HOUSE BILL 2739

State of Washington	60th Legislature	2008 Regular Session
By Representatives Kenney,	Hudgins, Wood, and Conv	мау
Read first time 01/16/08.	Referred to Committee of	on Commerce & Labor.

1 AN ACT Relating to the seller's disclosure statement for 2 residential real property transfers; and amending RCW 64.06.020.

3 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

4 **Sec. 1.** RCW 64.06.020 and 2007 c 107 s 4 are each amended to read 5 as follows:

6 (1) In a transaction for the sale of improved residential real 7 property, the seller shall, unless the buyer has expressly waived the 8 right to receive the disclosure statement under RCW 64.06.010, or 9 unless the transfer is otherwise exempt under RCW 64.06.010, deliver to 10 the buyer a completed seller disclosure statement in the following 11 format and that contains, at a minimum, the following information:

12 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 * items, 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 sign each page of this disclosure statement and each attachment. Delivery of the disclosure statement must occur not later than five business days,
 unless otherwise agreed, after mutual acceptance of a written contract
 to purchase between a buyer and a seller.

NOTICE TO THE BUYER

7 ("THE PROPERTY"), OR AS LEGALLY DESCRIBED ON ATTACHED EXHIBIT A.

8 SELLER MAKES THE FOLLOWING DISCLOSURES OF EXISTING MATERIAL FACTS OR 9 MATERIAL DEFECTS TO BUYER BASED ON SELLER'S ACTUAL KNOWLEDGE OF THE PROPERTY AT THE TIME SELLER COMPLETES THIS DISCLOSURE STATEMENT. 10 UNLESS YOU AND SELLER OTHERWISE AGREE IN WRITING, YOU HAVE THREE 11 BUSINESS DAYS FROM THE DAY SELLER OR SELLER'S AGENT DELIVERS THIS 12 13 DISCLOSURE STATEMENT TO YOU TO RESCIND THE AGREEMENT BY DELIVERING A SEPARATELY SIGNED WRITTEN STATEMENT OF RESCISSION TO SELLER OR SELLER'S 14 AGENT. IF THE SELLER DOES NOT GIVE YOU A COMPLETED DISCLOSURE 15 16 STATEMENT, THEN YOU MAY WAIVE THE RIGHT TO RESCIND PRIOR TO OR AFTER 17 THE TIME YOU ENTER INTO A SALE AGREEMENT.

18 THE FOLLOWING ARE DISCLOSURES MADE BY SELLER AND ARE NOT THE 19 REPRESENTATIONS OF ANY REAL ESTATE LICENSEE OR OTHER PARTY. THIS 20 INFORMATION IS FOR DISCLOSURE ONLY AND IS NOT INTENDED TO BE A PART OF 21 ANY WRITTEN AGREEMENT BETWEEN BUYER AND SELLER.

22 FOR A MORE COMPREHENSIVE EXAMINATION OF THE SPECIFIC CONDITION OF THIS PROPERTY YOU ARE ADVISED TO OBTAIN AND PAY FOR THE SERVICES OF 23 24 OUALIFIED EXPERTS TO INSPECT THE PROPERTY, WHICH MAY INCLUDE, WITHOUT 25 LIMITATION, ARCHITECTS, ENGINEERS, LAND SURVEYORS, PLUMBERS, 26 ELECTRICIANS, ROOFERS, BUILDING INSPECTORS, ON-SITE WASTEWATER 27 TREATMENT INSPECTORS, OR STRUCTURAL PEST INSPECTORS. THE PROSPECTIVE BUYER AND SELLER MAY WISH TO OBTAIN PROFESSIONAL ADVICE OR INSPECTIONS 28 29 OF THE PROPERTY OR TO PROVIDE APPROPRIATE PROVISIONS IN A CONTRACT 30 BETWEEN THEM WITH RESPECT TO ANY ADVICE, INSPECTION, DEFECTS OR 31 WARRANTIES.

32 Seller . . . is/ . . . is not occupying the property.

33

4

I. SELLER'S DISCLOSURES:

p. 2

1	*If you ar	iswer "Ves" :	to a question with an	asterisk (*) nlease explain vour answer				
2		*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,						
3		ached sheet.	in available and not	sile use paolely recorded. I necessary,				
4				1. TITLE				
5 6	[] Yes	[] No	[] Don't know	A. Do you have legal authority to sell the property? If no, please explain.				
7 8	[] Yes	[] No	[] Don't know	*B. Is title to the property subject to any of the following?				
9				(1) First right of refusal				
10				(2) Option				
11				(3) Lease or rental agreement				
12				(4) Life estate?				
13 14 15	[] Yes	[] No	[] Don't know	*C. Are there any encroachments, boundary agreements, or boundary				
15	[] Yes	[] No	[] Don't know	disputes? *D. Is there a private road or easement				
17	[] Tes	[] NO	[] Doirt know	agreement for access to the property?				
18	[] Yes	[] No	[] Don't know	*E. Are there any rights-of-way,				
19				easements, or access limitations that				
20				may affect the Buyer's use of the				
21	63.87			property?				
22 23	[] Yes	[] No	[] Don't know	*F. Are there any written agreements for joint maintenance of an easement or				
24				right-of-way?				
25	[] Yes	[] No	[] Don't know	*G. Is there any study, survey project,				
26				or notice that would adversely affect the				
27				property?				
28 29	[] Yes	[] No	[] Don't know	*H. Are there any pending or existing assessments against the property?				
30	[] Yes	[] No	[] Don't know	*I. Are there any zoning violations,				
31				nonconforming uses, or any unusual				
32 33				restrictions on the property that would affect future construction or				
34				remodeling?				
35	[] Yes	[] No	[] Don't know	*J. Is there a boundary survey for the				
36				property?				
37	[] Yes	[] No	[] Don't know	*K. Are there any covenants,				
38				conditions, or restrictions which affect				
39				the property?				
40				2. WATER				
41				A. Household Water				

1					(1) The source of water for the
2					property is:
3					[] Private or publicly owned water
4				:	system
5					[] Private well serving only the
6				:	subject property
7					*[] Other water system
8 9	[] Y	[]]	No []D		*If shared, are there any written agreements?
10	[]]	/es []]	No []D	on't know	*(2) Is there an easement (recorded
11					or unrecorded) for access to and/or
12				1	maintenance of the water source?
13 14	[]]	(]]	No []D		*(3) Are there any known problems or repairs needed?
15	[]]	/es []]	No []D	on't know	(4) During your ownership, has the
16				:	source provided an adequate
17				:	year-round supply of potable
18					water? If no, please explain.
19	[]]	(es []]	No []D	on't know	*(5) Are there any water treatment
20					systems for the property? If yes,
21				:	are they []Leased []Owned
22	[]]	(es []]	No []D		*(6) Are there any water rights for
23					the property associated with its
24 25					domestic water supply, such as a water right permit, certificate, or
25					claim?
27	[]]	/es []]	No []D		(a) If yes, has the water right
28	[].	[]	[]D		permit, certificate, or claim been
29					assigned, transferred, or changed?
30					(b) If yes, has all or any portion of
31					the water right not been used for
32				I	five or more successive years? (If
33				:	yes, please explain.)
34					
35				B. Iı	rigation Water
36	[]]	/es []]	No []D	on't know	(1) Are there any irrigation water
37				I	rights for the property, such as a
38					water right permit, certificate, or
39					claim?
40	נ[]	/es []]	No []D	on't know	*(a) If yes, has all or any portion of
41				1	the water right not been used for
42				1	five or more successive years?
43	[]]	/es []]	No []D	on't know	*(b) If so, is the certificate
44					available? (If yes, please attach a
45					copy.)

1	[] Yes	[] No	[] Don't know	(c) If so, has the water right
2				permit, certificate, or claim been
3				assigned, transferred, or changed?
4				If so, explain:
5				
6	[] Yes	[] No	[] Don't know	(2) Does the property receive
7				irrigation water from a ditch
8				company, irrigation district, or
9				other entity? If so, please identify
10				the entity that supplies water to the
11				property:
12				
13				C. Outdoor Sprinkler System
14	[] Yes	[] No	[] Don't know	(1) Is there an outdoor sprinkler
15				system for the property?
16	[] Yes	[] No	[] Don't know	(2) If yes, are there any defects in
17				the system?
18	[] Yes	[] No] Don't know	*(3) If yes, is the sprinkler system
19				connected to irrigation water?
20				-
21				3. SEWER/ON-SITE SEWAGE
				SYSTEM
22				A. The property is served by:
23				[] Public sewer system,
24				[] On-site sewage system (including
25				pipes, tanks, drainfields, and all other
26				component parts)
27				[] Other disposal system, please
28				describe:
29				
30	[] Yes	[] No	[] Don't know	B. If public sewer system service is
31				available to the property, is the house
32				connected to the sewer main? If no,
33				please explain.
34				
35	[] Yes	[] No	[] Don't know	C. Is the property subject to any
36				sewage system fees or charges in
37				addition to those covered in your
38				regularly billed sewer or on-site sewage
39				system maintenance service?
40				D. If the property is connected to an
41				on-site sewage system:
42	[] Yes	[] No	[] Don't know	*(1) Was a permit issued for its
43				construction, and was it approved
44				by the local health department or
45				district following its construction?
46				(2) When was it last pumped:
47				·····
- '				

1 () Yes () No () Deri know "G) Are there any defects in the origonation of the orise sonage system?" 3 () Deri know (i) Wen wus it last inspected? 5					
3 system? 4 [] Dun't kaww (4) When was it last inspected? 5	1	[] Yes	[] No	[] Don't know	*(3) Are there any defects in the
4 []Dari kuw []We was it last inspected? 5	2				operation of the on-site sewage
5	3				system?
5 By whore:	4			[] Don't know	(4) When was it last inspected?
7 [] Dan't know [] So for how many bedrooms was the on-site sewage system approved? 9	5				
9 ibe on-site servery system 9	6				By whom:
9	7			[] Don't know	(5) For how many bedrooms was
10	8				the on-site sewage system
11 []Ys []No []Don't know E. Are all plumbing fixtures, including hundry drain, connected to the severious its severage system?? If no, please explain	9				approved?
12 hundry drain, connected to the severon-site sewage system? 13	10				bedrooms
13 severon-site sewage system? If no, please explain: 14	11	[] Yes	[] No	[] Don't know	E. Are all plumbing fixtures, including
14 please explain:	12				laundry drain, connected to the
15 () Yes () No () Don't know "F. Have there been any changes or repairs to the on-site sewage system? 17 () Yes () No () Don't know G. Is the on-site sewage system? 18 including the drainfield, located entirely within the boundaries of the property? including the drainfield, located entirely within the boundaries of the property? 20 () Yes () No () Don't know H. Does the on-site sewage system 21	13				sewer/on-site sewage system? If no,
16 repairs to the on-site sewage system? 17 [] Yes [] No [] Don't know G. Is the on-site sewage system, including the drainfield, located entirely within the boundaries of the property? 19	14				please explain:
17 []Yes []No []Don't know G. Is the on-site sewage system, including the drainfield, located entirely within the boundaries of the property? 18 Image: Sewage System including the drainfield, located entirely within the boundaries of the property? 20 Image: Sewage System including the drainfield, located entirely within the boundaries of the property? 21 Image: Sewage System including the drainfield, located entirely within the boundaries of the property? 22 []Yes []No []Don't know H. Does the on-site sewage system require monitoring and maintenance services more frequently than once a yearies more frequently than once a yearies more frequently than once a yearies more frequently than once a services more frequently than once a yearies more frequently t	15	[] Yes	[] No	[] Don't know	*F. Have there been any changes or
18 including the drainfield, located entirely 19 within the boundaries of the property? 20 If no, please explain. 21 If no, please explain. 22 []Yes []No []Don't know H. Does the on-site sewage system 23 require monitoring and maintenance services more frequently than once a yea? If yes, please explain. 24 NOTICE: FTHIS RESIDENTIAL REAL PROPERTY DISCLOSURE services more frequently than once a yea? If yes, please explain. 26 NOTICE: FTHIS RESIDENTIAL REAL PROPERTY DISCLOSURE services more frequently than once a yea? If yes, please explain. 26 STATEMENT IS BEING COMPLETE THE OUESTIONS LISTED FOR NEW CONSTRUCTION WHICH HAS NEVER BEEN CCUPIED, THE SELLER IS NOT REQUIRED TO COMPLETE THE QUESTIONS LISTED IN ITEM 4. STRUCTURAL OR ITEM 37 If yes []No []Don't know *A. Has the soment flooded or lacked? 34 []Yes []No []Don't know *B. Has the besement flooded or lacked? 36 []Yes []No []Don't know *(1) If	16				repairs to the on-site sewage system?
19 within the boundaries of the property? 20 If no, please explain. 21	17	[] Yes	[] No	[] Don't know	G. Is the on-site sewage system,
20 If no, plase explain. 21 []Yes []No []Don't know H. Does the on-site sewage system require monitoring and maintenance services more frequently than once a year? If yes, plase explain. 23	18				including the drainfield, located entirely
21 []Yes []No []Don't know H. Does the on-site sewage system 23 require monitoring and maintenance 24 services more frequently than once a 25 year? If yes, please explain. 26 NOTICE: IF THIS RESIDENTIAL REAL PROPERTY DISCLOSURE 28 STATEMENT IS BEING COMPLETED FOR NEW CONSTRUCTION WHICH 29 HAS NEVER BEEN OCCUPIED, THE SELLER IS NOT REQUIRED TO 30 COMPLETE THE QUESTIONS LISTED IN ITEM 4. STRUCTURAL OR ITEM 31 S. SYSTEMS AND FIXTURES 32 I]Yes []No []Don't know *A. Has the roof leaked? 34 []Yes []No []Don't know *B. Has the basement flooded or 35 I]Yes []No []Don't know *C. Have there been any conversions, additions, or remodeling? 36 []Yes []No []Don't know *(1) If yes, were all building permits obtained? 37 I]Yes []No []Don't know *C. Have there been any conversions, additions, or remodeling? 38 []Yes []No []Don't know *C. Have all building permits obtained? 39 I]Yes []No []Don't	19				within the boundaries of the property?
22 []Yes []No []Don't know H. Does the on-site sewage system 23 require monitoring and maintenance services more frequently than once a 24 year? If yes, please explain. 25	20				If no, please explain.
23 require monitoring and maintenance 24 services more frequently than once a 25 year? If yes, please explain. 26	21				
24 services more frequently than once a year? If yes, please explain. 25 year? If yes, please explain. 26		[] Yes	[] No	[] Don't know	
25 year? If yes, please explain. 26					
26					
27NOTICE: IF THIS RESIDENTIAL REAL PROPERTY DISCLOSURE STATEMENT IS BEING COMPLETED FOR NEW CONSTRUCTION WHICH28STATEMENT IS BEING COMPLETED FOR NEW CONSTRUCTION WHICH29HAS NEVER BEEN OCCUPIED, THE SELLER IS NOT REQUIRED TO30COMPLETE THE QUESTIONS LISTED IN TEM 4. STRUCTURAL OR ITEM315. SYSTEMS AND FIXTURES32[]Yes[]No[]Don't know33[]Yes[]No[]Don't know34[]Yes[]No[]Don't know35[]Yes[]No[]Don't know36[]Yes[]No[]Don't know37[]Yes[]No[]Don't know38[]Yes[]No[]Don't know39[]Yes[]No[]Don't know40[]Yes[]No[]Don't know41[]Yes[]No[]Don't know42[]Yes[]No[]Don't know43[]Yes[]No[]Don't know44[]Yes[]No[]Don't know45[]Yes[]No[]Don't know46[]Yes[]No[]Don't know					
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30COMPLETE THE QUESTIONS LISTED IN TEM 4. STRUCTURAL OR ITEM315. SYSTEMS AND FUTURES32 A STRUCTURAL 33[]Yes[]No[]Don't know*A. Has theroof leaked?34[]Yes[]No[]Don't know*B. Has the basement flooded or leaked?35[]Yes[]No[]Don't know*C. Have there been any conversions, additions, or remodeling?36[]Yes[]No[]Don't know*(1) If yes, were all building permits obtained?37[]Yes[]No[]Don't know*(2) If yes, were all final inspections obtained?40[]Yes[]No[]Don't know*(2) If yes, were all final inspections obtained?41[]Yes[]No[]Don't know#(2) If yes, were all final inspections obtained?42[]Yes[]No[]Don't knowB. Do you know the age of the house? If yes, year of original construction:43[]Yes[]No[]Don't knowE. Has there been any settling, sipage, or sliding of the property or its					
315. SYSTEMS AND FIXTURES32					
33[]Yes[]No[]Don't know*A. Has the roof leaked?34[]Yes[]No[]Don't know*B. Has the basement flooded or leaked?36[]Yes[]No[]Don't know*C. Have there been any conversions, additions, or remodeling?38[]Yes[]No[]Don't know*(1) If yes, were all building permits obtained?39[]Yes[]No[]Don't know*(2) If yes, were all final inspections obtained?40[]Yes[]No[]Don't know*(2) If yes, were all final inspections obtained?41					
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39permits obtained?40[] Yes[] No[] Don't know*(2) If yes, were all final inspections obtained?41	37				additions, or remodeling?
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41inspections obtained?42[] Yes[] No[] Don't knowD. Do you know the age of the house?43If yes, year of original construction:44	39				permits obtained?
42 [] Yes [] No [] Don't know D. Do you know the age of the house? 43 If yes, year of original construction: If yes, year of original construction: 44 Image: State of the house o	40	[] Yes	[] No	[] Don't know	*(2) If yes, were all final
43 If yes, year of original construction: 44	41				inspections obtained?
44	42	[] Yes	[] No	[] Don't know	D. Do you know the age of the house?
45 [] Yes [] Don't know *E. Has there been any settling, 46 slippage, or sliding of the property or its	43				If yes, year of original construction:
46 slippage, or sliding of the property or its	44				
	45	[] Yes	[] No	[] Don't know	*E. Has there been any settling,
47 improvements?	46				slippage, or sliding of the property or its
	47				improvements?

1 2	[] Yes		[] No	[] Don't kı			y defects with the
3						following: (If ye applicable items	
4							
			dations		Decks		Exterior Walls
5		Chin			□ Interior \		Fire Alarm
6		Door			□ Window		
7		Ceili	-		□ Slab Flo		Driveways
8		Pools			□ Hot Tub		🗆 Sauna
9		□ Sidev			Outbuild	-	Fireplaces
10			ge Floors		□ Walkwa		Siding
11		Othe	r		□ Wood St	oves	
12	[] Yes		[] No	[] Don't kı	now	*G. Was a str	uctural pest or "whole
13						-	n done? If yes, when
14 15						•	was the inspection
16	[]Yes		[] No	[] Don't kı			ownership, has the
17							wood destroying
18						organism or pest	infestation?
19	[] Yes		[] No	[] Don't kı	now	I. Is the attic insu	ulated?
20	[] Yes		[] No	[] Don't kı	now	J. Is the basemer	nt insulated?
21						5. SYSTEMS AI	ND FIXTURES
22						*A. If any of the	e following systems or
23						fixtures are inclu	ded with the transfer,
24						are there any defe	ects? If yes, please
25						explain.	
26	[] Yes	l	[] No	[] Don't kı	now		ystem, including
27 28						service	ches, outlets, and
29	[] Yes		[] No	[] Don't kı	low		ystem, including pipes,
30	[]		[]	[]=		-	ires, and toilets
31	[] Yes		[] No	[] Don't kı	now	Hot water t	ank
32	[]Yes		[] No	[] Don't kı	now	Garbage di	sposal
33	[]Yes		[] No	[] Don't kı	now	Appliances	
34	[]Yes		[] No	[] Don't kı	now	Sump pumj	p
35	[] Yes		[] No	[] Don't kı	now	Heating and	d cooling systems
36	[] Yes		[] No	[] Don't kı	now	Security sy	stem
37						[] Owned []] Leased
38						Other	
39						*B. If any of the	following fixtures or
40							led with the transfer,
41 42						are they leased? copy of lease.)	(If yes, please attach
43	[] Yes	1	[] No	[] Don't kı		Security syst	tem
44	[] Yes			[] Don't ki		Tanks (type)	
45	[] Yes			[] Don't ki		Satellite dish	
46	.] 103			.] 2 011 KI	**	Other:	

1				6. HOMEOWNERS'
2				ASSOCIATION/COMMON
3				INTERESTS
4	[] Yes	[] No	[] Don't know	A. Is there a Homeowners'
5				Association? Name of Association
6				
7 8	[] Yes	[] No	[] Don't know	 B. Are there regular periodic assessments:
9 10				\$ per [] Month [] Year
11	[] Yes	[] No	[] Don't know	*C. Are there any pending special
12				assessments?
13	[] Yes	[] No	[] Don't know	*D. Are there any shared "common
14				areas" or any joint maintenance
15				agreements (facilities such as walls, fences, landscaping, pools, tennis
16 17				courts, walkways, or other areas co-
18				owned in undivided interest with
19				others)?
20				7. ENVIRONMENTAL
21	[] Yes	[] No	[] Don't know	*A. Have there been any drainage
22				problems on the property?
23	[] Yes	[] No	[] Don't know	*B. Does the property contain fill
24				material?
25	[] Yes	[] No	[] Don't know	*C. Is there any material damage to the
26				property from fire, wind, floods, beach
27				movements, earthquake, expansive
28				soils, or landslides?
29	[] Yes	[] No	[] Don't know	D. Are there any shorelines, wetlands,
30				floodplains, or critical areas on the
31				property?
32	[] Yes	[] No	[] Don't know	*E. Are there any substances,
33				materials, or products on the property
34				that may be environmental concerns,
35				such as asbestos, formaldehyde, radon
36 37				gas, lead-based paint, fuel or chemical storage tanks, or contaminated soil or
38				water?
39	[] Yes	[] No	[] Don't know	*F. Has the property been used for
40	[] 105	[]10		commercial or industrial purposes?
41	[] Yes	[] No] Don't know	*G. Is there any soil or groundwater
42	.,	[]	.,	contamination?
43	[] Yes	[] No	[] Don't know	*H. Are there transmission poles,
44				transformers, or other utility equipment
45				installed, maintained, or buried on the
46				property?

1 2	[] Yes	[] No	[] Don't know	*I. Has the property been used as a legal or illegal dumping site?
3	[] Yes	[] No	[] Don't know	*J. Has the property been used as an
4	[] 103	[]10		illegal drug manufacturing site?
5	[] Yes	[] No	[] Don't know	*K. Are there any radio towers in the
5				area that may cause interference with
7				telephone reception?
3	[] Yes	[] <u>No</u>	[] Don't know	L. Does the property have an
1				uncertified wood burning device?
)	[] Yes	[] No	[] Don't know	(1) If yes, is it subject to a
				registration or fee program?
2	[] Yes	[] <u>No</u>	[] Don't know	(2) If yes, is it currently registered,
i				and/or have all fees been paid, as
				required?
				8. MANUFACTURED AND
				MOBILE HOMES
				If the property includes a manufactured
				or mobile home,
	[] Yes	[] No	[] Don't know	*A. Did you make any alterations to the
				home? If yes, please describe the
				alterations:
	[] Yes	[] No	[] Don't know	*B. Did any previous owner make any
				alterations to the home? If yes, please
				describe the alterations:
	[] Yes	[] No	[] Don't know	*C. If alterations were made, were
				permits or variances for these alterations
				obtained?
				9. FULL DISCLOSURE BY
				SELLERS
				A. Other conditions or defects:
	[] Yes	[] No	[] Don't know	*Are there any other existing material
				defects affecting the property that a
				prospective buyer should know about?
				B. Verification:
				The foregoing answers and attached
				explanations (if any) are complete and
				correct to the best of my/our knowledge
				and I/we have received a copy hereof.
				I/we authorize all of my/our 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		SELLER	SELLER

1	INFORMATION REGARDING REGISTERED SEX OFFENDERS MAY
2	BE OBTAINED FROM LOCAL LAW ENFORCEMENT AGENCIES. THIS
3	NOTICE IS INTENDED ONLY TO INFORM YOU OF WHERE TO OBTAIN
4	THIS INFORMATION AND IS NOT AN INDICATION OF THE PRESENCE OF
5	REGISTERED SEX OFFENDERS.
6	II. BUYER'S ACKNOWLEDGMENT
7	A. Buyer hereby acknowledges that: Buyer has a duty to pay
8	diligent attention to any material defects that are known to
9	Buyer or can be known to Buyer by utilizing diligent
10	attention and observation.
11	B. The disclosures set forth in this statement and in any
12	amendments to this statement are made only by the Seller and
13	not by any real estate licensee or other party.
14	C. Buyer acknowledges that, pursuant to RCW 64.06.050(2),
15	real estate licensees are not liable for inaccurate information
16	provided by Seller, except to the extent that real estate
17	licensees know of such inaccurate information.
18	D. This information is for disclosure only and is not intended to
19	be a part of the written agreement between the Buyer and
20	Seller.
21	E. Buyer (which term includes all persons signing the "Buyer's
22	acceptance" portion of this disclosure statement below) has
23	received a copy of this Disclosure Statement (including
24	attachments, if any) bearing Seller's signature.

25 DISCLOSURES CONTAINED IN THIS DISCLOSURE STATEMENT ARE PROVIDED BY 26 SELLER BASED ON SELLER'S ACTUAL KNOWLEDGE OF THE PROPERTY AT THE TIME 27 SELLER COMPLETES THIS DISCLOSURE STATEMENT. UNLESS BUYER AND SELLER OTHERWISE AGREE IN WRITING, BUYER SHALL HAVE THREE BUSINESS DAYS FROM 28 THE DAY SELLER OR SELLER'S AGENT DELIVERS THIS DISCLOSURE STATEMENT TO 29 30 RESCIND THE AGREEMENT BY DELIVERING A SEPARATELY SIGNED WRTTTEN STATEMENT OF RESCISSION TO SELLER OR SELLER'S AGENT. YOU MAY WAIVE THE 31 RIGHT TO RESCIND PRIOR TO OR AFTER THE TIME YOU ENTER INTO A SALE 32 33 AGREEMENT.

38 (2) If the disclosure statement is being completed for new 39 construction which has never been occupied, the disclosure statement is 40 not required to contain and the seller is not required to complete the 41 questions listed in item 4. Structural or item 5. Systems and 42 Fixtures. 1 (3) The seller disclosure statement shall be for disclosure only, 2 and shall not be considered part of any written agreement between the 3 buyer and seller of residential property. The seller disclosure 4 statement shall be only a disclosure made by the seller, and not any 5 real estate licensee involved in the transaction, and shall not be 6 construed as a warranty of any kind by the seller or any real estate 7 licensee involved in the transaction.

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