

SELLER'S PROPERTY DISCLOSURE STATEMENT (ALASKA)



THE MLS THAT DOES MORE

Property Disclosure Statement

This disclosure statement is a legally binding document. If not understood, seek competent legal advice.

This Seller's Property Disclosure Statement ("Disclosure") is made by the undersigned seller ("Seller") concerning the real property located at the address below ("Property"). This Disclosure is intended to provide a prospective buyer ("Buyer") with information about the known condition of the Property as required by Alaska Statute § 34.70.010 et seq. This is a disclosure of Seller's knowledge of the Property's condition as of the date signed by Seller and is not a warranty of any kind by Seller. It is not a substitute for any inspections or warranties the Buyer may wish to obtain.

1. SELLER INFORMATION

- 1.1 Seller Name: _____
- 1.2 Additional Seller Name: _____
- 1.3 Property Address: _____
- 1.4 City: _____
- Borough/Municipality: _____
- 1.5 State: Alaska Zip: _____
- 1.6 Occupancy Status: Owner-Occupied Tenant-Occupied Vacant

2. GENERAL PROPERTY INFORMATION

- 2.1 Year Built: _____
- 2.2 Length of Ownership: _____

2.3 Has the Property been used as:

Primary Residence

Rental Property

Vacation Property

Other:

3. STRUCTURAL COMPONENTS

3.1 Foundation: Are you aware of any defects in the foundation (e.g., cracks, settling, water penetration)? Yes No Unknown

If yes, explain:

3.2 Roof: Are you aware of any roof leaks or defects in the roof, gutters, or downspouts?

Yes No Unknown

If yes, explain:

Age of roof covering, if known:

3.3 Walls, Ceilings, Floors: Are you aware of any defects in the walls, ceilings, or floors (e.g., cracks, water damage, rot)? Yes No Unknown

If yes, explain:

3.4 Permafrost: Are you aware of any problems related to permafrost, including thawing, settling, or structural damage? Yes No Unknown

If yes, explain:

4. SYSTEMS AND UTILITIES

4.1 Electrical System: Are you aware of any defects in the electrical system?

Yes No Unknown

If yes, explain:

4.2 Plumbing System: Are you aware of any defects in the plumbing system, including leaks, freezing pipes, or issues with fixtures? Yes No Unknown

If yes, explain:

4.3 Heating System: Are you aware of any defects in the heating system?

Yes No Unknown

If yes, explain:

Type of heating system (e.g., furnace, boiler, wood stove): _____

4.4 Cooling System: Are you aware of any defects in the cooling system?

Yes No Unknown Not Applicable

If yes, explain: _____

4.5 Water Source:

Public Private Well Cistern/Holding Tank Other:

Are you aware of any problems with the water source, quality, or pressure?

Yes No Unknown

If yes, explain: _____

If Private Well, has the water been tested for contaminants? Yes No Unknown

If yes, provide date of last test: _____ and attach results if available.

4.6 Sewer System:

Public Sewer Private Septic System Other:

Are you aware of any problems with the sewer/septic system? Yes No Unknown

If yes, explain: _____

If Private Septic, provide date of last inspection/pumping: _____

5. ENVIRONMENTAL CONDITIONS

5.1 Radon: Are you aware of the presence of radon gas on the Property?

Yes No Unknown

If yes, explain (include test results if available): _____

5.2 Flooding or Water Intrusion: Are you aware of any flooding, drainage issues, or water intrusion in the crawl space, basement, or main living areas? Yes No Unknown

If yes, explain: _____

5.3 Mold: Are you aware of the presence of mold or conditions conducive to mold growth on the Property? Yes No Unknown

If yes, explain: _____

5.4 Hazardous Materials: Are you aware of the presence of any hazardous materials such as asbestos, lead-based paint, contaminated soil, or underground fuel storage tanks on the Property? Yes No Unknown

If yes, explain: _____

5.5 Fuel Tanks: Is there an above-ground or underground fuel storage tank on the Property?

Yes No Unknown

If yes, is it currently in use? Yes No

Are you aware of any leaks from the tank? Yes No Unknown

Explain:

5.6 Local Hazards: Are you aware of any local hazards such as avalanche zones, erosion, landslides, or proximity to a landfill or contaminated site? Yes No Unknown

If yes, explain:

6. LEGAL AND TITLE MATTERS

6.1 Boundary Disputes: Are you aware of any boundary disputes, encroachments, or disagreements with neighbors? Yes No Unknown

If yes, explain:

6.2 Easements: Are you aware of any easements, rights-of-way, or other legal encumbrances affecting the Property? Yes No Unknown

If yes, explain:

6.3 Homeowners' Association (HOA): Is the Property subject to an HOA or other common-interest community association? Yes No

If yes, Association Name:

Monthly/Annual Dues: \$

Are you aware of any violations of the HOA covenants or bylaws? Yes No Unknown

If yes, explain:

7. IMPROVEMENTS AND REPAIRS

7.1 Additions/Renovations: Have there been any additions, structural changes, or major renovations to the Property during your ownership? Yes No

If yes, describe:

7.2 Permits: Were all necessary permits and final inspections obtained for such work?

Yes No Unknown

If no or unknown, explain:

8. INSURANCE AND CLAIMS

8.1 Prior Insurance Claims: Have you filed any insurance claims for damage to the Property within the last 5 years? Yes No Unknown

If yes, explain nature and date of claim(s): _____

9. ADDITIONAL DISCLOSURES (ALASKA SPECIFIC)

9.1 Lead-Based Paint: Was the Property built before 1978? Yes No Unknown

If yes, Seller must provide the Buyer with the EPA-approved pamphlet "Protect Your Family from Lead in Your Home" and disclose any known lead-based paint or lead-based paint hazards.

Seller's disclosure:

(a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

Known lead-based paint and/or lead-based paint hazards are present in the housing.
Explain:

Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Seller (check one below):

Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing. List documents:

Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

9.2 Other Known Defects: Are you aware of any other material defects affecting the Property not mentioned above? This includes, but is not limited to, issues with appliances included in the sale, soil conditions, pest infestations, or violations of building codes or zoning ordinances.

Yes No Unknown

If _____, yes,

explain:

SELLER CERTIFICATION

Seller certifies that the information provided in this Disclosure is true and correct to the best of Seller's knowledge and belief as of the date signed by Seller. Seller understands that this information will be provided to the Buyer and may be relied upon by the Buyer in the decision to purchase the Property. Seller hereby authorizes any agent representing any party in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the Property.

SELLER

SELLER SIGNATURE:

PRINTED NAME:

DATE:

ADDITIONAL SELLER

ADDITIONAL SELLER SIGNATURE (IF APPLICABLE):

PRINTED NAME:

DATE:

BUYER'S ACKNOWLEDGMENT

Buyer acknowledges receipt of this Disclosure. Buyer understands that this Disclosure is not a warranty and that Buyer should conduct their own independent investigation and inspections of the Property.

BUYER

BUYER SIGNATURE:

PRINTED NAME:

DATE:

ADDITIONAL BUYER

ADDITIONAL BUYER SIGNATURE (IF APPLICABLE):

PRINTED NAME:

DATE:

This form is provided as a courtesy to My State MLS members and is open-source for use by any real estate professional who wishes to use it. **THIS IS A LEGALLY BINDING CONTRACT.** If you do not fully understand its terms, seek competent legal advice before signing.

