a water rights certificate for this property? ..... ☒ ☐

*M. L. G.* 2/27/09 715 Farmers Loop Rd.  
Seller's Initials Date Property Address

*W. G. B.* MAR 23 2009  
Buyer's Initials Date



## Additional Information (Conti) :

### > Sewerage System:

- Type: ☐ Public ☒ Private ☐ Community ☐ Other \_\_\_\_\_
- Does your sewerage system have a lift station? ☐ ☒
- If Private: ☒ Septic Tank ☐ Holding Tank ☐ Other: \_\_\_\_\_
- Drainfield System: ☐ Bed ☐ Trench ☐ Mound ☐ Pit ☐ Crib ☐ Other \_\_\_\_\_
- Innovative Sewerage System: ☐ Intermittent Sand Filter ☐ Biocycle ☐ Recirculating Upflow Filter
- ☐ Secondary sewage treatment plant ☐ Other \_\_\_\_\_
- Location of sewerage system: Back yard
- Has the sewerage system failed while you owned the property? ☐ ☒
- If Yes, explain: \_\_\_\_\_
- Have you had any work maintenance or inspections done on the sewerage system during your ownership? ☐ ☒
- If Yes, explain: Septic Tank pumped out annually
- Approval Source (and date if known): \_\_\_\_\_
- Are you aware of any abandoned sewage systems, leachfields, cribs, etc. on the property? ☐ ☒

### > Freeze-ups:

- Have you had any frozen water lines sewer lines, drains, or heating systems? ☒ ☐

### > Average Annual Utility Costs:

Gas	\$ _____	Company/Source: _____
Electric	\$ _____	Company/Source: <u>Golden Valley Electric</u>
Oil	\$ _____ /Gallons: <u>500</u>	Company/Source: <u>Alaska Petroleum</u>
Propane	\$ _____	Company/Source: <u>(Oct. 2008 - changed to Sound High Fuel)</u>
Wood	\$ _____	Company/Source: _____
Coal	\$ _____	Company/Source: _____
Water	\$ _____	Company/Source: _____
Sewer	\$ _____	Company/Source: _____
Refuse	\$ _____	Company/Source: _____
Other	\$ _____ \$ _____	Company/Source: _____

To the best of your knowledge, are you aware of any of the following conditions with respect to the subject property? If answer is "Yes," indicate the relevant item number and explain the condition on the Addendum/Amendment(s) To The Disclosure Statement.

### > Title:

- |   | Yes                      | No                                  |
|---|--------------------------|-------------------------------------|
| 1. Do you know of any existing, pending, or potential legal action(s) concerning the property?.....                           | <input type="checkbox"/> | <input checked="" 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"/> |
| 3. Road maintenance provided by? <u>self and neighbor</u>   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. Is the property currently rented or leased? .....  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| If Yes, expiration date: _____/_____/_____  |                          |                                     |
| 5. Is there a homeowner's association (HOA) for the property? .....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| If Yes, HOA name: _____ HOA Telephone: _____  |                          |                                     |
| <input type="checkbox"/> Mandatory <input type="checkbox"/> Voluntary <input type="checkbox"/> Inactive Dues Amount: \$ _____ |                          |                                     |
| Are there any levied or pending assessments?.....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Who is responsible for issuing the resale certificate? Name: _____ Telephone: _____   |                          |                                     |

### > Setbacks/Restrictions:

- |  |                          |                                     |
|--|--------------------------|-------------------------------------|
| 6. Have you been notified of any proposed zoning changes for the property? .....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 7. Are you aware of features of the property shared in common with adjoining property owners, such as walls, fences, and driveways, whose use or responsibility for maintenance may affect the property? ..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 8. Are there subdivision conditions, covenants, or restrictions? .....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 9. Are you aware of any violations of building codes, zoning, setback requirements, or subdivision covenants on this property? .....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 10. Are you aware of any nonconforming uses of this property? .....  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

24.8.1  
Seller's Initials

2/27/09  
Date

715 Farmers Loop Road  
Property Address

ABJ LB  
Buyer's Initials

MAR 23, 2009  
Date



# Additional Information (Continued)

Yes

No

11. Are you aware of any borough, city, deed, or private restrictions on the use of the property? ☐
12. Are you aware of any variances being applied for, or granted, on this property? ☐
13. Are you aware of any easements on the property? ☐

## Encroachments:

14. Does anything on your property encroach (extend) onto your neighbor's property? ☐
15. Does anything on your neighbor's property encroach onto your property? ☐

## Environmental Concerns:

16. Are you aware of any substances, materials, or products that may be an environmental hazard such as asbestos, formaldehyde, radon gas, lead-based paint, fuel or chemical storage tanks, contaminated soil, water or by-products from the production of methamphetamines on the subject property? ☐
17. Are you aware of any underground storage tanks on this property? Number of tanks: ☐
18. Are you aware if the property is in an avalanche zone and/or flood plain? ☐
19. 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? ☐
20. Have you ever filed an insurance claim for any environmental damage to the property? ☐
21. Are you aware of a waste disposal site or a gravel pit within a one-mile radius of the property? ☐

## Soil Stability:

22. Are you aware of any grading, excavation or filling on the property or any portion of the property? ☐
23. Are you aware of any permafrost or other soil problems which have caused settling, slippage, sliding, or heaving? ☒ *yes - house relevelled in March, 1999*
24. Are you aware of any flooding, drainage, or grading problems that affect this property? ☐

## Construction, Improvements/Remodel:

25. Have you remodeled, made any room additions, structural modifications or improvements? ☒ *room above garage*  
If Yes, please describe. Was the work performed with necessary permits in compliance with building codes? ☐ *Room above garage constructed before I purchased house*  
Was a final inspection performed? ☐
26. Has a fire ever occurred in the structure? ☒

## Pest Control or Wood Destroying Organisms:

27. Are you aware of any termites, ants, insects, squirrels, vermin, rodents, etc. in the structure? ☒
- a. If Yes, what type? *Squirrels in shed, but cats have chased them away -*
- b. If Yes, where? *Room above garage*
28. Has there been damage in the past resulting from termites, ants, insects, squirrels, rodents, etc. in the structure? ☒
- a. If Yes, when? *Squirrels damaged screen door to shed.*
- b. If Yes, what type? *Squirrels*
- c. If Yes, where? *Room above garage*
- d. If Yes, describe what was done to resolve the problem: *Room above garage*

## Other:

### 29. Pets

- a. Have there been any pets/animals in the house? ☒ *2 cats / 1 dog*
- b. If Yes, what kind? *2 cats / 1 dog*

*26.1.1*  
Seller's Initials

*2/27/09*  
Date

*715 Farmers Loop Road*  
Property Address

*ABJ UB*  
Buyer's Initials

*MAR 23 2009*  
Date



**Additional Information (Continued):**

**30. Noise**

**Yes**

**No**

a. Are you aware of any noise or sound disturbances that affect the property, including but not limited to, airplanes, trains, dogs, traffic, race tracks, neighbors, etc.? ☐ ☒

b. If Yes, explain: None Known - Very peaceful and quiet  
in that area.

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 agent(s) representing any principal(s) 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: Hilda Lou Luzzard

Date: 2/27/09

Seller: \_\_\_\_\_

Date: \_\_\_\_\_

**Buyer's Notice and Receipt of Copy**

**Transferee (Buyer) Awareness Notice:** Under AS 34.70.050, Transferee (Buyer) is independently responsible for determining whether a person who has been convicted of a sex offense resides in the vicinity of the property that is the subject of the Transferee's (Buyer's) potential real estate transaction. This information is available at the following locations: Alaska State Trooper Posts, Municipal Police Departments, and on the State of Alaska, Department of Public Safety Internet site: [www.dps.state.ak.us](http://www.dps.state.ak.us).

**Transferee (Buyer) Awareness Notice:** Under AS 34.70.050, Transferee (Buyer) is independently responsible for determining whether, in the vicinity of the property that is the subject of the transferee's potential real estate transaction, there is an agricultural facility or agricultural operation that might produce odor, fumes, dust, blowing snow, smoke, burning, vibrations, noise, insects, rodents, the operation of machinery including aircraft, and other inconveniences or discomforts as a result of lawful agricultural operations.

The Buyer is urged to inspect the property carefully and to have the property inspected by an expert. Buyer understands that there are aspects of the property of which the Seller may not have knowledge and that this disclosure statement does not encompass those aspects. Buyer also acknowledges that he/she has read and received a signed copy of this statement from the Seller or the Seller's agent.

Buyer: Lampert

Date: MAR 23 2009

Buyer: W. B. Bates

Date: MAR 23 2009

W. L. L.  
Seller's Initials

2.27.09  
Date

715 Farmers Loop Rd.  
Property Address

W. B.  
Buyer's Initials

MAR 23 2009  
Date



Ex, .ation Addendum or Amer. nt  
To The Disclosure Statement

Use this page to:

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

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 agent 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 #	Item/Explanation
2	Regarding structural components: D.C.T. Contractors installed a new releveling system to the house in March, 1999. Bryan Persjesson, P.E. consulting engineer, has provided a letter of approval.
5	A new deck was added to the south side of the house in the summer of 2006. Construction was done by Russ Showalter Construction.

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: Wilda Lou Jussard  
Seller: \_\_\_\_\_

Date: 2/27/09  
Date: \_\_\_\_\_

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

Buyer: [Signature]  
Buyer: [Signature]

Date: MAR 23 2009  
Date: MAR 23 2009

Page \_\_\_\_\_ of \_\_\_\_\_

W.L.J. 2.27.09 715 Farmers Loop Rd. [Signature] MAR 23 2009  
Seller's Initials Date Property Address Buyer's Initials Date  
08-4229 (Rev. 6/06) -7-

Owner: Nilda Lou Fuzzard  
Property Address: 715 Farmers Loop Rd. Fairbanks, AK 99712  
Brief Legal Description: Lot 3, Gilbert Subdivision

Is there anything else, not disclosed in the AS 34.70 disclosures that you would like to inform a prospective buyer about your property? (Complete this form after you have finished the AS 34.70 disclosures.) ☐ YES ☒ NO If yes, please explain: \_\_\_\_\_

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M.L.F.  
Seller's Initials

2/27/09  
Date

Property Address

ABJ  
Buyer's Initials

MAR 23 2009  
Date