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SENATE BILL 5156

State of Washington 64th Legislature 2015 Regular Session

By Senators Keiser, Warnick, Angel, and Conway

Read first time 01/15/15. Referred to Committee on Commerce & Labor.

- AN ACT Relating to the disclosure of information regarding
- 2 elevators and other conveyances in certain real estate transactions;
- 3 and amending RCW 64.06.020.
- 4 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:
- 5 **Sec. 1.** RCW 64.06.020 and 2012 c 132 s 2 are each amended to 6 read as follows:
- 7 (1) In a transaction for the sale of improved residential real 8 property, the seller shall, unless the buyer has expressly waived the 9 right to receive the disclosure statement under RCW 64.06.010, or
- 10 unless the transfer is otherwise exempt under RCW 64.06.010, deliver
- 11 to the buyer a completed seller disclosure statement in the following
- 12 format and that contains, at a minimum, the following information:
- 13 INSTRUCTIONS TO THE SELLER
- 14 Please complete the following form. Do not leave any spaces blank. If
- 15 the question clearly does not apply to the property write "NA." If
- 16 the answer is "yes" to any * items, please explain on attached
- 17 sheets. Please refer to the line number(s) of the question(s) when
- 18 you provide your explanation(s). For your protection you must date
- 19 and sign each page of this disclosure statement and each attachment.
- 20 Delivery of the disclosure statement must occur not later than five

p. 1 SB 5156

1	business days, unless otherwise agreed, after mutual acceptance of a
2	written contract to purchase between a buyer and a seller.
3	NOTICE TO THE BUYER
4	THE FOLLOWING DISCLOSURES ARE MADE BY SELLER ABOUT THE CONDITION OF
5	THE PROPERTY LOCATED AT
6	("THE PROPERTY"), OR AS LEGALLY DESCRIBED ON ATTACHED EXHIBIT A.
7	SELLER MAKES THE FOLLOWING DISCLOSURES OF EXISTING MATERIAL FACTS OR
8	MATERIAL DEFECTS TO BUYER BASED ON SELLER'S ACTUAL KNOWLEDGE OF THE
9	PROPERTY AT THE TIME SELLER COMPLETES THIS DISCLOSURE STATEMENT.
10	UNLESS YOU AND SELLER OTHERWISE AGREE IN WRITING, YOU HAVE THREE
11	BUSINESS DAYS FROM THE DAY SELLER OR SELLER'S AGENT DELIVERS THIS
12	DISCLOSURE STATEMENT TO YOU TO RESCIND THE AGREEMENT BY DELIVERING A
13	SEPARATELY SIGNED WRITTEN STATEMENT OF RESCISSION TO SELLER OR
14	SELLER'S AGENT. IF THE SELLER DOES NOT GIVE YOU A COMPLETED
15	DISCLOSURE STATEMENT, THEN YOU MAY WAIVE THE RIGHT TO RESCIND PRIOR
16	TO OR AFTER THE TIME YOU ENTER INTO A SALE AGREEMENT.
17	THE FOLLOWING ARE DISCLOSURES MADE BY SELLER AND ARE NOT THE
18	REPRESENTATIONS OF ANY REAL ESTATE LICENSEE OR OTHER PARTY. THIS
19	INFORMATION IS FOR DISCLOSURE ONLY AND IS NOT INTENDED TO BE A PART
20	OF ANY WRITTEN AGREEMENT BETWEEN BUYER AND SELLER.
21	FOR A MORE COMPREHENSIVE EXAMINATION OF THE SPECIFIC CONDITION OF
22	THIS PROPERTY YOU ARE ADVISED TO OBTAIN AND PAY FOR THE SERVICES OF
23	QUALIFIED EXPERTS TO INSPECT THE PROPERTY, WHICH MAY INCLUDE, WITHOUT
24	LIMITATION, ARCHITECTS, ENGINEERS, LAND SURVEYORS, PLUMBERS,
25	ELECTRICIANS, ROOFERS, BUILDING INSPECTORS, ON-SITE WASTEWATER
26	TREATMENT INSPECTORS, OR STRUCTURAL PEST INSPECTORS. THE PROSPECTIVE
27	BUYER AND SELLER MAY WISH TO OBTAIN PROFESSIONAL ADVICE OR
28	INSPECTIONS OF THE PROPERTY OR TO PROVIDE APPROPRIATE PROVISIONS IN A
29	CONTRACT BETWEEN THEM WITH RESPECT TO ANY ADVICE, INSPECTION, DEFECTS
30	OR WARRANTIES.
31	Seller is/ is not occupying the property.
32	I. SELLER'S DISCLOSURES:
33	*If you answer "Yes" to a question with an asterisk (*), please explain your
34	answer and attach documents, if available and not otherwise publicly recorded. If
35	necessary, use an attached sheet.
36	1. TITLE

p. 2 SB 5156

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

p. 3 SB 5156

1				(1) The source of water for the
2				property is:
3				[] Private or publicly owned
4				water 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
11				(recorded or unrecorded) for
12				access to and/or maintenance of
13				the water source?
14	[] Yes	[] No	[] Don't know	*(3) Are there any problems or
15				repairs needed?
16	[] Yes	[] No	[] Don't know	(4) During your ownership, has
17				the source provided an adequate
18				year-round supply of potable
19				water? If no, please explain.
20	[] Yes	[] No	[] Don't know	*(5) Are there any water
21				treatment systems for the
22				property? If yes, are they
23				[]Leased[]Owned
24	[] Yes	[] No	[] Don't know	*(6) Are there any water rights
25				for the property associated with
26				its domestic water supply, such
27				as a water right permit,
28				certificate, or claim?
29	[] Yes	[] No	[] Don't know	(a) If yes, has the water right
30				permit, certificate, or claim been
31				assigned, transferred, or
32				changed?
33				*(b) If yes, has all or any portion
34				of the water right not been used
35				for five or more successive
36				years?
37	[] Yes	[] No	[] Don't know	*(7) Are there any defects in the
38				operation of the water system
39				(e.g. pipes, tank, pump, etc.)?

p. 4 SB 5156

1				
2				B. Irrigation Water
3	[] Yes	[] No	[] Don't know	(1) Are there any irrigation water
4				rights for the property, such as a
5				water right permit, certificate, or
6				claim?
7	[] Yes	[] No	[] Don't know	*(a) If yes, has all or any portion
8				of the water right not been used
9				for five or more successive
10				years?
11	[] Yes	[] No	[] Don't know	*(b) If so, is the certificate
12				available? (If yes, please attach a
13				copy.)
14	[] Yes	[] No	[] Don't know	*(c) If so, has the water right
15				permit, certificate, or claim been
16				assigned, transferred, or
17				changed?
18				
19	[] Yes	[] No	[] Don't know	*(2) Does the property receive
20				irrigation water from a ditch
21				company, irrigation district, or
22				other entity? If so, please
23				identify the entity that supplies
24				water to the property:
25				
26				C. Outdoor Sprinkler System
27	[] Yes	[] No	[] Don't know	(1) Is there an outdoor sprinkler
28				system for the property?
29	[] Yes	[] No	[] Don't know	*(2) If yes, are there any defects
30				in the system?
31	[] Yes	[] No	[] Don't know	*(3) If yes, is the sprinkler
32				system connected to irrigation
33				water?
34				3. SEWER/ON-SITE SEWAGE
35				SYSTEM

p. 5 SB 5156

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. If public sewer system service is
10				available to the property, is the house
11				connected to the sewer main? If no,
12				please explain.
13				
14	[] Yes	[] No	[] Don't know	*C. Is the property subject to any
15				sewage system fees or charges in
16				addition to those covered in your
17				regularly billed sewer or on-site
18				sewage system maintenance service?
19				D. If the property is connected to an
20				on-site sewage system:
21	[] Yes	[] No	[] Don't know	*(1) Was a permit issued for its
22				construction, and was it approved
23				by the local health department or
24				district following its
25				construction?
26				(2) When was it last pumped?
27				
28	[] Yes	[] No	[] Don't know	*(3) Are there any defects in the
29				operation of the on-site sewage
30				system?
31			[] Don't know	(4) When was it last inspected?
32				
33				By whom:
34			[] Don't know	(5) For how many bedrooms was
35				the on-site sewage system
36				approved?
37				bedrooms

p. 6 SB 5156

1			OB N	
1 2	[] Yes	[] No	[] Don't know	E. Are all plumbing fixtures, including
3				laundry drain, connected to the
4				sewer/on-site sewage system? If no,
				please explain:
5	[] Yes	[] No	[] Don't know	*F. Have there been any changes or
6				repairs to the on-site sewage system?
7	[] Yes	[] No	[] Don't know	G. Is the on-site sewage system,
8				including the drainfield, located
9				entirely within the boundaries of the
10				property? If no, please explain.
11				
12	[] Yes	[] No	[] Don't know	*H. Does the on-site sewage system
13				require monitoring and maintenance
14				services more frequently than once a
15				year?
16				
17	NOTICE:	IF THI	S RESIDENTIAL	REAL PROPERTY DISCLOSURE
18	STATEM	ENT IS BE	EING COMPLETED	FOR NEW CONSTRUCTION WHICH
19	HAS NE	VER BEE	N OCCUPIED, TH	IE SELLER IS NOT REQUIRED TO
20	COMPLE	TE THE	QUESTIONS LIST	TED IN ITEM 4. STRUCTURAL OR
20 21			QUESTIONS LIST	TED IN ITEM 4. STRUCTURAL OR
				TED IN ITEM 4. STRUCTURAL OR 4. STRUCTURAL
21				
21 22	ITEM 5. S	SYSTEMS	AND FIXTURES	4. STRUCTURAL
212223	ITEM 5. S	SYSTEMS	AND FIXTURES	4. STRUCTURAL *A. Has the roof leaked within the last
21222324	ITEM 5. S	SYSTEMS	AND FIXTURES	4. STRUCTURAL *A. Has the roof leaked within the last five years?
2122232425	ITEM 5. S	SYSTEMS	AND FIXTURES	4. STRUCTURAL*A. Has the roof leaked within the last five years?*B. Has the basement flooded or
212223242526	ITEM 5. S	SYSTEMS [] No [] No	AND FIXTURES [] Don't know [] Don't know	4. STRUCTURAL*A. Has the roof leaked within the last five years?*B. Has the basement flooded or leaked?
21 22 23 24 25 26 27	ITEM 5. S	SYSTEMS [] No [] No	AND FIXTURES [] Don't know [] Don't know	*A. Has the roof leaked within the last five years? *B. Has the basement flooded or leaked? *C. Have there been any conversions,
21 22 23 24 25 26 27 28	[] Yes [] Yes	SYSTEMS [] No [] No	AND FIXTURES [] Don't know [] Don't know [] Don't know	4. STRUCTURAL *A. Has the roof leaked within the last five years? *B. Has the basement flooded or leaked? *C. Have there been any conversions, additions, or remodeling?
21 22 23 24 25 26 27 28 29	[] Yes [] Yes	SYSTEMS [] No [] No	AND FIXTURES [] Don't know [] Don't know [] Don't know	4. STRUCTURAL *A. Has the roof leaked within the last five years? *B. Has the basement flooded or leaked? *C. Have there been any conversions, additions, or remodeling? *(1) If yes, were all building
21 22 23 24 25 26 27 28	[] Yes [] Yes [] Yes	[] No [] No [] No	AND FIXTURES [] Don't know [] Don't know [] Don't know	4. STRUCTURAL *A. Has the roof leaked within the last five years? *B. Has the basement flooded or leaked? *C. Have there been any conversions, additions, or remodeling? *(1) If yes, were all building permits obtained?
21 22 23 24 25 26 27 28 29 30 31	[] Yes [] Yes [] Yes	[] No [] No [] No	AND FIXTURES [] Don't know [] Don't know [] Don't know	4. STRUCTURAL *A. Has the roof leaked within the last five years? *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
21 22 23 24 25 26 27 28 29 30 31 32 33	[] Yes [] Yes [] Yes [] Yes	[] No [] No [] No [] No	AND FIXTURES [] Don't know [] Don't know [] Don't know [] Don't know	*A. Has the roof leaked within the last five years? *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?
21 22 23 24 25 26 27 28 29 30 31 32 33 34	[] Yes [] Yes [] Yes [] Yes	[] No [] No [] No [] No	AND FIXTURES [] Don't know [] Don't know [] Don't know [] Don't know	4. STRUCTURAL *A. Has the roof leaked within the last five years? *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:
21 22 23 24 25 26 27 28 29 30 31 32 33 34 35	[] Yes [] Yes [] Yes [] Yes [] Yes	[] No [] No [] No [] No [] No	AND FIXTURES [] Don't know [] Don't know [] Don't know [] Don't know [] Don't know	4. STRUCTURAL *A. Has the roof leaked within the last five years? *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:
21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36	[] Yes [] Yes [] Yes [] Yes	[] No [] No [] No [] No	AND FIXTURES [] Don't know [] Don't know [] Don't know [] Don't know	4. STRUCTURAL *A. Has the roof leaked within the last five years? *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: *E. Has there been any settling,
21 22 23 24 25 26 27 28 29 30 31 32 33 34 35	[] Yes [] Yes [] Yes [] Yes [] Yes	[] No [] No [] No [] No [] No	AND FIXTURES [] Don't know [] Don't know [] Don't know [] Don't know [] Don't know	4. STRUCTURAL *A. Has the roof leaked within the last five years? *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:

p. 7 SB 5156

1	[] Yes	[] No	[] Don't know	*F. Are there any defects with the
2				following: (If yes, please check
3				applicable items and explain.)
4	□ F	oundations	□ Dec	ks
5	пС	Chimneys	□ Inte	rior Walls
6		Doors	□ Wir	dows Patio
7	пΟ	Ceilings	□ Slat	Floors □ Driveways
8	□ P	ools	□ Hot	Tub
9	□ S	idewalks	□ Out	buildings
10	_ C	arage Floor	s 🗆 Wal	kways
11	□О	Other	□ Wo	odstoves
12	[] Yes	[] No	[] Don't know	*G. Was a structural pest or "whole
13				house" inspection done? If yes, when
14				and by whom was the inspection
15				completed?
16	[] Yes	[] No	[] Don't know	H. During your ownership, has the
17				property had any wood destroying
18				organism or pest infestation?
19	[] Yes	[] No	[] Don't know	I. Is the attic insulated?
20	[] Yes	[] No	[] Don't know	J. Is the basement insulated?
21				5. SYSTEMS AND FIXTURES
22				*A. If any of the following systems or
23				fixtures are included with the transfer,
24				are there any defects? If yes, please
25				explain.
26	[] Yes	[] No	[] Don't know	Electrical system, including
27 28				wiring, switches, outlets, and
29	[] Yes	[] No	[] Don't know	Plumbing system, including
30	[] Tes	[]110	[] Don't know	pipes, faucets, fixtures, and
31				toilets
32	[]Yes	[] No	[] Don't know	Hot water tank
33	[]Yes	[] No	[] Don't know	Garbage disposal
34	[] Yes	[] No	[] Don't know	Appliances
35	[] Yes	[] No	[] Don't know	Sump pump
36	[] Yes	[] No	[] Don't know	Heating and cooling systems
30	[] 103	[]140	[] Don't know	reading and cooling systems

p. 8 SB 5156

1	[] Yes	[] No	[] Don't know	Security system
2				[] Owned [] Leased
3				Other
4				*B. If any of the following fixtures or
5				property is included with the transfer,
6				are they leased? (If yes, please attach
7				copy of lease.)
8	[] Yes	[] No	[] Don't know	Security system
9	[] Yes	[] No	[] Don't know	Tanks (type):
10	[] Yes	[] No	[] Don't know	Satellite dish
11				Other:
12				*C. Are any of the following kinds of
13				wood burning appliances present at
14				the property?
15	[] Yes	[] No	[] Don't know	(1) Woodstove?
16	[] Yes	[] No	[] Don't know	(2) Fireplace insert?
17	[] Yes	[] No	[] Don't know	(3) Pellet stove?
18	[] Yes	[] No	[] Don't know	(4) Fireplace?
19	[] Yes	[] No	[] Don't know	If yes, are all of the (1)
20				woodstoves or (2) fireplace
21				inserts certified by the U.S.
22				Environmental Protection
23				Agency as clean burning
24				appliances to improve air quality
25				and public health?
26	[] Yes	[] No	[] Don't know	D. Is the property located within a
27				city, county, or district or within a
28				department of natural resources fire
29				protection zone that provides fire
30				protection services?
31	[] Yes	[] No	[] Don't know	E. Is the property equipped with
32				carbon monoxide alarms?
33				(Note: Pursuant to RCW 19.27.530,
34				seller must equip the residence with
35				carbon monoxide alarms as required
36				by the state building code.)
37	[] Yes	[] No	[] Don't know	F. Is the property equipped with
38				smoke alarms?

p. 9 SB 5156

1				
Т				G. If a residential elevator, incline
2				elevator, stairway chair lift, or
3				wheelchair lift is included with the
4				transfer:
5	[] Yes	[] No	[] Don't know	(1) Does it have any defects? If
6				yes, please explain.
7	[] Yes	[] <u>No</u>	Don't know	(2) Was a permit obtained at
8				installation?
9	[] Yes	[] No	Don't know	(3) Did it pass inspection at
10				installation?
11	[] Yes	[] No	Don't know	(4) If alterations were made, did
12				it pass inspection(s) after these
13				alterations?
14				6. HOMEOWNERS'
15				ASSOCIATION/COMMON
16				INTERESTS
17	[] Yes	[] No	[] Don't know	A. Is there a Homeowners'
18				Association? Name of Association
18 19				Association? Name of Association and contact information for an officer,
19				and contact information for an officer,
19 20				and contact information for an officer, director, employee, or other
19 20 21				and contact information for an officer, director, employee, or other authorized agent, if any, who may
19 20 21 22				and contact information for an officer, director, employee, or other authorized agent, if any, who may provide the association's financial
19 20 21 22 23				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
19 20 21 22 23 24				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
19 20 21 22 23 24 25	[]Yes	[] No	[] Don't know	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:
19 20 21 22 23 24 25 26	[]Yes	[] No	[] Don't know	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:
19 20 21 22 23 24 25 26 27	[] Yes	[] No	[] Don't know	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: B. Are there regular periodic
19 20 21 22 23 24 25 26 27 28	[]Yes	[] No	[] Don't know	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: B. Are there regular periodic assessments:
19 20 21 22 23 24 25 26 27 28 29	[] Yes	[] No	[] Don't know	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: B. Are there regular periodic assessments: \$per[] Month[] Year
19 20 21 22 23 24 25 26 27 28 29 30				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: B. Are there regular periodic assessments: \$per[]Month[]Year []Other

p. 10 SB 5156

-1				
1	[] Yes	[] No	[] Don't know	*D. Are there any shared "common
2				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
11				on the property that affect the property
12				or 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
17				the property from fire, wind, floods,
18				beach movements, earthquake,
19				expansive 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				property that may be environmental
26				concerns, such as asbestos,
27				formaldehyde, radon gas, lead-based
28				paint, fuel or chemical storage tanks,
29				or 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?

p. 11 SB 5156

-1				
1	[] Yes	[] No	[] Don't know	*H. Are there transmission poles or
2				other electrical utility equipment
3				installed, maintained, or buried on the
4				property that do not provide utility
5				service to the structures on the
6				property?
7	[] Yes	[] No	[] Don't know	*I. Has the property been used as a
8				legal or illegal dumping site?
9	[] Yes	[] No	[] Don't know	*J. Has the property been used as an
10				illegal drug manufacturing site?
11	[] Yes	[] No	[] Don't know	*K. Are there any radio towers in the
12				area that cause interference with
13				cellular telephone reception?
14				8. MANUFACTURED AND
15				MOBILE HOMES
16				If the property includes a
17				manufactured or mobile home,
18	[] Yes	[] No	[] Don't know	*A. Did you make any alterations to
19				the home? If yes, please describe the
20				alterations:
21	[] Yes	[] No	[] Don't know	*B. Did any previous owner make any
22				alterations to the home?
23	[] Yes	[] No	[] Don't know	*C. If alterations were made, were
24				permits or variances for these
25				alterations obtained?
26				9. FULL DISCLOSURE BY
27				SELLERS
28				A. Other conditions or defects:
29	[] Yes	[] No	[] Don't know	*Are there any other existing material
30				defects affecting the property that a
31				prospective buyer should know about?
32				B. Verification:

p. 12 SB 5156

1	The foregoing answers and attache
2	explanations (if any) are complete an
3	correct to the best of my/ou
4	knowledge and I/we have received
5	copy hereof. I/we authorize all c
6	my/our real estate licensees, if any, t
7	deliver a copy of this disclosur
8	statement to other real estate licensee
9	and all prospective buyers of the
10	property.
11	DATE SELLER SELLER
12	NOTICE TO THE BUYER
13	INFORMATION REGARDING REGISTERED SEX OFFENDERS MAY
14	BE OBTAINED FROM LOCAL LAW ENFORCEMENT AGENCIES. THIS
15	NOTICE IS INTENDED ONLY TO INFORM YOU OF WHERE TO OBTAIN
16	THIS INFORMATION AND IS NOT AN INDICATION OF THE PRESENCE
17	OF REGISTERED SEX OFFENDERS.
18	II. BUYER'S ACKNOWLEDGMENT
19	A. Buyer hereby acknowledges that: Buyer has a duty to pa
20	diligent attention to any material defects that are known t
21	Buyer or can be known to Buyer by utilizing diliger
22	attention and observation.
23	B. The disclosures set forth in this statement and in an
24	amendments to this statement are made only by the Selle
25	and not by any real estate licensee or other party.
26	C. Buyer acknowledges that, pursuant to RCW 64.06.050(2,
27	real estate licensees are not liable for inaccurat
28	information provided by Seller, except to the extent that
29	real estate licensees know of such inaccurate information.
30	D. This information is for disclosure only and is not intende
31	to be a part of the written agreement between the Buyer
32	and Seller.
33	E. Buyer (which term includes all persons signing th
34	"Buyer's acceptance" portion of this disclosure statemer
35	below) has received a copy of this Disclosure Statemer
36	(including attachments, if any) bearing Seller's signature.

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DISCLOSURES CONTAINED IN THIS DISCLOSURE STATEMENT ARE PROVIDED BY SELLER BASED ON SELLER'S ACTUAL KNOWLEDGE OF THE PROPERTY AT THE TIME

p. 13 SB 5156

- 1 SELLER COMPLETES THIS DISCLOSURE STATEMENT. UNLESS BUYER AND SELLER
- 2 OTHERWISE AGREE IN WRITING, BUYER SHALL HAVE THREE BUSINESS DAYS FROM
- 3 THE DAY SELLER OR SELLER'S AGENT DELIVERS THIS DISCLOSURE STATEMENT
- 4 TO RESCIND THE AGREEMENT BY DELIVERING A SEPARATELY SIGNED WRITTEN
- 5 STATEMENT OF RESCISSION TO SELLER OR SELLER'S AGENT. YOU MAY WAIVE
- 6 THE RIGHT TO RESCIND PRIOR TO OR AFTER THE TIME YOU ENTER INTO A SALE
- 7 AGREEMENT.

Fixtures.

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

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- 13 (2) If the disclosure statement is being completed for new 14 construction which has never been occupied, the disclosure statement 15 is not required to contain and the seller is not required to complete 16 the questions listed in item 4. Structural or item 5. Systems and
- 18 (3) The seller disclosure statement shall be for disclosure only, 19 and shall not be considered part of any written agreement between the 20 buyer and seller of residential property. The seller disclosure 21 statement shall be only a disclosure made by the seller, and not any 22 real estate licensee involved in the transaction, and shall not be 23 construed as a warranty of any kind by the seller or any real estate

licensee involved in the transaction.

--- END ---

p. 14 SB 5156