

**SELLER DISCLOSURE STATEMENT
IMPROVED PROPERTY**

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SELLER:

LANA A. HENRY

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

903 Minter Ave, CITY MARCUS

STATE WA, ZIP 99157, 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.

1. TITLE

- | | YES | NO | DON'T KNOW | N/A |
|---|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| 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"/> |
| *B. Is title to the property subject to any of the following? | | | | |
| (1) First right of refusal | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (2) Option | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (3) Lease or rental agreement | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (4) Life estate? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| *C. Are there any encroachments, boundary agreements, or boundary disputes? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| *D. Is there a private road or easement agreement for access to the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| *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"/> |
| *F. Are there any written agreements for joint maintenance of an easement or right-of-way? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| *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"/> |
| *H. Are there any pending or existing assessments against the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| *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 type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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SELLER'S INITIALS

Date

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- | | YES | NO | DON'T
KNOW | N/A | |
|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|----|
| *J. Is there a boundary survey for the property? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 54 |
| *K. Are there any covenants, conditions, or restrictions recorded against the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 55 |

NOTICE TO BUYER: Covenants or deed restrictions based on race, creed, sexual orientation, or other protected class were voided by RCW 49.60.224 and are unenforceable. Washington law allows for the illegal language to be struck by bringing an action in superior court or by the free recording of a restrictive covenant modification document. Many county auditor websites provide a short form with instructions on this process.

2. WATER

A. Household Water

- | | | | | | |
|--|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|----|
| (1) The source of water for the property is: <input checked="" type="checkbox"/> Private or publicly owned water system | | | | | 63 |
| <input type="checkbox"/> Private well serving only the subject property * <input type="checkbox"/> Other water system | | | | | 64 |
| *If shared, are there any written agreements? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 65 |
| *(2) Is there an easement (recorded or unrecorded) for access to and/or maintenance of the water source? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 66 |
| *(3) Are there any problems or repairs needed? <u>see Disclosure Statement</u> <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 67 |
| (4) During your ownership, has the source provided an adequate year-round supply of potable water? <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 68 |
| If no, please explain: | | | | | 69 |
| *(5) Are there any water treatment systems for the property? <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 70 |
| If yes, are they: <input type="checkbox"/> Leased <input checked="" type="checkbox"/> Owned | | | | | 71 |
| *(6) Are there any water rights for the property associated with its domestic water supply, such as a water right permit, certificate, or claim? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 72 |
| (a) If yes, has the water right permit, certificate, or claim been assigned, transferred, or changed? <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 73 |
| *(b) If yes, has all or any portion of the water right not been used for five or more successive years? <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 74 |
| *(7) Are there any defects in the operation of the water system (e.g. pipes, tank, pump, etc.)? <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 75 |
| <u>See Disclosure Statement</u> | | | | | 76 |

B. Irrigation Water

- | | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|----|
| (1) Are there any irrigation water rights for the property, such as a water right permit, certificate, or claim? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 77 |
| *(a) If yes, has all or any portion of the water right not been used for five or more successive years? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 78 |
| *(b) If so, is the certificate available? (If yes, please attach a copy.) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 79 |
| *(c) If so, has the water right permit, certificate, or claim been assigned, transferred, or changed? ... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 80 |
| *(2) Does the property receive irrigation water from a ditch company, irrigation district, or other entity? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 81 |
| If so, please identify the entity that supplies water to the property: | | | | | 82 |

C. Outdoor Sprinkler System

- | | | | | | |
|---|--------------------------|-------------------------------------|--------------------------|-------------------------------------|----|
| (1) Is there an outdoor sprinkler system for the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 83 |
| *(2) If yes, are there any defects in the system? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 84 |
| *(3) If yes, is the sprinkler system connected to irrigation water? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 85 |

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: See Attached Disclosure Statement

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

- | | | | | | |
|-------|--------------------------|--------------------------|--------------------------|-------------------------------------|----|
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 91 |
|-------|--------------------------|--------------------------|--------------------------|-------------------------------------|----|

If no, please explain:

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- | | 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 |
| 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 checked="" type="checkbox"/> | <input type="checkbox"/> | 106 |
| (2) When was it last pumped? <u>10-2020</u> | | | | | 107 |
| | | | | | 108 |
| *(3) Are there any defects in the operation of the on-site sewage system? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 109 |
| (4) When was it last inspected? <u>7-10-2025</u> <u>Needs New</u> | | | <input type="checkbox"/> | <input type="checkbox"/> | 110 |
| By whom: <u>Duane Johnson</u> <u>System</u> | | | | | 111 |
| (5) For how many bedrooms was the on-site sewage system approved? <u>?</u> bedrooms | | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 112 |
| E. Are all plumbing fixtures, including laundry drain, connected to the sewer/on-site sewage system? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 113 |
| If no, please explain: | | | | | 114 |
| | | | | | 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 117 |
| If no, please explain: | | | | | 118 |
| | | | | | 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 checked="" type="checkbox"/> | <input 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).

4. STRUCTURAL

- | | | | | | |
|---|--|--|-------------------------------------|--------------------------|-----|
| *A. Has the roof leaked within the last 5 years? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 125 |
| *B. Has the basement flooded or leaked? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 126 |
| *C. Have there been any conversions, additions or remodeling? <u>wiring, roof repair</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 127 |
| *(1) If yes, were all building permits obtained? <u>Built a closet in Attic</u> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 128 |
| *(2) If yes, were all final inspections obtained? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 129 |
| D. Do you know the age of the house? <u>1940</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 130 |
| If yes, year of original construction: <u>yes</u> | | | | | 131 |
| | | | | | 132 |
| *E. Has there been any settling, slippage, or sliding of the property or its improvements? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 133 |
| *F. Are there any defects with the following: (If yes, please check applicable items and explain) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 134 |
| <input checked="" type="checkbox"/> Foundations | <input type="checkbox"/> Decks | <input checked="" type="checkbox"/> Exterior Walls | | | 135 |
| <input type="checkbox"/> Chimneys | <input checked="" type="checkbox"/> Interior Walls | <input type="checkbox"/> Fire Alarms | | | 136 |
| <input checked="" type="checkbox"/> Doors | <input checked="" type="checkbox"/> Windows | <input type="checkbox"/> Patio | | | 137 |
| <input type="checkbox"/> Ceilings | <input checked="" type="checkbox"/> Slab Floors | <input type="checkbox"/> Driveways | | | 138 |
| <input type="checkbox"/> Pools | <input type="checkbox"/> Hot Tub | <input type="checkbox"/> Sauna | | | 139 |
| <input checked="" type="checkbox"/> Sidewalks | <input checked="" type="checkbox"/> Outbuildings | <input type="checkbox"/> Fireplaces | | | 140 |
| <input type="checkbox"/> Garage Floors | <input checked="" type="checkbox"/> Walkways | <input checked="" type="checkbox"/> Siding | | | 141 |
| <input checked="" 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 <u>See Disclosure Statement</u> | | | 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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 149 |

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5. SYSTEMS AND FIXTURES

*A. If any of the following systems or fixtures are included with the transfer, are there any defects?

If yes, please explain:

	YES	NO	DON'T KNOW	N/A	150
Electrical system, including wiring, switches, outlets, and service	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	151
Plumbing system, including pipes, faucets, fixtures, and toilets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	152
Hot water tank <u>NEVER</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	153
Garbage disposal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	154
Appliances	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	155
Sump pump	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	156
Heating and cooling systems <u>NONE Installed</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	157
Security system: <input type="checkbox"/> Owned <input type="checkbox"/> Leased	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	158
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	159

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

(If yes, please attach copy of lease.)

	YES	NO	DON'T KNOW	N/A	160
Security System:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	161
Tanks (type):	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	162
Satellite dish:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	163
Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	164

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

	YES	NO	DON'T KNOW	N/A	165
(1) Woodstove?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	166
(2) Fireplace insert?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	167
(3) Pellet stove?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	168
(4) Fireplace?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	169

If yes, are all of the (1) woodstoves or (2) fireplace inserts certified by the U.S. Environmental Protection Agency as clean burning appliances to improve air quality and public health?

D. Is the property located within a city, county, or district or within a department of natural resources fire protection zone that provides fire protection services?

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.)

F. Is the property equipped with smoke detection devices? (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.)

G. Does the property currently have internet service?

Provider: Broad Band - New Beam

6. HOMEOWNERS' ASSOCIATION/COMMON INTERESTS

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:

B. Are there regular periodic assessments?

\$ _____ per ☐ month ☐ year

☐ Other:

*C. Are there any pending special assessments?

*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

*A. Have there been any flooding, standing water, or drainage problems on the property that affect the property or access to the property?

*B. Does any part of the property contain fill dirt, waste, or other fill material?

*C. Is there any material damage to the property from fire, wind, floods, beach movements, earthquake, expansive soils, or landslides?

D. Are there any shorelines, wetlands, floodplains, or critical areas on the property?

*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?

*F. Has the property been used for commercial or industrial purposes?

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YES	NO	DON'T KNOW	N/A	208
		<input checked="" type="checkbox"/>		209
		<input checked="" type="checkbox"/>		210

- *G. Is there any soil or groundwater contamination? ☐ 211
- *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? ☐ 212
- *I. Has the property been used as a legal or illegal dumping site? ☐ 213
- *J. Has the property been used as an illegal drug manufacturing site? ☒ 214
- *K. Are there any radio towers in the area that cause interference with cellular telephone reception? ☐ 215

8. LEAD BASED PAINT (Applicable if the house was built before 1978). ☐ 216

A. Presence of lead-based paint and/or lead-based paint hazards (check one below): 217

☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain). 218

☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing. 219

B. Records and reports available to the Seller (check one below): 220

☐ 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). 221

☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing. 222

9. MANUFACTURED AND MOBILE HOMES 223

If the property includes a manufactured or mobile home, 224

*A. Did you make any alterations to the home? ☐ 225
If yes, please describe the alterations: ☒ 226

*B. Did any previous owner make any alterations to the home? ☐ 227

*C. If alterations were made, were permits or variances for these alterations obtained? ☐ 228

10. FULL DISCLOSURE BY SELLERS 229

A. Other conditions or defects: 230

*Are there any other existing material defects affecting the property that a prospective buyer should know about? See Attached Property Disclosure ☒ 231

B. Verification 232

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. 233

Laura A Henry 7-14-2025
Seller Date Seller Date 234

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). 235

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243
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II. NOTICES TO THE BUYER

1. SEX OFFENDER REGISTRATION

INFORMATION REGARDING REGISTERED SEX OFFENDERS MAY BE OBTAINED FROM LOCAL LAW ENFORCEMENT AGENCIES. THIS NOTICE IS INTENDED ONLY TO INFORM YOU OF WHERE TO OBTAIN THIS INFORMATION AND IS NOT AN INDICATION OF THE PRESENCE OF REGISTERED SEX OFFENDERS.

2. PROXIMITY TO FARMING/WORKING FOREST

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

3. OIL TANK INSURANCE

THIS NOTICE IS TO INFORM YOU THAT IF THE REAL PROPERTY YOU ARE CONSIDERING FOR PURCHASE UTILIZES AN OIL TANK FOR HEATING PURPOSES, NO COST INSURANCE MAY BE AVAILABLE FROM THE POLLUTION LIABILITY INSURANCE AGENCY.

III. BUYER'S ACKNOWLEDGEMENT

1. BUYER HEREBY ACKNOWLEDGES THAT:

- A. Buyer has a duty to pay diligent attention to any material defects that are known to Buyer or can be known to Buyer by utilizing diligent attention and observation.
- B. The disclosures set forth in this statement and in any amendments to this statement are made only by the Seller and not by any real estate licensee or other party.
- C. Buyer acknowledges that, pursuant to RCW 64.06.050(2), real estate licensees are not liable for inaccurate information provided by Seller, except to the extent that real estate licensees know of such inaccurate information.
- D. This information is for disclosure only and is not intended to be a part of the written agreement between the Buyer and Seller.
- E. Buyer (which term includes all persons signing the "Buyer's acceptance" portion of this disclosure statement below) has received a copy of this Disclosure Statement (including attachments, if any) bearing Seller's signature(s).
- F. If the house was built prior to 1978, Buyer acknowledges receipt of the pamphlet *Protect Your Family From Lead in Your Home*.

DISCLOSURES CONTAINED IN THIS DISCLOSURE STATEMENT ARE PROVIDED BY SELLER BASED ON SELLER'S ACTUAL KNOWLEDGE OF THE PROPERTY AT THE TIME SELLER COMPLETES THIS DISCLOSURE. UNLESS BUYER AND SELLER OTHERWISE AGREE IN WRITING, BUYER SHALL HAVE THREE (3) BUSINESS DAYS FROM THE DAY SELLER OR SELLER'S AGENT DELIVERS THIS DISCLOSURE STATEMENT TO RESCIND THE AGREEMENT BY DELIVERING A SEPARATELY SIGNED WRITTEN STATEMENT OF RESCISSION TO SELLER OR SELLER'S AGENT. YOU MAY WAIVE THE RIGHT TO RESCIND PRIOR TO OR AFTER THE TIME YOU ENTER INTO A SALE AGREEMENT.

BUYER HEREBY ACKNOWLEDGES RECEIPT OF A COPY OF THIS DISCLOSURE STATEMENT AND ACKNOWLEDGES THAT THE DISCLOSURES MADE HEREIN ARE THOSE OF THE SELLER ONLY, AND NOT OF ANY REAL ESTATE LICENSEE OR OTHER PARTY.

Buyer

Date

Buyer

Date

2. BUYER'S WAIVER OF RIGHT TO REVOKE OFFER

Buyer has read and reviewed the Seller's responses to this Seller Disclosure Statement. Buyer approves this statement and waives Buyer's right to revoke Buyer's offer based on this disclosure.

Buyer

Date

Buyer

Date

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

Buyer has been advised of Buyer's right to receive a completed Seller Disclosure Statement. Buyer waives that right. However, if the answer to any of the questions in the section entitled "Environmental" would be "yes," Buyer may not waive the receipt of the "Environmental" section of the Seller Disclosure Statement.

Buyer

Date

Buyer

Date

SELLER'S INITIALS

Date

SELLER'S INITIALS

Date

LA 7-14-2025

Property Disclosure

1. I requested a septic pump and learned that I actually have two separate septic systems (one for each side of the house) both of which are very small, old and not adequate for the house. The Septic on the side with the apricot trees was pumped October of 2022, but because the drain-field is not working, the septic only collects.
2. Fence is deteriorating: wooden stakes are rotting and many are missing; horizontal panels are warped. The "lawn" is infested with yellow clover which forms wide mats and hinders grass. Bind-weed (wild morning glory) was in the lawn when property was purchased and has roots over five feet deep, even under the foundation of the house.
3. The double-wide concrete driveway is cracked, deteriorating (crumbling), and very uneven. It starts at the street and runs along the side of the house all the way to the covered-patio at the back of the house.
4. Half of Exterior (the original house) is covered in Asbestos tiles, painted white. The rest of the house has weather-proof temporary paneling, some of it painted white
5. The foundation of the house, particularly along the driveway, is crumbling and several holes have allowed cats or rodents to crawl under the house. (Approximately 2022, a raccoon made its home under the kitchen and could be heard chewing on the floor-board and joists.)
6. Front sidewalk has a section that has sunk due to ants undermining the supporting soil.
7. In 2009, the metal roof over cedar shingles was removed. Everything was removed down to the rafters. Four-inch pink fiberglass insulation was placed over the rafters, and new plywood, tar paper, and composition shingles were installed. Three roof-vents were cut in the north side of the roof.
8. Metal front door has sun-faded.
9. The Entrance is made of painted plywood with no finishing material (like paneling, or shingles). It was extended from the front wall of the house and not properly attached to the front wall. There has been water damage to the ceiling of entrance, coat closet, and adjoining wall of front bedroom. Clear caulk was added without cleaning the crack which existed between the roof of entrance and exterior front wall of house.
10. The Entrance has a "coat" closet. Entrance is plywood structure and not insulated.
11. The floor of entrance is natural rock set in concrete, but the distance between front door and living-room door was not leveled, so rock slabs are loose and uneven.
12. Living room windows were changed in 2009 by Rural Resources/Avista Energy Assistance. Single-hung, double-pane, vinyl windows were installed and fiberglass insulation inserted into the wall above, beside, and under the window frame.
13. The Living room is paneled in tongue-and-groove natural wood knotty-pine.
14. The wall-to-wall tight-looped carpet was in the house when we purchased in 2005. It had several burned spots, (due to the house having been unoccupied for a year) and those have not changed.
15. The outlets in the Living room are not all grounded due to wiring being inaccessible in a brick wall.
16. The Entrance, Front bedroom, and Middle Bedroom do not have electricity due to a "dead" line in the attic, which is partly inaccessible because the "spider" or junction box are under the attic floor. The problem originated in 2019 with a flickering light fixture in the middle Bedroom. Current owner was not home when the husband (now deceased) was in the room and using the light. The wiring supplying the light fixture sparked and ruined the light fixture. The electric line has been dead ever since then.
16. The Electric Panel in the basement has too many lines and switches for the wattage demand of modern living: computers, appliances, numerous outlets.
17. Because of the crumbling foundation, there are visible cracks above the door of the Middle Bedroom, and the door cannot close. It is obvious that the door frame has shifted.

18. The plumbing in the Bathroom between Master Bedroom and Middle Bedroom does not work properly. Owner has been told that it is not properly vented. Either the toilet or the tub can be used, but if the toilet is flushed while the tub is full, the line blocks and can not handle the water. The tub has always drained very slowly.
19. At some unknown time before December 2005, the Master Bedroom was expanded approximately six feet and a closet was built onto the concrete pad of the adjacent Covered Patio. No foundation work was done under the concrete pad, so the weight of the closet caused that part of the house to sink approximately six inches. In 2008, the concrete driveway was cut out and a huge hole was discovered between a flowerbed outside the Patio and running to the driveway. A proper foundation was formed to support the closet and corner of the house and five cubic yards of concrete was pumped under the Patio to fill the hole that had developed.
20. A former owner installed mirrored doors on the closet which added to the weight of the closet. The doors are so heavy, and the slant of the floor make the doors very difficult to maneuver. The closet is twelve feet long by thirty-three inches wide, and the doors cover the six-foot opening.
21. The formal Dining Room has a built-in storage area which was built around an old brick chimney (or concrete block?). The thin veneer doors have warped and do not close or open properly.
22. An Addition was constructed to the original house which was made into a Family room, a Bathroom, a Kitchen, and a Laundry area. Owner does not know when the addition was created. We were told by previous owner that the Kitchen was remodeled previous to 2004.
23. Whenever the Addition was constructed, the roof was given only a four-inch pitch (nearly flat). When the original metal roof was removed from the main part of the house, the roof was not removed from the Addition. Instead, rafters were built over the metal roof, and composition shingles were installed.
24. One wall of the Family room is mainly brick from an old "open" fireplace. At an unknown time, a metal "Aladdin Valley" wood-burning insert was installed. The metal of the insert is very thick and gets very hot! The air-intake fan no longer works well, and the fire inside does not have adequate air-flow. There is an exhaust pipe from the top of the insert up into the old fireplace chimney, but the design of the stove allows ashes to flow into the room from the top of the wood insert.
25. In 2005, when property was purchased by current owner, there were eight non-open-able windows with wooden frames. In 2009, those windows were removed to find the roof was sitting on those window frames, and the frames were sitting directly on the floorboards (with no foundation under neath). Proper "header" and "footer" were installed as well as the current open-able windows.
26. The three windows (the large picture window in the middle, and the two smaller windows) were purchased from a discount (thrift) store and were known to be factory rejects. The large picture window has a stain inside the double pane and cannot be cleaned. The smaller window (close to bathroom), has an interior problem. The rails are loose and have to be held in place if the window is opened. Since the floor is uneven, the windows are very difficult to open or close.
27. The Bathroom (off the Family room) has a wall heater and thermostat. Since the thermostat and heater are set into an exterior wall, the heater runs almost continually until the thermostat registers warmth in the wall instead of in the air-space of the Bathroom.
28. The window in the Bathroom was not set in the wall, but added to the outside of the exterior wall.
29. The Bathroom ceiling light fixture and fan are not vented to the outside because of the "double" roof.
30. The Fluorescent Light fixtures in the Kitchen were changed in 2012. They were purchased from Walmart and the available light tubes no longer match the ballasts, so the light above the stove flickers.
31. The Kitchen cabinets were new in 2003 or 2004 (?) when the Kitchen was remodeled.
32. The Sears Refrigerator was purchased in 2018 and works great. The deceased husband used the ice-maker continually, it has not been used since May, 2021.

33. There is also an installed dishwasher which current owner never used.
34. In July, 2020, a Jen-Air stove was removed (including the fan under the floor) and an Amana Electric Range was put in its place. The Amana has a Self-cleaning oven and four coil-burners. The Stabilizing Bracket was not installed, because of unusual wall-covering / Splash-board behind stove.
35. Also in 2020, a Kenmore Elite Top-Loading Clothes Washer was purchased and is staying with the house, along with the 1998 Frigidaire Clothes Dryer.
36. Between the Master Bedroom and the Dining Room is a stairway. From the Dining Room, the stairs go down into a small basement adjoining the crawl space. The stairs are steep and the railing is unstable. This space contains the Electric Panel (which contains too many circuits), the Hot Water Heater (purchased in 2012), as well as the Water Softening Unit (which has become contaminated with a green, bubbly mold which forms on the surface of the containment tank). There are two openings into the Crawl Space under the Original House. Both openings have been closed off with plywood and screws (to stop cold air in winter) but can easily be removed. From the hallway at the end of the Dining Room, the stairway leads up to the attic which covers the length and width of the original house. This stairway has varying width steps, but a solid railing.
37. Over the Front Entrance, in the attic, previous owner finished a Bedroom with a window, drywall, electric outlet, and a ceiling light. This space is approximately 13 feet long by 8 feet wide and carpeted. The center of the attic (21 feet by 9 feet) has hardwood flooring. Current owner added a 6' x 5' walk-in closet (untreated plywood with plastic wallpaper) as well as electric wiring and four outlets and three light fixtures. The attic electricity was properly grounded.
38. Four-inch Pink fiberglass was laid over the lath-and-plaster under the eaves and loose floor-board was added over the beams for storage on both sides of the original house attic.
39. There are two doorways out the back of the house. One out of the Kitchen onto the Patio, and the other at the top of the stairway going into the basement, beside the "closet" addition.
40. Facing the Backdoor off the Kitchen is an out-building with two rooms but no door between the rooms. This was built with plywood exterior and drywall interior, no insulation, and a cedar-shingle roof covered with grooved metal panels. Both rooms have electricity (outlets) and ceiling light fixture. The larger room outlet by the door once overheated (fifteen years ago?) and damage is unknown. No damage occurred to the wall. Both rooms have windows on the sides. In 2008, current owner applied vinyl siding to three walls of this building.
41. A Sidewalk runs from the Covered Patio toward the out-building and the Alley. The concrete has holes and is crumbling. The gate at the alley is falling apart and the lumber in the privacy fence needs replacing.
42. The double-garage opens off the alley and has an electric door-opener which was installed 2008. There was a bare wire, old electric line (? knob and tube) went from the roof of the Covered Patio out to the roof of the Garage to service three electric outlets and overhead fluorescent lights. Current owner installed new wiring and buried the line from the Covered Patio to the double-door opening on the side of the Garage. (The door was made of rough lumber, painted and has warped)
43. One-third of the length of the Garage was turned into a Shop years ago, with an entrance off the Patio. Since the roof of the Covered Patio connects with the Exterior wall of the Garage, snow-melt and rain run off the metal roof of Patio down the exterior wall of the Garage. Over the years, extensive mold and water damage have rotted the wall around the doorway.
44. Under that "shop" is a concrete-walled area underground supposedly built in 1940 as a "bomb shelter". This area collects water (sometimes 3 - 6 inches) even though current owner tried to paint it with water-proof paint. The entrance to this is by opening a floor-level plywood which is hinged to concrete walls, the underside collects moisture in winter and gets moldy. The solid concrete stairs are very deep and varying depths.

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45. At an unknown time in the past (2015?), the hot water heater that was in the property when property was purchased, started malfunctioning and blew hot water all over the small basement room. It was discovered that one heating element had burned out, and the remaining heating element was over working to heat the tank of water. A new hot water heater was purchased and installed and there has not been water in that basement room since. Since the room does not get fresh air or sunlight, the mold and mildew that started then has continued to ruin the storage area
46. The property line between 903 Minter and 907 Minter is obscure. Previous owners of 903 built the Garage and a Privacy Fence inside the property lines. The current owner of 907 uses all the land up to the privacy fence for a garden and claims the fence is on the property line even though the water meter for 903 is three feet outside the fence. In the alley, the old telephone connection is also three feet outside the Garage wall. Wanting to be good neighbors, this dispute was never taken to public court, and no official action was taken.
47. In the bathroom off the Family Room, the shut-off valve for the toilet does not work. This was discovered when the inside plumbing was replaced in April 2024. The float system inside the tank was replaced on both toilets, including the flap closures.