

**SELLER DISCLOSURE STATEMENT
IMPROVED PROPERTY**

- | | YES | NO | DON'T KNOW | |
|--|--------------------------|--------------------------|--------------------------|-------------------|
| E. Are all plumbing fixtures, including laundry drain, connected to the sewer/on-site sewage system? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 111
112
113 |
| If no, please explain: _____ | | | | 114 |
| *F. Have there been any changes or repairs to the on-site sewage system? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 115 |
| 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"/> | 116
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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 120
121 |
| If yes, please explain: _____ | | | | |

NOTICE: IF THIS SELLER DISCLOSURE STATEMENT 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 125
126 |
| *B. Has the basement flooded or leaked? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 127 |
| *C. Have there been any conversions, additions or remodeling? | <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"/> | 129 |
| *(2) If yes, were all final inspections obtained? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 130 |
| D. Do you know the age of the house? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 131 |
| If yes, year of original construction: _____ | | | | 132 |
| *E. Has there been any settling, slippage, or sliding of the property or its improvements? | <input 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 type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 134 |
| <input type="checkbox"/> Foundations | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 135 |
| <input type="checkbox"/> Decks | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 136 |
| <input type="checkbox"/> Exterior Walls | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 137 |
| <input type="checkbox"/> Chimneys | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 138 |
| <input type="checkbox"/> Interior Walls | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 139 |
| <input type="checkbox"/> Fire Alarms | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 140 |
| <input type="checkbox"/> Doors | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 141 |
| <input type="checkbox"/> Windows | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 142 |
| <input type="checkbox"/> Patios | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 143 |
| <input type="checkbox"/> Ceilings | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 144 |
| <input type="checkbox"/> Slab Floors | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 145 |
| <input type="checkbox"/> Driveways | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 146 |
| <input type="checkbox"/> Pools | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 147 |
| <input type="checkbox"/> Hot Tub | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 148 |
| <input type="checkbox"/> Sauna | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 149 |
| <input type="checkbox"/> Sidewalks | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 150 |
| <input type="checkbox"/> Outbuildings | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 151 |
| <input type="checkbox"/> Fireplaces | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 152 |
| <input type="checkbox"/> Garage Floors | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 153 |
| <input type="checkbox"/> Walkways | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 154 |
| <input type="checkbox"/> Wood Stoves | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 155 |
| <input type="checkbox"/> Siding | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 156 |
| <input type="checkbox"/> Other _____ | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 157 |
| *G. Was a structural pest or "whole house" inspection done? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 158 |
| If yes, when and by whom was the inspection completed? _____ | | | | 159 |
| H. During your ownership, has the property had any wood destroying organisms or pest infestations? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 160 |
| I. Is the attic insulated? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 161 |
| J. Is the basement insulated? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 162 |

5. SYSTEMS AND FIXTURES

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|------------|
| *A. If any of the following systems or fixtures are included with the transfer, are there any defects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 149
150 |
| If yes, please explain: _____ | | | | 151 |
| Electrical system, including wiring, switches, outlets, and service | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 152 |
| Plumbing system, including pipes, faucets, fixtures, and toilets | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 153 |
| Hot water tank | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 154 |
| Garbage disposal | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 155 |
| Appliances | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 156 |
| Sump pump | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 157 |
| Heating and cooling systems | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 158 |
| Security system <input type="checkbox"/> Leased <input type="checkbox"/> Owned | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 159 |
| Other: _____ | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 160
161 |

DATE: _____ SELLER'S INITIALS: _____ DATE: _____

**SELLER DISCLOSURE STATEMENT
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B. Verification

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.

Date: _____ Date: _____
Seller: _____ Seller: _____

NOTICES TO THE BUYER

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.

PROXIMITY TO FARMING

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

II. BUYER'S ACKNOWLEDGEMENT

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 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.

DATE: _____ DATE: _____
BUYER: _____ BUYER: _____

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.

DATE: _____ DATE: _____
BUYER: _____ BUYER: _____

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.

DATE: _____ DATE: _____
BUYER: _____ BUYER: _____

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).

