



West's Revised Code of Washington Annotated [Currentness](#)

Title 64. Real Property and Conveyances ([Refs & Annos](#))

[Chapter 64.06](#). Residential Real Property Transfers--Seller's Disclosures ([Refs & Annos](#))

→ **64.06.020. Improved residential real property--Seller's duty--Format of disclosure statement--Minimum information**

(1) In a transaction for the sale of improved residential real property, the seller shall, unless the buyer has expressly waived the right to receive the disclosure statement under [RCW 64.06.010](#), or unless the transfer is otherwise exempt under [RCW 64.06.010](#), deliver to the buyer a completed seller disclosure statement in the following format and that contains, at a minimum, the following 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 write "NA." If the answer is "yes" to any * items, 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 sign each page of this disclosure statement and each attachment. Delivery of the disclosure statement must occur not later than five business days, unless otherwise agreed, after mutual acceptance of a written contract to purchase between a buyer and a seller.

NOTICE TO THE BUYER

THE FOLLOWING DISCLOSURES ARE MADE BY SELLER ABOUT THE CONDITION OF THE PROPERTY LOCATED AT ("THE PROPERTY"), OR AS LEGALLY DESCRIBED ON 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 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 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.

1. TITLE

<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	A. Do you have legal authority to sell the property? If no, please explain.
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	*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?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	*C. Are there any encroachments, boundary agreements, or boundary disputes?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	*D. Is there a private road or easement agreement for access to the property?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	*E. Are there any rights-of-way, easements, or access limitations that may affect the Buyer's use of the property?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	*F. Are there any written agreements for joint maintenance of an easement or right-of-way?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	*G. Is there any study, survey project, or notice that would adversely affect the property?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	*H. Are there any pending or existing assessments against the property?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	*I. Are there any zoning violations, nonconforming uses, or any unusual restrictions on the property that would affect

			future construction or remodeling?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	*J. Is there a boundary survey for the property?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	*K. Are there any covenants, conditions, or restrictions recorded against the property?

2. WATER

A. Household Water

			(1) The source of water for the property is:
			<input type="checkbox"/> Private or publicly owned water system
			<input type="checkbox"/> Private well serving only the subject property
			* <input type="checkbox"/> Other water system
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	*If shared, are there any written agreements?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	* (2) Is there an easement (recorded or unrecorded) for access to and/or maintenance of the water source?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	* (3) Are there any problems or repairs needed?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	(4) During your ownership, has the source provided an adequate year-round supply of potable water? If no, please explain.
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	* (5) Are there any water treatment systems for the property? If yes, are they <input type="checkbox"/> Leased <input type="checkbox"/> Owned
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	* (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 type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	(a) If yes, has the water right permit, certificate, or claim been assigned, transferred, or changed?
			* (b) If yes, has all or any portion of the water right not been used for five or more successive years?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	* (7) Are there any defects in the operation of the water system (e.g. pipes, tank, pump, etc.)?

B. Irrigation Water

<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	(1) Are there any irrigation water rights for the property, such as a water right permit, certificate, or claim?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	* (a) If yes, has all or any portion of the water right not been used for five or more successive years?

<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	* (b) If so, is the certificate available? (If yes, please attach a copy.)
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	* (c) If so, has the water right permit, certificate, or claim been assigned, transferred, or changed?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> 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:

C. Outdoor Sprinkler System

<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	(1) Is there an outdoor sprinkler system for the property?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	* (2) If yes, are there any defects in the system?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	* (3) If yes, is the sprinkler system connected to irrigation water?

3. SEWER/ON-SITE SEWAGE SYSTEM

A. The property is served by:

<input type="checkbox"/> Public sewer system,
<input type="checkbox"/> On-site sewage system (including pipes, tanks, drain-fields, and all other component parts)
<input type="checkbox"/> Other disposal system, please describe:

<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	B. If public sewer system service is available to the property, is the house connected to the sewer main? If no, please explain.
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<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	* 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?
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D. If the property is connected to an on-site sewage system:

<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	* (1) Was a permit issued for its construction, and was it approved by the local health department or district following its construction?
			(2) When was it last pumped ?

<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	* (3) Are there any defects in the operation of the on-
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			site sewage system?
<input type="checkbox"/> Don't know			(4) When was it last inspected?
			By whom:
<input type="checkbox"/> Don't know			(5) For how many bedrooms was the on-site sewage system approved?
		 bedrooms
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	E. Are all plumbing fixtures, including laundry drain, connected to the sewer/on-site sewage system? If no, please explain:
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	*F. Have there been any changes or repairs to the on-site sewage system?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	G. Is the on-site sewage system, including the drainfield, located entirely within the boundaries of the property? If no, please explain.
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	*H. Does the on-site sewage system require monitoring and maintenance services more frequently than once a year?

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

4. STRUCTURAL

<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	*A. Has the roof leaked within the last five years?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	*B. Has the basement flooded or leaked?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	*C. Have there been any conversions, additions, or remodeling?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	* (1) If yes, were all building permits obtained?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	* (2) If yes, were all final inspections obtained?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	D. Do you know the age of the house? If yes, year of original construction:
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	*E. Has there been any settling, slippage, or sliding of the property or its improvements?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	*F. Are there any defects with the following: (If yes, please check applicable items and explain.)

<input type="checkbox"/> Foundations	<input type="checkbox"/> Decks	<input type="checkbox"/> Exterior Walls
<input type="checkbox"/> Chimneys	<input type="checkbox"/> Interior Walls	<input type="checkbox"/> Fire Alarm

<input type="checkbox"/> Doors	<input type="checkbox"/> Windows	<input type="checkbox"/> Patio
<input type="checkbox"/> Ceilings	<input type="checkbox"/> Slab Floors	<input type="checkbox"/> Driveways
<input type="checkbox"/> Pools	<input type="checkbox"/> Hot Tub	<input type="checkbox"/> Sauna
<input type="checkbox"/> Sidewalks	<input type="checkbox"/> Outbuildings	<input type="checkbox"/> Fireplaces
<input type="checkbox"/> Garage Floors	<input type="checkbox"/> Walkways	<input type="checkbox"/> Siding
<input type="checkbox"/> Other	<input type="checkbox"/> Wood Stoves	

<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	*G. Was a structural pest or "whole house" inspection done? If yes, when and by whom was the inspection completed?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	H. During your ownership, has the property had any wood destroying organism or pest infestation?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	I. Is the attic insulated?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	J. Is the basement insulated?

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.
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	Electrical system, including wiring, switches, outlets, and service
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	Plumbing system, including pipes, faucets, fixtures, and toilets
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	Hot water tank
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	Garbage disposal
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	Appliances
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	Sump pump
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	Heating and cooling systems
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	Security system
			<input type="checkbox"/> Owned <input type="checkbox"/> Leased
			Other

			*B. If any of the following fixtures or property is included with the transfer, are they leased? (If yes, please attach copy of lease.)
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	Security system
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	Tanks (type):
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	Satellite dish

Other:

			*C. Are any of the following kinds of wood burning appliances present at the property?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	(1) Woodstove?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	(2) Fireplace insert?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	(3) Pellet stove?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	(4) Fireplace?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	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?

6. HOMEOWNERS' ASSOCIATION/COMMON INTERESTS

<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	A. Is there a Homeowners' Association? 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:
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<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	B. Are there regular periodic assessments: \$... per <input type="checkbox"/> Month <input type="checkbox"/> Year <input type="checkbox"/>
			Other

<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	*C. Are there any pending special assessments?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	*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)?

7. ENVIRONMENTAL

<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	*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"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	*B. Does any part of the property contain fill dirt, waste, or other fill material?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	*C. Is there any material damage to the property from fire, wind, floods, beach movements, earthquake, expansive soils, or landslides?

<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	D. Are there any shorelines, wetlands, floodplains, or critical areas on the property?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	*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"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	*F. Has the property been used for commercial or industrial purposes?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	*G. Is there any soil or groundwater contamination?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	*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"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	*I. Has the property been used as a legal or illegal dumping site?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	*J. Has the property been used as an illegal drug manufacturing site?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	*K. Are there any radio towers in the area that cause interference with cellular telephone reception?

8. MANUFACTURED AND MOBILE HOMES

If the property includes a manufactured or mobile home,

<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	*A. Did you make any alterations to the home? If yes, please describe the alterations:
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	*B. Did any previous owner make any alterations to the home?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	*C. If alterations were made, were permits or variances for these alterations obtained?

9. FULL DISCLOSURE BY SELLERS

A. Other conditions or defects:

<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	*Are there any other existing material defects affecting the property that a prospective buyer should know about?
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B. Verification:

The foregoing answers and attached explanations (if any) are complete and correct to the best of my/our knowledge and I/we have received a copy hereof. I/we authorize all of my/our real estate licensees, if any, to deliver a copy of this disclosure statement to other real estate licensees and all

DATE BUYER BUYER

(2) If the disclosure statement is being completed for new construction which has never been occupied, the disclosure statement is not required to contain and the seller is not required to complete the questions listed in item 4. Structural or item 5. Systems and Fixtures.

(3) The seller disclosure statement shall be for disclosure only, and shall not be considered part of any written agreement between the buyer and seller of residential property. The seller disclosure statement shall be only a disclosure made by the seller, and not any real estate licensee involved in the transaction, and shall not be construed as a warranty of any kind by the seller or any real estate licensee involved in the transaction.

CREDIT(S)

[[2009 c 505 § 3](#), eff. July 26, 2009; [2009 c 130 § 2](#), eff. July 26, 2009; [2007 c 107 § 4](#), eff. July 22, 2007; [2004 c 114 § 1](#), eff. Jan. 1, 2005; [2003 c 200 § 1](#), eff. July 27, 2003; [1996 c 301 § 2](#); [1994 c 200 § 3](#).]

HISTORICAL AND STATUTORY NOTES

Findings--Intent--2007 c 107: See note following [RCW 64.06.015](#).

Application--Effective date--2004 c 114: See notes following [RCW 64.06.021](#).

Effective date--1996 c 301 § 2: “Section 2 of this act shall take effect July 1, 1996.” [1996 c 301 § 7.]

Laws 1996, ch. 301, § 2, rewrote the section, which previously read:

“(1) In a transaction for the sale of residential real property, the seller shall, unless the buyer has expressly waived the right to receive the disclosure statement, or unless the transfer is exempt under [RCW 64.06.010](#), deliver to the buyer a completed real property transfer disclosure statement in the following form:

“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 write ‘NA’. If the answer is ‘yes’ to any * items, 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 sign each page of this disclosure statement and each attachment. Delivery of the disclosure statement must occur not later than ... days (or five days if not filled in) of mutual acceptance of a written contract to purchase between a buyer and a seller.

“NOTICE TO THE BUYER

“THE FOLLOWING DISCLOSURES ARE MADE BY THE SELLER(S), CONCERNING THE CONDITION OF THE PROPERTY LOCATED AT _____ (‘THE PROPERTY’), LEGALLY DESCRIBED ON ATTACHED EXHIBIT A.

“DISCLOSURES CONTAINED IN THIS FORM ARE PROVIDED BY THE SELLER ON THE BASIS OF SELLER'S ACTUAL KNOWLEDGE OF THE PROPERTY AT THE TIME THIS DISCLOSURE FORM IS COMPLETED BY THE SELLER. YOU HAVE ... BUSINESS DAYS, OR THREE BUSINESS DAYS IF NOT FILLED IN, FROM THE SELLER'S DELIVERY OF THIS SELLER'S DISCLOSURE STATEMENT TO REVOKE YOUR OFFER BY DELIVERING YOUR SEPARATE SIGNED WRITTEN STATEMENT OF REVOCATION TO THE SELLER, UNLESS YOU WAIVE THIS RIGHT AT OR PRIOR TO ENTERING INTO A SALE AGREEMENT. THE FOLLOWING ARE DISCLOSURES MADE BY THE 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 THE BUYER AND THE SELLER.

“FOR A MORE COMPREHENSIVE EXAMINATION OF THE SPECIFIC CONDITION OF THIS PROPERTY YOU ARE ADVISED TO OBTAIN AND PAY FOR THE SERVICES OF A QUALIFIED SPECIALIST TO INSPECT THE PROPERTY ON YOUR BEHALF, FOR EXAMPLE, ARCHITECTS, ENGINEERS, LAND SURVEYORS, PLUMBERS, ELECTRICIANS, ROOFERS, BUILDING INSPECTORS, OR PEST AND DRY ROT INSPECTORS. THE PROSPECTIVE BUYER AND THE OWNER MAY WISH TO OBTAIN PROFESSIONAL ADVICE OR INSPECTIONS OF THE PROPERTY AND TO PROVIDE FOR 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 'Yes' attach a copy or explain. If necessary use an attached sheet.

1. TITLE

<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	A. Do you have legal authority to sell the property?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	* 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?			
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	* C. Are there any encroachments, boundary agreements, or boundary disputes?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	* D. Are there any rights-of-way, easements, or access limitations that may affect the owner's use of the property?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	* E. Are there any written agreements for joint maintenance of an easement or right-of-way?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	* F. Is there any study, survey project, or notice that would adversely affect the property?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	* G. Are there any pending or existing assessments against the property?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	* H. Are there any zoning violations, nonconforming uses, or any unusual restrictions on the subject property that would affect future construction or remodeling?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	* I. Is there a boundary survey for the property?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	* J. Are there any covenants, conditions, or restrictions which affect the property?

2. WATER

A. Household Water			
(1) The source of the water is <input type="checkbox"/> Public <input type="checkbox"/> Community <input type="checkbox"/> Private <input type="checkbox"/> Shared			
(2) Water source information:			
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	* a. Are there any written agreements for shared water source?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	*b. Is there an easement (recorded or unrecorded) for access to and/or maintenance of the water source?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	*c. Are any known problems or repairs needed?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	*d. Does the source provide an adequate year round supply of potable water?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	* (3) Are there any water treatment systems for the property? <input type="checkbox"/> Leased <input type="checkbox"/> Owned
B. Irrigation			

<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	(1) Are there any water rights for the property?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	* (2) If they exist, to your knowledge, have the water rights been used during the last five-year period?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	* (3) If so, is the certificate available?

C. Outdoor Sprinkler System

<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	(1) Is there an outdoor sprinkler system for the property?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	* (2) Are there any defects in the outdoor sprinkler system?

3. SEWER/SEPTIC SYSTEM

A. The property is served by: Public sewer main, Septic tank system Other disposal system (describe)

<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	B. If the property is served by a public or community sewer main, is the house connected to the main?
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C. If the property is connected to a septic system:

<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	(1) Was a permit issued for its construction, and was it approved by the city or county following its construction?
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(2) When was it last pumped:

....., 19...

<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	* (3) Are there any defects in the operation of the septic system?
------------------------------	-----------------------------	-------------------------------------	--

Don't know (4) When was it last inspected?

....., 19...

By Whom:

Don't know (5) How many bedrooms was the system approved for?

.....bedrooms

<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	*D. Do all plumbing fixtures, including laundry drain, go to the septic/sewer system? If no, explain:
------------------------------	-----------------------------	-------------------------------------	---

<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	*E. Are you aware of any changes or repairs to the septic system?
------------------------------	-----------------------------	-------------------------------------	---

<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	F. Is the septic tank system, including the drainfield, located entirely within the boundaries of the property?
------------------------------	-----------------------------	-------------------------------------	---

4. STRUCTURAL

<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	*A. Has the roof leaked?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	If yes, has it been repaired?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	*B. Have there been any conversions, additions, or remodeling?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	*1. If yes, were all building permits obtained?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	*2. If yes, were all final inspections obtained?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	C. Do you know the age of the house? If yes, year of original construction:
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	* D. Do you know of any settling, slippage, or sliding of the house or other improvements? If yes, explain:
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	*E. Do you know of any defects with the following: (Please check applicable items)

- | | | |
|--|---|---|
| <input type="checkbox"/> Foundations | <input type="checkbox"/> Decks | <input type="checkbox"/> Exterior Walls |
| <input type="checkbox"/> Chimneys | <input type="checkbox"/> Interior Walls | <input type="checkbox"/> Fire Alarm |
| <input type="checkbox"/> Doors | <input type="checkbox"/> Windows | <input type="checkbox"/> Patio |
| <input type="checkbox"/> Ceilings | <input type="checkbox"/> Slab Floors | <input type="checkbox"/> Driveways |
| <input type="checkbox"/> Pools | <input type="checkbox"/> Hot Tub | <input type="checkbox"/> Sauna |
| <input type="checkbox"/> Sidewalks | <input type="checkbox"/> Outbuildings | <input type="checkbox"/> Fireplaces |
| <input type="checkbox"/> Garage Floors | | <input type="checkbox"/> Walkways |
| <input type="checkbox"/> Other | | <input type="checkbox"/> Wood Stoves |

<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	*F. Was a pest or dry rot, structural or 'whole house' inspection done? When and by whom was the inspection completed?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	*G. Since assuming ownership, has your property had a problem with wood destroying organisms and/or have there been any problems with pest control, infestations, or vermin?

5. SYSTEMS AND FIXTURES

If the following systems or fixtures are included with the transfer, do they have any existing defects:

<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	*A. Electrical system, including wiring, switches, outlets, and service
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	*B. Plumbing system, including pipes, faucets, fixtures, and toilets
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	*C. Hot water tank
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	*D. Garbage disposal
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	*E. Appliances
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	*F. Sump pump
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	*G. Heating and cooling systems
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	*H. Security system <input type="checkbox"/> Owned <input type="checkbox"/> Leased
			*I. Other

6. COMMON INTEREST

<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	A. Is there a Home Owners' Association? Name of Association
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	B. Are there regular periodic assessments: \$..... per <input type="checkbox"/> Month <input type="checkbox"/> Year <input type="checkbox"/> Other
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	*C. Are there any pending special assessments?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	*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)?

7. GENERAL

<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	*A. Is there any settling, soil, standing water, or drainage problems on the property?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	*B. Does the property contain fill material?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	*C. Is there any material damage to the property or any of the structure from fire, wind, floods, beach movements, earthquake, expansive soils, or landslides?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	D. Is the property in a designated flood plain?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	E. Is the property in a designated flood hazard zone?

<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	*F. Are there any substances, materials, or products that may be an environmental hazard such as, but not limited to, asbestos, formaldehyde, radon gas, lead-based paint, fuel or chemical storage tanks, and contaminated soil or water on the subject property?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	*G. Are there any tanks or underground storage tanks (e.g., chemical, fuel, etc.) on the property?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	*H. Has the property ever been used as an illegal drug manufacturing site?

8. FULL DISCLOSURE BY SELLERS

			A. Other conditions or defects:
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	*Are there any other material defects affecting this property or its value that a prospective buyer should know about?

			B. Verification:
			The foregoing answers and attached explanations (if any) are complete and correct to the best of my/our knowledge and I/we have received a copy hereof. I/we authorize all of my/our 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 SELLER SELLER

II. BUYER'S ACKNOWLEDGMENT

- A. As buyer(s), I/we acknowledge the duty to pay diligent attention to any material defects which are known to me/us or can be known to me/us by utilizing diligent attention and observation.
- B. Each buyer acknowledges and understands that the disclosures set forth in this statement and in any amendments to this statement are made only by the seller.
- C. Buyer (which term includes all persons signing the 'buyer's acceptance' portion of this disclosure statement below) hereby acknowledges receipt of a copy of this disclosure statement (including attachments, if any) bearing seller's signature."

"DISCLOSURES CONTAINED IN THIS FORM ARE PROVIDED BY THE SELLER ON THE BASIS OF SELLER'S ACTUAL KNOWLEDGE OF THE PROPERTY AT THE TIME OF DISCLOSURE. YOU, THE BUYER, HAVE ... BUSINESS DAYS (OR THREE BUSINESS DAYS IF NOT FILLED IN) FROM THE SELLER'S DELIVERY OF THIS

SELLER'S DISCLOSURE STATEMENT TO REVOKE YOUR OFFER BY DELIVERING YOUR SEPARATE SIGNED WRITTEN STATEMENT OF REVOCATION TO THE SELLER UNLESS YOU WAIVE THIS RIGHT OF REVOCATION.

“BUYER HEREBY ACKNOWLEDGES RECEIPT OF A COPY OF THIS REAL PROPERTY TRANSFER 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 BUYER BUYER

“(2) The real property transfer disclosure statement shall be for disclosure only, and shall not be considered part of any written agreement between the buyer and seller of residential real property. The real property transfer disclosure statement shall be only a disclosure made by the seller, and not any real estate licensee involved in the transaction, and shall not be construed as a warranty of any kind by the seller or any real estate licensee involved in the transaction.”

Laws 2003, ch. 200, § 1, rewrote the section, which previously read:

“(1) In a transaction for the sale of residential real property, the seller shall, unless the buyer has expressly waived the right to receive the disclosure statement, or unless the transfer is exempt under [RCW 64.06.010](#), deliver to the buyer a completed real property transfer disclosure statement in the following format and that contains, at a minimum, the following 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 write ‘NA’. If the answer is ‘yes’ to any * items, 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 sign each page of this disclosure statement and each attachment. Delivery of the disclosure statement must occur not later than five business days, unless otherwise agreed, after mutual acceptance of a written contract to purchase between a buyer and a seller.

“NOTICE TO THE BUYER

“THE FOLLOWING DISCLOSURES ARE MADE BY THE SELLER(S), CONCERNING THE CONDITION OF THE PROPERTY LOCATED AT

“(‘THE PROPERTY’), OR AS LEGALLY DESCRIBED ON ATTACHED EXHIBIT A.

“DISCLOSURES CONTAINED IN THIS FORM ARE PROVIDED BY THE SELLER ON THE BASIS OF SELLER'S ACTUAL KNOWLEDGE OF THE PROPERTY AT THE TIME THIS DISCLOSURE FORM IS COMPLETED BY THE SELLER. YOU HAVE THREE BUSINESS DAYS, UNLESS OTHERWISE AGREED, FROM THE SELLER'S DELIVERY OF THIS SELLER'S DISCLOSURE STATEMENT TO RESCIND YOUR AGREEMENT BY DELIVERING YOUR SEPARATE SIGNED WRITTEN STATEMENT OF RESCISSION TO THE SELLER, UNLESS YOU WAIVE THIS RIGHT AT OR PRIOR TO ENTERING INTO A SALE AGREEMENT. THE FOLLOWING ARE DISCLOSURES MADE BY THE 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 THE BUYER AND THE SELLER.

“FOR A MORE COMPREHENSIVE EXAMINATION OF THE SPECIFIC CONDITION OF THIS PROPERTY YOU ARE ADVISED TO OBTAIN AND PAY FOR THE SERVICES OF A QUALIFIED SPECIALIST TO INSPECT THE PROPERTY ON YOUR BEHALF, FOR EXAMPLE, ARCHITECTS, ENGINEERS, LAND SURVEYORS, PLUMBERS, ELECTRICIANS, ROOFERS, BUILDING INSPECTORS, OR PEST AND DRY ROT INSPECTORS. THE PROSPECTIVE BUYER AND THE OWNER MAY WISH TO OBTAIN PROFESSIONAL ADVICE OR INSPECTIONS OF THE PROPERTY AND TO PROVIDE FOR 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 ‘Yes' attach a copy or explain. If necessary use an attached sheet.

1. TITLE	
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't know	A. Do you have legal authority to sell the property?
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't know	*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?
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't know	*C. Are there any encroachments, boundary agreements, or boundary disputes?
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't know	*D. Are there any rights-of-way, easements, or access limitations that may affect the owner's use of the property?
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't know	*E. Are there any written agreements for joint maintenance of an easement or right-of-way?

<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't know	*F. Is there any study, survey project, or notice that would adversely affect the property?
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't know	*G. Are there any pending or existing assessments against the property?
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't know	*H. Are there any zoning violations, nonconforming uses, or any unusual restrictions on the subject property that would affect future construction or remodeling?
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't know	*I. Is there a boundary survey for the property?
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't know	*J. Are there any covenants, conditions, or restrictions which affect the property?

2. WATER

A. Household Water

(1) The source of the water is	
<input type="checkbox"/> Public <input type="checkbox"/> Community <input type="checkbox"/> Private	
<input type="checkbox"/> Shared	
(2) Water source information:	
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't know	*a. Are there any written agreements for shared water source?
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't know	*b. Is there an easement (recorded or unrecorded) for access to and/or maintenance of the water source?
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't know	*c. Are any known problems or repairs needed?
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't know	*d. Does the source provide an adequate year round supply of potable water?
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't know	* (3) Are there any water treatment systems for the property?
<input type="checkbox"/> Leased <input type="checkbox"/> Owned	

B. Irrigation

<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't know	(1) Are there any water rights for the property?
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't know	* (2) If they exist, to your knowledge, have the water rights been used during the last five-year period?
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't know	* (3) If so, is the certificate available?

C. Outdoor Sprinkler System

<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't know	(1) Is there an outdoor sprinkler system for the property?
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't know	* (2) Are there any defects in the outdoor sprinkler system?

3. SEWER/SEPTIC SYSTEM

A. The property is served by:

Public sewer main, Septic tank system Other disposal system (describe)

Yes No Don't know

B. If the property is served by a public or community sewer main, is the house connected to the main?

C. Is the property currently subject to a sewer capacity charge?

D. If the property is connected to a septic system:

Yes No Don't know

(1) Was a permit issued for its construction, and was it approved by the city or county following its construction?

(2) When was it last pumped:

....., 19 ...

Yes No Don't know

*(3) Are there any defects in the operation of the septic system?

Don't know (4) When was it last inspected?

....., 19 ...

By Whom:

Don't know (5) How many bedrooms was the system approved for?

..... bedrooms

Yes No Don't know

*E. Do all plumbing fixtures, including laundry drain, go to the septic/sewer system? If no, explain:

Yes No Don't know

*F. Are you aware of any changes or repairs to the septic system?

Yes No Don't know

G. Is the septic tank system, including the drainfield, located entirely within the boundaries of the property?

4. STRUCTURAL

Yes No Don't know

*A. Has the roof leaked?

Yes No Don't know

If yes, has it been repaired?

Yes No Don't know

*B. Have there been any conversions, additions, or remodeling?

Yes No Don't know

*1. If yes, were all building permits obtained?

Yes No Don't know

*2. If yes, were all final inspections obtained?

Yes No Don't know

C. Do you know the age of the house?

If yes, year of original construction:

Yes No Don't know

*D. Do you know of any settling, slippage, or sliding of either the house or other structures/improvements located on the property? If yes, explain:

Yes No Don't know

*E. Do you know of any defects with the following: (Please check applicable items)

Foundations

Decks

Exterior Walls

Chimneys

Interior Walls

Fire Alarm

Doors

Windows

Patio

Ceilings

Slab Floors

Driveways

Pools

Hot Tub

Sauna

Sidewalks

Outbuildings

Fireplaces

Garage Floors

Walkways

Other

Wood Stoves

Yes No Don't know

*F. Was a pest or dry rot, structural or "whole house" inspection done? When and by whom was the inspection completed?

Yes No Don't know

*G. Since assuming ownership, has your property had a problem with wood destroying organisms and/or have there been any problems with pest control, infestations, or vermin?

5. SYSTEMS AND FIXTURES

If the following systems or fixtures are included with the transfer, do they have any existing defects:

Yes No Don't know

*A. Electrical system, including wiring, switches, outlets, and service

Yes No Don't know

*B. Plumbing system, including pipes, faucets, fixtures, and toilets

Yes No Don't know

*C. Hot water tank

Yes No Don't know

*D. Garbage disposal

Yes No Don't know

*E. Appliances

Yes No Don't know

*F. Sump pump

Yes No Don't know

*G. Heating and cooling systems

Yes No Don't know

*H. Security system Owned Leased

*I. Other

6. COMMON INTEREST

Yes No Don't know

A. Is there a Home Owners' Association? Name of Association

Yes No Don't know

B. Are there regular periodic assessments:

\$..... per Month Year Other

Yes No Don't know *C. Are there any pending special assessments?

Yes No Don't know *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)?

7. GENERAL

Yes No Don't know *A. Is there any settling, soil, standing water, or drainage problems on the property?

Yes No Don't know *B. Does the property contain fill material?

Yes No Don't know *C. Is there any material damage to the property or any of the structure from fire, wind, floods, beach movements, earthquake, expansive soils, or landslides?

Yes No Don't know D. Is the property in a designated flood plain?

Yes No Don't know *E. Are there any substances, materials, or products that may be an environmental hazard such as, but not limited to, asbestos, formaldehyde, radon gas, lead-based paint, fuel or chemical storage tanks, and contaminated soil or water on the subject property?

Yes No Don't know *F. Are there any tanks or underground storage tanks (e.g., chemical, fuel, etc.) on the property?

Yes No Don't know *G. Has the property ever been used as an illegal drug manufacturing site?

8. FULL DISCLOSURE BY SELLERS

A. Other conditions or defects:

Yes No Don't know *Are there any other material defects affecting this property or its value that a prospective buyer should know about?

B. Verification:

The foregoing answers and attached explanations (if any) are complete and correct to the best of my/our knowledge and I/we have received a copy hereof. I/we authorize all of my/our 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 SELLER SELLER

II. BUYER'S ACKNOWLEDGMENT

A. As buyer(s), I/we acknowledge the duty to pay diligent attention to any material de-

facts which are known to me/us or can be known to me/us by utilizing diligent attention and observation.

- B. Each buyer acknowledges and understands that the disclosures set forth in this statement and in any amendments to this statement are made only by the seller.
- C. Buyer (which term includes all persons signing the “buyer's acceptance” portion of this disclosure statement below) hereby acknowledges receipt of a copy of this disclosure statement (including attachments, if any) bearing seller's signature.

“DISCLOSURES CONTAINED IN THIS FORM ARE PROVIDED BY THE SELLER ON THE BASIS OF SELLER'S ACTUAL KNOWLEDGE OF THE PROPERTY AT THE TIME OF DISCLOSURE. YOU, THE BUYER, HAVE THREE BUSINESS DAYS, UNLESS OTHERWISE AGREED, FROM THE SELLER'S DELIVERY OF THIS SELLER'S DISCLOSURE STATEMENT TO RESCIND YOUR AGREEMENT BY DELIVERING YOUR SEPARATE SIGNED WRITTEN STATEMENT OF RESCISSION TO THE SELLER UNLESS YOU WAIVE THIS RIGHT OF RESCISSION.

“BUYER HEREBY ACKNOWLEDGES RECEIPT OF A COPY OF THIS REAL PROPERTY TRANSFER 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 BUYER BUYER.....

“(2) The real property transfer disclosure statement shall be for disclosure only, and shall not be considered part of any written agreement between the buyer and seller of residential real property. The real property transfer disclosure statement shall be only a disclosure made by the seller, and not any real estate licensee involved in the transaction, and shall not be construed as a warranty of any kind by the seller or any real estate licensee involved in the transaction.”

Laws 2004, ch. 114, § 1, in subsec. (1), at the end of the notice, added the last notice to buyer.

Laws 2004, ch. 114, § 3 provides:

“This act applies prospectively only and not retroactively. It applies only to residential real property purchase and sale agreements entered into on or after the effective date of this act [January 1, 2005], without regard to when the agreements are closed or finalized.”

2007 Legislation

Laws 2007, ch. 107, § 4, in subsec. (1), in the introductory paragraph, inserted “improved”, “real”, “under [RCW 64.06.010](#)”, and “otherwise”; in the Notice to the Buyer, inserted clauses pertaining to private road or easement agreement, water rights such as a water right permit, certificate, or claim, irrigation water rights; substituted “Homeowners' Association/Common Interests” for “Common Interests”; substituted “Environmental” for “General”; and inserted clauses pertaining to shorelines, wetlands, etc., commercial or industrial use, soil or groundwater contamination, trans-

mission poles, and illegal dumping site information.

2009 Legislation

Laws 2009, ch. 130, § 2, in the notice to buyer, in homeowners' association/common interests section, following "name of association" inserted "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".

Laws 2009, ch. 505, § 3, in six places throughout the section, inserted an asterisk; in subsec. (1) I. Seller's Disclosures: 1. Title, *K, following "restrictions" substituted "recorded against" for "which affect"; in 2. Water, A. Household water, *(3). following "any" deleted "known"; in 2. Water *(6)(b), following "years?" deleted "(If yes, please explain.)" and added *(7); in 2. Water, B. Irrigation Water, (1)*(c), following "changed?" deleted "If so, explain."; in 3. Sewer/On-Site Sewage System, D.(2), substituted ":" for "?"; in 3. Sewer/On-Site Sewage System, *H, following "year?" deleted "If yes, please explain."; in 4. Structural, *A, following "leaked" inserted "within the last five years"; added 5. Systems and Fixtures *C; in 7. Environmental *A, following "any" inserted "flooding, standing water, or", following "property" inserted "that affect the property or access to the property"; in 7. Environmental *B, following "Does" inserted "any part of", following "fill" inserted "dirt, waste, or other fill"; in 7. Environmental *H, following "poles" deleted ", transformers," following "other" inserted "electrical" and following "property" inserted "that do not provide utility service to the structures on the property"; in 7. Environmental *K, following "that" deleted "may" and following "with" inserted "cellular"; in 8. Manufactured and Mobile Homes, *B, following "home?" deleted "If yes, please describe the alterations: . . .".

LIBRARY REFERENCES

2005 Main Volume

Consumer [Protection](#)  8.

Westlaw Topic No. 92H.

C.J.S. Credit Reporting Agencies; Consumer Protection §§ 40 to 51, 64.

RESEARCH REFERENCES


Treatises and Practice Aids

[18 Wash. Prac. Series § 16.5](#), Residential Sales--Seller's Disclosures.

NOTES OF DECISIONS

In general [1](#)

[1](#). In general

Vendors failed to preserve for appellate review their contention that, pursuant to statute governing format of Real Property Transfer Disclosure Statement, the disclosure statement did not become a part of Residential Real Estate Purchase and Sale Agreement (RESPA), for purposes of home purchasers' breach of contract claim, where the vendors failed to raise the statute below. [Stieneke v. Russi \(2008\) 145 Wash.App. 544, 190 P.3d 60](#), review denied [165 Wash.2d 1026, 203 P.3d 381](#). [Appeal And Error](#)  173(1)

West's RCWA 64.06.020, WA ST 64.06.020

Current with 2009 Legislation effective through August 1, 2009

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END OF DOCUMENT