



1919 N. Pittsburgh St., Suite A
Kennewick, WA 99336
Ph. (509) 783-2101
Fx.
www.titleonecorp.com

Exhibit A

File: 26598791-PP

For APN/Parcel ID(s): 1-3598-104-0003-010

Lot 10, Block 3, Orchard Hills No. 1, according to the plat thereof, recorded in Volume 9 of Plats, Page 14, records of Benton County, Washington.

Address: 1954 Orchard Way, Richland, WA 99352

Buyer

Buyer

llm 4/3/26

Seller Lori Martin

Seller

**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 _____ ("Seller") 3
Seller Seller
concerning _____ (the "Property"). 4
Address City State Zip
1954 Orchard way, Richland, WA 99352

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 Richland** 8
Name e-mail or website (optional) 9
Address 10
City, State, Zip Fax No. (optional) 11

SEWER DISTRICT: **City of Richland** 11
Name e-mail or website (optional) 12
Address 13
City, State, Zip Fax No. (optional) 14

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

GARBAGE: **City of Richland** 17
Name e-mail or website (optional) 18
Address 19
City, State, Zip Fax No. (optional) 20

ELECTRICITY: **City of Richland** 20
Name e-mail or website (optional) 21
Address 22
City, State, Zip Fax No. (optional) 23

GAS: *Cascade Natural Gas* 23
Name e-mail or website (optional) 24
Address 25
City, State, Zip Fax No. (optional) 26

SPECIAL DISTRICT(S): 26
(local improvement districts or utility local improvement districts) Name e-mail or website (optional) 27
Address 28
City, State, Zip Fax No. (optional) 29

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 Seller's Initials Date Seller's Initials Date
llm *4/3/26*

SELLER DISCLOSURE STATEMENT IMPROVED PROPERTY

SELLER: Lori Martin
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
1954 Orchard way, CITY Richland,
STATE WA, ZIP 99352, COUNTY Benton ("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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

SELLER'S INITIALS _____ Date _____ 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?	[]	[]	<input checked="" type="checkbox"/>	[]	54
*K. Are there any covenants, conditions, or restrictions recorded against the property?	<input checked="" 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.					56-62
2. WATER					63
A. Household Water					64
(1) If yes, the source of water for the property is: <input checked="" type="checkbox"/> Private or publicly owned water system					65
[] Private well serving only the property * [] Other water system					66
*If shared, are there any written agreements?	<input checked="" type="checkbox"/>	[]	[]	<input checked="" type="checkbox"/>	67
* (2) Is there an easement (recorded or unrecorded) for access to and/or maintenance of the water source?	[]	<input checked="" type="checkbox"/>	[]	[]	68
* (3) Are there any problems or repairs needed?	[]	<input checked="" type="checkbox"/>	[]	[]	69
(4) During your ownership, has the source provided an adequate year-round supply of potable water? .	<input checked="" type="checkbox"/>	[]	[]	[]	70
If no, please explain: _____					71
* (5) Are there any water treatment systems for the property?	[]	<input checked="" type="checkbox"/>	[]	[]	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?	[]	<input checked="" type="checkbox"/>	[]	[]	74
(a) If yes, has the water right permit, certificate, or claim been assigned, transferred, or changed? .	[]	[]	[]	<input checked="" type="checkbox"/>	75
* (b) If yes, has all or any portion of the water right not been used for five or more successive years?	[]	[]	[]	<input checked="" type="checkbox"/>	76
* (7) Are there any defects in the operation of the water system (e.g. pipes, tank, pump, etc.)?	[]	<input checked="" type="checkbox"/>	[]	[]	77
B. Irrigation Water					78
(1) Are there any irrigation water rights for the property, such as a water right permit, certificate, or claim?	[]	<input checked="" type="checkbox"/>	[]	[]	79
* (a) If yes, has all or any portion of the water right not been used for five or more successive years?	[]	[]	[]	<input checked="" type="checkbox"/>	80
* (b) If so, is the certificate available? (If yes, please attach a copy.)	[]	[]	[]	<input checked="" type="checkbox"/>	81
* (c) If so, has the water right permit, certificate, or claim been assigned, transferred, or changed? .	[]	[]	[]	<input checked="" type="checkbox"/>	82
* (2) Does the property receive irrigation water from a ditch company, irrigation district, or other entity? .	[]	<input checked="" type="checkbox"/>	[]	[]	83
If so, please identify the entity that supplies water to the property: _____					84-89
C. Outdoor Sprinkler System					90
(1) Is there an outdoor sprinkler system for the property?	<input checked="" type="checkbox"/>	[]	[]	[]	91
* (2) If yes, are there any defects in the system?	[]	<input checked="" type="checkbox"/>	[]	[]	92
* (3) If yes, is the sprinkler system connected to irrigation water?	[]	<input checked="" type="checkbox"/>	[]	[]	93
3. SEWER/ON-SITE SEWAGE SYSTEM					94
A. The property is served by:					95
<input checked="" type="checkbox"/> Public sewer system [] On-site sewage system (including pipes, tanks, drainfields, and all other component parts)					96
[] Other disposal system					97
Please describe: _____					98
B. If public sewer system service is available to the property, is the house connected to the sewer main?	<input checked="" type="checkbox"/>	[]	[]	[]	99
If no, please explain: _____					100
<u>llm</u> <u>4/3/26</u>					101

SELLER'S INITIALS _____ Date _____ SELLER'S INITIALS _____ Date _____

**SELLER DISCLOSURE STATEMENT
 IMPROVED PROPERTY**
 (Continued)

	YES	NO	DON'T KNOW	N/A	102
*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 checked="" type="checkbox"/>	[]	[]	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 checked="" type="checkbox"/>	[]	[]	106
(2) When was it last pumped? _____					108
*(3) Are there any defects in the operation of the on-site sewage system?	[]	[]	[]	<input checked="" type="checkbox"/>	109
(4) When was it last inspected? _____				<input checked="" type="checkbox"/>	110
By whom: _____					111
(5) For how many bedrooms was the on-site sewage system approved? _____ bedrooms			[]	<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"/>	[]	[]	[]	113
If no, please explain: _____					114
*F. Have there been any changes or repairs to the on-site sewage system?	[]	[]	[]	<input checked="" type="checkbox"/>	115
G. Is the on-site sewage system, including the drainfield, located entirely within the boundaries of the property?	[]	[]	[]	<input checked="" type="checkbox"/>	116
If no, please explain: _____					117
*H. Does the on-site sewage system require monitoring and maintenance services more frequently than once a year?	[]	[]	[]	<input checked="" type="checkbox"/>	118
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).					119
4. STRUCTURAL					120
*A. Has the roof leaked within the last 5 years?	[]	<input checked="" type="checkbox"/>	[]	[]	121
*B. Has the basement flooded or leaked?	[]	[]	[]	<input checked="" type="checkbox"/>	122
*C. Have there been any conversions, additions or remodeling?	[]	<input checked="" type="checkbox"/>	[]	[]	123
*(1) If yes, were all building permits obtained?	[]	[]	[]	<input checked="" type="checkbox"/>	124
*(2) If yes, were all final inspections obtained?	<input checked="" type="checkbox"/>	[]	[]	<input checked="" type="checkbox"/>	125
D. Do you know the age of the house?	[]	[]	[]	[]	126
If yes, year of original construction: <u>1975</u>					127
*E. Has there been any settling, slippage, or sliding of the property or its improvements?	[]	<input checked="" type="checkbox"/>	[]	[]	128
*F. Are there any defects with the following: (If yes, please check applicable items and explain)	[]	<input checked="" type="checkbox"/>	[]	[]	129
[] Foundations	[]	<input checked="" type="checkbox"/>	[]	[]	130
[] Decks	[]	<input checked="" type="checkbox"/>	[]	[]	131
[] Exterior Walls	[]	<input checked="" type="checkbox"/>	[]	[]	132
[] Chimneys	[]	<input checked="" type="checkbox"/>	[]	[]	133
[] Interior Walls	[]	<input checked="" type="checkbox"/>	[]	[]	134
[] Fire Alarms	[]	<input checked="" type="checkbox"/>	[]	[]	135
[] Doors	[]	<input checked="" type="checkbox"/>	[]	[]	136
[] Windows	[]	<input checked="" type="checkbox"/>	[]	[]	137
[] Patio	[]	<input checked="" type="checkbox"/>	[]	[]	138
[] Ceilings	[]	<input checked="" type="checkbox"/>	[]	[]	139
[] Slab Floors	[]	<input checked="" type="checkbox"/>	[]	[]	140
[] Driveways	[]	<input checked="" type="checkbox"/>	[]	[]	141
[] Pools	[]	<input checked="" type="checkbox"/>	[]	[]	142
[] Hot Tub	[]	<input checked="" type="checkbox"/>	[]	[]	143
[] Sauna	[]	<input checked="" type="checkbox"/>	[]	[]	144
[] Sidewalks	[]	<input checked="" type="checkbox"/>	[]	[]	145
[] Outbuildings	[]	<input checked="" type="checkbox"/>	[]	[]	146
[] Fireplaces	[]	<input checked="" type="checkbox"/>	[]	[]	147
[] Garage Floors	[]	<input checked="" type="checkbox"/>	[]	[]	148
[] Walkways	[]	<input checked="" type="checkbox"/>	[]	[]	149
[] Siding	[]	<input checked="" type="checkbox"/>	[]	[]	150
[] Wood Stoves	[]	<input checked="" type="checkbox"/>	[]	[]	151
[] Elevators	[]	<input checked="" type="checkbox"/>	[]	[]	152
[] Incline Elevators	[]	<input checked="" type="checkbox"/>	[]	[]	153
[] Stairway Chair Lifts	[]	<input checked="" type="checkbox"/>	[]	[]	154
[] Wheelchair Lifts	[]	<input checked="" type="checkbox"/>	[]	[]	155
[] Other _____	[]	<input checked="" type="checkbox"/>	[]	[]	156
*G. Was a structural pest or "whole house" inspection done?	[]	<input checked="" type="checkbox"/>	[]	[]	157
If yes, when and by whom was the inspection completed?					158
_____					159
H. During your ownership, has the property had any wood destroying organism or pest infestation?	[]	<input checked="" type="checkbox"/>	[]	[]	160
I. Is the attic insulated?	[]	[]	<input checked="" type="checkbox"/>	[]	161
J. Is the basement insulated?	[]	[]	[]	<input checked="" type="checkbox"/>	162

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 SELLER'S INITIALS Date SELLER'S INITIALS Date

**SELLER DISCLOSURE STATEMENT
 IMPROVED PROPERTY**
 (Continued)

	YES	NO	DON'T KNOW	N/A	150
5. SYSTEMS AND FIXTURES					151
*A. If any of the following systems or fixtures are included with the transfer, are there any defects? If yes, please explain: _____					152
Electrical system, including wiring, switches, outlets, and service	[]	[X]	[]	[]	154
Plumbing system, including pipes, faucets, fixtures, and toilets	[]	[X]	[]	[]	155
Hot water tank	[]	[X]	[]	[]	156
Garbage disposal	[]	[X]	[]	[]	157
Appliances	[]	[X]	[]	[]	158
Sump pump	[]	[]	[]	[X]	159
Heating and cooling systems	[]	[X]	[]	[]	160
Security system: [] Owned [] Leased	[]	[]	[]	[X]	161
Other	[]	[]	[]	[X]	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
Security System: _____	[]	[]	[]	[X]	165
Tanks (type): _____	[]	[]	[]	[X]	166
Satellite dish: _____	[]	[]	[]	[X]	167
Other: _____	[]	[]	[]	[X]	168
*C. Are any of the following kinds of wood burning appliances present at the property?					169
(1) Woodstove?	[]	[X]	[]	[]	170
(2) Fireplace insert?	[X]	[]	[]	[]	171
(3) Pellet stove?	[]	[X]	[]	[]	172
(4) Fireplace?	[]	[X]	[]	[]	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?	[]	[]	[X]	[]	174
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?	[X]	[]	[]	[]	176
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.)	[X]	[]	[]	[]	178
F. Is the property equipped with smoke detection devices?	[X]	[]	[]	[]	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
G. Does the property currently have internet service?	[X]	[]	[]	[]	182
Provider: <u>CHARTER/SPECTRUM</u>					183
6. HOMEOWNERS' ASSOCIATION/COMMON INTERESTS					184
A. Is there a Homeowners' Association?	[X]	[]	[]	[]	185
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: <u>ORCHARD HILLS HOA #1</u>					186
B. Are there regular periodic assessments?	[X]	[]	[]	[]	187
\$ <u>250.00</u> per [] month [X] year					188
[] Other: _____					189
*C. Are there any pending special assessments?	[]	[X]	[]	[]	190
*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)?	[X]	[]	[]	[]	191
7. ENVIRONMENTAL					192
*A. Have there been any flooding, standing water, or drainage problems on the property that affect the property or access to the property?	[]	[X]	[]	[]	193
*B. Does any part of the property contain fill dirt, waste, or other fill material?	[]	[X]	[]	[]	194
*C. Is there any material damage to the property from fire, wind, floods, beach movements, earthquake, expansive soils, or landslides?	[]	[X]	[]	[]	195
D. Are there any shorelines, wetlands, floodplains, or critical areas on the property?	[]	[X]	[]	[]	196
*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?	[]	[X]	[]	[]	197
*F. Has the property been used for commercial or industrial purposes?	[]	[X]	[]	[]	198

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 SELLER'S INITIALS Date SELLER'S INITIALS Date

**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 <i>Protect Your Family From Lead in Your Home</i> .	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
_____	292
Buyer _____ Date _____	293
Buyer _____ Date _____	
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
_____	297
Buyer _____ Date _____	298
Buyer _____ Date _____	
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
_____	303
Buyer _____ Date _____	304
Buyer _____ Date _____	

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SELLER'S INITIALS Date

SELLER'S INITIALS Date

**DISCLOSURE OF INFORMATION ON
 LEAD-BASED PAINT AND
 LEAD-BASED PAINT HAZARDS**
Continued

Buyer's Acknowledgment 31

(c) Buyer has received the above Seller's Disclosure and all documents (if any). 32
Buyer Initials Buyer Initials

(d) Buyer has received the pamphlet *Protect Your Family from Lead in Your Home*. 33
Buyer Initials Buyer Initials

(e) Buyer has (check one below): 34

Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards. 35
36

Accepted an opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards on the following terms and conditions: 37
38

This Agreement is conditioned upon a risk assessment or inspection of the Property for the presence of lead-based paint and/or lead-based paint hazards, to be performed by a risk assessor or inspector at Buyer's expense. (Intact lead-based paint that is in good condition is not necessarily a hazard). 39
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This contingency shall conclusively be deemed satisfied (waived) unless Buyer gives written notice of disapproval of the risk assessment or inspection to Seller within _____ (10 days if not filled in) after receiving this Disclosure. Buyer's notice must identify the specific existing deficiencies and corrections needed and must include a copy of the inspection and/or risk assessment report. 42
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Seller may, at Seller's option, within _____ days (3 days if not filled in) after Seller's receipt of Buyer's disapproval notice, give written notice that Seller will correct the conditions identified by Buyer. If Seller agrees to correct the conditions identified by Buyer, then it shall be accomplished at Seller's expense prior to the Closing Date, and Seller shall provide Buyer with certification from a risk assessor or inspector demonstrating that the condition(s) has been remedied prior to the Closing Date. In lieu of correction, the parties may agree on any other remedy for the disapproved condition(s), including but not limited to adjustments to the Purchase Price. If an agreement on non-repair remedies is secured in writing before the expiration of the time period set forth in this subparagraph, then this contingency will be deemed satisfied. 46
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If Seller does not give notice that Seller will correct the conditions identified in Buyer's risk assessment or inspection, or if the parties cannot reach an agreement on alternative remedies, then Buyer may elect to give notice of termination of this Agreement within _____ days (3 days if not filled in) after expiration of the time limit or delivery of Seller's notice pursuant to the preceding paragraph, whichever occurs first. The Earnest Money shall then be returned to Buyer and the parties shall have no further obligations to each other. Buyer's failure to give a written notice of termination means that Buyer will be required to purchase the Property without Seller having corrected the conditions identified in Buyer's risk assessment or inspection and without any alternative remedy for those conditions. 54
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Buyer has reviewed the information above and certifies, to the best of Buyer's knowledge, that the statements made by Buyer are true and accurate. 62
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 Buyer Date Buyer Date

Broker's Acknowledgment 65

Brokers have informed Seller of Seller's obligations under 42 U.S.C. 4852(d) and are aware of their responsibility to ensure compliance. 66
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 Buyer Broker Date Listing Broker **Melinda Robinson** Date

 Buyer's Initials Date Buyer's Initials Date *llm 4/3/26* Seller's Initials Date Seller's Initials Date