

**SELLER DISCLOSURE STATEMENT
IMPROVED PROPERTY**

SELLER: Sam Arzulis CATHERINE ARZULIS 1
Seller Seller

To be used in transfers of improved residential real property, including residential dwellings up to four units, new construction, dwellings in a residential common interest community not subject to a public offering statement, condominiums not subject to a public offering statement, certain timeshares, and manufactured and mobile homes. See RCW Chapter 64.06 for further information. 2 3 4

INSTRUCTIONS TO THE SELLER 5

Please complete the following form. Do not leave any spaces blank. If the question clearly does not apply to the property check "NA." If the answer is "yes" to any asterisked (*) item(s), 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 initial each page of this disclosure statement and each attachment. Delivery of the disclosure statement must occur not later than five (5) business days, unless otherwise agreed, after mutual acceptance of a written purchase and sale agreement between Buyer and Seller. 6 7 8 9 10

NOTICE TO THE BUYER 11

THE FOLLOWING DISCLOSURES ARE MADE BY THE SELLER ABOUT THE CONDITION OF THE PROPERTY LOCATED AT 1124 Olympic Way, CITY COLVILLE, STATE WA, ZIP 99114, COUNTY Stevens ("THE PROPERTY") OR AS LEGALLY DESCRIBED ON THE ATTACHED EXHIBIT A. 12 13 14 15

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 (3) 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 PURCHASE AND SALE AGREEMENT. 16 17 18 19 20 21 22

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. 23 24 25

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. 26 27 28 29 30 31 32

Seller [] is/ [X] is not occupying the Property. 33

I. SELLER'S DISCLOSURES: 34

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. 35 36

	YES	NO	DON'T KNOW	N/A	
1. TITLE					37
A. Do you have legal authority to sell the property? If no, please explain	[X]	[]	[]	[]	39
*B. Is title to the property subject to any of the following?					40
(1) First right of refusal	[]	[X]	[]	[]	41
(2) Option	[]	[X]	[]	[]	42
(3) Lease or rental agreement	[]	[X]	[]	[]	43
(4) Life estate?	[]	[X]	[]	[]	44
*C. Are there any encroachments, boundary agreements, or boundary disputes?	[]	[X]	[]	[]	45
*D. Is there a private road or easement agreement for access to the property?	[]	[X]	[]	[]	46
*E. Are there any rights-of-way, easements, or access limitations that may affect the Buyer's use of the property?	[]	[X]	[]	[]	47 48
*F. Are there any written agreements for joint maintenance of an easement or right-of-way?	[]	[X]	[]	[]	49
*G. Is there any study, survey project, or notice that would adversely affect the property?	[]	[X]	[]	[]	50
*H. Are there any pending or existing assessments against the property?	[]	[X]	[]	[]	51
*I. Are there any zoning violations, nonconforming uses, or any unusual restrictions on the property that would affect future construction or remodeling?	[]	[X]	[]	[]	52 53

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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 type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 103 |
| D. If the property is connected to an on-site sewage system: <u>NO</u> | | | | | 105 |
| *(1) Was a permit issued for its construction, and was it approved by the local health department or district following its construction? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 106 |
| (2) When was it last pumped? _____ | | | | | 108 |
| *(3) Are there any defects in the operation of the on-site sewage system? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 109 |
| (4) When was it last inspected? _____ | | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 110 |
| By whom: _____ | | | | | 111 |
| (5) For how many bedrooms was the on-site sewage system approved? <u> </u> bedrooms | | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 112 |
| E. Are all plumbing fixtures, including laundry drain, connected to the sewer/on-site sewage system? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 114 |
| If no, please explain: _____ | | | | | 115 |
| *F. Have there been any changes or repairs to the on-site sewage system? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 116 |
| G. Is the on-site sewage system, including the drainfield, located entirely within the boundaries of the property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 118 |
| If no, please explain: _____ | | | | | 119 |
| *H. Does the on-site sewage system require monitoring and maintenance services more frequently than once a year? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 121 |

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).

4. STRUCTURAL

- | | | | | | |
|---|---|--|---------------------------|-------------------------------------|-----|
| *A. Has the roof leaked within the last 5 years? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 126 |
| *B. Has the basement flooded or leaked? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 127 |
| *C. Have there been any conversions, additions or remodeling? <u>INTERIOR REMODEL</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 128 |
| *(1) If yes, were all building permits obtained? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 129 |
| *(2) If yes, were all final inspections obtained? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 130 |
| D. Do you know the age of the house? <u>1979</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 131 |
| If yes, year of original construction: <u>1979</u> | | | | | 132 |
| *E. Has there been any settling, slippage, or sliding of the property or its improvements? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 133 |
| *F. Are there any defects with the following: (If yes, please check applicable items and explain) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 134 |
| <input type="checkbox"/> Foundations | <input type="checkbox"/> Decks | <input type="checkbox"/> Exterior Walls | | | 135 |
| <input type="checkbox"/> Chimneys | <input type="checkbox"/> Interior Walls | <input type="checkbox"/> Fire Alarms | | | 136 |
| <input type="checkbox"/> Doors | <input type="checkbox"/> Windows | <input type="checkbox"/> Patio | | | 137 |
| <input checked="" type="checkbox"/> Ceilings <u>UPSTAIRS GARAGE</u> | <input type="checkbox"/> Slab Floors | <input checked="" type="checkbox"/> Driveways <u>cracks</u> | <u>See attached error</u> | | 138 |
| <input type="checkbox"/> Pools | <input type="checkbox"/> Hot Tub | <input type="checkbox"/> Sauna | <u>ATTACHED</u> | | 139 |
| <input type="checkbox"/> Sidewalks | <input type="checkbox"/> Outbuildings | <input type="checkbox"/> Fireplaces | | | 140 |
| <input type="checkbox"/> Garage Floors | <input type="checkbox"/> Walkways | <input type="checkbox"/> Siding | | | 141 |
| <input type="checkbox"/> Wood Stoves | <input type="checkbox"/> Elevators | <input type="checkbox"/> Incline Elevators | | | 142 |
| <input type="checkbox"/> Stairway Chair Lifts | <input type="checkbox"/> Wheelchair Lifts | <input checked="" type="checkbox"/> Other <u>BRICK STEPS</u> | | | 143 |
| *G. Was a structural pest or "whole house" inspection done? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 144 |
| If yes, when and by whom was the inspection completed? | | | | | 145 |
| _____ | | | | | 146 |
| H. During your ownership, has the property had any wood destroying organism or pest infestation? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 147 |
| I. Is the attic insulated? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 148 |
| J. Is the basement insulated? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 149 |

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	YES	NO	DON'T KNOW	N/A	208
*G. Is there any soil or groundwater contamination?	[]	[<input checked="" type="checkbox"/>]	[]	[]	210
*H. Are there transmission poles or other electrical utility equipment installed, maintained, or buried on the property that do not provide utility service to the structures on the property?	[]	[<input checked="" type="checkbox"/>]	[]	[]	212
*I. Has the property been used as a legal or illegal dumping site?	[]	[<input checked="" type="checkbox"/>]	[]	[]	213
*J. Has the property been used as an illegal drug manufacturing site?	[]	[<input checked="" type="checkbox"/>]	[]	[]	214
*K. Are there any radio towers in the area that cause interference with cellular telephone reception?	[]	[<input checked="" type="checkbox"/>]	[]	[]	215
8. LEAD BASED PAINT (Applicable if the house was built before 1978)				[]	216
A. Presence of lead-based paint and/or lead-based paint hazards (check one below):					217
<i>NA</i> [] Known lead-based paint and/or lead-based paint hazards are present in the housing (explain). _____					218
[<input checked="" type="checkbox"/>] Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.					219
B. Records and reports available to the Seller (check one below):					221
<i>NA</i> [] Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below). _____					222
[<input checked="" type="checkbox"/>] Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.					223
					224
					225
9. MANUFACTURED AND MOBILE HOMES					226
If the property includes a manufactured or mobile home,					227
*A. Did you make any alterations to the home?	[]	[]	[]	[<input checked="" type="checkbox"/>]	228
If yes, please describe the alterations: _____					229
*B. Did any previous owner make any alterations to the home?	[]	[]	[]	[<input checked="" type="checkbox"/>]	230
*C. If alterations were made, were permits or variances for these alterations obtained?	[]	[]	[]	[<input checked="" type="checkbox"/>]	231
10. FULL DISCLOSURE BY SELLERS					232
A. Other conditions or defects:					233
*Are there any other existing material defects affecting the property that a prospective buyer should know about? <i>SEE ATTACHED</i>	[<input checked="" type="checkbox"/>]	[]	[]	[]	234
					235
B. Verification					236
The foregoing answers and attached explanations (if any) are complete and correct to the best of Seller's knowledge and Seller has received a copy hereof. Seller agrees to defend, indemnify and hold real estate licensees harmless from and against any and all claims that the above information is inaccurate. Seller authorizes 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.					237
_____ Seller					238
_____ Date					239
_____ Seller					240
_____ Date					241
If the answer is "Yes" to any asterisked (*) items, please explain below (use additional sheets if necessary). Please refer to the line number(s) of the question(s).					242
<i>See Attached</i>					243
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DISCLOSURE STATEMENT EXPLANATIONS

- CRACK IN CEILING DRYWALL UPSTAIRS GARAGE
- BRICK STEPS AT UPSTAIRS FRONT ENTRY
WATER DAMAGE
- CONCRETE OVERLAY FRONT PORCH HAS SOME BASE AREAS
- FROZEN PIPE DOWNSTAIRS GARAGE BURST -- REPAIRED + DRYWALL AND SHUT-OFF PLACED TO AVOID FREEZING IN FUTURE
- ELECTRIC GARAGE DOOR OPENER DOWNSTAIRS GARAGE NOT FUNCTIONAL (LEFT DOOR LOCKING FROM DRIVEWAY)
- WATER SOFTENER FUNCTIONAL WHEN LAST USED. HAS NOT BEEN USED FOR 75 YEARS (OWNER PREFERENCE)

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