## **SHB 2886** - H AMD **1152**

By Representatives Simpson, Angel

## ADOPTED 02/13/2010

- On page 1, line 18, after "occupancies" insert ", except existing
- 2 <u>owner-occupied single-family residences legally occupied before July</u>
- 3 26, 2009,"

6

- 4 On page 2, beginning on line 13, after "(3)" strike all material
- 5 through "residences" on line 19 and insert "(a)(i) Except as provided
  - otherwise in (a)(ii) of this subsection, existing owner-occupied
- 7 <u>single-family residences shall be equipped with carbon monoxide alarms</u>
- 8 where any alterations, repairs, or additions requiring a building
- 9 <u>permit occur.</u>
- 10 (ii) The following activities are exempt from the requirements of
- 11 (a)(i) of this subsection: Work involving the exterior surfaces of
- dwellings, such as the replacement of roofing or siding, the addition
- or replacement of windows or doors, or the addition of a porch or deck,
- 14 and exterior work involving the installation, alteration, or repairs of
- 15 plumbing or mechanical systems.
- 16 (b) The state building code council must adopt rules by July 1,
- 17 2010, in accordance with the requirements of this subsection (3),
- 18 requiring that owner-occupied single-family residences are equipped
- 19 with carbon monoxide alarms when any interior alterations, interior
- 20 repairs, or interior additions to a single-family residence requiring
- 21 a building permit occur."
- 22 On page 2, after line 29, insert the following:
- 23 "Sec. 2. RCW 64.06.020 and 2009 c 505 s 3 and 2009 c 130 s 2 are
- 24 each reenacted and amended to read as follows:
- 25 (1) In a transaction for the sale of improved residential real
- 26 property, the seller shall, unless the buyer has expressly waived the
- 27 right to receive the disclosure statement under RCW 64.06.010, or

- 1 unless the transfer is otherwise exempt under RCW 64.06.010, deliver to
- 2 the buyer a completed seller disclosure statement in the following
- 3 format and that contains, at a minimum, the following information:
- 4 INSTRUCTIONS TO THE SELLER
- 5 Please complete the following form. Do not leave any spaces blank.
- 6 If the question clearly does not apply to the property write "NA." If
- 7 the answer is "yes" to any \* items, please explain on attached sheets.
- 8 Please refer to the line number(s) of the question(s) when you provide
- 9 your explanation(s). For your protection you must date and sign each
- 10 page of this disclosure statement and each attachment. Delivery of the
- 11 disclosure statement must occur not later than five business days,
- 12 unless otherwise agreed, after mutual acceptance of a written contract
- 13 to purchase between a buyer and a seller.
- 14 NOTICE TO THE BUYER
- 15 THE FOLLOWING DISCLOSURES ARE MADE BY SELLER ABOUT THE CONDITION OF THE
- 17 ("THE PROPERTY"), OR AS LEGALLY DESCRIBED ON ATTACHED EXHIBIT A.
- 18 SELLER MAKES THE FOLLOWING DISCLOSURES OF EXISTING MATERIAL FACTS OR
- 19 MATERIAL DEFECTS TO BUYER BASED ON SELLER'S ACTUAL KNOWLEDGE OF THE
- 20 PROPERTY AT THE TIME SELLER COMPLETES THIS DISCLOSURE STATEMENT.
- 21 UNLESS YOU AND SELLER OTHERWISE AGREE IN WRITING, YOU HAVE THREE
- 22 BUSINESS DAYS FROM THE DAY SELLER OR SELLER'S AGENT DELIVERS THIS
- 23 DISCLOSURE STATEMENT TO YOU TO RESCIND THE AGREEMENT BY DELIVERING A
- 24 SEPARATELY SIGNED WRITTEN STATEMENT OF RESCISSION TO SELLER OR SELLER'S
- 25 AGENT. IF THE SELLER DOES NOT GIVE YOU A COMPLETED DISCLOSURE
- 26 STATEMENT, THEN YOU MAY WAIVE THE RIGHT TO RESCIND PRIOR TO OR AFTER
- 27 THE TIME YOU ENTER INTO A SALE AGREEMENT.
- 28 THE FOLLOWING ARE DISCLOSURES MADE BY SELLER AND ARE NOT THE
- 29 REPRESENTATIONS OF ANY REAL ESTATE LICENSEE OR OTHER PARTY. THIS
- 30 INFORMATION IS FOR DISCLOSURE ONLY AND IS NOT INTENDED TO BE A PART OF
- 31 ANY WRITTEN AGREEMENT BETWEEN BUYER AND SELLER.
- 32 FOR A MORE COMPREHENSIVE EXAMINATION OF THE SPECIFIC CONDITION OF THIS
- 33 PROPERTY YOU ARE ADVISED TO OBTAIN AND PAY FOR THE SERVICES OF
- 34 QUALIFIED EXPERTS TO INSPECT THE PROPERTY, WHICH MAY INCLUDE, WITHOUT
- 35 LIMITATION, ARCHITECTS, ENGINEERS, LAND SURVEYORS, PLUMBERS,
- 36 ELECTRICIANS, ROOFERS, BUILDING INSPECTORS, ON-SITE WASTEWATER
- 37 TREATMENT INSPECTORS, OR STRUCTURAL PEST INSPECTORS. THE PROSPECTIVE

- 1 BUYER AND SELLER MAY WISH TO OBTAIN PROFESSIONAL ADVICE OR INSPECTIONS
- OF THE PROPERTY OR TO PROVIDE APPROPRIATE PROVISIONS IN A CONTRACT 2
- BETWEEN THEM WITH RESPECT TO ANY ADVICE, INSPECTION, DEFECTS OR 3
- 4 WARRANTIES.
- 5 Seller . . . is/ . . . is not occupying the property.

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

1 2	[] Yes	[] No	[] Don't know	*K. Are there any covenants, conditions, or restrictions recorded
3				against the property?
4				2. WATER
5				A. Household Water
6 7				(1) The source of water for the property is:
8				[] Private or publicly owned water
9				system
10				[] Private well serving only the
11				subject property
12				*[] Other water system
13	[] Yes	[ ] No	[] Don't know	*If shared, are there any written
14				agreements?
15	[] Yes	[] No	[] Don't know	*(2) Is there an easement (recorded
16 17				or unrecorded) for access to and/or maintenance of the water source?
18	[] V	[ ] N-	[] Dank laran	*(3) Are there any problems or
19	[] Yes	[] No	[] Don't know	repairs needed?
20	[] Yes	[] No	[] Don't know	(4) During your ownership, has the
21	[] 103	[]110	[] Don't know	source provided an adequate
22				year-round supply of potable
23				water? If no, please explain.
24	[] Yes	[ ] No	[] Don't know	*(5) Are there any water treatment
25				systems for the property? If yes,
26				are they [ ]Leased [ ]Owned
27	[] Yes	[ ] No	[] Don't know	*(6) Are there any water rights for
28				the property associated with its
29 30				domestic water supply, such as a
31				water right permit, certificate, or claim?
32	[] Yes	[] No	[] Don't know	(a) If yes, has the water right
33	[] 103	[]1.0	[]Don't mon	permit, certificate, or claim been
34				assigned, transferred, or changed?
35				*(b) If yes, has all or any portion of
36				the water right not been used for
37				five or more successive years?
38	[] Yes	[ ] No	[] Don't know	*(7) Are there any defects in the
39				operation of the water system (e.g.
40				pipes, tank, pump, etc.)?
41				
42				B. Irrigation Water
43	[] Yes	[] No	[] Don't know	(1) Are there any irrigation water
44				rights for the property, such as a
45				water right permit, certificate, or
46				claim?

1	[] Yes	[] No	[] Don't know	*(a) If yes, has all or any portion of
2				the water right not been used for five or more successive years?
	£1.W	r i N	DD M	·
4 5	[ ] Yes	[] No	[] Don't know	*(b) If so, is the certificate available? (If yes, please attach a
6				copy.)
7	[] Yes	[] No	[] Don't know	*(c) If so, has the water right
8	[] ICS	[]110	[ ] Don't know	permit, certificate, or claim been
9				assigned, transferred, or changed?
10				
11	[]Yes	[] No	[] Don't know	*(2) Does the property receive
12				irrigation water from a ditch
13				company, irrigation district, or
14				other entity? If so, please identify
15				the entity that supplies water to the
16				property:
17				
18				C. Outdoor Sprinkler System
19	[] Yes	[] No	[] Don't know	(1) Is there an outdoor sprinkler
20				system for the property?
21	[] Yes	[] No	[] Don't know	*(2) If yes, are there any defects in
22				the system?
23	[] Yes	[] No	[] Don't know	*(3) If yes, is the sprinkler system
24				connected to irrigation water?
25				3. SEWER/ON-SITE SEWAGE
26				SYSTEM
27				A. The property is served by:
28				[ ] Public sewer system,
29				[] On-site sewage system (including
30				pipes, tanks, drainfields, and all other
31				component parts)
32				[] Other disposal system, please
33				describe:
34				
35	[] Yes	[] No	[] Don't know	B. If public sewer system service is
36				available to the property, is the house
37				connected to the sewer main? If no,
38				please explain.
39				
40	[ ] Yes	[] No	[] Don't know	*C. Is the property subject to any
41				sewage system fees or charges in
42				addition to those covered in your
43				regularly billed sewer or on-site sewage
44				system maintenance service?
45				D. If the property is connected to an
46				on-site sewage system:

1	[] Yes	[ ] No	[] Don't know	*(1) Was a permit issued for its
2				construction, and was it approved
3				by the local health department or
4				district following its construction?
5				(2) When was it last pumped?
6				
7	[] Yes	[ ] No	[] Don't know	*(3) Are there any defects in the
8				operation of the on-site sewage
9				system?
10			[] Don't know	(4) When was it last inspected?
11				
12				By whom:
13			[] Don't know	(5) For how many bedrooms was
14				the on-site sewage system
15				approved?
16				bedrooms
17	[] Yes	[] No	[] Don't know	E. Are all plumbing fixtures, including
18				laundry drain, connected to the
19				sewer/on-site sewage system? If no,
20				please explain:
21	[] Yes	[] No	[] Don't know	*F. Have there been any changes or
22				repairs to the on-site sewage system?
23	[] Yes	[] No	[] Don't know	G. Is the on-site sewage system,
24				including the drainfield, located entirely
25				within the boundaries of the property?
26				If no, please explain.
27				
28	[] Yes	[] No	[] Don't know	*H. Does the on-site sewage system
29				require monitoring and maintenance
30				services more frequently than once a
31				year?
32				
33	NOTICE: I	F THIS RE	SIDENTIAL REAL F	PROPERTY DISCLOSURE
34	STATEME	NT IS BEIN	NG COMPLETED FO	R NEW CONSTRUCTION WHICH
35	HAS NEVE	R BEEN O	CCUPIED, THE SEL	LER IS NOT REQUIRED TO
36				ITEM 4. STRUCTURAL OR ITEM
37	5. SYSTEN	IS AND FI	XTURES	
38				4. STRUCTURAL
39	[] Yes	[ ] No	[] Don't know	*A. Has the roof leaked within the last
40				five years?
41	[] Yes	[] No	[] Don't know	*B. Has the basement flooded or
42				leaked?
43	[] Yes	[] No	[] Don't know	*C. Have there been any conversions,
44				additions, or remodeling?
45	[] Yes	[] No	[] Don't know	*(1) If yes, were all building
46				permits obtained?

1 2	]	] Yes	[] No	[] Don't kno	w	*(2) If yes, were all final inspections obtained?
3 4	]	] Yes	[] No	[] Don't kno	w	D. Do you know the age of the house?  If yes, year of original construction:
5 6 7 8	]	] Yes	[] No	[] Don't kno	w	*E. Has there been any settling, slippage, or sliding of the property or its improvements?
9 10 11	]	] Yes	[] No	[] Don't kno	w	*F. Are there any defects with the following: (If yes, please check applicable items and explain.)
12			□ Foundations		Decks	□ Exterior Walls
13		1	□ Chimneys		Interior	Walls □ Fire Alarm
14		1	□ Doors		Window	∨s □ Patio
15		1	□ Ceilings		Slab Flo	ors   □ Driveways
16		1	□ Pools		Hot Tub	o □ Sauna
17		1	□ Sidewalks		Outbuild	dings   Fireplaces
18			□ Garage Floors		Walkwa	ys □ Siding
19			□ Other		Wood S	-
20	]	] Yes	[] No	[] Don't kno	w	*G. Was a structural pest or "whole
21						house" inspection done? If yes, when
22						and by whom was the inspection
23						completed?
24	[	] Yes	[] No	[] Don't kno	w	H. During your ownership, has the
25 26						property had any wood destroying organism or pest infestation?
27	ſ	] Yes	[] No	[] Don't kno	w	I. Is the attic insulated?
28		] Yes	[]No	[] Don't kno		J. Is the basement insulated?
29		] Yes		Don't kno		K. Does the property have a carbon
30	L	1103	1110	[] Don't kno	<u>vv</u>	monoxide alarm?
31						
						5. SYSTEMS AND FIXTURES
32						*A. If any of the following systems or
34						fixtures are included with the transfer, are there any defects? If yes, please
35						explain.
36	]	] Yes	[] No	[] Don't kno	w	Electrical system, including
37						wiring, switches, outlets, and
38						service
39 40	]	] Yes	[ ] No	[] Don't kno	w	Plumbing system, including pipes, faucets, fixtures, and toilets
41	]	] Yes	[] No	[] Don't kno	w	Hot water tank
42		] Yes	[] No	[] Don't kno		Garbage disposal
43		] Yes		[] Don't kno		Appliances
44		] Yes		[] Don't kno		Sump pump
45		] Yes		[] Don't kno		Heating and cooling systems
	t	,	F 1 = 1 =	.,		g

1					
Other		[] Yes	[] No	[] Don't know	
#B. If any of the following fixtures or property is included with the transfer, are they leased? (If yes, please attach copy of lease.)  #B. If any of the following fixtures or property is included with the transfer, are they leased? (If yes, please attach copy of lease.)  #B. If any of the following fixtures or property is included with the transfer, are they leased? (If yes, please attach copy of lease.)  #B. If any of the following fixtures or property of lease.)  #B. If any of the following fixtures or property of lease.)  #B. If any of the following fixtures or property of lease.)  #B. If any of the following fixtures or property of lease.)  #B. If any of the following fixtures or property of lease.)  #B. If any of the following fixtures or property of lease.)  #B. If any of the following fixtures or property of lease.)  #B. If any of the following fixtures or property of lease.)  #B. If any of the following fixtures are the property of lease.)  #B. If any of the following fixtures are they lease attach copy of lease.)  #C. Are any of the following kinds of wood burning appliances present at the property?  #C. Are any of the following kinds of wood burning appliances present at the property?  #B. If any of the following fixtures on property of the call the copy of the authorized and the property?  #B. If any of the following fixtures are they leave the property?  #C. Are any of the following kinds of wood burning appliances present at the property?  #C. Are any of the following kinds of wood burning appliances present at the property?  #C. Are any of the following kinds of wood burning appliances present at the property?  #C. Are any of the following kinds of wood burning appliances present at the property?  #C. Are any of the following kinds of wood burning appliances present at the property?  #C. Are any of the following kinds of wood burning appliances present at the property?  #C. Are any of the following kinds of wood burning appliances present at the property?  #C. Are any of the following kinds of w					
property is included with the transfer, are they leased? (if yes, please attach copy of lease.)    Poor   P					
are they leased? (If yes, please attach copy of lease.)    1					· · · · · · · · · · · · · · · · · · ·
Copy of lease.   Copy of lease.					
Part	7				
Tyes   No   Don't know   Satellite dish Other:	8	[] Yes	[] No	[] Don't know	Security system
Other:  **C. Are any of the following kinds of wood burning appliances present at the property?    13	9	[ ] Yes	[ ] No	[] Don't know	Tanks (type):
**C. Are any of the following kinds of wood burning appliances present at the property?  15	10	[] Yes	[] No	[] Don't know	Satellite dish
13	11				Other:
14	12				*C. Are any of the following kinds of
15					wood burning appliances present at the
[] Yes   [] No   [] Don't know   (2) Fireplace insert?	14				property?
[] Yes   [] No   [] Don't know   (3) Pellet stove?	15	[] Yes	[] No	[] Don't know	(1) Woodstove?
[] Yes   [] No   [] Don't know   (4) Fireplace?	16	[] Yes	[ ] No	[] Don't know	(2) Fireplace insert?
[] Yes [] No [] Don't know If yes, are all of the (I) woodstoves or (2) fireplace inserts certified by the U.S. Environmental Protection Agency as clean burning appliances to improve air quality and public health?  6. HOMEOWNERS' ASSOCIATION/COMMON INTERESTS  [] Yes [] No [] Don't know A. Is there a Homeowners' Association? Name of Association and contact information for an officer, director, employee, or other authorized agent, if any, who may provide the associations financial statements, minutes, bylaws, fining policy, and other information that is not publicly available:  [] Yes [] No [] Don't know B. Are there regular periodic assessments:  \$ per [] Month [] Year [] Other	17	[ ] Yes	[ ] No	[] Don't know	(3) Pellet stove?
or (2) fireplace inserts certified by the U.S. Environmental Protection Agency as clean burning appliances to improve air quality and public health?  6. HOMEOWNERS' ASSOCIATION/COMMON INTERESTS  [] Yes [] No [] Don't know A. Is there a Homeowners' Association? Name of Association and contact information for an officer, director, employee, or other authorized agent, if any, who may provide the association's financial statements, minutes, bylaws, fining policy, and other information that is not publicly available:  37  38 [] Yes [] No [] Don't know B. Are there regular periodic assessments:  \$ per [] Month [] Year [] Other	18	[] Yes	[] No	[] Don't know	(4) Fireplace?
the U.S. Environmental Protection Agency as clean burning appliances to improve air quality and public health?  6. HOMEOWNERS' ASSOCIATION/COMMON INTERESTS  28 [] Yes [] No [] Don't know A. Is there a Homeowners' Association? Name of Association and contact information for an officer, director, employee, or other authorized agent, if any, who may provide the association's financial statements, minutes, bylaws, fining policy, and other information that is not publicly available:  37 38 [] Yes [] No [] Don't know B. Are there regular periodic assessments: \$ per [] Month [] Year [] Other	19	[] Yes	[] No	[] Don't know	If yes, are all of the (1) woodstoves
Agency as clean burning appliances to improve air quality and public health?  25 26 27 28 29 30 30 30 30 30 31 31 32 33 33 34 35 36 37 38 39 39 30 30 30 30 30 30 30 30 30 30 30 30 30	20				or (2) fireplace inserts certified by
to improve air quality and public health?  6. HOMEOWNERS' ASSOCIATION/COMMON INTERESTS  28 []Yes []No []Don't know A. Is there a Homeowners' Association? Name of Association and contact information for an officer, director, employee, or other authorized agent, if any, who may provide the association's financial statements, minutes, bylaws, fining policy, and other information that is not publicly available:  37					
Part					
6. HOMEOWNERS' ASSOCIATION/COMMON INTERESTS  28 [] Yes [] No [] Don't know A. Is there a Homeowners' 29 Association? Name of Association and contact information for an officer, 31 director, employee, or other authorized agent, if any, who may provide the association's financial statements, 33 association's financial statements, 34 association's financial statements, 35 minutes, bylaws, fining policy, and other information that is not publicly available: 37 available: 38 [] Yes [] No [] Don't know B. Are there regular periodic assessments: 40 \$\cdot \cdot \cd					
26 27 28 29 29 29 20 20 21 29 20 20 21 20 21 20 21 21 22 22 23 24 25 26 27 28 28 29 20 20 20 20 20 20 21 20 20 20 20 20 20 20 20 20 20 20 20 20					neatur?
ASSOCIATION/COMMON INTERESTS  28					6. HOMEOWNERS'
[] Yes [] No [] Don't know A. Is there a Homeowners' Association? Name of Association and contact information for an officer, director, employee, or other authorized agent, if any, who may provide the association's financial statements, minutes, bylaws, fining policy, and other information that is not publicly available:  [] Yes [] No [] Don't know B. Are there regular periodic assessments:  \$ per [] Month [] Year [] Other					
Association? Name of Association and contact information for an officer, director, employee, or other authorized agent, if any, who may provide the association's financial statements, minutes, bylaws, fining policy, and other information that is not publicly available:    Second					
contact information for an officer, director, employee, or other authorized agent, if any, who may provide the association's financial statements, minutes, bylaws, fining policy, and other information that is not publicly available:		[] Yes	[] No	[] Don't know	
director, employee, or other authorized agent, if any, who may provide the association's financial statements, minutes, bylaws, fining policy, and other information that is not publicly available:  37  38  [] Yes  [] No  [] Don't know  B. Are there regular periodic assessments:  40  \$\times \cdots \cdot \cdots \cdot					
32       agent, if any, who may provide the         33       association's financial statements,         34       minutes, bylaws, fining policy, and other         35       information that is not publicly         36       available:         37          38       [] Yes       [] No       [] Don't know       B. Are there regular periodic         39       assessments:         40       \$ per [] Month [] Year         41       [] Other					
association's financial statements, minutes, bylaws, fining policy, and other information that is not publicly available:  37  38  [] Yes [] No [] Don't know B. Are there regular periodic assessments:  40  \$\times \therefore\t					
35       information that is not publicly         36       available:         37	33				
36       available:         37	34				minutes, bylaws, fining policy, and other
37	35				information that is not publicly
[] Yes   [] No   [] Don't know   B. Are there regular periodic assessments:    40	36				available:
39 assessments: 40 \$ per [ ] Month [ ] Year 41 [] Other	37				
\$ per [ ] Month [ ] Year 41 [] Other	38	[] Yes	[] No	[] Don't know	B. Are there regular periodic
[] Other	39				assessments:
[] Yes [] No [] Don't know *C. Are there any pending special	40				
71 01	41				[ ] Other
43 assessments?	42	[ ] Yes	[] No	[] Don't know	*C. Are there any pending special
	43				assessments?

1 2	[ ] Yes	[] No	[] Don't know	*D. Are there any shared "common areas" or any joint maintenance
3				agreements (facilities such as walls,
4				fences, landscaping, pools, tennis
5				courts, walkways, or other areas co-
6				owned in undivided interest with
7				others)?
8				7. ENVIRONMENTAL
9	[]Yes	[] No	[] Don't know	*A. Have there been any flooding,
10				standing water, or drainage problems on
11				the property that affect the property or
12				access to the property?
13	[] Yes	[] No	[] Don't know	*B. Does any part of the property
14				contain fill dirt, waste, or other fill
15				material?
16	[] Yes	[] No	[] Don't know	*C. Is there any material damage to the
17				property from fire, wind, floods, beach
18				movements, earthquake, expansive
19				soils, or landslides?
20	[] Yes	[ ] No	[] Don't know	D. Are there any shorelines, wetlands,
21				floodplains, or critical areas on the
22				property?
23	[] Yes	[] No	[] Don't know	*E. Are there any substances,
24				materials, or products in or on the
25 26				property that may be environmental
27				concerns, such as asbestos, formaldehyde, radon gas, lead-based
28				paint, fuel or chemical storage tanks, or
29				contaminated soil or water?
30	[] Yes	[] No	[] Don't know	*F. Has the property been used for
31				commercial or industrial purposes?
32	[] Yes	[] No	[] Don't know	*G. Is there any soil or groundwater
33				contamination?
34	[] Yes	[] No	[] Don't know	*H. Are there transmission poles or
35				other electrical utility equipment
36				installed, maintained, or buried on the
37				property that do not provide utility
38				service to the structures on the
39				property?
40	[] Yes	[] No	[] Don't know	*I. Has the property been used as a
41				legal or illegal dumping site?
42	[] Yes	[] No	[] Don't know	*J. Has the property been used as an
43				illegal drug manufacturing site?
44	[] Yes	[] No	[] Don't know	*K. Are there any radio towers in the
45				area that cause interference with cellular
46				telephone reception?

1 2				8. MANUFACTURED AND MOBILE HOMES
3				If the property includes a manufactured
4				or mobile home,
5	[] Yes	[] No	[] Don't know	*A. Did you make any alterations to the
6	.,			home? If yes, please describe the
7				alterations:
8	[] Yes	[ ] No	[] Don't know	*B. Did any previous owner make any
9				alterations to the home?
.0	[] Yes	[] No	[] Don't know	*C. If alterations were made, were
1	.,			permits or variances for these alterations
.2				obtained?
.3				
4				9. FULL DISCLOSURE BY SELLERS
.5				A. Other conditions or defects:
.6	[]Yes	[] No	[] Don't know	*Are there any other existing material
7	[]	[]	[]	defects affecting the property that a
.8				prospective buyer should know about?
9				B. Verification:
20				The foregoing answers and attached
21				explanations (if any) are complete and
22				correct to the best of my/our knowledge
23				and I/we have received a copy hereof.
24				I/we authorize all of my/our real estate
25				licensees, if any, to deliver a copy of
26				this disclosure statement to other real
27				estate licensees and all prospective
28				buyers of the property.
29	DATE		SELLER	SELLER
30			NOTICE TO T	HE BUYER
31	INFORMAT	TION REGA	ARDING REGISTER	ED SEX OFFENDERS MAY
32	BE OBTAIN	NED FROM	LOCAL LAW ENFO	DRCEMENT AGENCIES. THIS
33	NOTICE IS	INTENDEI	D ONLY TO INFORM	M YOU OF WHERE TO OBTAIN
34	THIS INFO	RMATION	AND IS NOT AN IN	DICATION OF THE PRESENCE OF
35	REGISTERI	ED SEX OF	FENDERS.	
86		II. BUYE	ER'S ACKNOWLED	GMENT
37		A.	Buyer hereby acknowledge	owledges that: Buyer has a duty to pay
88			diligent attention to	any material defects that are known to
39			Buyer or can be kno	wn to Buyer by utilizing diligent
10			attention and observ	ation.
11		В.	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	e licensee or other party.

1	C. Buyer acknowledges that, pursuant to RCW 64.06.050(2),
2	real estate licensees are not liable for inaccurate information
3 4	provided by Seller, except to the extent that real estate licensees know of such inaccurate information.
5	D. This information is for disclosure only and is not intended to
6	be a part of the written agreement between the Buyer and
7	Seller.
8	E. Buyer (which term includes all persons signing the "Buyer's
9	acceptance" portion of this disclosure statement below) has received a copy of this Disclosure Statement (including
1	attachments, if any) bearing Seller's signature.
L2	DISCLOSURES CONTAINED IN THIS DISCLOSURE STATEMENT ARE PROVIDED BY
L3	SELLER BASED ON SELLER'S ACTUAL KNOWLEDGE OF THE PROPERTY AT THE TIME
L4	SELLER COMPLETES THIS DISCLOSURE STATEMENT. UNLESS BUYER AND SELLER
L5	OTHERWISE AGREE IN WRITING, BUYER SHALL HAVE THREE BUSINESS DAYS FROM
L6	THE DAY SELLER OR SELLER'S AGENT DELIVERS THIS DISCLOSURE STATEMENT TO
L7	RESCIND THE AGREEMENT BY DELIVERING A SEPARATELY SIGNED WRITTEN
L8	STATEMENT OF RESCISSION TO SELLER OR SELLER'S AGENT. YOU MAY WAIVE THE
L9	RIGHT TO RESCIND PRIOR TO OR AFTER THE TIME YOU ENTER INTO A SALE
20	AGREEMENT.
21	BUYER HEREBY ACKNOWLEDGES RECEIPT OF A COPY OF THIS DISCLOSURE
22	STATEMENT AND ACKNOWLEDGES THAT THE DISCLOSURES MADE HEREIN ARE THOSE
23	OF THE SELLER ONLY, AND NOT OF ANY REAL ESTATE LICENSEE OR OTHER PARTY.
24	DATE BUYER BUYER
25	(2) If the disclosure statement is being completed for new
26	construction which has never been occupied, the disclosure statement is
27	not required to contain and the seller is not required to complete the
28	questions listed in item 4. Structural or item 5. Systems and
29	Fixtures.
30	(3) The seller disclosure statement shall be for disclosure only,
31	and shall not be considered part of any written agreement between the
32	buyer and seller of residential property. The seller disclosure
33	statement shall be only a disclosure made by the seller, and not any
34	real estate licensee involved in the transaction, and shall not be
35	construed as a warranty of any kind by the seller or any real estate

Correct the title.

licensee involved in the transaction."

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 ${\tt \underline{EFFECT:}}$  (1) Specifies that existing, owner-occupied single-family

residences are exempt from the requirement that all existing residential occupancies be equipped with a carbon monoxide alarm beginning on January 1, 2013. Specifies that work involving the exterior surfaces of dwellings and exterior work involving plumbing or mechanical systems is exempt from the requirement that existing owner occupied, single-family residences be equipped with a carbon monoxide alarm where any alterations, repairs, or additions requiring a building permit occur.

(2) Adds to the seller disclosure form a question of whether the home is equipped with a carbon monoxide alarm.

--- END ---