

**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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 112 |
| If no, please explain: _____ | | | | 113 |
| *F. Have there been any changes or repairs to the on-site sewage system? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 114 |
| 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"/> | 115 |
| If no, please explain: _____ | | | | 116 |
| *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"/> | 117 |
| | | | | 118 |
| | | | | 119 |
| | | | | 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 125 |
| *B. Has the basement flooded or leaked? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 126 |
| *C. Have there been any conversions, additions or remodeling? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 127 |
| *(1) If yes, were all building permits obtained? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 128 |
| *(2) If yes, were all final inspections obtained? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 129 |
| D. Do you know the age of the house? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 130 |
| If yes, year of original construction: <u>' 46</u> | | | | 131 |
| *E. Has there been any settling, slippage, or sliding of the property or its improvements? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 132 |
| *F. Are there any defects with the following: (If yes, please check applicable items and explain.) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 133 |
| <input type="checkbox"/> Foundations | <input type="checkbox"/> Decks | <input type="checkbox"/> Exterior Walls | | 134 |
| <input type="checkbox"/> Chimneys | <input type="checkbox"/> Interior Walls | <input type="checkbox"/> Fire Alarms | | 135 |
| <input type="checkbox"/> Doors | <input type="checkbox"/> Windows | <input type="checkbox"/> Patio | | 136 |
| <input type="checkbox"/> Ceilings | <input type="checkbox"/> Slab Floors | <input type="checkbox"/> Driveways | | 137 |
| <input type="checkbox"/> Pools | <input type="checkbox"/> Hot Tub | <input type="checkbox"/> Sauna | | 138 |
| <input type="checkbox"/> Sidewalks | <input type="checkbox"/> Outbuildings | <input type="checkbox"/> Fireplaces | | 139 |
| <input type="checkbox"/> Garage Floors | <input type="checkbox"/> Walkways | <input type="checkbox"/> Wood Stoves | | 140 |
| <input type="checkbox"/> Siding | <input type="checkbox"/> Other _____ | | | 141 |
| *G. Was a structural pest or "whole house" inspection done? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 142 |
| If yes, when and by whom was the inspection completed? | | | | 143 |
| _____ | | | | 144 |
| 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"/> | 145 |
| I. Is the attic insulated? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 146 |
| J. Is the basement insulated? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 147 |

5. SYSTEMS AND FIXTURES

- | | | | | |
|--|----------------------------|--------------------------|-------------------------------------|-----|
| *A. If any of the following systems or fixtures are included with the transfer, are there any defects? | | | | 148 |
| If yes, please explain: _____ | | | | 149 |
| Electrical system, including wiring, switches, outlets, and service | <u>NOT TO MY KNOWLEDGE</u> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 150 |
| Plumbing system, including pipes, faucets, fixtures, and toilets | " " " " | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 151 |
| Hot water tank | " " " " | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 152 |
| Garbage disposal | _____ | <input type="checkbox"/> | <input type="checkbox"/> | 153 |
| Appliances | " " " " | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 154 |
| Sump pump | _____ | <input type="checkbox"/> | <input type="checkbox"/> | 155 |
| Heating and cooling systems | " " " " | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 156 |
| Security system <input type="checkbox"/> Owned <input type="checkbox"/> Leased | _____ | <input type="checkbox"/> | <input type="checkbox"/> | 157 |
| Other: _____ | | <input type="checkbox"/> | <input type="checkbox"/> | 158 |
| | | <input type="checkbox"/> | <input type="checkbox"/> | 159 |
| | | <input type="checkbox"/> | <input type="checkbox"/> | 160 |



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2. WATER

YES NO DON'T KNOW 57 58

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 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? YES NO DON'T KNOW
If no, please explain: _____
- * (5) Are there any water treatment systems for the property? YES NO DON'T KNOW
If yes, are they: Leased Owned
- * (6) Are there any water rights for the property associated with its domestic water supply, such as a water right permit, certificate, or claim? YES NO DON'T KNOW
 - (a) If yes, has the water right permit, certificate, or claim been assigned, transferred or changed? YES NO DON'T KNOW
 - * (b) If yes, has all or any portion of the water right not been used for five or more successive years? YES NO DON'T KNOW
- * (7) Are there any defects in the operation of the water system (e.g. pipes, tank, pump, etc.)? YES NO DON'T KNOW

B. Irrigation Water

- (1) Are there any irrigation water rights for the property, such as a water right permit, certificate, or claim? YES NO DON'T KNOW
 - * (a) If yes, has all or any portion of the water right not been used for five or more successive years? YES NO DON'T KNOW
 - * (b) If so, is the certificate available? (If yes, please attach a copy.) YES NO DON'T KNOW
 - * (c) If so, has the water right permit, certificate, or claim been assigned, transferred, or changed? YES NO DON'T KNOW
- * (2) Does the property receive irrigation water from a ditch company, irrigation district, or other entity? If so, please identify the entity that supplies water to the property: _____ 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?

YES NO DON'T KNOW

If no, please explain: _____

*** 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:

*** (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? _____

By whom: _____

(5) For how many bedrooms was the on-site sewage system approved? _____ bedrooms

YES NO DON'T KNOW



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	YES	NO	DON'T KNOW	
*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"/>	164
Tanks (type): _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	165
Satellite dish _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	166
Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	167
*C. Are any of the following kinds of wood burning appliances present at the property?				168
(1) Woodstove?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	169
(2) Fireplace insert?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	170
(3) Pellet stove?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	171
(4) Fireplace?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	172
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 type="checkbox"/>	173 174
6. HOMEOWNERS' ASSOCIATION/COMMON INTERESTS				175
A. Is there a Homeowners' Association?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	176
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: _____				177 178 179
B. Are there regular periodic assessments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	180
\$ _____ per <input type="checkbox"/> month <input type="checkbox"/> year				181
<input type="checkbox"/> Other: _____				182
*C. Are there any pending special assessments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	183
*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 checked="" type="checkbox"/>	<input type="checkbox"/>	184 185 186
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"/>	188 189
*B. Does any part of the property contain fill dirt, waste, or other fill material?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	190
*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"/>	191 192
D. Are there any shorelines, wetlands, floodplains, or critical areas on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	193
*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 type="checkbox"/>	<input checked="" type="checkbox"/>	194 195 196
*F. Has the property been used for commercial or industrial purposes?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	197
*G. Is there any soil or groundwater contamination?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	198
*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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	199 200
*I. Has the property been used as a legal or illegal dumping site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	201
*J. Has the property been used as an illegal drug manufacturing site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	202
*K. Are there any radio towers in the area that cause interference with cellular telephone reception?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	203
8. LEAD BASED PAINT (Applicable if the house was built before 1978.)				204
A. Presence of lead-based paint and/or lead-based paint hazards (check one below):				205
<input type="checkbox"/> Known lead-based paint and/or lead-based paint hazards are present in the housing (explain). _____				206 207
<input checked="" type="checkbox"/> Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.				208
B. Records and reports available to the Seller (check one below):				209
<input type="checkbox"/> 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). _____				210 211 212
<input checked="" type="checkbox"/> Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.				213
9. MANUFACTURED AND MOBILE HOMES				214
If the property includes a manufactured or mobile home,				215
*A. Did you make any alterations to the home? If yes, please describe the alterations _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	216 217
*B. Did any previous owner make any alterations to the home?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	218
*C. If alterations were made, were permits or variances for these alterations obtained?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	219
SELLER'S INITIALS: <u>DJS</u> DATE: <u>1/12/10</u> SELLER'S INITIALS: <u>NJ</u> DATE: <u>1-12-10</u>				220



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10. FULL DISCLOSURE BY SELLERS

A. Other conditions or defects:

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

YES NO DON'T KNOW 221
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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: 1/12/10 Date: 1-12-10 225
Seller: DG Johnson Seller: Nina Johnson 226
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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 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.

DATE: 1/12/10 DATE: _____ 254
BUYER: [Signature] BUYER: _____ 255
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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: 1/12/10 DATE: _____ 264
BUYER: [Signature] BUYER: _____ 265
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268

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: _____ 269
BUYER: _____ BUYER: _____ 270
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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).

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SELLER'S INITIALS: DG DATE: 1/12/10 SELLER'S INITIALS: NJ DATE: 1-12-10 280