

**SELLER DISCLOSURE STATEMENT
IMPROVED PROPERTY**

SELLER: Amanda Schalock Evan Schalock
Seller Seller

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

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 416 W Franklin Ave, 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					37
A. Do you have legal authority to sell the property? If no, please explain.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	39
*B. Is title to the property subject to any of the following?					40
(1) First right of refusal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	41
(2) Option	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	42
(3) Lease or rental agreement	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	43
(4) Life estate?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	44
*C. Are there any encroachments, boundary agreements, or boundary disputes?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	45
*D. Is there a private road or easement agreement for access to the property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	46
*E. Are there any rights-of-way, easements, or access limitations that may affect the Buyer's use of the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	47
*F. Are there any written agreements for joint maintenance of an easement or right-of-way?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	49
*G. Is there any study, survey project, or notice that would adversely affect the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	50
*H. Are there any pending or existing assessments against the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	51
*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"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	52

AS 02/03/2025
SELLER'S INITIALS Date

ES 02/03/2025
SELLER'S INITIALS Date

**SELLER DISCLOSURE STATEMENT
IMPROVED PROPERTY**

(Continued)

YES NO DON'T KNOW N/A

- *J. Is there a boundary survey for the property? YES NO DON'T KNOW N/A 54
- *K. Are there any covenants, conditions, or restrictions recorded against the property? YES NO DON'T KNOW N/A 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. 58-62

2. WATER

A. Household Water

- (1) The source of water for the property is: Private or publicly owned water system 65
- Private well serving only the subject property Other water system 66
- *If shared, are there any written agreements? YES NO DON'T KNOW N/A 67
- *(2) Is there an easement (recorded or unrecorded) for access to and/or maintenance of the water source? YES NO DON'T KNOW N/A 68
- *(3) Are there any problems or repairs needed? YES NO DON'T KNOW N/A 69
- (4) During your ownership, has the source provided an adequate year-round supply of potable water? .. YES NO DON'T KNOW N/A 70
- If no, please explain: _____ 71
- *(5) Are there any water treatment systems for the property? YES NO DON'T KNOW N/A 72
- If yes, are they: Leased Owned 73
- *(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 N/A 74
- (a) If yes, has the water right permit, certificate, or claim been assigned, transferred, or changed? YES NO DON'T KNOW N/A 75
- *(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 N/A 76
- *(7) Are there any defects in the operation of the water system (e.g. pipes, tank, pump, etc.)? YES NO DON'T KNOW N/A 77

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 N/A 80
- *(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 N/A 81
- *(b) If so, is the certificate available? (If yes, please attach a copy.) YES NO DON'T KNOW N/A 82
- *(c) If so, has the water right permit, certificate, or claim been assigned, transferred, or changed? ... YES NO DON'T KNOW N/A 83
- *(2) Does the property receive irrigation water from a ditch company, irrigation district, or other entity? YES NO DON'T KNOW N/A 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? YES NO DON'T KNOW N/A 86
- *(2) If yes, are there any defects in the system? YES NO DON'T KNOW N/A 87
- *(3) If yes, is the sprinkler system connected to irrigation water? YES NO DON'T KNOW N/A 88

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) 89
- Other disposal system 90
- Please describe: _____ 91

- B. If public sewer system service is available to the property, is the house connected to the sewer main? YES NO DON'T KNOW N/A 92
- If no, please explain: _____ 93

**SELLER DISCLOSURE STATEMENT
IMPROVED PROPERTY**

(Continued)

- | | YES | NO | DON'T KNOW | N/A | |
|---|-------------------------------------|-------------------------------------|--------------------------|-------------------------------------|-------------------|
| *C. Is the property subject to any sewage system fees or charges in addition to those covered in your regularly billed sewer or on-site sewage system maintenance service?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 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?..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 106
107 |
| (2) When was it last pumped? _____ | | | | | 108 |
| *(3) Are there any defects in the operation of the on-site sewage system? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 109 |
| (4) When was it last inspected? _____ | | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 110 |
| By whom: _____ | | | | | 111 |
| (5) For how many bedrooms was the on-site sewage system approved? _____ bedrooms | | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 112 |
| E. Are all plumbing fixtures, including laundry drain, connected to the sewer/on-site sewage system? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 113
114 |
| If no, please explain: _____ | | | | | 115 |
| *F. Have there been any changes or repairs to the on-site sewage system? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 116 |
| G. Is the on-site sewage system, including the drainfield, located entirely within the boundaries of the property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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"/> | <input checked="" type="checkbox"/> | 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). 122
123
124

4. STRUCTURAL

- | | | | | | |
|---|---|--|-------------------------------------|-------------------------------------|------------|
| *A. Has the roof leaked within the last 5 years? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 126 |
| *B. Has the basement flooded or leaked? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 127 |
| *C. Have there been any conversions, additions or remodeling? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 128 |
| *(1) If yes, were all building permits obtained? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 129 |
| *(2) If yes, were all final inspections obtained? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 130 |
| D. Do you know the age of the house? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 131 |
| If yes, year of original construction: <u>1996</u> | | | | | 132 |
| *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"/> | <input type="checkbox"/> | 133 |
| *F. Are there any defects with the following: (If yes, please check applicable items and explain) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 134 |
| <input type="checkbox"/> Foundations | <input type="checkbox"/> Decks | <input type="checkbox"/> Exterior Walls | | | 135 |
| <input type="checkbox"/> Chimneys | <input type="checkbox"/> Interior Walls | <input type="checkbox"/> Fire Alarms | | | 136 |
| <input type="checkbox"/> Doors | <input type="checkbox"/> Windows | <input type="checkbox"/> Patio | | | 137 |
| <input type="checkbox"/> Ceilings | <input type="checkbox"/> Slab Floors | <input type="checkbox"/> Driveways | | | 138 |
| <input type="checkbox"/> Pools | <input type="checkbox"/> Hot Tub | <input type="checkbox"/> Sauna | | | 139 |
| <input type="checkbox"/> Sidewalks | <input type="checkbox"/> Outbuildings | <input type="checkbox"/> Fireplaces | | | 140 |
| <input type="checkbox"/> Garage Floors | <input type="checkbox"/> Walkways | <input type="checkbox"/> Siding | | | 141 |
| <input type="checkbox"/> Wood Stoves | <input type="checkbox"/> Elevators | <input type="checkbox"/> Incline Elevators | | | 142 |
| <input type="checkbox"/> Stairway Chair Lifts | <input type="checkbox"/> Wheelchair Lifts | <input type="checkbox"/> Other _____ | | | 143 |
| *G. Was a structural pest or "whole house" inspection done? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 144 |
| If yes, when and by whom was the inspection completed? | | | | | 145
146 |
| _____ | | | | | |
| H. During your ownership, has the property had any wood destroying organism or pest infestation?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 147 |
| I. Is the attic insulated?..... | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 148 |
| J. Is the basement insulated? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 149 |

**SELLER DISCLOSURE STATEMENT
IMPROVED PROPERTY**

(Continued)

5. SYSTEMS AND FIXTURES

YES NO DON'T KNOW N/A 150
151

*A. If any of the following systems or fixtures are included with the transfer, are there any defects?
If yes, please explain: _____ 152
153

- Electrical system, including wiring, switches, outlets, and service 154
- Plumbing system, including pipes, faucets, fixtures, and toilets 155
- Hot water tank 156
- Garbage disposal 157
- Appliances 158
- Sump pump 159
- Heating and cooling systems 160
- Security system: Owned Leased 161
- Other _____ 162

*B. If any of the following fixtures or property is included with the transfer, are they leased?
(If yes, please attach copy of lease.) 163
164

- Security System: _____ 165
- Tanks (type): _____ 166
- Satellite dish: _____ 167
- Other: _____ 168

*C. Are any of the following kinds of wood burning appliances present at the property? 169

- (1) Woodstove? 170
- (2) Fireplace insert? 171
- (3) Pellet stove? 172
- (4) Fireplace? 173

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? 174
175

- 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? 176
177
- 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.) 178
179
- F. Is the property equipped with smoke detection devices? 180
(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.) 181
182
- G. Does the property currently have internet service? 183
Provider: Spectrum 184

6. HOMEOWNERS' ASSOCIATION/COMMON INTERESTS 185

- A. Is there a Homeowners' Association? 186
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: _____ 187
188
189
- B. Are there regular periodic assessments? 190
\$ _____ per month year 191
 Other: _____ 192
- *C. Are there any pending special assessments? 193
- *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)? 194
195
196

7. ENVIRONMENTAL 197

- *A. Have there been any flooding, standing water, or drainage problems on the property that affect the property or access to the property? 198
199
- *B. Does any part of the property contain fill dirt, waste, or other fill material? 200
- *C. Is there any material damage to the property from fire, wind, floods, beach movements, earthquake, expansive soils, or landslides? 201
202
- D. Are there any shorelines, wetlands, floodplains, or critical areas on the property? 203
- *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? 204
205
- *F. Has the property been used for commercial or industrial purposes? 207

AS 02/03/2025
SELLER'S INITIALS Date

ES 02/03/2025
SELLER'S INITIALS Date

**SELLER DISCLOSURE STATEMENT
IMPROVED PROPERTY**

(Continued)

	YES	NO	DON'T KNOW	N/A		
*G. Is there any soil or groundwater contamination?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	208 209 210	
*H. Are there transmission poles or other electrical utility equipment installed, maintained, or buried on the property that do not provide utility service to the structures on the property?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	211 212	
*I. Has the property been used as a legal or illegal dumping site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	213	
*J. Has the property been used as an illegal drug manufacturing site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	214	
*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"/>	<input type="checkbox"/>	215	
8. LEAD BASED PAINT (Applicable if the house was built before 1978).				<input checked="" type="checkbox"/>	216	
A. Presence of lead-based paint and/or lead-based paint hazards (check one below):					217	
<input type="checkbox"/> Known lead-based paint and/or lead-based paint hazards are present in the housing (explain). _____					218 219	
<input type="checkbox"/> Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.					220 221	
B. Records and reports available to the Seller (check one below):					221	
<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). _____					222 223 224	
<input type="checkbox"/> Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.					225	
9. MANUFACTURED AND MOBILE HOMES					226	
If the property includes a manufactured or mobile home,					227	
*A. Did you make any alterations to the home?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	228	
If yes, please describe the alterations: _____					229	
*B. Did any previous owner make any alterations to the home?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	230	
*C. If alterations were made, were permits or variances for these alterations obtained?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	231	
10. FULL DISCLOSURE BY SELLERS					232	
A. Other conditions or defects:					233	
*Are there any other existing material defects affecting the property that a prospective buyer should know about?.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	234 235	
B. Verification					236	
The foregoing answers and attached explanations (if any) are complete and correct to the best of Seller's knowledge and Seller has received a copy hereof. Seller agrees to defend, indemnify and hold real estate licensees harmless from and against any and all claims that the above information is inaccurate. Seller authorizes real estate licensees, if any, to deliver a copy of this disclosure statement to other real estate licensees and all prospective buyers of the property.					237 238 239 240	
<u>Amanda Schalock</u> <u>02/03/2025</u>	Seller	Date	<u>Evan Schalock</u> <u>02/03/2025</u>	Seller	Date	241
If the answer is "Yes" to any asterisked (*) items, please explain below (use additional sheets if necessary). Please refer to the line number(s) of the question(s).					242 243	
See Text Overflow Addendum					244 245 246 247 248 249 250 251 252 253 254 255 256	

**SELLER DISCLOSURE STATEMENT
IMPROVED PROPERTY**

(Continued)

II. NOTICES TO THE BUYER 257

1. SEX OFFENDER REGISTRATION 258

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. 259
260
261

2. PROXIMITY TO FARMING/WORKING FOREST 262

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. 263
264
265
266

3. OIL TANK INSURANCE 267

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. 268
269
270

III. BUYER'S ACKNOWLEDGEMENT 271

1. BUYER HEREBY ACKNOWLEDGES THAT: 272

- 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. 273
274
- 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. 275
276
- 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. 277
278
- D. This information is for disclosure only and is not intended to be a part of the written agreement between the Buyer and Seller. 279
- 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). 280
281
- F. If the house was built prior to 1978, Buyer acknowledges receipt of the pamphlet *Protect Your Family From Lead in Your Home*. 282

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. 283
284
285
286
287
288

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. 289
290
291

Buyer Date Buyer Date 292
293

2. BUYER'S WAIVER OF RIGHT TO REVOKE OFFER 294

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. 295
296

Buyer Date Buyer Date 297
298

3. BUYER'S WAIVER OF RIGHT TO RECEIVE COMPLETED SELLER DISCLOSURE STATEMENT 299

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. 300
301
302

Buyer Date Buyer Date 303
304

AS

SELLER'S INITIALS Date

ES

SELLER'S INITIALS Date

TEXT OVERFLOW ADDENDUM

FORM: Seller Disclosure Statement - Improved Property (SDS-IP)

PROPERTY: 416 W Franklin Ave, Chewelah, WA 99109

Explanations -

Line 46 - Easement with the City of Chewelah through a portion of the front yard.

Line 56 - FEMA LOMA to remove the home from Flood Plain in 2020.

Line 73 - House water filter and softener

Line 128 - Moved laundry services into mudroom 2021

Updated flooring through 90% of the house

Kitchen updated counters and tile

Updated lighting through multiple rooms in the house

Line 158 - Ice maker doesn't work

Line 162 - Water softener

Line 170 - Garage

Line 171 - One in family room and one in formal dining

Line 173 - Wood burning stove in garage

Line 235 - The bank along Payee Creek has shown erosion since a large tree fell in 2019. Since then the tree has grown back and efforts have been made to correct/mitigate erosion.

2019 - Neighboring property tree fell onto house. It did not cause any structural damage. The roof was replaced at our discretion with the insurance company by John Lynch construction with a 50yr roof.

2021 - Hose bib freeze break in Main bedroom closet. Flooded utility room + Main bathroom + bedroom. Flooring was pulled up subfloor dried out + replaced with new materials by T+M Restoration.

2023 - HVAC was replaced in 2022. Winter 2023 it was discovered the installer made a critical error + caused damage to the attic/roof. PEAF engineers surveyed + confirmed no structural damage occurred. T+M Restoration removed insulation + sprayed anti-microbial agent. John Lynch Construction removed all damaged sheathing + roofing material replaced it with the same roofing material as in 2019. Alby Construction replaced all attic insulation. -The HVAC was exhausting into attic rather than outside. All issues professionally resolved.

Date: 02/03/2025

Date:

Amanda Schalock
Seller Signature

Buyer Signature

Date: 02/03/2025

Date:

Evan Schalock
Seller Signature

Buyer Signature

**IDENTIFICATION OF UTILITIES
ADDENDUM TO PURCHASE AND SALE AGREEMENT**

The following is part of the Purchase and Sale Agreement dated _____ 1
between _____ ("Buyer") 2
Buyer Buyer
and Amanda Schalock Evan Schalock ("Seller") 3
Seller Seller
concerning 416 W Franklin Ave, Chewelah, WA 99109 (the "Property"). 4
Address City State Zip

Pursuant to RCW 60.80, Buyer and Seller request the Closing Agent to administer the disbursement of closing funds 5
necessary to satisfy unpaid utility charges, if any, affecting the Property. The names and addresses of all utilities 6
providing service to the Property and having lien rights are as follows: 7

WATER DISTRICT: City of Chewelah 8
Name e-mail or website (optional)
301 E. Clay Avenue, 104 9
Address
Chewelah, WA 99109 10
City, State, Zip Fax. No. (optional)

SEWER DISTRICT: City of Chewelah 11
Name e-mail or website (optional)
301 E. Clay Avenue, 104 12
Address
Chewelah, WA 99109 13
City, State, Zip Fax. No. (optional)

IRRIGATION DISTRICT: NA NA 14
Name e-mail or website (optional)
NA 15
Address
NA NA 16
City, State, Zip Fax. No. (optional)

GARBAGE: City of Chewelah 17
Name e-mail or website (optional)
301 E. Clay Avenue, 104 18
Address
Chewelah, WA 99109 19
City, State, Zip Fax. No. (optional)

ELECTRICITY: City of Chewelah 20
Name e-mail or website (optional)
301 E. Clay Avenue, 104 21
Address
Chewelah, WA 99109 22
City, State, Zip Fax. No. (optional)

GAS: Avista 23
Name e-mail or website (optional)
1411 E. Mission Ave., 24
Address
Spokane, WA 99252 25
City, State, Zip Fax. No. (optional)

SPECIAL DISTRICT(S): NA NA 26
(local improvement districts or e-mail or website (optional)
utility local improvement districts) NA 27
Address
NA NA 28
City, State, Zip Fax. No. (optional)

If the above information has not been filled in at the time of mutual acceptance of this Agreement, then (1) 29
within _____ days (5 if not filled in) of mutual acceptance of this Agreement, Seller shall provide the Listing 30
Broker or Buyer Broker with the names and addresses of all utility providers having lien rights affecting the Property 31
and (2) Buyer and Seller authorize Listing Broker or Buyer Broker to insert into this Addendum the names and 32
addresses of the utility providers identified by Seller. 33

Nothing in this Addendum shall be construed to diminish or alter the Seller's obligation to pay all utility charges 34
(including unbilled charges). Buyer understands that the Listing Broker and Buyer Broker are not responsible for, or 35
to insure payment of, Seller's utility charges. 36

Buyer's Initials Date Buyer's Initials Date AS 02/03/2025 ES 02/03/2025
Seller's Initials Date Seller's Initials Date