

SELLER DISCLOSURE STATEMENT †
IMPROVED PROPERTY

SELLER: _____

† To be used in transfers of improved residential real property, including multi-family dwellings up to four units, new construction, condominiums not subject to a public offering statement, certain timeshares, and manufactured and mobile homes. See RCW Chapter 64.06 and Section 43.22.432 for further explanations.

INSTRUCTIONS TO THE SELLER

Please complete the following form. Do not leave any spaces blank. If the question clearly does not apply to the property write "NA." If the answer is "yes" to any asterisked (*) item(s), please explain on attached sheets. Please refer to the line number(s) of the question(s) when you provide your explanation(s). For your protection you must date and initial each page of this disclosure statement and each attachment. Delivery of the disclosure statement must occur not later than five (5) business days, unless otherwise agreed, after mutual acceptance of a written purchase and sale agreement between Buyer and Seller.

NOTICE TO THE BUYER

THE FOLLOWING DISCLOSURES ARE MADE BY SELLER ABOUT THE CONDITION OF THE PROPERTY LOCATED AT _____

CITY _____, COUNTY _____, ("THE PROPERTY")

OR AS LEGALLY DESCRIBED ON THE ATTACHED EXHIBIT A. SELLER MAKES THE FOLLOWING DISCLOSURES OF EXISTING MATERIAL FACTS OR MATERIAL DEFECTS TO BUYER BASED ON SELLER'S ACTUAL KNOWLEDGE OF THE PROPERTY AT THE TIME SELLER COMPLETES THIS DISCLOSURE STATEMENT. UNLESS YOU AND SELLER OTHERWISE AGREE IN WRITING, YOU HAVE THREE (3) BUSINESS DAYS FROM THE DAY SELLER OR SELLER'S AGENT DELIVERS THIS DISCLOSURE STATEMENT TO YOU TO RESCIND THE AGREEMENT BY DELIVERING A SEPARATELY SIGNED WRITTEN STATEMENT OF RESCISSION TO SELLER OR SELLER'S AGENT. IF THE SELLER DOES NOT GIVE YOU A COMPLETED DISCLOSURE STATEMENT, THEN YOU MAY WAIVE THE RIGHT TO RESCIND PRIOR TO OR AFTER THE TIME YOU ENTER INTO A PURCHASE AND SALE AGREEMENT.

THE FOLLOWING ARE DISCLOSURES MADE BY SELLER AND ARE NOT THE REPRESENTATIONS OF ANY REAL ESTATE LICENSEE OR OTHER PARTY. THIS INFORMATION IS FOR DISCLOSURE ONLY AND IS NOT INTENDED TO BE A PART OF ANY WRITTEN AGREEMENT BETWEEN BUYER AND SELLER.

FOR A MORE COMPREHENSIVE EXAMINATION OF THE SPECIFIC CONDITION OF THIS PROPERTY YOU ARE ADVISED TO OBTAIN AND PAY FOR THE SERVICES OF QUALIFIED EXPERTS TO INSPECT THE PROPERTY, WHICH MAY INCLUDE, WITHOUT LIMITATION, ARCHITECTS, ENGINEERS, LAND SURVEYORS, PLUMBERS, ELECTRICIANS, ROOFERS, BUILDING INSPECTORS, ON-SITE WASTEWATER TREATMENT INSPECTORS, OR STRUCTURAL PEST INSPECTORS. THE PROSPECTIVE BUYER AND SELLER MAY WISH TO OBTAIN PROFESSIONAL ADVICE OR INSPECTIONS OF THE PROPERTY OR TO PROVIDE APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN THEM WITH RESPECT TO ANY ADVICE, INSPECTION, DEFECTS OR WARRANTIES.

Seller is/ is not occupying the property.

I. SELLER'S DISCLOSURES:

* If you answer "Yes" to a question with an asterisk (*), please explain your answer and attach documents, if available and not otherwise publicly recorded. If necessary, use an attached sheet.

1. TITLE

YES NO DON'T KNOW

- A. Do you have legal authority to sell the property? If not, please explain. YES NO DON'T KNOW
- *B. Is title to the property subject to any of the following?
 - (1) First right of refusal YES NO DON'T KNOW
 - (2) Option YES NO DON'T KNOW
 - (3) Lease or rental agreement YES NO DON'T KNOW
 - (4) Life estate YES NO DON'T KNOW
- *C. Are there any encroachments, boundary agreements, or boundary disputes? YES NO DON'T KNOW
- *D. Is there a private road or easement agreement for access to the property? YES NO DON'T KNOW
- *E. Are there any rights-of-way, easements, or access limitations that may affect Buyer's use of the property? YES NO DON'T KNOW
- *F. Are there any written agreements for joint maintenance of an easement or right-of-way? YES NO DON'T KNOW
- *G. Is there any study, survey project, or notice that would adversely affect the property? YES NO DON'T KNOW
- *H. Are there any pending or existing assessments against the property? YES NO DON'T KNOW
- *I. Are there any zoning violations, nonconforming uses, or any unusual restrictions on the property that would affect future construction or remodeling? YES NO DON'T KNOW
- *J. Is there a boundary survey for the property? YES NO DON'T KNOW
- *K. Are there any covenants, conditions, or restrictions which affect the property? YES NO DON'T KNOW

PLEASE NOTE: Covenants, conditions, and restrictions which purport to forbid or restrict the conveyance, encumbrance, occupancy, or lease of real property to individuals based on race, creed, color, sex, national origin, familial status, or disability are void, unenforceable, and illegal. RCW 49.60.224.

SELLER'S INITIALS: _____ DATE: _____ SELLER'S INITIALS: _____ DATE: _____

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2. WATER

YES NO DON'T KNOW

A. Household Water

- (1) The source of water for the property is: Private or publicly owned water system
 Private well serving only the subject property * Other water system
 *If shared, are there any written agreements? YES NO DON'T KNOW
- * (2) Is there an easement (recorded or unrecorded) for access to and/or maintenance of the water source? YES NO DON'T KNOW
- * (3) Are there any known problems or repairs needed? YES NO DON'T KNOW
- (4) During your ownership, has the source provided an adequate year-round supply of potable water?
 If no, please explain: _____ YES NO DON'T KNOW
- * (5) Are there any water treatment systems for the property?
 If yes, are they: Leased Owned YES NO DON'T KNOW
- * (6) Are there any water rights for the property associated with its domestic water supply, such as a water right permit, certificate, or claim?
 (a) If yes, has the water right permit, certificate, or claim been assigned, transferred or changed? YES NO DON'T KNOW
 (b) If yes, has all or any portion of the water right not been used for five or more successive years? If yes, please explain: _____ YES NO DON'T KNOW

B. Irrigation Water

- (1) Are there any irrigation water rights for the property, such as a water right permit, certificate, or claim? YES NO DON'T KNOW
 *(a) If yes, has all or any portion of the water right not been used for five or more successive years? YES NO DON'T KNOW
 *(b) If so, is the certificate available? (If yes, please attach a copy.) YES NO DON'T KNOW
 (c) If so, has the water right permit, certificate, or claim been assigned, transferred, or changed? If so, please explain: _____ YES NO DON'T KNOW
- (2) Does the property receive irrigation water from a ditch company, irrigation district, or other entity? If so, please identify the entity that supplies water to the property: _____ YES NO DON'T KNOW

C. Outdoor Sprinkler System

- (1) Is there an outdoor sprinkler system for the property? YES NO DON'T KNOW
- (2) If yes, are there any defects in the system? _____ YES NO DON'T KNOW
- * (3) If yes, is the sprinkler system connected to irrigation water? YES NO DON'T KNOW

3. SEWER/ON-SITE SEWAGE SYSTEM

A. The property is served by:

- Public sewer system On-site sewage system (including pipes, tanks, drainfields, and all other component parts)
- Other disposal system

Please describe: _____

B. If public sewer system service is available to the property, is the house connected to the sewer main?

YES NO DON'T KNOW

If no, please explain: _____

C. Is the property subject to any sewage system fees or charges in addition to those covered in your regularly billed sewer or on-site sewage system maintenance service?

YES NO DON'T KNOW

D. If the property is connected to an on-site sewage system:

* (1) Was a permit issued for its construction, and was it approved by the local health department or district following its construction?

YES NO DON'T KNOW

(2) When was it last pumped? _____

* (3) Are there any defects in the operation of the on-site sewage system?

YES NO DON'T KNOW

(4) When was it last inspected? _____

By whom: _____

(5) For how many bedrooms was the on-site sewage system approved? _____ bedrooms YES NO DON'T KNOW

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YES NO DON'T KNOW

- E. Are all plumbing fixtures, including laundry drain, connected to the sewer/on-site sewage system? YES NO DON'T KNOW
 If no, please explain: _____
- *F. Have there been any changes or repairs to the on-site sewage system? YES NO DON'T KNOW
- G. Is the on-site sewage system, including the drainfield, located entirely within the boundaries of the property? YES NO DON'T KNOW
 If no, please explain: _____
- H. Does the on-site sewage system require monitoring and maintenance services more frequently than once a year? YES NO DON'T KNOW
 If yes, please explain: _____

NOTICE: IF THIS SELLER DISCLOSURE STATEMENT IS BEING COMPLETED FOR NEW CONSTRUCTION WHICH HAS NEVER BEEN OCCUPIED, SELLER IS NOT REQUIRED TO COMPLETE THE QUESTIONS LISTED IN ITEM 4 (STRUCTURAL) OR ITEM 5 (SYSTEMS AND FIXTURES).

4. STRUCTURAL

- *A. Has the roof leaked? YES NO DON'T KNOW
- *B. Has the basement flooded or leaked? YES NO DON'T KNOW
- *C. Have there been any conversions, additions or remodeling? YES NO DON'T KNOW
 - *(1) If yes, were all building permits obtained? YES NO DON'T KNOW
 - *(2) If yes, were all final inspections obtained? YES NO DON'T KNOW
- D. Do you know the age of the house? YES NO DON'T KNOW
 If yes, year of original construction: _____
- *E. Has there been any settling, slippage, or sliding of the property or its improvements? YES NO DON'T KNOW
- *F. Are there any defects with the following: (If yes, please check applicable items and explain.) YES NO DON'T KNOW
 - Foundations Decks Exterior Walls
 - Chimneys Interior Walls Fire Alarms
 - Doors Windows Patios
 - Ceilings Slab Floors Driveways
 - Pools Hot Tub Sauna
 - Sidewalks Outbuildings Fireplaces
 - Garage Floors Walkways Wood Stoves
 - Siding Other _____
- *G. Was a structural pest or "whole house" inspection done? YES NO DON'T KNOW
 If yes, when and by whom was the inspection completed?

- H. During your ownership, has the property had any wood destroying organisms or pest infestations? YES NO DON'T KNOW
- I. Is the attic insulated? YES NO DON'T KNOW
- J. Is the basement insulated? YES NO DON'T KNOW

5. SYSTEMS AND FIXTURES

- *A. If any of the following systems or fixtures are included with the transfer, are there any defects? YES NO DON'T KNOW
 If yes, please explain: _____
- Electrical system, including wiring, switches, outlets, and service YES NO DON'T KNOW
- Plumbing system, including pipes, faucets, fixtures, and toilets YES NO DON'T KNOW
- Hot water tank YES NO DON'T KNOW
- Garbage disposal YES NO DON'T KNOW
- Appliances YES NO DON'T KNOW
- Sump pump YES NO DON'T KNOW
- Heating and cooling systems YES NO DON'T KNOW
- Security system Leased Owned YES NO DON'T KNOW
- Other: _____ YES NO DON'T KNOW

SELLER'S INITIALS: _____ DATE: _____ SELLER'S INITIALS: _____ DATE: _____

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- | | YES | NO | DON'T KNOW |
|---|--------------------------|--------------------------|--------------------------|
| *B. If any of the following fixtures or property are included with the transfer, are they leased?
(If yes, please attach copy of lease.) | | | |
| Security System | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Tanks (type): _____ | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Satellite dish | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Other: _____ | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

6. HOMEOWNERS' ASSOCIATION/COMMON INTERESTS

- | | | | |
|---|--------------------------|--------------------------|--------------------------|
| A. Is there a homeowners' association?
Name of association _____ | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| B. Are there regular periodic assessments?
\$ _____ per <input type="checkbox"/> month <input type="checkbox"/> year
<input type="checkbox"/> Other: _____ | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| *C. Are there any pending special assessments? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| *D. Are there any shared "common areas" or any joint maintenance agreements (facilities such as walls, fences, landscaping, pools, tennis courts, walkways, or other areas co-owned in undivided interest with others)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

7. ENVIRONMENTAL

- | | | | |
|--|--------------------------|--------------------------|--------------------------|
| *A. Have there been any drainage problems on the property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| *B. Does the property contain fill material? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| *C. Is there any material damage to the property from fire, wind, floods, beach movements, earthquake, expansive soils, or landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| D. Are there any shorelines, wetlands, floodplains, or critical areas on the property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| *E. Are there any substances, materials, or products on the property that may be environmental concerns, such as asbestos, formaldehyde, radon gas, lead-based paint, fuel or chemical storage tanks, or contaminated soil or water? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| *F. Has the property been used for commercial or industrial purposes? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| *G. Is there any soil or groundwater contamination? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| *H. Are there transmission poles, transformers, or other utility equipment installed, maintained, or buried on the property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| *I. Has the property been used as a legal or illegal dumping site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| *J. Has the property been used as an illegal drug manufacturing site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| *K. Are there any radio towers in the area that may cause interference with telephone reception? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

8. LEAD BASED PAINT (Applicable if the house was built before 1978.)

- | | | | |
|--|--|--|--|
| A. Presence of lead-based paint and/or lead-based paint hazards (check one below): | | | |
| <input type="checkbox"/> Known lead-based paint and/or lead-based paint hazards are present in the housing (explain). _____ | | | |
| <input type="checkbox"/> 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): | | | |
| <input type="checkbox"/> Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).
_____ | | | |
| <input type="checkbox"/> Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing. | | | |

9. MANUFACTURED AND MOBILE HOMES

- | | | | |
|--|--------------------------|--------------------------|--------------------------|
| If the property includes a manufactured or mobile home, | | | |
| *A. Did you make any alterations to the home?
If yes, please describe the alteration _____ | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| *B. Did any previous owner make any alterations to the home?
If yes, please describe the alterations: _____ | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| *C. If alterations were made, were permits or variances for these alterations obtained? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

10. FULL DISCLOSURE BY SELLERS

A. Other conditions or defects:

- | | | | |
|---|--------------------------|--------------------------|--------------------------|
| *Are there any other existing material defects affecting the property that a prospective buyer should know about? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|

SELLER'S INITIALS: _____ DATE: _____ SELLER'S INITIALS: _____ DATE: _____

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B. Verification

The foregoing answers and attached explanations (if any) are complete and correct to the best of Seller's knowledge and Seller has received a copy hereof. Seller agrees to defend, indemnify and hold real estate licensees harmless from and against any and all claims that the above information is inaccurate. Seller authorizes real estate licensees, if any, to deliver a copy of this disclosure statement to other real estate licensees and all prospective buyers of the Property.

Date: _____ Date: _____

Seller: _____ Seller: _____

NOTICES TO THE BUYER

SEX OFFENDER REGISTRATION

INFORMATION REGARDING REGISTERED SEX OFFENDERS MAY BE OBTAINED FROM LOCAL LAW ENFORCEMENT AGENCIES. THIS NOTICE IS INTENDED ONLY TO INFORM YOU OF WHERE TO OBTAIN THIS INFORMATION AND IS NOT AN INDICATION OF THE PRESENCE OF REGISTERED SEX OFFENDERS.

PROXIMITY TO FARMING

THIS NOTICE IS TO INFORM YOU THAT THE REAL PROPERTY YOU ARE CONSIDERING FOR PURCHASE MAY LIE IN CLOSE PROXIMITY TO A FARM. THE OPERATION OF A FARM INVOLVES USUAL AND CUSTOMARY AGRICULTURAL PRACTICES, WHICH ARE PROTECTED UNDER RCW 7.48.305, THE WASHINGTON RIGHT TO FARM ACT.

II. BUYER'S ACKNOWLEDGEMENT

Buyer hereby acknowledges that:

- A. Buyer has a duty to pay diligent attention to any material defects that are known to Buyer or can be known to Buyer by utilizing diligent attention and observation.
- B. The disclosures set forth in this statement and in any amendments to this statement are made only by the Seller and not by any real estate licensee or other party.
- C. Buyer acknowledges that, pursuant to RCW 64.06.050 (2), real estate licensees are not liable for inaccurate information provided by Seller, except to the extent that real estate licensees know of such inaccurate information.
- D. This information is for disclosure only and is not intended to be a part of the written agreement between Buyer and Seller.
- E. Buyer (which term includes all persons signing the "Buyer's acceptance" portion of this disclosure statement below) has received a copy of this Disclosure Statement (including attachments, if any) bearing Seller's signature(s).
- F. If the house was built prior to 1978, Buyer acknowledges receipt of the pamphlet *Protect Your Family From Lead in Your Home*.

DISCLOSURES CONTAINED IN THIS DISCLOSURE STATEMENT ARE PROVIDED BY SELLER BASED ON SELLER'S ACTUAL KNOWLEDGE OF THE PROPERTY AT THE TIME SELLER COMPLETES THIS DISCLOSURE. UNLESS BUYER AND SELLER OTHERWISE AGREE IN WRITING, BUYER SHALL HAVE THREE (3) BUSINESS DAYS FROM THE DAY SELLER OR SELLER'S AGENT DELIVERS THIS DISCLOSURE STATEMENT TO RESCIND THE AGREEMENT BY DELIVERING A SEPARATELY SIGNED WRITTEN STATEMENT OF RESCISSION TO SELLER OR SELLER'S AGENT. YOU MAY WAIVE THE RIGHT TO RESCIND PRIOR TO OR AFTER THE TIME YOU ENTER INTO A SALE AGREEMENT.

BUYER HEREBY ACKNOWLEDGES RECEIPT OF A COPY OF THIS DISCLOSURE STATEMENT AND ACKNOWLEDGES THAT THE DISCLOSURES MADE HEREIN ARE THOSE OF THE SELLER ONLY, AND NOT OF ANY REAL ESTATE LICENSEE OR OTHER PARTY.

DATE: _____ DATE: _____

BUYER: _____ BUYER: _____

BUYER'S WAIVER OF RIGHT TO REVOKE OFFER

Buyer has read and reviewed the Seller's responses to this Seller Disclosure Statement. Buyer approves this statement and waives Buyer's right to revoke Buyer's offer based on this disclosure.

DATE: _____ DATE: _____

BUYER: _____ BUYER: _____

BUYER'S WAIVER OF RIGHT TO RECEIVE COMPLETED SELLER DISCLOSURE STATEMENT

Buyer has been advised of Buyer's right to receive a completed Seller Disclosure Statement. Buyer waives that right. However, if the answer to any of the questions in the section entitled "Environmental" would be "yes", Buyer may not waive the receipt of the "Environmental" section of the Seller Disclosure Statement.

DATE: _____ DATE: _____

BUYER: _____ BUYER: _____

If the answer is "Yes" to any asterisked (*) items, please explain below (use additional sheets if necessary). Please refer to the line number(s) of the question(s).

SELLER'S INITIALS: _____ DATE: _____ SELLER'S INITIALS: _____ DATE: _____