S-2071.2

SUBSTITUTE SENATE BILL 5895

State of Washington 60th Legislature 2007 Regular Session

By Senate Committee on Consumer Protection & Housing (originally sponsored by Senators Fraser, Swecker, Tom, Shin, Kline, McCaslin, Kilmer, Jacobsen, Delvin and Honeyford)

READ FIRST TIME 02/23/07.

AN ACT Relating to seller disclosure of information concerning residential real property; amending RCW 64.06.005, 64.06.010, and 64.06.020; adding a new section to chapter 64.06 RCW; and creating a new section.

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

6 <u>NEW SECTION.</u> Sec. 1. (1) The legislature finds that:

7 (a) Some purchasers of residential property have been financially 8 ruined, and their health threatened, by the discovery of toxic 9 materials buried or otherwise hidden on the property, that was not 10 disclosed by the seller who had actual knowledge of the presence of 11 such materials before the sale;

(b) Current law exempts some sellers from legal responsibility to disclose what they know about the presence of toxic materials on unimproved property they are selling for residential purposes; and

(c) Seller disclosure statements provide information of fundamental importance to a buyer to help the buyer determine whether the property has health and safety characteristics suitable for residential use and whether the buyer can financially afford the cleanup costs and related legal costs. 1

(2) The legislature intends that:

(a) Purchasers of unimproved property intended to be used for
residential purposes be entitled to receive from the seller information
known by the seller about toxic materials on or buried in the property;
(b) There be no legal exemptions from such disclosure in the
interests of fairness and transparency in residential property sales
transactions; and

8 (c) Separate residential property sales disclosure forms be used 9 for improved and unimproved property, to assist with transparency in 10 property transactions.

11 **Sec. 2.** RCW 64.06.005 and 2002 c 268 s 8 are each amended to read 12 as follows:

13 ((This chapter applies only to residential real property. For 14 purposes of this chapter,)) The definitions in this section apply 15 throughout this chapter unless the context clearly requires otherwise. 16 (1) "Improved residential real property" means:

17 (((1))) (a) Real property consisting of, or improved by, one to 18 four residential dwelling units;

19 (((2))) <u>(b)</u> A residential condominium as defined in RCW 20 64.34.020(9), unless the sale is subject to the public offering 21 statement requirement in the Washington condominium act, chapter 64.34 22 RCW;

23 (((3))) <u>(c)</u> A residential timeshare, as defined in RCW 24 64.36.010(11), unless subject to written disclosure under the 25 Washington timeshare act, chapter 64.36 RCW; or

26 (((++))) (d) A mobile or manufactured home, as defined in RCW 27 43.22.335 or 46.04.302, that is personal property.

(2) "Residential real property" means both improved and unimproved
 residential real property.

30 (3) "Seller disclosure statement" means the form to be completed by 31 the seller of residential real property as prescribed by this chapter. 32 (4) "Unimproved residential real property" means property zoned for 33 residential use that is not improved by residential dwelling units, a 34 residential condominium, a residential timeshare, or a mobile or 35 manufactured home.

Sec. 3. RCW 64.06.010 and 1994 c 200 s 2 are each amended to read 1 2 as follows:

3 This chapter does not apply to the following transfers of 4 residential real property:

5 (1) A foreclosure((τ)) or deed-in-lieu of foreclosure((τ) or a sale by a lienholder who acquired the residential real property through 6 7 foreclosure or deed-in-lieu of foreclosure));

8

(2) A gift or other transfer to a parent, spouse, or child of a 9 transferor or child of any parent or spouse of a transferor;

(3) A transfer between spouses in connection with a marital 10 dissolution; 11

(4) A transfer where a buyer had an ownership interest in the 12 13 property within two years of the date of the transfer including, but not limited to, an ownership interest as a partner in a partnership, a 14 limited partner in a limited partnership, a shareholder 15 in a 16 corporation, a leasehold interest, or transfers to and from a 17 facilitator pursuant to a tax deferred exchange;

(5) A transfer of an interest that is less than fee simple, except 18 that the transfer of a vendee's interest under a real estate contract 19 is subject to the requirements of this chapter; ((and)) 20

21 (6) A transfer made by the personal representative of the estate of 22 the decedent or by a trustee in bankruptcy; and

(7) A transfer in which the buyer has expressly waived the receipt 23 of the seller disclosure statement. However, if the answer to any of 24 the questions in the section entitled "Environmental" would be "yes," 25 the buyer may not waive the receipt of the "Environmental" section of 26 27 the seller disclosure statement.

Sec. 4. RCW 64.06.020 and 2004 c 114 s 1 are each amended to read 28 29 as follows:

(1) In a transaction for the sale of *improved* residential <u>real</u> 30 31 property, the seller shall, unless the buyer has expressly waived the right to receive the disclosure statement under RCW 64.06.010, or 32 unless the transfer is <u>otherwise</u> exempt under RCW 64.06.010, deliver to 33 the buyer a completed seller disclosure statement in the following 34 format and that contains, at a minimum, the following information: 35

INSTRUCTIONS TO THE SELLER 36

37 Please complete the following form. Do not leave any spaces blank. Ιf

the question clearly does not apply to the property write "NA((-))." 1 2 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 3 4 provide your explanation(s). For your protection you must date and 5 sign each page of this disclosure statement and each attachment. Delivery of the disclosure statement must occur not later than five 6 7 business days, unless otherwise agreed, after mutual acceptance of a 8 written contract to purchase between a buyer and a seller.

NOTICE TO THE BUYER

13 SELLER MAKES THE FOLLOWING DISCLOSURES OF EXISTING MATERIAL FACTS OR MATERIAL DEFECTS TO BUYER BASED ON SELLER'S ACTUAL KNOWLEDGE OF THE 14 PROPERTY AT THE TIME SELLER COMPLETES THIS DISCLOSURE STATEMENT. 15 UNLESS YOU AND SELLER OTHERWISE AGREE IN WRITING, YOU HAVE THREE 16 17 BUSINESS DAYS FROM THE DAY SELLER OR SELLER'S AGENT DELIVERS THIS 18 DISCLOSURE STATEMENT TO YOU TO RESCIND THE AGREEMENT BY DELIVERING A 19 SEPARATELY SIGNED WRITTEN STATEMENT OF RESCISSION TO SELLER OR SELLER'S 20 IF THE SELLER DOES NOT GIVE YOU A COMPLETED DISCLOSURE AGENT. STATEMENT, THEN YOU MAY WAIVE THE RIGHT TO RESCIND PRIOR TO OR AFTER 21 THE TIME YOU ENTER INTO A SALE AGREEMENT. 22

23 THE FOLLOWING ARE DISCLOSURES MADE BY SELLER AND ARE NOT THE 24 REPRESENTATIONS OF ANY REAL ESTATE LICENSEE OR OTHER PARTY. THIS 25 INFORMATION IS FOR DISCLOSURE ONLY AND IS NOT INTENDED TO BE A PART OF 26 ANY WRITTEN AGREEMENT BETWEEN BUYER AND SELLER.

27 FOR A MORE COMPREHENSIVE EXAMINATION OF THE SPECIFIC CONDITION OF THIS 28 PROPERTY YOU ARE ADVISED TO OBTAIN AND PAY FOR THE SERVICES OF QUALIFIED EXPERTS TO INSPECT THE PROPERTY, WHICH MAY INCLUDE, WITHOUT 29 30 LIMITATION, ARCHITECTS, ENGINEERS, LAND SURVEYORS, PLUMBERS, ELECTRICIANS, ROOFERS, BUILDING INSPECTORS, 31 ON-SITE WASTEWATER TREATMENT INSPECTORS, OR STRUCTURAL PEST INSPECTORS. 32 THE PROSPECTIVE 33 BUYER AND SELLER MAY WISH TO OBTAIN PROFESSIONAL ADVICE OR INSPECTIONS 34 OF THE PROPERTY OR TO PROVIDE APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN THEM WITH RESPECT TO ANY ADVICE, INSPECTION, DEFECTS OR 35 36 WARRANTIES.

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

9

I. SELLER'S DISCLOSURES:

1

2

3

4

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.

5				1. TITLE
6	[] Yes	[] No	[] Don't know	A. Do you have legal authority to sell
7				the property? If no, please explain.
8	[] Yes	[] No	[] Don't know	*B. Is title to the property subject to
9				any of the following?
10				(1) First right of refusal
11				(2) Option
12				(3) Lease or rental agreement
13				(4) Life estate?
14	[] Yes	[] No	[] Don't know	*C. Are there any encroachments,
15				boundary agreements, or boundary
16				disputes?
17	[] Yes	[] <u>No</u>	[]Don't know	*D. Is there a private road or easement
18				agreement for access to the property?
19	[] Yes	[] No	[] Don't know	$((\stackrel{\text{$\underline{*}$}}{\text{$\underline{-}$}}))$ <u>*E.</u> Are there any rights_of_
20				way, easements, or access limitations
21				that may affect the Buyer's use of the
22				property?
23	[] Yes	[] No	[] Don't know	$((\stackrel{\text{\tiny{(X-F.)})}{\to}}{\underline{F.}}$ Are there any written
24				agreements for joint maintenance of an
25				easement or right_of_way?
26	[] Yes	[] No	[] Don't know	$((\stackrel{\text{\tiny{\$}}}{F})) \stackrel{\text{\scriptsize{-}}}{=} G.$ Is there any study, survey
27				project, or notice that would adversely
28				affect the property?
29	[] Yes	[] No	[] Don't know	((*G.)) <u>*H.</u> Are there any pending or
30 31				existing assessments against the
				property?
32	[] Yes	[] No	[] Don't know	((*H.)) <u>*I.</u> Are there any zoning
33 34				violations, nonconforming uses, or any unusual restrictions on the property that
35				would affect future construction or
36				remodeling?
37	[] Yes	[] No	[] Don't know	((* I.)) <u>*J.</u> Is there a boundary survey
38	[]	[]=:=	[] =	for the property?
39	[] Yes	[] No	[] Don't know	$((\underline{*J})) \underline{*K}$. Are there any covenants,
40				conditions, or restrictions which affect
41				the property?
42				2. WATER
42				
43				A. Household Water

1				(1) The source of water for the
2 3				property is: [] Private or publicly owned water
4				system
5				[] Private well serving only the
6				subject property
7				*[] Other water system
8	[] Yes	[] No] Don't know	*If shared, are there any written
9				agreements?
10	[] Yes	[] No	[] Don't know	*(2) Is there an easement (recorded
11				or unrecorded) for access to and/or
12				maintenance of the water source?
13	[] Yes	[] No	[] Don't know	*(3) Are there any known problems
14				or repairs needed?
15	[] Yes	[] No	[] Don'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	[] Yes	[] No	[] Don't know	*(5) Are there any water treatment
20				systems for the property? If yes,
21				are they []Leased []Owned
22	[]Yes	[] <u>No</u>	[] Don't know	*(6) Are there any water rights for
23				the property associated with its
24				domestic water supply, such as a
25 26				water right permit, certificate, or claim?
20	[] Yes	[]No	[] Don't know	(a) If yes, has the water right
27	lies	[] <u>No</u>		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				five or more successive years? (If
33				yes, please explain.)
34				<u></u>
35				B. Irrigation Water
36	[] Yes	[] No	[] Don't know	(1) Are there any <u>irrigation</u> water
37				rights for the property, such as a
38				water right((;)) permit, certificate,
39				or claim?
40	[] Yes	[] No	[] Don't know	*(a) If yes, ((have the water rights
41				been used during the last five
42				years)) has all or any portion of the
43				water right not been used for five or
44				more successive years?
45	[] Yes	[] No	[] Don't know	*(b) If so, is the certificate
46				available? (If yes, please attach a
47				<u>copy.)</u>

1	[] Yes	[] <u>No</u>	[] Don't know	(c) If so, has the water right
2				permit, certificate, or claim been
3				assigned, transferred, or changed?
4				<u>If so, explain:</u>
5				<u></u>
6	[] Yes	[] <u>No</u>	[] 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				<u></u>
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				3. SEWER/ON-SITE SEWAGE
21				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 district following its construction?
45				district following its construction?
46				(2) When was it last pumped:
47				

1	[] Yes	[] No	[] Don't know	*(3) Are there any defects in the
2				operation of the on-site sewage
3				system?
4			[] Don't know	(4) When was it last inspected?
5				
6				By <u>w</u> hom:
7			[] Don't know	(5) For how many bedrooms was
8				the on-site sewage system
9				approved?
10				bedrooms
11	[] Yes	[] No	[] Don't know	E. Are all plumbing fixtures, including
12				laundry drain, connected to the
13				sewer/on-site sewage system? If no,
14				please explain:
15	[] Yes	[] No	[] Don't know	*F. Have there been any changes or
16				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
19				within the boundaries of the property?
20				If no, please explain.
21				
22	[] 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				
27				PROPERTY DISCLOSURE
28	STATEM		NG COMPLETED F	OR NEW CONSTRUCTION WHICH
29				ELLER IS NOT REQUIRED TO
29 30	COMPLE	TE THE QU	JESTIONS LISTED	
29 30 31	COMPLE		JESTIONS LISTED	ELLER IS NOT REQUIRED TO
29 30	COMPLE	TE THE QU	JESTIONS LISTED	ELLER IS NOT REQUIRED TO
29 30 31	COMPLE	TE THE QU	JESTIONS LISTED	ELLER IS NOT REQUIRED TO IN ITEM 4. STRUCTURAL OR ITEM
29 30 31 32	COMPLE 5. SYSTI	ETE THE QU EMS AND F	JESTIONS LISTED	ELLER IS NOT REQUIRED TO IN ITEM 4. STRUCTURAL OR ITEM 4. STRUCTURAL
29 30 31 32 33	COMPLE 5. SYSTI []Yes	ETE THE QU EMS AND F [] No	JESTIONS LISTED	ELLER IS NOT REQUIRED TO IN ITEM 4. STRUCTURAL OR ITEM 4. STRUCTURAL *A. Has the roof leaked?
29 30 31 32 33 34	COMPLE 5. SYSTI []Yes	ETE THE QU EMS AND F [] No	JESTIONS LISTED	ELLER IS NOT REQUIRED TO IN ITEM 4. STRUCTURAL OR ITEM 4. STRUCTURAL *A. Has the roof leaked? *B. Has the basement flooded or
29 30 31 32 33 34 35	COMPLE 5. SYSTT []Yes []Yes	ETE THE QU EMS AND F [] No [] No	JESTIONS LISTED : IXTURES [] Don't know [] Don't know	ELLER IS NOT REQUIRED TO IN ITEM 4. STRUCTURAL OR ITEM 4. STRUCTURAL *A. Has the roof leaked? *B. Has the basement flooded or leaked?
29 30 31 32 33 34 35 36	COMPLE 5. SYSTI []Yes []Yes []Yes	ETE THE QU EMS AND F [] No [] No	ISTIONS LISTED	ELLER IS NOT REQUIRED TO IN ITEM 4. STRUCTURAL OR ITEM 4. STRUCTURAL *A. Has the roof leaked? *B. Has the basement flooded or leaked? *C. Have there been any conversions, additions, or remodeling?
29 30 31 32 33 34 35 36 37	COMPLE 5. SYSTT []Yes []Yes	ETE THE QU EMS AND F [] No [] No [] No	JESTIONS LISTED : IXTURES [] Don't know [] Don't know	ELLER IS NOT REQUIRED TO IN ITEM 4. STRUCTURAL OR ITEM 4. STRUCTURAL *A. Has the roof leaked? *B. Has the basement flooded or leaked? *C. Have there been any conversions,
29 30 31 32 33 34 35 36 37 38	COMPLE 5. SYSTI []Yes []Yes []Yes	ETE THE QU EMS AND F [] No [] No [] No	ISTIONS LISTED	ELLER IS NOT REQUIRED TO IN ITEM 4. STRUCTURAL OR ITEM 4. STRUCTURAL *A. Has the roof leaked? *B. Has the basement flooded or leaked? *C. Have there been any conversions, additions, or remodeling? *(1) If yes, were all building
29 30 31 32 33 34 35 36 37 38 39	COMPLE 5. SYSTI [] Yes [] Yes [] Yes [] Yes	ETE THE QU EMS AND F [] No [] No [] No [] No	IXTURES	ELLER IS NOT REQUIRED TO IN ITEM 4. STRUCTURAL OR ITEM 4. STRUCTURAL *A. Has the roof leaked? *B. Has the basement flooded or leaked? *C. Have there been any conversions, additions, or remodeling? *(1) If yes, were all building permits obtained? *(2) If yes, were all final
29 30 31 32 33 34 35 36 37 38 39 40	COMPLE 5. SYSTI []Yes []Yes []Yes []Yes []Yes	ETE THE QU EMS AND F [] No [] No [] No [] No [] No	JESTIONS LISTED IXTURES	ELLER IS NOT REQUIRED TO IN ITEM 4. STRUCTURAL OR ITEM 4. STRUCTURAL *A. Has the roof leaked? *B. Has the basement flooded or leaked? *C. Have there been any conversions, additions, or remodeling? *(1) If yes, were all building permits obtained? *(2) If yes, were all final inspections obtained?
29 30 31 32 33 34 35 36 37 38 39 40 41	COMPLE 5. SYSTI [] Yes [] Yes [] Yes [] Yes	ETE THE QU EMS AND F [] No [] No [] No [] No	IXTURES	ELLER IS NOT REQUIRED TO IN ITEM 4. STRUCTURAL OR ITEM 4. STRUCTURAL *A. Has the roof leaked? *B. Has the basement flooded or leaked? *C. Have there been any conversions, additions, or remodeling? *(1) If yes, were all building permits obtained? *(2) If yes, were all final inspections obtained? b. Do you know the age of the house?
29 30 31 32 33 34 35 36 37 38 39 40 40 41 42 43	COMPLE 5. SYSTI []Yes []Yes []Yes []Yes []Yes	ETE THE QU EMS AND F [] No [] No [] No [] No [] No	JESTIONS LISTED IXTURES	ELLER IS NOT REQUIRED TO IN ITEM 4. STRUCTURAL OR ITEM 4. STRUCTURAL *A. Has the roof leaked? *B. Has the basement flooded or leaked? *C. Have there been any conversions, additions, or remodeling? *(1) If yes, were all building permits obtained? *(2) If yes, were all final inspections obtained? *(2) If yes, were all final inspections obtained? In the second secon
29 30 31 32 33 34 35 36 37 38 39 40 41 41 42 43	COMPLE 5. SYSTI []Yes []Yes []Yes []Yes []Yes	ETE THE QU EMS AND F [] No [] No [] No [] No [] No [] No	JESTIONS LISTED : IXTURES [] Don't know [] Don't know [] Don't know [] Don't know [] Don't know [] Don't know	ELLER IS NOT REQUIRED TO IN ITEM 4. STRUCTURAL OR ITEM 4. STRUCTURAL *A. Has the roof leaked? *B. Has the basement flooded or leaked? *C. Have there been any conversions, additions, or remodeling? *(1) If yes, were all building permits obtained? *(2) If yes, were all final inspections obtained? D. Do you know the age of the house? If yes, year of original construction:
29 30 31 32 33 34 35 36 37 38 39 40 41 41 42 43 44	COMPLE 5. SYSTI []Yes []Yes []Yes []Yes []Yes	ETE THE QU EMS AND F [] No [] No [] No [] No [] No	JESTIONS LISTED IXTURES	ELLER IS NOT REQUIRED TO IN ITEM 4. STRUCTURAL OR ITEM 4. STRUCTURAL *A. Has the roof leaked? *B. Has the basement flooded or leaked? *C. Have there been any conversions, additions, or remodeling? *(1) If yes, were all building permits obtained? *(2) If yes, were all final inspections obtained? D. Do you know the age of the house? If yes, year of original construction:
29 30 31 32 33 34 35 36 37 38 39 40 41 41 42 43	COMPLE 5. SYSTI []Yes []Yes []Yes []Yes []Yes	ETE THE QU EMS AND F [] No [] No [] No [] No [] No [] No	JESTIONS LISTED : IXTURES [] Don't know [] Don't know [] Don't know [] Don't know [] Don't know [] Don't know	ELLER IS NOT REQUIRED TO IN ITEM 4. STRUCTURAL OR ITEM 4. STRUCTURAL *A. Has the roof leaked? *B. Has the basement flooded or leaked? *C. Have there been any conversions, additions, or remodeling? *(1) If yes, were all building permits obtained? *(2) If yes, were all final inspections obtained? D. Do you know the age of the house? If yes, year of original construction:

1 ()Yes ()Ne ()Der) kare ***. Are dree are defective in the state are defectin the state are defective in the state are								
3 □ Fondutors □ Deck □ Deck □ Callage □		[] Yes	8	[] No	[] Don't kr		-	
4 \Box Pondations \Box Decks \Box Exterior Walk 5 \Box Chimmers \Box Berior \Box Berior 6 \Box Dors \Box Windows \Box Patio 7 \Box Colling \Box Biot \Box \Box Bato 9 \Box Colling \Box Biot \Box \Box Sama 9 \Box Garage Floors \Box Oubuillangs \Box Fireplaces 10 \Box Dir \Box Walk ways \Box Saling 11 \Box Dir \Box Dir Norm Fireplaces 12 \Box Dir \Box Walk ways \Box Saling 13 \Box Dir Norm H. Dunicy porcenting has the inspection one? H yes 14 \Box Dir Norm H. Dunicy porcenting has the inspection one? H yes 15 \Box Dir Norm H Dunicy porcenting has the inspection one? H yes 16 \Box Dir Norm H Dunicy porcenting has the inspection one? H yes 17 \Box No \Box Don't korn H to attribute system. H wes porcenting has the inspection one? 18 \Box Dir Norm H Dunicy porcenting has the inspection one? H wes porcenting has the inspection one? 19								-
1101000 <th< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td>applicable items</td><td>and explain.)</td></th<>							applicable items	and explain.)
1 \Box 3 \Box 4 \Box 1 \Box 1 \Box 1 \Box 1 \Box <	4		Foun	dations	1	Decks		Exterior Walls
1 \Box Sub \Box Sub \Box Darways8 \Box Not \Box Sur \Box Sur \Box Sur9 \Box Sur \Box Sur \Box Sur \Box Sur10 \Box Sur \Box Sur \Box Sur \Box Sur11 \Box Sur \Box Sur \Box Sur \Box Sur12 \Box Sur \Box Sur \Box Sur \Box Sur13 \Box Sur \Box Sur \Box Sur \Box Sur14 \Box Sur \Box Sur \Box Sur \Box Sur15 \Box Sur \Box Sur \Box Sur \Box Sur16 \Box Sur \Box Sur \Box Sur \Box Sur17 \Box Sur \Box Sur \Box Sur \Box Sur18 \Box Sur \Box Sur \Box Sur \Box Sur19 \Box Sur \Box Sur \Box Sur \Box Sur10 \Box Sur \Box Sur \Box Sur \Box Sur10 \Box Sur \Box Sur \Box SurSur10 \Box Sur \Box Sur \Box SurSur10 \Box Sur \Box Sur \Box SurSur10 \Box Sur \Box Sur \Box SurSur11 \Box Sur \Box Sur \Box SurSur12 \Box Sur \Box Sur \Box SurSur13 \Box Sur \Box Sur \Box SurSur14 \Box Sur \Box Sur \Box Sur<	5		□ Chim	ineys	1	□ Interior \	Walls	Fire Alarm
1 1	6		□ Door	s	I	□ Window	s	Patio
9 $ $	7		□ Ceili	ngs	I	⊐ Slab Flo	ors	Driveways
10 $\Box \ Garge Flows$ $\Box \ Walk varys$ $\Box \ Subme11\Box \ Oliv\Box \ Wood Stores12() Yes() Yes() Yes() Our \ HonowG. Was a structural pest or "wholehouse" inspection complet?13\Box \ Olive() Yes() Yes() Yes() Yes() Yes() Yes14\Box \ Olive() Yes() Yes() Yes() Yes() Yes() Yes() Yes() Yes15() Yes() Yes<$	8		Pools	5	1	□ Hot Tub		🗆 Sauna
11 • Other • Word Stoves 12 []Yes []No []Don'know *G. Was a structural pest or "whole house" inspection done? If yes, when and by whom was the inspection completed? 14	9		□ Sidev	walks	I	Outbuild	lings	Fireplaces
$ \left[\left[\begin{array}{cccccccccccccccccccccccccccccccccccc$	10		□ Gara	ge Floors	1	□ Walkwa	ys	Siding
13house" inspection done? If yes, when and by two? was the inspection completed?15	11		□ Othe	r	I	□ Wood St	oves	
14and by whom was the inspection completed?15 $(]Yes$ $[]No$ $[]Don't know$ H. Durity your ownership, has the property had any wood distroying cogains or pest infestation?16 $(]Yes$ $[]No$ $[]Don't know$ I. Is the attic insulated?17 $(]Yes$ $[]No$ $[]Don't know$ I. Is the attic insulated?19 $(]Yes$ $[]No$ $[]Don't know$ I. Is the attic insulated?20 $[]Yes$ $[]No$ $[]Don't know$ I. Is the attic insulated?21	12	[] Yes	8	[] No	[] Don't kr	low	*G. Was a str	uctural pest or "whole
15complete?complete?complete?16[]Yes[]No[]Dort knowH. During your ownership, has the propery had any wood destroying organism or pest infestation?19[]Yes[]No[]Dort knowI. Is the attic insulated?20[]Yes[]No[]Dort knowJ. Is the basement insulated?21	13						house" inspection	n done? If yes, when
16[]Yes[]No[]Don'kowH. During your ownership. has the properly had any wood destroying organism or pest infestation?19[]Yes[]No[]Don'kowI. Is the attic insulated?20[]Yes[]No[]Don'kowJ. Is the basement insulated?21IIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII								•
17 International and the set of							-	
18organism or pet infestution?19[]Yes[]No[]Don't knowI. is the attic insulated?20[]Yes[]No[]Don't knowJ. is the basement insulated?21		[] Yes	8	[] No	[] Don't kr			-
19[] Yes[] No[] Don't knowI. Is the tria insulated?20[] Yes[] No[] Don't knowJ. Store basement insulated?21								
201 Yes1 No1 Don't knowJ. Is the basement insulated?21S. SYSTEMS AND FIXTURES22S. SYSTEMS AND FIXTURES23S. SYSTEMS AND FIXTURES24S. Systems are included with the transfer, are there any defects? If yes, please explain.25I Yes26I Yes27S. Systems and the transfer, surfaces, fixtures, and toilets28I Yes29I Yes29I Yes20I Yes20I Yes21I Yes23I Yes24I Yes25I No26I Yes27I No28I Yes29I Yes29I Yes20I Yes21I Yes22I Yes23I Yes24I Yes25I Yes26I Yes27I Yes28I Yes29I Yes29I Yes20I Yes21I Yes22I Yes23I Yes34I Yes35I Yes36I Yes37I Yes38I Yes39I Yes41I Yes42I Yes43I Yes44I Yes45I Yes45I Yes45I Yes45I Yes45I Yes <td< td=""><td></td><td>[]Yes</td><td>. </td><td>[] No</td><td>[] Don't kr</td><td></td><td>•</td><td></td></td<>		[]Yes	.	[] No	[] Don't kr		•	
21 5.SYSTEMS AND FIXTURES 22 A. If any of the following systems or fixtures are included with the transfer, are there any defects? If yes, please explain. 25								
22 *A. If any of the following systems or 23 *A. If any of the following systems or 24 are there any defects? If yes, please 25 explain. 26 []Yes []No []Don't know Electrical system, including 27 wiring, switches, outlets, and service 29 []Yes []No []Don't know Plumbing system, including pipes, 30		[]	-	[]	[]=			
23fxtures are included with the transfer, are there any defects? If yes, please explain.26[]Yes[]No[]Don't knowElectrical system, including wiring, switches, outlets, and service27								
24are there any defects? If yes, please explain.25[]Yes[]No[]Don't knowElectrical system, including wiring, switches, outlets, and service26[]Yes[]No[]Don't knowPlumbing system, including pipes, faucets, fixtures, and toilets29[]Yes[]No[]Don't knowPlumbing system, including pipes, faucets, fixtures, and toilets30[]Yes[]No[]Don't knowHot water tank32[]Yes[]No[]Don't knowGarbage disposal33[]Yes[]No[]Don't knowAppliances34[]Yes[]No[]Don't knowSump pump35[]Yes[]No[]Don't knowScurity system36[]Yes[]No[]Don't knowScurity system37[]Yes[]No[]Don't knowScurity system38[]Yes[]No[]Don't knowScurity system39[]Owned [] Leasedother41[]Yes[]No[]Don't know42[]Yes[]No[]Don't know43[]Yes[]No[]Don't know44[]Yes[]No[]Don't knowScurity system45[]Yes[]No[]Don't knowScurity system								
25explain.26[]Yes[]No[]Don't knowElectrical system, including wiring, switches, outlets, and service29[]Yes[]No[]Don't knowPlumbing system, including pipes, faucets, fixtures, and toilets30[]Yes[]No[]Don't knowHot water tank32[]Yes[]No[]Don't knowGarbage disposal33[]Yes[]No[]Don't knowAppliances34[]Yes[]No[]Don't knowSump pump35[]Yes[]No[]Don't knowSecurity system36[]Yes[]No[]Don't knowSecurity system37								
27 wiring, switches, outlets, and service 28 [] Yes [] No [] Don't know Plumbing system, including pipes, faucets, fixtures, and toilets 30 [] Yes [] No [] Don't know Hot water tank 31 [] Yes [] No [] Don't know Garbage disposal 33 [] Yes [] No [] Don't know Appliances 34 [] Yes [] No [] Don't know Sump pump 35 [] Yes [] No [] Don't know Heating and cooling systems 36 [] Yes [] No [] Don't know Security system 37 [] Yes [] No [] Don't know Security system 38 [] Yes [] No [] Don't know Security system 39							-	in jes, preuse
28 I Yes I No I Don't know Plumbing system, including pipes, faucets, fixtures, and toilets 30 I Yes I No I Don't know Hot water tank 32 I Yes I No I Don't know Garbage disposal 33 I Yes I No I Don't know Appliances 34 I Yes I No I Don't know Sump pump 35 I Yes I No I Don't know Heating and cooling systems 36 I Yes I No I Don't know Security system 37 I No I Don't know Security system 38 I Yes No I Don't know Security system 39 I Yes I No I Don't know Pleased? 41 I Yes I No I Don't know Security system 42 I Yes I No I Don't know Security system 43 I Yes I No I Don't know Security system 44 I Yes I No I Don't know Satellite dish	26	[]Yes	5	[] No	[] Don't kr	low	Electrical s	ystem, including
29[]Yes[]No[]Don't knowPlumbing system, including pipes, faucets, fixtures, and toilets31[]Yes[]No[]Don't knowHot water tank32[]Yes[]No[]Don't knowGarbage disposal33[]Yes[]No[]Don't knowAppliances34[]Yes[]No[]Don't knowSump pump35[]Yes[]No[]Don't knowHeating and cooling systems36[]Yes[]No[]Don't knowSecurity system37[]Owned [] Leased[]Owned [] Leased38	27						wiring, swite	ches, outlets, and
30faucets, fixtures, and toilets31[]Yes[]No[]Don't knowHot water tank32[]Yes[]No[]Don't knowGarbage disposal33[]Yes[]No[]Don't knowAppliances34[]Yes[]No[]Don't knowSump pump35[]Yes[]No[]Don't knowHeating and cooling systems36[]Yes[]No[]Don't knowSecurity system37	28						service	
31[]Yes[]No[]Don't knowHot water tank32[]Yes[]No[]Don't knowGarbage disposal33[]Yes[]No[]Don't knowAppliances34[]Yes[]No[]Don't knowSump pump35[]Yes[]No[]Don't knowHeating and cooling systems36[]Yes[]No[]Don't knowSecurity system37[]Owned [] Leased[]Owned [] Leased38	29	[] Yes	8	[] No	[] Don't kr	low	Plumbing s	ystem, including pipes,
32[]Yes[]No[]Don't knowGarbage disposal33[]Yes[]No[]Don't knowAppliances34[]Yes[]No[]Don't knowSump pump35[]Yes[]No[]Don't knowHeating and cooling systems36[]Yes[]No[]Don't knowSecurity system37[]Owned []Leased[]Owned []Leased38	30						faucets, fixtu	ires, and toilets
33[] Yes[] No[] Don't knowAppliances34[] Yes[] No[] Don't knowSump pump35[] Yes[] No[] Don't knowHeating and cooling systems36[] Yes[] No[] Don't knowSecurity system37[] Owned [] Leased[] Owned [] Leased38								
34[]Yes[]No[]Don't knowSump pump35[]Yes[]No[]Don't knowHeating and cooling systems36[]Yes[]No[]Don't knowSecurity system37[]Owned []Leased[]Owned []Leased38							-	-
35[]Yes[]No[]Don't knowHeating and cooling systems36[]Yes[]No[]Don't knowSecurity system37[]Owned [] Leased[]Owned [] Leased38Other39*B. If any of the following fixtures or property is included with the transfer, are they leased? (If yes, please attach copy of lease.)41[] Yes43[] Yes[] No[] Don't knowSecurity system44[] Yes[] No[] Don't knowTanks (type):45Satellite dish								
36[] Yes[] No[] Don't knowSecurity system37[] Owned [] Leased38Other[] Owned [] Leased39*B. If any of the following fixtures or property is included with the transfer, are they leased? (If yes, please attach copy of lease.)41[] Yes[] No[] Don't knowSecurity system43[] Yes[] No[] Don't knowSecurity system44[] Yes[] No[] Don't knowSatellite dish								
37 [] Owned [] Leased 38 Other 39 *B. If any of the following fixtures or 40 property is included with the transfer, 41 are they leased? (If yes, please attach copy of lease.) 42 [] Yes [] No Security system 43 [] Yes [] No Security system 44 [] Yes [] No [] Don't know Tanks (type): 45 [] Yes [] No [] Don't know Satellite dish							-	
38 Other 39 *B. If any of the following fixtures or 40 property is included with the transfer, 41 are they leased? (If yes, please attach copy of lease.) 42 [] Yes [] No [] Don't know 43 [] Yes [] No [] Don't know Security system 44 [] Yes [] No [] Don't know Tanks (type): 45 [] Yes [] No [] Don't know Satellite dish		[] Yes	8	[] No	[] Don't kr	low		
 *B. If any of the following fixtures or property is included with the transfer, are they leased? (If yes, please attach copy of lease.) []Yes []No []Don't know Security system []Yes []No []Don't know Tanks (type): []Yes []No []Don't know Satellite dish 								
40 property is included with the transfer, 41 are they leased? (If yes, please attach 42 copy of lease.) 43 [] Yes [] No [] Don't know 44 [] Yes [] No [] Don't know Tanks (type): 45 [] Yes [] No [] Don't know Satellite dish								
41 are they leased? (If yes, please attach 42 copy of lease.) 43 [] Yes [] Don't know Security system 44 [] Yes [] No [] Don't know Tanks (type): 45 [] Yes [] No [] Don't know Satellite dish								e
43 [] Yes [] Don't know Security system 44 [] Yes [] No [] Don't know Tanks (type): 45 [] Yes [] No [] Don't know Satellite dish								
44 [] Yes [] Don't know Tanks (type): 45 [] Yes [] No [] Don't know Satellite dish	42						copy of lease.)	
45 [] Yes [] No [] Don't know Satellite dish	43	[] Yes	6	[] No	[] Don't kr	now	Security syst	tem
	44	[] Yes	8	[] No	[] Don't kr	now	Tanks (type)	
46 Other:	45	[] Yes	8	[] No	[] Don't kr	low	Satellite dish	1
	46						Other:	

1 2 3				6. <u>HOMEOWNERS'</u> <u>ASSOCIATION/</u> COMMON INTERESTS
4 5 6	[] Yes	[] No	[] Don't know	A. Is there a Home Owners' Association? Name of Association
7 8	[] Yes	[] No	[] Don't know	B. Are there regular periodic assessments:
9				\$ per [] Month [] Year
11 12	[] Yes	[] No	[] Don't know	*C. Are there any pending special assessments?
13 14 15 16 17 18 19	[] Yes	[] No	[] Don't know	*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)?
20 21				7. ((GENERAL))
22 23	[] Yes	[] No	[] Don't know	ENVIRONMENTAL *A. Have there been any drainage problems on the property?
24 25	[] Yes	[] No	[] Don't know	*B. Does the property contain fill material?
26 27 28 29	[] Yes	[] No	[] Don't know	*C. Is there any material damage to the property from fire, wind, floods, beach movements, earthquake, expansive soils, or landslides?
30 31 32 33	[] Yes	[] No	[] Don't know	D. ((Is the property in a designated floodplain)) Are there any shorelines, wetlands, floodplains, or critical areas on the property?
34 35 36	[] Yes	[] No	[] Don't know	*E. Are there any substances, materials, or products on the property that may be environmental concerns,
37 38 39 40				such as asbestos, formaldehyde, radon gas, lead-based paint, fuel or chemical storage tanks, or contaminated soil or water?
41	[] Yes	[] <u>No</u>	[] Don't know	*F. Has the property been used for
42 43 44	[]Yes	[] <u>No</u>	[]Don't know	commercial or industrial purposes? <u>*G.</u> Is there any soil or groundwater <u>contamination?</u>

1 I.Yes I.Yes I.Bo I.Don'Lacov H.Are there transmission poles. 2 transformation, conduct utility equipment installed maintained, or buried on the property? transformation, conduct utility equipment installed maintained, or buried on the property? 5 I.Yes I.No I.Don'Lacov the property from used an legal or illegal dumping site? 6 I.Yes I.No I.Don'Lacov "((4747)). J. Has the property (over)) been used as an illegal dumping site? 10 I.Yes I.No I.Don'Lacov "((4747)). J. Has the property (over)) been used as an illegal dumping site? 11 I.Yes I.No I.Don'Lacov "((4747)). J. Has the property (over)) been used as an illegal dumping site? 12 I.Yes I.No I.Don'Lacov "((4747)). J. Has the property colour) 13 I.Yes I.No I.Don'Lacov "(41474)). S. Are there and radio in the property colours 14 I.Yes I.No I.Don'Lacov "(41474)). S. Are there and radio in the property colours 15 I.Yes I.No I.Don'Lacov "(41474)). S. Are there and radio in the property colours 16 I.Yes I.No I.Don'Lacov "An Did your make any atheritacions to the inthe p					
intelled_minimized_or_lower intelled_minimized_or_lower intelled_minimized_m		[] Yes	[] <u>No</u>	Don't know	· · · ·
4 proprint 5 [.1Yes] [.1Ne] [.Don't know "[.4.5.s. the property (news) das a legal of uillegal dumpines state!" 7 [.1Yes] [.1Ne] [.Don't know "(4.4449)). It as the property (news) been used as an illegal dumpines state!" 8 [.1Yes] [.1Ne] [.Don't know "(4.4449)). It as the property (news) been used as an illegal dumpines state!" 9 [.1Ne] [.Don't know "(4.4449)). It as the property includes an annifectured in three aver addition to the property includes an annifectured?" 13 [.1Ne] [.Ne] [.Don't know "(4.4449)). It as the property includes an annifectured?" 14 [.1Ne] [.Ne] [.Don't know "(4.4449)). For the aver addition to the property includes an annifectured?" 15 [.1Ne] [.Ne] [.Don't know "(4.4449)					
5 [1Yes [1Ne] [1Dent kow 5. 6 [1Yes] [1Ne] [1Dent kow 5. 7 [1Yes] [1Ne] [1Dent kow 5. 8 9 [1Yes] [1Ne] [1Dent kow 5. 9 [1Yes] [1Ne] [1Dent kow 5. 5. 10 [1Yes] [1Ne] [1Dent kow 5. 5. 11 [1Yes] [1Ne] [1Dent kow 5. 5. 12 [1Yes] [1Ne] [1Dent kow 5. 5. 13					
6 Image: Ima					
1 Yes []No []Don't know *((-[]42]))]. Has the property ((ever)) been used as an illegal drug manufacturing site? 9 []Yes []No []Don't know *(((-[]42]))]. Has the property ((ever)) been used as an illegal drug manufacturing site? 10 []Yes []No []Don't know *(((-[]42]))]. Are there any radio to were in the are that may cause interference with telephone reception? 13		<u>Yes</u>	<u> No</u>	Don't know	
 Been used as an illegal drug manufacturing site? [] Yes [] Yes [] No [] Don't know (II (H'4G)) E. Are there any radio to works in the area that may cause interference with telephone reception? 8. MANUFACTURED AND MOBILE HOMES If the property into an annufactured or mobile home. [] Yes [] No [] Don't know An Did you make any alterations to the home? If yes, please describe the alterations: [] Yes [] No [] Don't know alterations: [] Yes [] No [] Don't know alterations: [] Yes [] No [] Don't know alterations: [] Yes [] No [] Don't know [] C. If alterations or defects: alterations: alterations or defects: alterations or defects: alterations or defects: alterations: blo in composers and attached explanations or defects: alterations: blo in composers and attached explanations or defects: alterations: blo in composers and attached explanations or defects: alterations: blo in composers and attached explanations or defects: alterations: blo in composers and attached explanations or defects: blo in composer					
9 Instruction site? 10 []Yes []No []Don't know "((H14G)) S. Are there any radio towers in the are that may cause in the area that may cause in that area t		[] Yes	[] No	[] Don't know	
10[]Yes[]No[]Dort know"((H+G)) G, Are there any radio towers in the area that may cause interference with telephone reception?13					
11 towers in the area that may cause interference with telephone reception? 13 s. MAURFACTURED AND MOBILE HOMES 14 moments of the property includes a manufactured or mobile home. 15 If the property includes a manufactured or mobile home. 16 or mobile home. 17 [] Yes [] No [] Don't know *A. Did you make any alterations to the home? If yes, please describe the alterations: 18			[]No	Don't know	, and the second s
12 interference with telephone reception? 13 S. MANUFACTURED AND MOBLE BOMES 14 If the property includes a manufactured or mobile home. 16 If the property includes a manufactured or mobile home. 17 []Yes []No []Don't how *A. Did you make any alterations to the home? If yes, please describe the alterations: 20 []Yes []No []Don't how *B. Did apprevious owner make any alterations to the home? If yes, please describe the alterations: 21		[] 105	[]10		
138. MAUFACTURED AND14NoBILE HOMES15If the property includes a manufactured or mobile home.16If the property includes a manufactured or mobile home.17[]Yes18[]Yoo19I]Don't know20[]Yes21I]Yes22I]Yes23[]Yes24I]Yes25I]Yes26I]Yes27I]Yes28IIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII					
14 MOBILE HOMES 15 If the property includes an analyfictured or mobile home. 17 () Yes () No () Don't how *A. Did you make any elerations to the indencities					
15 16If the property includes a manufactured or mobile home,17 18[]Yes[]No[]Don't krow"A. Did you make any alterations to the home? If yes, please describe the alterations:19 19[]Yes[]No[]Don't krow"B. Did any previous owner make any alterations to the home? If yes, please describe the alterations:20 21 22 23[]Yes[]No[]Don't krow"B. Did any previous owner make any alterations to the home? If yes, please describe the alterations:23 24 25[]Yes[]No[]Don't krow"C. If alterations were made, were 					
16 or mobile home, 17 []Yes []No []Don't know *A. Did you make any alterations to the home? If yes, please describe the alterations: 19 []Yes []No []Don't know *B. Did any previous owner make any alterations to the home? If yes, please describe the alterations: 20 []Yes []No []Don't know *B. Did any previous owner make any alterations to the home? If yes, please describe the alterations: 21 []Yes []No []Don't know *C. If alterations were made, were permits or variances for these alterations obtained? 22 []Yes []No []Don't know *C. If alterations or defects: 23 []Yes []No []Don't know *Are there any other existing material defects affecting the property that a prospective buyer should know about? 24	15				If the property includes a manufactured
18 hone? If yes, please describe the alternations: 19 []Yes []No []Don't know *B. Did any previous owner make any alternations to the home? If yes, please describe the alternations: 21 []Yes []No []Don't know *B. Did any previous owner make any alternations to the home? If yes, please describe the alternations: 22 []Yes []No []Don't know *C. If alterations were made, were permits or variances for these alternations obtained? 24					
18 hone? If yes, please describe the alternations: 19 []Yes []No []Don't know *B. Did any previous owner make any alternations to the home? If yes, please describe the alternations: 21 []Yes []No []Don't know *B. Did any previous owner make any alternations to the home? If yes, please describe the alternations: 22 []Yes []No []Don't know *C. If alterations were made, were permits or variances for these alternations obtained? 24	17	[]Yes	[] No	[] Don't know	*A Did you make any alterations to the
19alterations:alterations:		[] 105	[]10		
21 alterations to the home? If yes, please describe the alterations: 22 []Yes []No []Don't know 24 permits or variances for these alterations obtained? 25 26 27 28 29 []Yes []No []Don't know *Are there any other existing material defects affecting the property that a prospective buyer should know about? 31 B. Verification: 33 The foregoing answers and attached explanations (if any) are complete and correct to the best of my/our real estate licensees, if any, to deliver a copy of this disclosure statement to other 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. 42 DATE SELLER SELLER					
21 alterations to the home? If yes, please describe the alterations: 22 []Yes []No []Don't know 24 permits or variances for these alterations obtained? 25 26 27 28 29 []Yes []No []Don't know *Are there any other existing material defects affecting the property that a prospective buyer should know about? 31 B. Verification: 33 The foregoing answers and attached explanations (if any) are complete and correct to the best of my/our real estate licensees, if any, to deliver a copy of this disclosure statement to other 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. 42 DATE SELLER SELLER	20	[] Yes	[] No	[] Don't know	*B. Did any previous owner make any
23[]Yes[]No[]Don't know*C. If alterations were made, were permits or variances for these alterations obtained?26	21				
24 permits or variances for these alterations obtained? 26 9 <td>22</td> <td></td> <td></td> <td></td> <td>describe the alterations:</td>	22				describe the alterations:
25 obtained? 26 9. FULL DISCLOSURE BY 27 SELLERS 28 A. Other conditions or defects: 29 []Yes []No []Don't know 31 Are there any other existing material defects affecting the property that a prospective buyer should know about? 32 B. Verification: 33 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. 42 DATE	23	[] Yes	[] No	[] Don't know	*C. If alterations were made, were
26 279. FULL DISCLOSURE BY SELLEN28. A. Other conditions or defects:29[]Yes []No []Don't know31*Are there any other existing material defects affecting the property that a prospective buyer should know about?32. Verification:33. Verification:34. Verification:35. Verification:36. Verification:37. Verification:38. Verification:39. Verification:39. Verification:31. Verification:32. Verification:33. Verification:34. Verification:35. Verification:36. Verification:37. Verification:38. Verification:39. Verification:40. Verification:41. Verification:42. XELLEN42. XELLEN43. XELLEN	24				permits or variances for these alterations
27 9. FULL DISCLOSURE BY 28 SELLERS 29 []Yes No []Don't know *Are there any other existing material defects affecting the property that a prospective buyer should know about? 30 B. Verification: *Are there any other existing material defects affecting the property that a prospective buyer should know about? 33 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. 42 DATE SELLER	25				obtained?
27 SELLERS 28 A. Other conditions or defects: 29 [] Yes [] Don't know *Are there any other existing material defects affecting the property that a prospective buyer should know about? 31 B. Verification: *Are there any other existing material defects affecting the property that a prospective buyer should know about? 32 B. Verification: *Are there any other existing material defects affecting the property that a prospective buyer should know about? 33 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. 36 Verification: Verification: 37 Verification: Verification: 38 Setter any, to deliver a copy of this disclosure statement to other 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. 42 DATE SELLER SELLER	26				9. FULL DISCLOSURE BY
29[]Yes[]No[]Don't know*Are there any other existing material defects affecting the property that a prospective buyer should know about?31B. Verification:33B. Verification:34The 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.42DATESELLERSELLER	27				
30defects affecting the property that a31prospective buyer should know about?32B. Verification:33The foregoing answers and attached34explanations (if any) are complete and35correct to the best of my/our knowledge36and I/we have received a copy hereof.37I/we authorize all of my/our real estate38licensees, if any, to deliver a copy of39this disclosure statement to other real40estate licensees and all prospective41DATESELLERSELLER	28				A. Other conditions or defects:
31prospective buyer should know about?32B. Verification:33The foregoing answers and attached34explanations (if any) are complete and35correct to the best of my/our knowledge36and I/we have received a copy hereof.37I/we authorize all of my/our real estate38licensees, if any, to deliver a copy of39this disclosure statement to other real40estate licensees and all prospective41DATESELLERSELLER	29	[] Yes	[] No	[] Don't know	*Are there any other existing material
32B. Verification:33The foregoing answers and attached explanations (if any) are complete and correct to the best of my/our knowledge and L/we have received a copy hereof. L/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.42DATESELLERSELLER	30				defects affecting the property that a
The foregoing answers and attached explanations (if any) are complete and correct to the best of my/our knowledge and L/we have received a copy hereof. L/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.	31				prospective buyer should know about?
34explanations (if any) are complete and correct to the best of my/our knowledge and L/we have received a copy hereof.36and L/we have received a copy hereof.37L/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.42DATESELLER	32				B. Verification:
35correct to the best of my/our knowledge36and I/we have received a copy hereof.37I/we authorize all of my/our real estate38licensees, if any, to deliver a copy of39this disclosure statement to other real40estate licensees and all prospective41buyers of the property.42DATESELLERSELLER	33				The foregoing answers and attached
36and I/we have received a copy hereof.37I/we authorize all of my/our real estate38licensees, if any, to deliver a copy of39this disclosure statement to other real40estate licensees and all prospective41buyers of the property.42DATESELLERSELLER	34				explanations (if any) are complete and
37 I/we authorize all of my/our real estate 38 licensees, if any, to deliver a copy of 39 this disclosure statement to other real 40 estate licensees and all prospective 41 buyers of the property. 42 DATE SELLER	35				correct to the best of my/our knowledge
38 licensees, if any, to deliver a copy of 39 this disclosure statement to other real 40 estate licensees and all prospective 41 buyers of the property. 42 DATE SELLER	36				and I/we have received a copy hereof.
39 this disclosure statement to other real 40 estate licensees and all prospective 41 buyers of the property. 42 DATE					•
40 estate licensees and all prospective 41 buyers of the property. 42 DATE					
41 buyers of the property. 42 DATE SELLER SELLER					
42 DATE SELLER SELLER					
DATE SELLER SELLER					sujers of the property.
43 NOTICE TO THE BUYER	42	DATE		SELLER	SELLER
	43			NOTICE TO	THE BUYER

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.						
o =							

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.

8 <u>NEW SECTION.</u> Sec. 5. A new section is added to chapter 64.06 RCW 9 to read as follows:

10 (1) In a transaction for the sale of unimproved residential real 11 property, the seller shall, unless the buyer has expressly waived the 12 right to receive the disclosure statement under RCW 64.06.010, or 13 unless the transfer is otherwise exempt under RCW 64.06.010, deliver to 14 the buyer a completed seller disclosure statement in the following 15 format and that contains, at a minimum, the following information:

16 INSTRUCTIONS TO THE SELLER

Please complete the following form. Do not leave any spaces blank. If 17 the question clearly does not apply to the property write "NA." If the 18 19 answer is "yes" to any * items, please explain on attached sheets. 20 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 21 22 page of this disclosure statement and each attachment. Delivery of the disclosure statement must occur not later than five business days, 23 24 unless otherwise agreed, after mutual acceptance of a written contract 25 to purchase between a buyer and a seller.

26

NOTICE TO THE BUYER

30 SELLER MAKES THE FOLLOWING DISCLOSURES OF EXISTING MATERIAL FACTS OR 31 MATERIAL DEFECTS TO BUYER BASED ON SELLER'S ACTUAL KNOWLEDGE OF THE 32 PROPERTY AT THE TIME SELLER COMPLETES THIS DISCLOSURE STATEMENT. 33 UNLESS YOU AND SELLER OTHERWISE AGREE IN WRITING, YOU HAVE THREE 34 BUSINESS DAYS FROM THE DAY SELLER OR SELLER'S AGENT DELIVERS THIS 35 DISCLOSURE STATEMENT TO YOU TO RESCIND THE AGREEMENT BY DELIVERING A 36 SEPARATELY SIGNED WRITTEN STATEMENT OF RESCISSION TO SELLER OR SELLER'S

p. 13

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 SALE AGREEMENT.

4 THE FOLLOWING ARE DISCLOSURES MADE ΒY SELLER AND ARE NOT THE 5 REPRESENTATIONS OF ANY REAL ESTATE LICENSEE OR OTHER PARTY. THIS 6 INFORMATION IS FOR DISCLOSURE ONLY AND IS NOT INTENDED TO BE A PART OF 7 ANY WRITTEN AGREEMENT BETWEEN BUYER AND SELLER.

8 FOR A MORE COMPREHENSIVE EXAMINATION OF THE SPECIFIC CONDITION OF THIS 9 PROPERTY YOU ARE ADVISED TO OBTAIN AND PAY FOR THE SERVICES OF OUALIFIED EXPERTS TO INSPECT THE PROPERTY, WHICH MAY INCLUDE, WITHOUT 10 11 ARCHITECTS, ENGINEERS, LIMITATION, LAND SURVEYORS, PLUMBERS, 12 ELECTRICIANS, ROOFERS, BUILDING INSPECTORS, ON-SITE WASTEWATER 13 TREATMENT INSPECTORS, OR STRUCTURAL PEST INSPECTORS. THE PROSPECTIVE 14 BUYER AND SELLER MAY WISH TO OBTAIN PROFESSIONAL ADVICE OR INSPECTIONS OF THE PROPERTY OR TO PROVIDE APPROPRIATE PROVISIONS IN A CONTRACT 15 16 BETWEEN THEM WITH RESPECT TO ANY ADVICE, INSPECTION, DEFECTS OR 17 WARRANTIES.

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

19 20

21

22

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 no, please explain.
[] Yes	[] No	[] Don't know	*B. Is title to the property subject to
			any of the following?
			(1) First right of refusal
			(2) Option
			(3) Lease or rental agreement
			(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?

1 2 3	[] Yes	[] No	[] Don't know	*E. Are there any rights-of-way, easements, or access limitations that may affect the Buyer's use of the
4				property?
5	[] Yes	[] No	[] Don't know	*F. Are there any written agreements
6				for joint maintenance of an easement or
7				right-of-way?
8	[] Yes	[] No	[] Don't know	*G. Is there any study, survey project,
9				or notice that would adversely affect the
10				property?
11	[] Yes	[] No	[] Don't know	*H. Are there any pending or existing
12				assessments against the property?
13	[] Yes	[] No	[] Don't know	*I. Are there any zoning violations,
14				nonconforming uses, or any unusual
15				restrictions on the property that would
16				affect future construction or
17				remodeling?
18	[] Yes	[] No	[] Don't know	*J. Is there a boundary survey for the
19				property?
20	[] Yes	[] No	[] Don't know	*K. Are there any covenants,
21				conditions, or restrictions which affect
22				the property?
23				2. WATER
24				A. Household Water
25	[] Yes	[] No	[] Don't know	(1) Does the property have potable
25 26	[] Yes	[] No	[] Don't know	(1) Does the property have potable water supply?
	[] Yes	[] No	[] Don't know	
26	[] Yes	[] No	[] Don't know	water supply?
26 27	[] Yes	[] No	[] Don't know	water supply?(2) If yes, the source of water for the
26 27 28	[] Yes	[] No	[] Don't know	water supply?(2) If yes, the source of water for the property is:
26 27 28 29	[]Yes	[] No	[] Don't know	water supply?(2) If yes, the source of water for the property is:[] Private or publicly owned water
26 27 28 29 30	[] Yes	[] No	[] Don't know	water supply?(2) If yes, the source of water for the property is:[] Private or publicly owned water system
26 27 28 29 30 31	[] Yes	[] No	[] Don't know	 water supply? (2) If yes, the source of water for the property is: [] Private or publicly owned water system [] Private well serving only the
26 27 28 29 30 31 32 33				 water supply? (2) If yes, the source of water for the property is: [] Private or publicly owned water system [] Private well serving only the property *[] Other water system
26 27 28 29 30 31 32 33 34	[] Yes	[] No [] No	[] Don't know	 water supply? (2) If yes, the source of water for the property is: Private or publicly owned water system Private well serving only the property *[] Other water system *If shared, are there any written
26 27 28 29 30 31 32 33 34 35	[] Yes	[] No	[] Don't know	 water supply? (2) If yes, the source of water for the property is: [] Private or publicly owned water system [] Private well serving only the property *[] Other water system *If shared, are there any written agreements?
26 27 28 29 30 31 32 33 34 35 36				 water supply? (2) If yes, the source of water for the property is: [] Private or publicly owned water system [] Private well serving only the property *[] Other water system *If shared, are there any written agreements? *(3) Is there an easement (recorded or
26 27 28 29 30 31 32 33 34 35	[] Yes	[] No	[] Don't know	 water supply? (2) If yes, the source of water for the property is: [] Private or publicly owned water system [] Private well serving only the property *[] Other water system *If shared, are there any written agreements?
26 27 28 29 30 31 32 33 34 35 36 37 38	[] Yes [] Yes	[] No [] No	[] Don't know [] Don't know	 water supply? (2) If yes, the source of water for the property is: Private or publicly owned water system Private well serving only the property *[] Other water system *If shared, are there any written agreements? *(3) Is there an easement (recorded or unrecorded) for access to and/or maintenance of the water source?
26 27 28 29 30 31 32 33 34 35 36 37	[] Yes	[] No	[] Don't know	 water supply? (2) If yes, the source of water for the property is: Private or publicly owned water system Private well serving only the property *[] Other water system *[] Other water system *If shared, are there any written agreements? *(3) Is there an easement (recorded or unrecorded) for access to and/or maintenance of the water source? *(4) Are there any known problems or
26 27 28 29 30 31 32 33 34 35 36 37 38 39 40	[] Yes [] Yes [] Yes	[] No [] No [] No	[] Don't know [] Don't know [] Don't know	 water supply? (2) If yes, the source of water for the property is: Private or publicly owned water system Private well serving only the property *[] Other water system *If shared, are there any written agreements? *(3) Is there an easement (recorded or unrecorded) for access to and/or maintenance of the water source? *(4) Are there any known problems or repairs needed?
26 27 28 29 30 31 32 33 34 35 36 37 38 39 40	[] Yes [] Yes	[] No [] No	[] Don't know [] Don't know	 water supply? (2) If yes, the source of water for the property is: Private or publicly owned water system Private well serving only the property *[] Other water system *If shared, are there any written agreements? *(3) Is there an easement (recorded or unrecorded) for access to and/or maintenance of the water source? *(4) Are there any known problems or repairs needed? (5) Is there a connection or hook-up
26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41	[] Yes [] Yes [] Yes	[] No [] No [] No	[] Don't know [] Don't know [] Don't know	 water supply? (2) If yes, the source of water for the property is: Private or publicly owned water system Private well serving only the property *[] Other water system *If shared, are there any written agreements? *(3) Is there an easement (recorded or unrecorded) for access to and/or maintenance of the water source? *(4) Are there any known problems or repairs needed?
26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43	[] Yes [] Yes [] Yes [] Yes	[] No [] No [] No [] No	[] Don't know [] Don't know [] Don't know [] Don't know	 water supply? (2) If yes, the source of water for the property is: Private or publicly owned water system Private well serving only the property *[] Other water system *[] Other water system *If shared, are there any written agreements? *(3) Is there an easement (recorded or unrecorded) for access to and/or maintenance of the water source? *(4) Are there any known problems or repairs needed? (5) Is there a connection or hook-up charge payable before the property can be connected to the water main?
26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43	[] Yes [] Yes [] Yes	[] No [] No [] No	[] Don't know [] Don't know [] Don't know	 water supply? (2) If yes, the source of water for the property is: Private or publicly owned water system Private well serving only the property *[] Other water system *If shared, are there any written agreements? *(3) Is there an easement (recorded or unrecorded) for access to and/or maintenance of the water source? *(4) Are there any known problems or repairs needed? (5) Is there a connection or hook-up charge payable before the property can be connected to the water main? (6) Have you obtained a certificate of
26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43	[] Yes [] Yes [] Yes [] Yes	[] No [] No [] No [] No	[] Don't know [] Don't know [] Don't know [] Don't know	 water supply? (2) If yes, the source of water for the property is: Private or publicly owned water system Private well serving only the property *[] Other water system *[] Other water system *If shared, are there any written agreements? *(3) Is there an easement (recorded or unrecorded) for access to and/or maintenance of the water source? *(4) Are there any known problems or repairs needed? (5) Is there a connection or hook-up charge payable before the property can be connected to the water main? (6) Have you obtained a certificate of water availability from the water
26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43	[] Yes [] Yes [] Yes [] Yes	[] No [] No [] No [] No	[] Don't know [] Don't know [] Don't know [] Don't know	 water supply? (2) If yes, the source of water for the property is: Private or publicly owned water system Private well serving only the property *[] Other water system *If shared, are there any written agreements? *(3) Is there an easement (recorded or unrecorded) for access to and/or maintenance of the water source? *(4) Are there any known problems or repairs needed? (5) Is there a connection or hook-up charge payable before the property can be connected to the water main? (6) Have you obtained a certificate of

p. 15

1 2	[] Yes	[] No	[] Don't know	(7) Is there a water right permit, certificate, or claim associated with
2				
4				household water supply for the property? (If yes, please attach a copy.)
5	[] Yes	[] No	[] Don't know	(a) If yes, has the water right permit,
6				certificate, or claim been assigned,
7				transferred, or changed?
8				(b) If yes, has all or any portion of the
9				water right not been used for five or
10				more successive years? (If yes, please
11				explain.)
12				
13	[] Yes	[] No	[] Don't know	(c) If no or don't know, is the water
14				withdrawn from the water source less
15				than 5,000 gallons a day?
16	[] Yes	[] No	[] Don't know	*(8) Are there any defects in the
17				operation of the water system (e.g.,
18				pipes, tank, pump, etc.)?
19				B. Irrigation Water
20	[] Yes	[] No	[] Don't know	(1) Are there any irrigation water rights
21				for the property, such as a water right
22				permit, certificate, or claim? (If yes,
23				please attach a copy.)
24	[] Yes	[] No	[] Don't know	(a) If yes, has all or any portion of the
25				water right not been used for five or
26				more successive years?
27	[] Yes	[] No	[] Don't know	(b) If yes, has the water right permit,
28				certificate, or claim been assigned,
29				transferred, or changed?
30	[] Yes	[] No	[] Don't know	(2) Does the property receive irrigation
31				water from a ditch company, irrigation
32 33				district, or other entity? If so, please identify the entity that supplies
34				irrigation water to the property:
35				9
36				C. Outdoor Sprinkler System
37	[] Yes	[] No	[] Don't know	(1) Is there an outdoor sprinkler system
38	[] I es	[]110		for the property?
39	[]Vec	[]No	[] Don't know	(2) If yes, are there any defects in the
39 40	[] Yes	[] No		(2) If yes, are there any defects in the system?
41	[] Yes	[] No	[] Don't know	*(3) If yes, is the sprinkler system
41 42	[] i es	[]10		connected to irrigation water?
43				
TJ				3. SEWER/SEPTIC SYSTEM

1				A. The property is served by:
2				[] Public sewer system
3				[] On-site sewage system (including
4				pipes, tanks, drainfields, and all other
5				component parts)
6				[] Other disposal system, please
7				describe:
8				
9	[] Yes	[] No	[] Don't know	B. Is the property subject to any
10	[]	[]	[]=	sewage system fees or charges in
11				addition to those covered in your
12				regularly billed sewer or on-site sewage
13				system maintenance service?
14				C. If the property is connected to an
15				on-site sewage system:
16	[] Yes	[] No	[] Don't know	*(1) Was a permit issued for its
17	[] 103	[]10		construction?
	[] Yes	[]]]-	[] D	
18 19	[] 1 es	[] No	[] Don't know	*(2) Was it approved by the local health department or district following
20				its construction?
	[] ¥	[]]]-	[] D	
21	[] Yes	[] No	[] Don't know	(3) Is the septic system a pressurized
22				system?
23	[] Yes	[] No	[] Don't know	(4) Is the septic system a gravity
24				system?
25	[] Yes	[] No	[] Don't know	*(5) Have there been any changes or
26				repairs to the on-site sewage system?
27	[] Yes	[] No	[] Don't know	(6) Is the on-site sewage system,
28				including the drainfield, located entirely
29				within the boundaries of the property?
30				If no, please explain:
31				
32	[] Yes	[] No	[] Don't know	(7) Does the on-site sewage system
33				require monitoring and maintenance
34				services more frequently than once a
35				year? If yes, please explain:
36				
37				4. ELECTRICAL/GAS
38	[] Yes	[] No	[] Don't know	A. Is the property served by natural
39	[] 103	[]10		gas?
40	[] Var	LING	[] Don't know	B. Is there a connection charge for gas?
	[] Yes	[] No		
41	[] Yes	[] No	[] Don't know	C. Is the property served by electricity?
42	[] Yes	[] No	[] Don't know	D. Is there a connection charge for
43				electricity?
44	[] Yes	[] No	[] Don't know	E. Are there any electrical problems on
45				the property? If yes, please explain:
46				
47				5. FLOODING

1	[] Yes	[] No	[] Don't know	A. Are there any flooding, standing
2				water, or drainage problems on the
3				property or affecting access to the
4				property? If yes, please explain:
5				
б	[] Yes	[] No	[] Don't know	B. Is the property located in a
7				government designated flood zone or
8				floodplain?
9				6. SOIL STABILITY
10	[] Yes	[] No	[] Don't know	A. Are there any settlement, earth
11				movement, slides, or similar soil
12				problems on the property? If yes,
13				please explain:
14				
15	[] Yes	[] No	[] Don't know	B. Does any part of the property
16				contain fill dirt, waste, or other fill
17				material? If yes, please explain:
18				
19				7. ENVIRONMENTAL
20	[] Yes	[] No	[] Don't know	*A. Have there been any drainage
20	[] 105	[]10		problems on the property?
22	[] Yes	[] No	[] Don't know	*B. Does the property contain fill
23	[] 105	[]110	[] 201111101	material?
24	[] Yes	[] No] Don't know	*C. Is there any material damage to the
25				property from fire, wind, floods, beach
26				movements, earthquake, expansive
27				soils, or landslides?
28	[] Yes	[] No	[] Don't know	D. Are there any shorelines, wetlands,
29				floodplains, or critical areas on the
30				property?
31	[] Yes	[] No	[] Don't know	*E. Are there any substances,
32				materials, or products on the property
33				that may be environmental concerns,
34				such as asbestos, formaldehyde, radon
35				gas, lead-based paint, fuel or chemical
36				storage tanks, or contaminated soil or
37				water?
38	[] Yes	[] No	[] Don't know	*F. Has the property been used for
39				commercial or industrial purposes?
40	[] Yes	[] No	[] Don't know	*G. Is there any soil or groundwater
41				contamination?
42	[] Yes	[] No	[] Don't know	*H. Are there transmission poles,
43				transformers, or other utility equipment
44				installed, maintained, or buried on the
45				property?
46	[] Yes	[] No	[] Don't know	*I. Has the property been used as a
47				legal or illegal dumping site?

1 2	[] Yes	[] No	[] Don't know	*J. Has the property been used as an illegal drug manufacturing site?
3	[] Yes	[] No	[] Don't know	*K. Are there any radio towers in the
4	[] 105	[]110	[] Don't mon	area that may cause interference with
5				telephone reception?
6				8. HOMEOWNERS'
7				ASSOCIATION/COMMON
8				INTERESTS
9	[] Yes	[] No	[] Dont' know	A. Is there a homeowners' association?
10	[]	[]	[]=	Name of association:
11				
	[] ¥	[]]]-	[] Dank Imani	
12 13	[] Yes	[] No	[] Don't know	 B. Are there regular periodic assessments:
14				\$ per [] Month [] Year
15				[] Other
16 17	[] Yes	[] No	[] Don't know	*C. Are there any pending special assessments?
18	[] Yes	[] No	[] Don't know	*D. Are there any shared "common
19				areas" or any joint maintenance
20				agreements (facilities such as walls,
21				fences, landscaping, pools, tennis
22				courts, walkways, or other areas co-
23				owned in undivided interest with
24				others)?
21				ould by:
25				9. OTHER FACTS
	[] Yes	[] No	[] Don't know	
25	[] Yes	[] No	[] Don't know	9. OTHER FACTS
25 26	[] Yes	[] No	[] Don't know	9. OTHER FACTSA. Are there any disagreements,
25 26 27	[] Yes	[] No	[] Don't know	9. OTHER FACTSA. Are there any disagreements, disputes, encroachments, or legal
25 26 27 28	[]Yes	[] No	[] Don't know	 9. OTHER FACTS A. Are there any disagreements, disputes, encroachments, or legal actions concerning the property? If yes,
25 26 27 28 29	[] Yes	[] No [] No	[] Don't know	9. OTHER FACTS A. Are there any disagreements, disputes, encroachments, or legal actions concerning the property? If yes, please explain:
25 26 27 28 29 30				9. OTHER FACTS A. Are there any disagreements, disputes, encroachments, or legal actions concerning the property? If yes, please explain:
25 26 27 28 29 30 31				 9. OTHER FACTS A. Are there any disagreements, disputes, encroachments, or legal actions concerning the property? If yes, please explain: B. Does the property have any plants
25 26 27 28 29 30 31 32				 9. OTHER FACTS A. Are there any disagreements, disputes, encroachments, or legal actions concerning the property? If yes, please explain: B. Does the property have any plants or wildlife that are designated as
25 26 27 28 29 30 31 32 33				 9. OTHER FACTS A. Are there any disagreements, disputes, encroachments, or legal actions concerning the property? If yes, please explain: B. Does the property have any plants or wildlife that are designated as species or concern, or listed as
25 26 27 28 29 30 31 32 33 34				 9. OTHER FACTS A. Are there any disagreements, disputes, encroachments, or legal actions concerning the property? If yes, please explain: B. Does the property have any plants or wildlife that are designated as species or concern, or listed as threatened or endangered by the
25 26 27 28 29 30 31 32 33 34 35	[]Yes	[] No	[] Don't know	 9. OTHER FACTS A. Are there any disagreements, disputes, encroachments, or legal actions concerning the property? If yes, please explain: B. Does the property have any plants or wildlife that are designated as species or concern, or listed as threatened or endangered by the government?
25 26 27 28 29 30 31 32 33 34 35 36	[]Yes	[] No	[] Don't know	 9. OTHER FACTS A. Are there any disagreements, disputes, encroachments, or legal actions concerning the property? If yes, please explain: B. Does the property have any plants or wildlife that are designated as species or concern, or listed as threatened or endangered by the government? C. Is the property classified or
25 26 27 28 29 30 31 32 33 34 35 36 37	[]Yes	[] No	[] Don't know	 9. OTHER FACTS A. Are there any disagreements, disputes, encroachments, or legal actions concerning the property? If yes, please explain: B. Does the property have any plants or wildlife that are designated as species or concern, or listed as threatened or endangered by the government? C. Is the property classified or designated as forest land or open space?
25 26 27 28 29 30 31 32 33 34 35 36 37 38	[]Yes	[] No	[] Don't know	 9. OTHER FACTS A. Are there any disagreements, disputes, encroachments, or legal actions concerning the property? If yes, please explain: B. Does the property have any plants or wildlife that are designated as species or concern, or listed as threatened or endangered by the government? C. Is the property classified or designated as forest land or open space? If so, specify:
25 26 27 28 29 30 31 32 33 34 35 36 37 38 39	[] Yes [] Yes	[] No [] No	[] Don't know	 9. OTHER FACTS A. Are there any disagreements, disputes, encroachments, or legal actions concerning the property? If yes, please explain: B. Does the property have any plants or wildlife that are designated as species or concern, or listed as threatened or endangered by the government? C. Is the property classified or designated as forest land or open space? If so, specify:
25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40	[] Yes [] Yes	[] No [] No	[] Don't know	 9. OTHER FACTS A. Are there any disagreements, disputes, encroachments, or legal actions concerning the property? If yes, please explain: B. Does the property have any plants or wildlife that are designated as species or concern, or listed as threatened or endangered by the government? C. Is the property classified or designated as forest land or open space? If so, specify: D. Do you have a forest management
25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41	[] Yes [] Yes [] Yes	[] No [] No [] No	[] Don't know [] Don't know [] Don't know	 9. OTHER FACTS A. Are there any disagreements, disputes, encroachments, or legal actions concerning the property? If yes, please explain: B. Does the property have any plants or wildlife that are designated as species or concern, or listed as threatened or endangered by the government? C. Is the property classified or designated as forest land or open space? If so, specify: D. Do you have a forest management plan? If yes, attach.
25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42	[] Yes [] Yes [] Yes	[] No [] No [] No	[] Don't know [] Don't know [] Don't know	 9. OTHER FACTS A. Are there any disagreements, disputes, encroachments, or legal actions concerning the property? If yes, please explain: B. Does the property have any plants or wildlife that are designated as species or concern, or listed as threatened or endangered by the government? C. Is the property classified or designated as forest land or open space? If so, specify: D. Do you have a forest management plan? If yes, attach. E. Have any development-related
25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43	[] Yes [] Yes [] Yes	[] No [] No [] No	[] Don't know [] Don't know [] Don't know	 9. OTHER FACTS A. Are there any disagreements, disputes, encroachments, or legal actions concerning the property? If yes, please explain: B. Does the property have any plants or wildlife that are designated as species or concern, or listed as threatened or endangered by the government? C. Is the property classified or designated as forest land or open space? If so, specify: D. Do you have a forest management plan? If yes, attach. E. Have any development-related permit applications been submitted to
25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44	[] Yes [] Yes [] Yes	[] No [] No [] No	[] Don't know [] Don't know [] Don't know	 9. OTHER FACTS A. Are there any disagreements, disputes, encroachments, or legal actions concerning the property? If yes, please explain: B. Does the property have any plants or wildlife that are designated as species or concern, or listed as threatened or endangered by the government? C. Is the property classified or designated as forest land or open space? If so, specify: D. Do you have a forest management plan? If yes, attach. E. Have any development-related permit applications been submitted to any government agencies? If so,

1			If the answer to E is "yes," what is the			
2			status or outcome of those applications?			
3						
4			10. FULL DISCLOSURE BY			
5			SELLERS			
6			A. Other conditions or defects:			
7		[] Den't heren				
8	[]Yes []No	[] Don't know	*Are there any other existing material defects affecting the property that a			
9			prospective buyer should know about?			
10			B. Verification:			
11 12			The foregoing answers and attached explanations (if any) are complete and			
12			correct to the best of my/our knowledge			
14			and I/we have received a copy hereof.			
15			I/we authorize all of my/our real estate			
16			licensees, if any, to deliver a copy of			
17			this disclosure statement to other real			
18			estate licensees and all prospective			
19			buyers of the property.			
20	DATE	SELLER	SELLER			
21			TO BUYER			
22	INFORMATION PE					
22	INFORMATION REGARDING REGISTERED SEX OFFENDERS MAY BE					
24	OBTAINED FROM LOCAL LAW ENFORCEMENT AGENCIES. THIS NOTICE IS INTENDED ONLY TO INFORM YOU OF WHERE TO OBTAIN THIS					
25	INFORMATION AND IS NOT AN INDICATION OF THE PRESENCE OF					
26	REGISTERED SEX OFFENDERS.					
27	II. BUYER'S ACKNOWLEDGMENT					
28	А.		nowledges that: Buyer has a duty to pay			
29 30		-	o any material defects that are known to nown to Buyer by utilizing diligent			
31		attention and obse				
32	B.		et forth in this statement and in any			
33	D.		s statement are made only by the Seller			
34			l estate licensee or other party.			
35	С.		es that, pursuant to RCW 64.06.050(2),			
36			s are not liable for inaccurate information			
37		provided by Seller	, except to the extent that real estate			
38		licensees know of	such inaccurate information.			
39	D.	This information i	s for disclosure only and is not intended to			
40		be a part of the wr	itten agreement between the Buyer and			
41		Seller.				
42	E.	Buyer (which tern	includes all persons signing the "Buyer's			
43		acceptance" portio	n of this disclosure statement below) has			
44		received a copy of	this Disclosure Statement (including			
45		attachments, if any	y) bearing Seller's signature.			
46	DISCLOSURES CONTAINED IN	THIS D	ISCLOSURE STATEMENT ARE PROVIDED BY			
47	SELLER BASED ON SELLER'S	ACTUAL 1	KNOWLEDGE OF THE PROPERTY AT THE TIME			

SELLER COMPLETES THIS DISCLOSURE STATEMENT. UNLESS BUYER AND SELLER
 OTHERWISE AGREE IN WRITING, BUYER SHALL HAVE THREE 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.

12 (2) The seller disclosure statement shall be for disclosure only, 13 and shall not be considered part of any written agreement between the 14 buyer and seller of residential property. The seller disclosure 15 statement shall be only a disclosure made by the seller, and not any 16 real estate licensee involved in the transaction, and shall not be 17 construed as a warranty of any kind by the seller or any real estate 18 licensee involved in the transaction.

--- END ---