

WASHINGTON SELLER'S RESIDENTIAL PROPERTY DISCLOSURE STATEMENT

INSTRUCTIONS TO THE SELLER

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

NOTICE TO THE BUYER

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

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

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

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

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

Seller is/ is not occupying the property.

I. SELLER'S DISCLOSURES:

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

1. TITLE

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. Are there any rights of way, easements, or access limitations that may affect the Buyer's use of the property?

Yes No Don't know

*E. Are there any written agreements for joint maintenance of an easement or right of way?

Yes No Don't know

*F. Is there any study, survey project, or notice that would adversely affect the property?

Yes No Don't know

*G. Are there any pending or existing assessments against the property?

Yes No Don't know

*H. Are there any zoning violations, nonconforming uses, or any unusual restrictions on the property that would affect future construction or remodeling?

Yes No Don't know

*I. Is there a boundary survey for the property?

Yes No Don't know

*J. Are there any covenants, conditions, or restrictions which affect the property?

Yes No Don't know

2. WATER

A. Household Water

(1) The source of water for the property is:

Private or publicly owned water system

Private well serving only the subject property

* Other water system

*If shared, are there any written agreements?

Yes No Don't know

*(2) Is there an easement (recorded or unrecorded) for access to and/or maintenance of the water source? Yes

No Don't know

*(3) Are there any known problems or repairs needed?

Yes No Don't know

(4) During your ownership, has the source provided an adequate year round supply of potable water? If no, please explain.

Yes No Don't know

*(5) Are there any water treatment systems for the property? If yes, are they Leased Owned

B. Irrigation

(1) Are there any water rights for the property, such as a water right, permit, certificate, or claim?

Yes No Don't know

*(a) If yes, have the water rights been used during the last five years?

Yes No Don't know

*(b) If so, is the certificate available?

Yes No Don't know

C. Outdoor Sprinkler System

(1) Is there an outdoor sprinkler system for the property?

Yes No Don't know

(2) If yes, are there any defects in the system?

Yes No Don't know

*(3) If yes, is the sprinkler system connected to irrigation water?

Yes No Don't know

3. SEWER/ON-SITE SEWAGE SYSTEM

A. The property is served by: Public sewer system, On-site sewage system (including pipes, tanks, drainfields, and all other component parts) Other disposal system, please describe:

B. If public sewer system service is available to the property, is the house connected to the sewer main? If no, please explain. Yes No Don't know

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

Yes No Don't know

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

Yes No Don't know

*(1) Was a permit issued for its construction, and was it approved by the local health department or district following its construction? Yes No Don't know

(2) When was it last pumped:

*(3) Are there any defects in the operation of the on-site sewage system? Yes No Don't know

(4) When was it last inspected? Don't know

Date:

By Whom:

(5) For how many bedrooms was the on-site sewage system approved ? Don't know

..... bedrooms

E. Are all plumbing fixtures, including laundry drain, connected to the sewer/on-site sewage system? If no, please explain:

Yes No Don't know

*F. Have there been any changes or repairs to the on-site sewage system?

Yes No Don't know

G. Is the on-site sewage system, including the drainfield, located entirely within the boundaries of the property? If no, please explain.

Yes No Don't know

H. Does the on-site sewage system require monitoring and maintenance services more frequently than once a year? If yes, please explain.

Don't know

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

4. STRUCTURAL

Yes No Don't know

*A. Has the roof leaked?

Yes No Don't know

*B. Has the basement flooded or leaked?

Yes No Don't know

*C. Have there been any conversions, additions, or remodeling?

Yes No Don't know

*(1) If yes, were all building permits obtained?

- Yes No Don't know *(2) If yes, were all final inspections obtained?
- Yes No Don't know D. Do you know the age of the house? If yes, year of original construction:
- Yes No Don't know *E. Has there been any settling, slippage, or sliding of the property or its improvements?
- Yes No Don't know *F. Are there any defects with the following: (If yes, please check applicable items and explain.)

- | | | | | | |
|---------------|-------|----------------|-------|----------------|-------|
| Foundations | _____ | Decks | _____ | Exterior Walls | _____ |
| Chimneys | _____ | Interior Walls | _____ | Fire Alarm | _____ |
| Doors | _____ | Windows | _____ | Patio | _____ |
| Ceilings | _____ | Slab Floors | _____ | Driveways | _____ |
| Pools | _____ | Hot Tub | _____ | Sauna | _____ |
| Sidewalks | _____ | Outbuildings | _____ | Fireplaces | _____ |
| Garage Floors | _____ | Walkways | _____ | Siding | _____ |
| Wood Stoves | _____ | Other | _____ | | |

- Yes No Don't know *G. Was a structural pest or "whole house" inspection done? If yes, when and by whom was the inspection completed?
- Yes No Don't know H. During your ownership, has the property had any wood destroying organism or pest infestation?
- Yes No Don't know I. Is the attic insulated?
- Yes No Don't know J. Is the basement insulated?

5. SYSTEMS AND FIXTURES

*A. If any of the following systems or fixtures are included with the transfer, are there any defects? If yes, please explain.

- Yes No Don't know Electrical system, including wiring, switches, outlets, and service
- Yes No Don't know Plumbing system, including pipes, faucets, fixtures, and toilets
- Yes No Don't know Hot water tank
- Yes No Don't know Garbage disposal
- Yes No Don't know Appliances
- Yes No Don't know Sump pump
- Yes No Don't know Heating and cooling systems
- Yes No Don't know Security system
- Owned Leased Other

*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
- Other:

6. COMMON INTERESTS

- Yes No Don't know A. Is there a Home Owners' Association?
Name of Association

Yes No Don't know

Other

Yes No Don't know

Yes No Don't know

.....
B. Are there regular periodic assessments:

\$. . . per Month Year

*C. Are there any pending special assessments?

*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)?

7. GENERAL

Yes No Don't know

*A. Have there been any drainage problems on the property?

Yes No Don't know

*B. Does the property contain fill material?

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?

Yes No Don't know

D. Is the property in a designated flood plain?

Yes No Don't know

*E. Are there any substances, materials, or products on the property that may be environmental concerns, such as asbestos, formaldehyde, radon gas, lead-based paint, fuel or chemical storage tanks, or contaminated soil or water ?

Yes No Don't know

[*F]. Has the property ever been used as an illegal drug manufacturing site?

Yes No Don't know

[*G]. Are there any radio towers in the area that may cause interference with telephone reception?

8. MANUFACTURED AND MOBILE HOMES

If the property includes a manufactured or mobile home,

Yes No Don't know

*A. Did you make any alterations to the home? If yes, please describe the alterations:

Yes No Don't know

*B. Did any previous owner make any alterations to the home? If yes, please describe the alterations:

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Yes No Don't know

*C. If alterations were made, were permits or variances for these alterations obtained?

9. FULL DISCLOSURE BY SELLERS

A. Other conditions or defects:

Yes No Don't know

*Are there any other existing material defects affecting the property that a prospective buyer should know about?

B. Verification:

The foregoing answers and attached explanations (if any) are complete and correct to the best of my/our knowledge and I/we have received a copy hereof. I/we authorize all of my/our real estate licensees, if any, to deliver a copy of this disclosure statement to other real estate licensees and all prospective buyers of the property.

DATE

SELLER

SELLER

NOTICE TO THE BUYER

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

II. BUYER’S ACKNOWLEDGMENT

A. Buyer hereby acknowledges that: Buyer has a duty to pay diligent attention to any material defects that are known to Buyer or can be known to Buyer by utilizing diligent attention and observation.

B. The disclosures set forth in this statement and in any amendments to this statement are made only by the Seller and not by any real estate licensee or other party.

C. Buyer acknowledges that, pursuant to RCW 64.06.050(2), real estate licensees are not liable for inaccurate information provided by Seller, except to the extent that real estate licensees know of such inaccurate information.

D. This information is for disclosure only and is not intended to be a part of the written agreement between the Buyer and Seller.

E. Buyer (which term includes all persons signing the “Buyer’s acceptance” portion of this disclosure statement below) has received a copy of this Disclosure Statement (including attachments, if any) bearing Seller’s signature.

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

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

DATE

BUYER

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