

**SELLER DISCLOSURE STATEMENT
IMPROVED PROPERTY**

©Copyright 2026
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

SELLER: John Papineau
Seller

Judy Papineau
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.

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 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.

NOTICE TO THE BUYER

THE FOLLOWING DISCLOSURES ARE MADE BY THE SELLER ABOUT THE CONDITION OF THE PROPERTY LOCATED AT 2781 Clarke Rd, CITY Chewelah,

STATE WA, ZIP 99109, COUNTY Stevens ("THE PROPERTY") OR AS LEGALLY DESCRIBED ON THE 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 (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.

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.

	YES	NO	DON'T KNOW	N/A
1. TITLE				
A. Do you have legal authority to sell the property? If no, please explain.	☒	☐	☐	☐
*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?	☐	☒	☐	☐
*C. Are there any encroachments, boundary agreements, or boundary disputes?	☐	☒	☐	☐
*D. Is there a private road or easement agreement for access to the property?	☐	☒	☐	☐
*E. Are there any rights-of-way, easements, or access limitations that may affect the Buyer's use of the property?	☐	☒	☐	☐
*F. Are there any written agreements for joint maintenance of an easement or right-of-way?	☐	☒	☐	☐
*G. Is there any study, survey project, or notice that would adversely affect the property?	☐	☒	☐	☐
*H. Are there any pending or existing assessments against the property?	☐	☒	☐	☐
*I. Are there any zoning violations, nonconforming uses, or any unusual restrictions on the property that would affect future construction or remodeling?	☐	☒	☐	☐

JP 8/15/26
SELLER'S INITIALS Date

jmp 8-16-26
SELLER'S INITIALS Date

**SELLER DISCLOSURE STATEMENT
IMPROVED PROPERTY**

©Copyright 2026
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

- | | YES | NO | DON'T
KNOW | N/A | |
|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|----|
| *J. Is there a boundary survey for the property? | ☐ | ☐ | ☒ | ☐ | 54 |
| *K. Are there any covenants, conditions, or restrictions recorded against the property? | ☐ | ☒ | ☐ | ☐ | 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.

2. WATER

A. Household Water

- | | | | | | |
|---|-------------------------------------|-------------------------------------|--------------------------|-------------------------------------|----|
| (1) The source of water for the property is: ☐ Private or publicly owned water system | | | | | 63 |
| ☒ Private well serving only the subject property * ☐ Other water system | | | | | 64 |
| *If shared, are there any written agreements? | ☐ | ☐ | ☐ | ☒ | 65 |
| * (2) Is there an easement (recorded or unrecorded) for access to and/or maintenance of the water source? | ☐ | ☒ | ☐ | ☐ | 66 |
| * (3) Are there any problems or repairs needed? | ☐ | ☒ | ☐ | ☐ | 67 |
| (4) During your ownership, has the source provided an adequate year-round supply of potable water? | ☒ | ☐ | ☐ | ☐ | 68 |
| If no, please explain: | | | | | 69 |
| * (5) Are there any water treatment systems for the property? <u>uv light water treatment</u> | ☐ | ☐ | ☐ | ☐ | 70 |
| If yes, are they: ☐ Leased ☒ Owned | | | | | 71 |
| * (6) Are there any water rights for the property associated with its domestic water supply, such as a water right permit, certificate, or claim? | ☐ | ☒ | ☐ | ☐ | 72 |
| (a) If yes, has the water right permit, certificate, or claim been assigned, transferred, or changed? | ☐ | ☐ | ☐ | ☐ | 73 |
| * (b) If yes, has all or any portion of the water right not been used for five or more successive years? | ☐ | ☐ | ☐ | ☐ | 74 |
| * (7) Are there any defects in the operation of the water system (e.g. pipes, tank, pump, etc.)? | ☐ | ☒ | ☐ | ☐ | 75 |

B. Irrigation Water

- | | | | | | |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|----|
| (1) Are there any irrigation water rights for the property, such as a water right permit, certificate, or claim? | ☐ | ☒ | ☐ | ☐ | 80 |
| * (a) If yes, has all or any portion of the water right not been used for five or more successive years? | ☐ | ☐ | ☐ | ☐ | 81 |
| * (b) If so, is the certificate available? (If yes, please attach a copy.) | ☐ | ☐ | ☐ | ☐ | 82 |
| * (c) If so, has the water right permit, certificate, or claim been assigned, transferred, or changed? | ☐ | ☐ | ☐ | ☐ | 83 |
| * (2) Does the property receive irrigation water from a ditch company, irrigation district, or other entity? | ☐ | ☒ | ☐ | ☐ | 84 |
| If so, please identify the entity that supplies water to the property: | | | | | 85 |

C. Outdoor Sprinkler System

- | | | | | | |
|--|--------------------------|-------------------------------------|--------------------------|-------------------------------------|----|
| (1) Is there an outdoor sprinkler system for the property? | ☐ | ☒ | ☐ | ☐ | 90 |
| * (2) If yes, are there any defects in the system? | ☐ | ☐ | ☐ | ☒ | 91 |
| * (3) If yes, is the sprinkler system connected to irrigation water? | ☐ | ☐ | ☐ | ☒ | 92 |

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: 1000 gal septic tank

B. If public sewer system service is available to the property, is the house connected to the sewer main?

If no, please explain:

JP 8-15-26
SELLER'S INITIALS Date

JP 8-16-26
SELLER'S INITIALS Date

**SELLER DISCLOSURE STATEMENT
IMPROVED PROPERTY**

©Copyright 2026
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

	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?	☐	☒	☐	☐	102 103 104
D. If the property is connected to an on-site sewage system:					105
* (1) Was a permit issued for its construction, and was it approved by the local health department or district following its construction?	☐	☐	☒	☐	106 107
(2) When was it last pumped?					108
* (3) Are there any defects in the operation of the on-site sewage system?	☐	☒	☐	☐	109
(4) When was it last inspected? <u>June 2024</u>			☐	☐	110
By whom:					111
(5) For how many bedrooms was the on-site sewage system approved? _____ bedrooms			☒	☐	112
E. Are all plumbing fixtures, including laundry drain, connected to the sewer/on-site sewage system?	☒	☐	☐	☐	113 114
If no, please explain:					115
*F. Have there been any changes or repairs to the on-site sewage system?	☐	☒	☐	☐	116
G. Is the on-site sewage system, including the drainfield, located entirely within the boundaries of the property?	☒	☐	☐	☐	117 118
If no, please explain:					119
*H. Does the on-site sewage system require monitoring and maintenance services more frequently than once a year?	☐	☒	☐	☐	120 121

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?	☒	☐	☐	☐	125 126
*B. Has the basement flooded or leaked?	☐	☒	☐	☐	127
*C. Have there been any conversions, additions or remodeling? <u>Bathroom & Porch</u>	☒	☐	☐	☐	128
* (1) If yes, were all building permits obtained?	☒	☐	☐	☐	129
* (2) If yes, were all final inspections obtained?	☒	☐	☐	☐	130
D. Do you know the age of the house?	☒	☐	☐	☐	131
If yes, year of original construction: <u>1989</u>					132
*E. Has there been any settling, slippage, or sliding of the property or its improvements?	☐	☒	☐	☐	133
*F. Are there any defects with the following: (If yes, please check applicable items and explain)	☐	☐	☐	☐	134
☐ Foundations	☐ Decks	☐ Exterior Walls			135
☐ Chimneys	☐ Interior Walls	☐ Fire Alarms			136
☐ Doors	☐ Windows	☐ Patio			137
☐ Ceilings	☐ Slab Floors	☐ Driveways			138
☐ Pools	☐ Hot Tub	☐ Sauna			139
☐ Sidewalks	☐ Outbuildings	☐ Fireplaces			140
☐ Garage Floors	☒ Walkways	☐ Siding			141
☐ Wood Stoves	☐ Elevators	☐ Incline Elevators			142
☐ Stairway Chair Lifts	☐ Wheelchair Lifts	☐ Other _____			143
*G. Was a structural pest or "whole house" inspection done?	☐	☒	☐	☐	144 145 146
If yes, when and by whom was the inspection completed?					
H. During your ownership, has the property had any wood destroying organism or pest infestation?	☐	☒	☐	☐	147
I. Is the attic insulated?	☒	☐	☐	☐	148
J. Is the basement insulated? <u>No Basement</u>	☐	☒	☐	☐	149

JP 8-15-26
SELLER'S INITIALS Date

JP 8-16-26
SELLER'S INITIALS Date

**SELLER DISCLOSURE STATEMENT
IMPROVED PROPERTY**

©Copyright 2026
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

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	N/A	150
Electrical system, including wiring, switches, outlets, and service	☐	☒	☐	☐	151
Plumbing system, including pipes, faucets, fixtures, and toilets	☐	☒	☐	☐	152
Hot water tank	☐	☒	☐	☐	153
Garbage disposal	☐	☒	☐	☒	154
Appliances... <u>ice dispenser does not work</u>	☒	☐	☐	☐	155
Sump pump	☐	☐	☐	☒	156
Heating and cooling systems	☐	☒	☐	☐	157
Security system: ☐ Owned ☐ Leased	☐	☐	☐	☒	158
Other	☐	☐	☐	☒	159

*B. If any of the following fixtures or property is included with the transfer, are they leased?

(If yes, please attach copy of lease.)

Security System:	☐	☒	☐	☐	160
Tanks (type):	☐	☒	☐	☐	161
Satellite dish:	☐	☒	☐	☐	162
Other:	☐	☒	☐	☐	163

*C. Are any of the following kinds of wood burning appliances present at the property?

(1) Woodstove?	☒	☐	☐	☐	164
(2) Fireplace insert?	☒	☐	☐	☐	165
(3) Pellet stove?	☐	☐	☒	☐	166
(4) Fireplace?	☐	☐	☒	☐	167

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?

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?	☒	☐	☐	☐	168
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.)	☒	☐	☐	☐	169
F. Is the property equipped with smoke detection devices?	☒	☐	☐	☐	170
(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.)					171
G. Does the property currently have internet service?	☒	☐	☐	☐	172
Provider: <u>Starlink</u>					173

6. HOMEOWNERS' ASSOCIATION/COMMON INTERESTS

A. Is there a Homeowners' Association?	☐	☒	☐	☐	174
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, firing policy, and other information that is not publicly available:					175
B. Are there regular periodic assessments?	☐	☒	☐	☐	176
\$ _____ per ☐ month ☐ year					177
☐ Other:					178
*C. Are there any pending special assessments?	☐	☒	☐	☐	179
*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)?	☐	☒	☐	☐	180
*E. Have there been any modifications or remodeling?	☒	☐	☐	☐	181
If yes, were all necessary homeowners' association approvals obtained?	☐	☐	☐	☒	182

7. ENVIRONMENTAL

*A. Have there been any flooding, standing water, or drainage problems on the property that affect the property or access to the property?	☐	☒	☐	☐	183
*B. Does any part of the property contain fill dirt, waste, or other fill material?	☐	☐	☒	☐	184
*C. Is there any material damage to the property from fire, wind, floods, beach movements, earthquake, expansive soils, or landslides?	☐	☒	☐	☐	185
D. Are there any shorelines, <u>wetlands</u> , floodplains, or critical areas on the property?	☒	☐	☐	☐	186

JP 8-15-26
SELLER'S INITIALS Date

JP 8-16-26
SELLER'S INITIALS Date

Form 17
Seller Disclosure Statement
Rev. 6/26
Page 5 of 6

SELLER DISCLOSURE STATEMENT IMPROVED PROPERTY

©Copyright 2026
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

	YES	NO	DON'T KNOW	N/A	
*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?	☐	☒	☐	☐	206 207 208 209 210
*F. Has the property been used for commercial or industrial purposes?	☐	☒	☐	☐	211
*G. Is there any soil or groundwater contamination?	☐	☒	☐	☐	212
*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?	☐	☒	☐	☐	213 214
*I. Has the property been used as a legal or illegal dumping site?	☐	☒	☐	☐	215
*J. Has the property been used as an illegal drug manufacturing site?	☐	☒	☐	☐	216
*K. Are there any radio towers in the area that cause interference with cellular telephone reception?	☐	☒	☐	☐	217
L. Does the property include a family burial ground, mausoleum, or columbarium?	☐	☒	☐	☐	218
8. LEAD BASED PAINT (Applicable if the house was built before 1978).				☐	219
A. Presence of lead-based paint and/or lead-based paint hazards (check one below):					220
☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).					221 222
☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.					223
B. Records and reports available to the Seller (check one below):					224
☐ 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).					225 226 227
☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.					228
9. MANUFACTURED AND MOBILE HOMES					229
If the property includes a manufactured or mobile home,					230
*A. Did you make any alterations to the home?	☐	☐	☐	☒	231
If yes, please describe the alterations:					232
*B. Did any previous owner make any alterations to the home?	☐	☐	☐	☒	233
*C. If alterations were made, were permits or variances for these alterations obtained?	☐	☐	☐	☒	234
10. FULL DISCLOSURE BY SELLERS					235
A. Other conditions or defects:					236
*Are there any other existing material defects affecting the property that a prospective buyer should know about?	☐	☒	☐	☐	237 238
B. Verification					239
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.					240 241 242 243
<u>John Papineau</u> 08/18/2026 <u>Judy Papineau</u> 08/18/2026					244
Seller Date Seller Date					
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).					245 246 247 248 249 250 251 252 253 254 255 256

JP 8-15-26
SELLER'S INITIALS Date

JP 8-16-26
SELLER'S INITIALS Date

**SELLER DISCLOSURE STATEMENT
IMPROVED PROPERTY**

©Copyright 2026
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

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.

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.

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

Buyer

Date

8-15-26

SELLER'S INITIALS Date

JMP 8-16-26

SELLER'S INITIALS Date

Report on Water Damage
2781 Clarke Road

In October of 2025 while replacing the kitchen backsplash, water damage and associated mold was discovered by the owner on the east wall (near range). T&M Restoration was called and they did an initial survey. Readings from a moisture meter determined that there was moisture under the kitchen floor out to the island, as was a section in the utility room near the adjoining wall and a small section of the middle bathroom floor near the adjoining wall.

The water had entered the house via the metal exhaust vent that had been incorrectly installed by the previous owner, on top of a new professionally installed metal roof (installed March 2022). Water was running down the wall outside of a 4-inch sheet metal sleeve then dispersing as it hit a Y in the exhaust fan housing (behind the drywall). Some of the water dripped on the range and some when into the drywall of the kitchen and ultimately into the subfloor.

To correct the water damage and subsequent mold, the kitchen was dismantled, with the exception of the upper cabinets on the north wall. The mold was treated with hydroperoxide and then all affected drywall and subflooring was removed from the house. The bottom layer of subfloor was dried out and treated. New subflooring was installed, drywall on the east wall replaced and the kitchen reassembled, and two new cabinets were installed. The exhaust fan was replaced with a microwave oven with an exhaust fan. On the roof, the vent and panel on which it sits was replaced and installed properly by YBM Roofing & Leak Repair.

In the utility room the lower 4 feet of sheetrock along the common wall with the kitchen was replaced as was most of the subflooring. The middle bathroom was remodeled in February 2026 during which time the entire subflooring was replaced throughout the bathroom. There was very little evidence of water damage from the leak. All plumbing in the bathroom and kitchen was contracted to West One Plumbing.

Seller Disclosure supplemental:

Question 2A: The water system is equipped with a UV water treatment system

Question 5A: The icemaker makes ice but the dispenser has never worked.

Question 4C: The master bath addition was complete in August 2025 by Alby's Highmark Construction (licensed contractor). All permits were obtained and signed off on.

The Porch addition was completed in Sept 2025 by Dave Dixon licensed contractor. An Engineer was consulted and all permits were obtained and signed off on.

Question 4F: The concrete in the breezeway is cracked. Cracks have been filled with sealant.

Question 5A. The icemaker makes ice but the ice dispenser does not work.