

SELLER DISCLOSURE STATEMENT
IMPROVED PROPERTY
 (Continued)

	YES	NO	DON'T KNOW	N/A	
*J. Is there a boundary survey for the property?	[]	<input checked="" type="checkbox"/>	[]	[]	54
*K. Are there any covenants, conditions, or restrictions recorded against the property?	[]	<input checked="" type="checkbox"/>	[]	[]	55
NOTICE TO BUYER: Covenants or deed restrictions based on race, creed, sexual orientation, or other protected class were voided by RCW 49.60.224 and are unenforceable. Washington law allows for the illegal language to be struck by bringing an action in superior court or by the free recording of a restrictive covenant modification document. Many county auditor websites provide a short form with instructions on this process.					56 57 58 59 60 61 62
2. WATER					63
A. Household Water					64
(1) If yes, the source of water for the property is: [] Private or publicly owned water system					65
<input checked="" type="checkbox"/> Private well serving only the property * [] Other water system					66
*If shared, are there any written agreements?	[]	[]	[]	[]	67
*(2) Is there an easement (recorded or unrecorded) for access to and/or maintenance of the water source?	[]	<input checked="" type="checkbox"/>	[]	[]	68
*(3) Are there any problems or repairs needed?	[]	<input checked="" type="checkbox"/>	[]	[]	69
(4) During your ownership, has the source provided an adequate year-round supply of potable water? .	<input checked="" type="checkbox"/>	[]	[]	[]	70
If no, please explain: _____					71
*(5) Are there any water treatment systems for the property?	[]	<input checked="" type="checkbox"/>	[]	[]	72
If yes, are they: [] Leased [] Owned					73
*(6) Are there any water rights for the property associated with its domestic water supply, such as a water right permit, certificate, or claim?	[]	<input checked="" type="checkbox"/>	[]	[]	74
(a) If yes, has the water right permit, certificate, or claim been assigned, transferred, or changed? .	[]	[]	[]	[]	75
*(b) If yes, has all or any portion of the water right not been used for five or more successive years?	[]	[]	[]	[]	76
*(7) Are there any defects in the operation of the water system (e.g. pipes, tank, pump, etc.)?	[]	<input checked="" type="checkbox"/>	[]	[]	77
B. Irrigation Water					78
(1) Are there any irrigation water rights for the property, such as a water right permit, certificate, or claim?	[]	<input checked="" type="checkbox"/>	[]	[]	79
*(a) If yes, has all or any portion of the water right not been used for five or more successive years?	[]	[]	[]	[]	80
*(b) If so, is the certificate available? (If yes, please attach a copy.)	[]	[]	[]	[]	81
*(c) If so, has the water right permit, certificate, or claim been assigned, transferred, or changed? .	[]	[]	[]	[]	82
*(2) Does the property receive irrigation water from a ditch company, irrigation district, or other entity? .	[]	[]	[]	[]	83
If so, please identify the entity that supplies water to the property: _____					84 85 86 87 88 89
C. Outdoor Sprinkler System					90
(1) Is there an outdoor sprinkler system for the property?	[]	<input checked="" type="checkbox"/>	[]	[]	91
*(2) If yes, are there any defects in the system?	[]	[]	[]	[]	92
*(3) If yes, is the sprinkler system connected to irrigation water?	[]	[]	[]	[]	93
3. SEWER/ON-SITE SEWAGE SYSTEM					94
A. The property is served by:					95
[] Public sewer system <input checked="" type="checkbox"/> On-site sewage system (including pipes, tanks, drainfields, and all other component parts)					96
[] Other disposal system					97
Please describe: _____					98
B. If public sewer system service is available to the property, is the house connected to the sewer main?	[]	[]	[]	[]	99
If no, please explain: _____					100

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	YES	NO	DON'T KNOW	N/A	
*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?	[]	<input checked="" type="checkbox"/>	[]	[]	102
D. If the property is connected to an on-site sewage system:					103
*(1) Was a permit issued for its construction, and was it approved by the local health department or district following its construction?	[]	[]	<input checked="" type="checkbox"/>	[]	104
(2) When was it last pumped? _____	[]	[]	<input checked="" type="checkbox"/>	[]	105
*(3) Are there any defects in the operation of the on-site sewage system?	[]	[]	<input checked="" type="checkbox"/>	[]	106
(4) When was it last inspected? _____			<input checked="" type="checkbox"/>	[]	107
By whom: _____			<input checked="" type="checkbox"/>	[]	108
(5) For how many bedrooms was the on-site sewage system approved? _____ bedrooms			<input checked="" type="checkbox"/>	[]	109
E. Are all plumbing fixtures, including laundry drain, connected to the sewer/on-site sewage system?	<input checked="" type="checkbox"/>	[]	[]	[]	110
If no, please explain: _____					111
*F. Have there been any changes or repairs to the on-site sewage system?	[]	<input checked="" type="checkbox"/>	[]	[]	112
G. Is the on-site sewage system, including the drainfield, located entirely within the boundaries of the property?	<input checked="" type="checkbox"/>	[]	[]	[]	113
If no, please explain: _____					114
*H. Does the on-site sewage system require monitoring and maintenance services more frequently than once a year?	[]	<input checked="" type="checkbox"/>	[]	[]	115

NOTICE: IF THIS RESIDENTIAL REAL PROPERTY DISCLOSURE IS BEING COMPLETED FOR NEW CONSTRUCTION WHICH HAS NEVER BEEN OCCUPIED, SELLER IS NOT REQUIRED TO COMPLETE THE QUESTIONS LISTED IN ITEM 4 (STRUCTURAL) OR ITEM 5 (SYSTEMS AND FIXTURES). 122
123
124

4. STRUCTURAL

*A. Has the roof leaked within the last 5 years?	[]	<input checked="" type="checkbox"/>	[]	[]	125
*B. Has the basement flooded or leaked?	[]	<input checked="" type="checkbox"/>	[]	[]	126
*C. Have there been any conversions, additions or remodeling?	<input checked="" type="checkbox"/>	[]	[]	[]	127
*(1) If yes, were all building permits obtained?	[]	<input checked="" type="checkbox"/>	[]	[]	128
*(2) If yes, were all final inspections obtained?	[]	<input checked="" type="checkbox"/>	[]	[]	129
D. Do you know the age of the house?	<input checked="" type="checkbox"/>	[]	[]	[]	130
If yes, year of original construction: <u>1948</u>					131
*E. Has there been any settling, slippage, or sliding of the property or its improvements?	[]	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	[]	132
*F. Are there any defects with the following: (If yes, please check applicable items and explain)	[]	<input checked="" type="checkbox"/>	[]	[]	133
[] Foundations	[] Decks	[] Exterior Walls			134
[] Chimneys	[] Interior Walls	[] Fire Alarms			135
[] Doors	[] Windows	[] Patio			136
[] Ceilings	[] Slab Floors	[] Driveways			137
[] Pools	[] Hot Tub	[] Sauna			138
[] Sidewalks	[] Outbuildings	[] Fireplaces			139
[] Garage Floors	[] Walkways	[] Siding			140
[] Wood Stoves	[] Elevators	[] Incline Elevators			141
[] Stairway Chair Lifts	[] Wheelchair Lifts	[] Other _____			142
*G. Was a structural pest or "whole house" inspection done?	[]	[]	<input checked="" type="checkbox"/>	[]	143
If yes, when and by whom was the inspection completed?					144
H. During your ownership, has the property had any wood destroying organism or pest infestation?	[]	<input checked="" type="checkbox"/>	[]	[]	145
I. Is the attic insulated?	<input checked="" type="checkbox"/>	[]	[]	[]	146
J. Is the basement insulated?	[]	[]	[]	<input checked="" type="checkbox"/>	147

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	YES	NO	DON'T KNOW	N/A	150
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: _____					151
Electrical system, including wiring, switches, outlets, and service	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	153
Plumbing system, including pipes, faucets, fixtures, and toilets	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	154
Hot water tank	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	155
Garbage disposal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	156
Appliances	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	157
Sump pump	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	158
Heating and cooling systems	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	159
Security system: <input type="checkbox"/> Owned <input type="checkbox"/> Leased	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	160
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	161
*B. If any of the following fixtures or property is included with the transfer, are they leased? (If yes, please attach copy of lease.)					162
Security System: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	163
Tanks (type): _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	164
Satellite dish: <u>Starlink Internet (owned)</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	165
Other: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	166
*C. Are any of the following kinds of wood burning appliances present at the property?					167
(1) Woodstove?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	168
(2) Fireplace insert?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	169
(3) Pellet stove?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	170
(4) Fireplace?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	171
If yes, are all of the (1) woodstoves or (2) fireplace inserts certified by the U.S. Environmental Protection Agency as clean burning appliances to improve air quality and public health?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	172
D. Is the property located within a city, county, or district or within a department of natural resources fire protection zone that provides fire protection services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	173
E. Is the property equipped with carbon monoxide alarms? (Note: Pursuant to RCW 19.27.530, Seller must equip the residence with carbon monoxide alarms as required by the state building code.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	174
F. Is the property equipped with smoke detection devices?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	175
(Note: Pursuant to RCW 43.44.110, if the property is not equipped with at least one smoke detection device, at least one must be provided by the seller.)					176
G. Does the property currently have internet service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	177
Provider: <u>Starlink</u>					178
6. HOMEOWNERS' ASSOCIATION/COMMON INTERESTS					179
A. Is there a Homeowners' Association?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	180
Name of Association and contact information for an officer, director, employee, or other authorized agent, if any, who may provide the association's financial statements, minutes, bylaws, fining policy, and other information that is not publicly available: _____					181
B. Are there regular periodic assessments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	182
\$ _____ per <input type="checkbox"/> month <input type="checkbox"/> year					183
<input type="checkbox"/> Other: _____					184
*C. Are there any pending special assessments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	185
*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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	186
7. ENVIRONMENTAL					187
*A. Have there been any flooding, standing water, or drainage problems on the property that affect the property or access to the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	188
*B. Does any part of the property contain fill dirt, waste, or other fill material?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	189
*C. Is there any material damage to the property from fire, wind, floods, beach movements, earthquake, expansive soils, or landslides?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	190
D. Are there any shorelines, wetlands, floodplains, or critical areas on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	191
*E. Are there any substances, materials, or products in or 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	192
*F. Has the property been used for commercial or industrial purposes?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	193

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II. NOTICES TO THE BUYER

1. SEX OFFENDER REGISTRATION

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.

2. PROXIMITY TO FARMING/WORKING FOREST

THIS NOTICE IS TO INFORM YOU THAT THE REAL PROPERTY YOU ARE CONSIDERING FOR PURCHASE MAY LIE IN CLOSE PROXIMITY TO A FARM OR WORKING FOREST. THE OPERATION OF A FARM OR WORKING FOREST INVOLVES USUAL AND CUSTOMARY AGRICULTURAL PRACTICES OR FOREST PRACTICES, WHICH ARE PROTECTED UNDER RCW 7.48.305, THE WASHINGTON RIGHT TO FARM ACT.

3. OIL TANK INSURANCE

THIS NOTICE IS TO INFORM YOU THAT IF THE REAL PROPERTY YOU ARE CONSIDERING FOR PURCHASE UTILIZES AN OIL TANK FOR HEATING PURPOSES, NO COST INSURANCE MAY BE AVAILABLE FROM THE POLLUTION LIABILITY INSURANCE AGENCY.

III. BUYER'S ACKNOWLEDGEMENT

1. BUYER HEREBY ACKNOWLEDGES THAT:

- A. 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(s).
- F. If the house was built prior to 1978, Buyer acknowledges receipt of the pamphlet *Protect Your Family From Lead in Your Home*.

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. UNLESS BUYER AND SELLER OTHERWISE AGREE IN WRITING, BUYER SHALL HAVE THREE (3) 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.

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.

KH ~~*[Signature]*~~ 12/26/24
Buyer Date

Buyer Date

2. BUYER'S WAIVER OF RIGHT TO REVOKE OFFER

Buyer has read and reviewed the Seller's responses to this Seller Disclosure Statement. Buyer approves this statement and waives Buyer's right to revoke Buyer's offer based on this disclosure.

KH ~~*[Signature]*~~ 12/26/24
Buyer Date

Buyer Date

3. BUYER'S WAIVER OF RIGHT TO RECEIVE COMPLETED SELLER DISCLOSURE STATEMENT

Buyer has been advised of Buyer's right to receive a completed Seller Disclosure Statement. Buyer waives that right. However, if the answer to any of the questions in the section entitled "Environmental" would be "yes," Buyer may not waive the receipt of the "Environmental" section of the Seller Disclosure Statement.

Buyer Date

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