

#### SELLER'S PROPERTY DISCLOSURE STATEMENT

Property Address 20440 SW ALMOND ST, BEAVERTON OREGON

1	INSTRUCTIONS TO THE SELLER						
2 3 4 5	Please complete the following form. Do not leave any spaces blank. Please refer to the line number(s) of the question(s) when you provide your explanation(s). If you are not claiming an exclusion or refusing to provide the form under ORS 105.475 (4), you should date and sign each page of this disclosure statement and each attachment.						
6 7 8	Each seller of residential property described in ORS 105.465 must deliver this form to each buyer who makes a written offer to purchase. Under ORS 105.475 (4), refusal to provide this form gives the buyer the right to revoke their offer at any time prior to closing the transaction. Use only the section(s) of the form that apply to the transaction for which the form is used. If you are claiming an exclusion under ORS 105.470, fill out only Section 1.						
10 11 12	An exclusion may be claimed only if the seller qualifies for the exclusion under the law. If not excluded, the seller must disclose the condition of the property or the buyer may revoke their offer to purchase anytime prior to closing the transaction. Questions regarding the legal consequences of the seller's choice should be directed to a qualified attorney.						
13 14	DO NOT FILL OUT THIS SECTION UNLESS YOU ARE CLAIMING AN EXCLUSION UNDER ORS 105.470						
15 16 17 18 19	Section 1. EXCLUSION FROM ORS 105.465 TO 105.490; You may claim an exclusion under ORS 105.470 only if you qualify under the statute. If you are not claiming an exclusion, you must fill out Section 2 of this form completely.						
20 21 22 23 24 25 26	Initial only the exclusion you wish to claim.  This is the first sale of a dwelling never occupied. The dwelling is constructed or installed under building or installation permit(s) #						
27 28	Signature(s) of Seller(s) Claiming Exclusion						
29	SellerDateDate						
30 31	Signature(s) of Buyer(s) Acknowledging Seller's Claim						
32	BuyerDate← BuyerDate←						
33 34 35 36	IF YOU DID NOT CLAIM AN EXCLUSION IN SECTION 1, YOU MUST FILL OUT THIS SECTION.  Section 2. SELLER'S PROPERTY DISCLOSURE STATEMENT						
37 38	(NOT A WARRANTY) (ORS 105.465)						
39 40 41	NOTICE TO THE BUYER: THE FOLLOWING REPRESENTATIONS ARE MADE BY THE SELLER(S) CONCERNING THE CONDITION OF THE PROPERTY LOCATED AT 20440 SW ALMOND ST, BEAVERTON OREGON "THE PROPERTY."						
42 43 44 45 46	DISCLOSURES CONTAINED IN THIS FORM ARE PROVIDED BY THE SELLER ON THE BASIS OF SELLER'S ACTUAL KNOWLEDGE OF THE PROPERTY AT THE TIME OF DISCLOSURE. BUYER HAS FIVE BUSINESS DAYS FROM THE SELLER'S DELIVERY OF THIS SELLER'S DISCLOSURE STATEMENT TO REVOKE BUYER'S OFFER BY DELIVERING BUYER'S SEPARATE SIGNED WRITTEN STATEMENT OF REVOCATION TO THE SELLER DISAPPROVING THE SELLER'S DISCLOSURE STATEMENT, UNLESS BUYER WAIVES THIS RIGHT AT OR PRIOR TO ENTERING INTO A SALE AGREEMENT.						
	Seller Date + Seller Manh Muntochler manager Date 1-26-06 + 1						
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#### SELLER'S PROPERTY DISCLOSURE STATEMENT

Is tille to the property subject to any of the following:	SPECTORS, BU	AL INSPECTO
NSPECTORS, CERTIFIED HOME INSPECTORS, OR PEST AND DRY ROT INSPECTORS.  Selter   is   is   is not occupying the property.  The following are representations made by the selfer and are not the representations of any financial institution that may have ma pertaining to the property, or that may have or take a security interest in the property, or any real estate licensee engaged by the seller 'flyour mark yes on items with '', attach a copy or explain on an attached sheet.  1. TITLE  A. Do you have segal authority to sell the property?   Yes   No      I is title to the property subject to any of the following:   Yes   No      I is title to the property subject to any of the following:   Yes   No      I is title to the property subject to any of the following:   Yes   No      Are there any rights of very, easements, licenses, access limitations or claims that may affect your interest in the property?   Yes   No      Are there any rights of very, easements, licenses, access limitations or claims that may affect your interest in the property?   Yes   No      Are there any operamental studies, designations, zoning overlays, surveys   Yes   No      Are there any pounding or existing governmental assessments against the property?   Yes   No      Are there any pounding or existing governmental assessments shaft affect the property?   Yes   No      Are there any pounding or existing governmental assessments that affect the property?   Yes   No      Are there any pounding or existing governmental assessments that affect the property?   Yes   No      Are there any continuation, restrictions or private assessments that affect the property?   Yes   No      Are there any continuation and the property?   Yes   No      Are there any continuation and the property is sold?   Yes   No      Yes   No      Are there any continuation and the property   Yes   No      Yes   No      Yes   No      Are there any continuation and the property?   Yes   No	de or may make	
Sciler   is   is not occupying the property.  The following are representations made by the seller and are not the representations of any financial institution that may have ma pertaining to the property, or that may have or take a security interest in the property, or any real estate licensee engaged by the seller "If you mark yes on items with", attach a copy or explain on an attached sheet.  1.TITLE  1. Do you have legal authority to sell the property?  8. Is this to the property subject to any of the following:    First right of refusal   Option   Lease or rental agreement   Other Isting   Life estate  1. To you have legal authority to sell the property?  9. Are there any encreachments, boundary agreements, boundary disputes or recent boundary charges?  1. Subject to the property subject to any of the following:    First right of refusal   Option   Lease or rental agreement   Other Isting   Life estate  1. The sellowing is to the property with the property?  2. Are there any encreachments, boundary agreements, boundary disputes or recent boundary charges?  3. Are there any encreachments for joint maintenance of an essement or right of very?  4. Are there any opening maintal subties, designations, zoning overlays, surveys or notices that would affect the property?  4. Are there any conting or existing governmental assessments against the property?  5. Are there any conting or existing governmental assessments against the property?  6. Are there any conting or existing governmental assessments against the property?  7. Are there any conting or existing governmental assessments against the property?  8. Is the rear apprending or existing governmental assessments against the property?  9. Yes   No    1. Is there any continue the property?  1. Is there are apprending or existing governmental assessments that affect the property?  1. Is there are property or the property?  2. Yes   No    3. Prop	de or may make	
The following are representations made by the seller and are not the representations of any financial institution that may have an a pertaining to the property, or that may have or take a security interest in the property, or any real estate licensee engaged by the seller "If you mark yes on items with", atach a copy or explain on an attached sheet.  1. TITLE  A Do you have legal authority to sell the property?  B. Is title to the property subject to any of the following:  First right of refusal   Option   Lesse or rental agreement   Other listing   Life estate    C. Are there any encroachments, boundary agreements, boundary disputes or recent boundary changes?  D. Are there any fights of way, easements, licenses, access limitations or claims that may affect your interest in the property?  E. Are there any agreements for joint maintenance of an easement or right of way?  Yes   No   Are there any agreements for joint maintenance of an easement or right of way?  Yes   No   Are there any generates agreements agreements against the property?  Yes   No   Are there any pending or extraint governmental assessments against the property?  Yes   No   Is there are any pending or extraint governmental assessments against the property?  Yes   No   Is there are any conting tubilities or nonconforming uses?  1. Are there any company violations or nonconforming uses?  1. Are there any company violations or nonconforming uses?  1. Are there any company violations or nonconforming uses?  1. Are there any company violations or nonconforming uses?  1. Are there any company violations or nonconforming uses?  1. Are there any company violations or nonconforming uses?  1. Are there any company violations or nonconforming uses?  1. Are there any company violations or nonconforming uses?  1. Are there any company violations or nonconforming uses?  2. WAITER  A Household water  (1) The source of the water is (check ALL that apply);  Public   Community   Private   Other (2) Water source information:  1. It is the violation of the water o	de or may make	
The following are representations made by the seller and are not the representations of any financial institution that may have an a pertaining to the property, or that may have or take a security interest in the property, or any real estate licensee engaged by the seller "If you mark yes on items with", attach a copy or explain on an attached sheet.  1. TITLE  A Do you have legal authority to sell the property?  B. Is title to the property subject to any of the following:  First right of refusal   Option   Lesse or rental agreement   Other listing   Life estate    C. Are there any encoachments, boundary agreements, boundary disputes or recent boundary hights of way, easements, licenses, access limitations or claims that may affect your interest in the property?  E. Are there any gareements for joint maintenance of an easement or right of way?  Yes   No   Are there any generates for joint maintenance of an easement or right of way?  Yes   No   Yes   No   Are there any generates agreements against the property?  H. Are there any scringly violations or nonconforming uses?  It is there a providing or excitating governmental assessments against the property?  Yes   No   Yes   No   In the property?  Are there any scringly violations or nonconforming uses?  It is there a providing or excitating avernmental assessments against the property?  Yes   No   In the exploration of the water is check at the property is sold?  Are there any command taxes if the property is sold?  Are there any command taxes if the property is sold?  Any there any command taxes if the property is sold?  Yes   No   In the source of the water is (check ALL that apply);  Public   Community   Private   Other    Yes   No   In the source of the water is check ALL that apply);  Yes   Yes   No   In the property    Yes   Yes   No   In the pr	de or may make	
pertaining to the property, or that may have or take a security interest in the property, or any real estate licensee engaged by the seller "If you mark yes on items with ", attach a copy or explain on an attached sheet."  1. TITLE  A Do you have legal authority to sell the property?	ue or may make orthe buver	-1
1. TITLE A. Do you have legal authority to sell the property?	or the hiller	ve made or ma
1. TiTLE  A Do you have legal authority to sell the property?	or a to Dayot.	seller or the buy
A Do you have legal authorify to sell the property?  B. Is title to the property subject to any of the following:		
A Do you have legal authority to sell the property?  B. Is title to the property subject to any of the following:		
Is little to the property subject to any of the following:	Unknown	Unknow
C. Are there any encocathenests, boundary agreements, boundary disputes or recent boundary changes?  P. Are there any increases in the property?  E. Are there any focts of way, assements, licenses, access limitations or claims that may affect your inderest in the property?  E. Are there any governments for joint maintenance of an easement or right of way?  Yes		Unknow
recent boundary changes?		
Are there any rights of way, easements, licenses, access limitations or claims that may affect your inferest in the property?  E. Are there any agreements for joint maintenance of an easement or right of way?  Yes No Care there arry agreements for joint maintenance of an easement or right of way?  F. Are there any agreements for joint maintenance of an easement or right of way?  Yes No Care there arry agreements for joint maintenance of an easement or right of way?  Are there arry pending or existing governmental assessments against the property?  Yes No Care there any conting volations or nonconforming uses?  Yes No Care there any conting volations or nonconforming uses?  Is there a boundary survey for the property?  Is there any contenants, conditions, restrictions or private assessments that affect the property?  Yes No Zare there any contenants, conditions, restrictions or private assessments that affect the property?  Yes No Zare there arry subject to any special tax assessment or tax treatment that may result in levy of additional taxes if the property is sold?  WATER  A Household water  A Household water (1) The source of the water is (check ALL that apply):  Description of the water source require a water permit?  Yes No Care Type Sare No Care		
claims that may affect your interest in the property?	Unknown	Unknown
Fig. Are there any agreements for joint maintenance of an easement or right of way?  Fig. Are there any open commental suches, designations, zoning overlays, surveys  or notices that would affect the property?  G. Are there any pending or existing governmental assessments against the property?  H. Are there any zoning violations or nonconforming uses?  It is there a boundary survey for the property?  It is there an boundary survey for the property?  It is there an boundary survey for the property?  It is there any covenants, conditions, restrictions or private assessments that affect the property?  Yes No Violater and the property subject to any special tax assessment or tax treatment that may result in levy of additional taxes if the property is sold?  WATER  A. Household water  (1) The source of the water is (check ALL that apply);  Public Community Private Other  (2) Water source information:  **a) Does the water source require a water permit?  **If not, are there any written agreements for a shared water source?  **o) Is the water source located on the property?  **o) Is the water source located on the property?  **o) Is there an easement (recorded or unrecorded) for your access to or maintenance of the water source?  d) If the source of water is from a well or spring, have you had any of the following in the past 12 months?  **p) Public December of water is from a well or spring, have you had any of the following in the past 12 months?  **p) Are there any water restment systems for the property?  **q) Are there any water restment systems for the property?  **q) If the source of water rights or Other rights for the property?  **q) If any axist, has the imagation water been used during the last five-year period?  **q) Is there a water rights certificate or other written evidence available?  **q) Is there an outdoor sprinkler system for the property?  **q) Is the property connected to a public or community sewage system?  **q) Is the property connected to a public or community sewage system?  **q) Is the prop	l Inknown	☑ Unknowr
F. Are there any governmental studies, designations, zoning overlays, surveys or notices that would affect the property?  G. Are there any pending or existing governmental assessments against the property?  Yes No H. Are there any yending or existing governmental assessments against the property?  Yes No H. Are there any yending or existing governmental assessments against the property?  Yes No Are there any yending or existing governmental assessments against the property?  Yes No Are there any covenants, conditions, restrictions or private assessments that affect the property?  Yes No  Yes No  Yes No  Yes No  Yes No  Yes No  The property subject to any special tax assessment or tax treatment that may result in levy of additional taxes if the property is sold?  Yes No  Yes No  Watter  A. Household water  (1) The source of the water is (check ALL that apply);  Yes No If yes, do you have a permit?  Yes No If yes, do you have a permit?  Yes No  If yes, do you have a permit?  Yes No  If not, are there any written agreements for a shared water source?  Yes No  If find, are there any experiments for a shared water source?  Yes No  If the source of water is from a well or spring, have you had any of the following in the past 12 months?  Plow test Bacteria test Chemical contents test  Yes No  I research West may water reatment systems for the property?  Yes No  Yes No  I are there any water rights or other rights for the property?  Yes No  Yes No  I is there any water fights or other rights for the property?  Yes No  Yes No  I is there any water fights or other wither evidence available?  Yes No  Yes No  I is there any water treatment systems for the property?  Yes No  Yes No  I is there any water treatment systems for the property?  Yes No  Yes No  I is there any water treatment systems for the property?  Yes No  Yes No  Yes No  I is the aback flow valve been installed?  Yes No  I is the property connected to a public or community sewage system?  Yes No  I is the property connected to a non-site septic system?  Yes N		Unknown
Are there any pending or existing governmental assessments against the property?		
H. Are there any zoning violations or nonconforming uses?   Yes   No     1. Is there a boundary survey for the property?   Yes   No     2. Are there any covenants, conditions, restrictions or private assessments that affect the property?   Yes   No     2. WATER   Household water   Yes   No     2. WATER   Household water   Yes   Yes   No     3. Public   Community   Private   Other   Other   4. Household water   Yes   Yes   No     4. Household water   Yes   Yes   No     5. Public   Community   Private   Other   6. Water source information:   Yes   Yes   No     7. Public   Community   Private   Other   7. Public   Yes   No     7. Public   Community   Private   Other   7. Public   Community   Priv	Unknown	☑ Unknowr
1. Is there a boundary survey for the property?		Unknowr
J. Are there any covenants, conditions, restrictions or private assessments that affect the property subject to any special tax assessment or tax treatment that may result in levy of additional taxes if the property is sold?  2. WATER  A. Household water  (1) The source of the water is (check ALL that apply):    Public   Community   Private   Other  (2) Water source information:    "a) Does the water source require a water permit?   Yes   No   If yes, do you have a permit?   Yes   No   If yes, do you have a permit?   Yes   No   If not, are there any written agreements for a shared water source?   Yes   No   If not, are there any written agreements for a shared water source?   Yes   No   If the source of water is from a well or spring, have you had any of the following in the past 12 months?   Yes   No   If the source of water is from a well or spring, have you had any of the following in the past 12 months?   Yes   No   If the source of water source plumbing problems or needed repairs?   Yes   No   If the source of water treatment systems for the property?   Yes   No   If the source of water information water source plumbing problems or needed repairs?   Yes   No   If the source of water information water for the property?   Yes   No   If the source of water information water for the property?   Yes   No   If the source of water information water been used during the last five-year period?   Yes   No   If the source of water information water been used during the last five-year period?   Yes   No   If the source of water information water been used during the last five-year period?   Yes   No   If the source of water information water been used during the last five-year period?   Yes   No   If the source of the water source periods   Yes   No   If the property connected to a public or community sewage system?   Yes   No   If the property connected to a non-site septic system?   Yes   No   If Yes, was it installed by permit?   Yes   No   If Yes, was it installed by permit?   Yes   No   If Yes, was it installed b		Unknown
result in levy of additional taxes if the property is sold?		Unknowr Unknowr
result in levy of additional taxes if the property is sold?   Yes   No    2. WATER  A. Household water  (1) The source of the water is (check ALL that apply):   Private   Other	DIREIOWII	ייים טוואוסWr
2. WATER A. Household water  (1) The source of the water is (check ALL that apply):    Public   Community   Private   Other  (2) Water source information:   "a) Does the water source require a water permit?   Yes   No   If yes, do you have a permit?   Yes   No   Yes   No   If yes, do you have a permit?   Yes   No   Yes   No   If not, are there any written agreements for a shared water source?   Yes   No   If the source of the water source of yer   No   Yes   No   If the source of the water source?   Yes   No   If the source of the water source?   Yes   No   If the source of the water is from a well or spring, have you had any of the following in the past 12 months?   Yes   No   If the source of water is from a well or spring, have you had any of the following in the past 12 months?   Yes   No   If the source of water is from a well or spring, have you had any of the following in the past 12 months?   Yes   No   If the source of water is from a well or spring, have you had any of the following in the past 12 months?   Yes   No   If the source of water is from a well or spring, have you had any of the following in the past 12 months?   Yes   No   If the source of water is from a well or spring, have you had any of the following in the past 12 months?   Yes   No   If the source of water is from a well or spring problems or needed repairs?   Yes   No   If the property   Yes   No   If the p	Unknown	☐ Unknown
(1) The source of the water is (check ALL that apply):    Public   Community   Private   Other		
Public   Community   Private   Other		
(2) Water source information:  *a) Does the water source require a water permit?		
*a) Does the water source require a water permit?		
If yes, do you have a permit?	1	<b></b>
*If not, are there any written agreements for a shared water source?	UNKNOWN	Unknown
*c) Is there an easement (recorded or unrecorded) for your access to or maintenance of the water source?  d) If the source of water is from a well or spring, have you had any of the following in the past 12 months?  Flow test Bacteria test Chemical contents test  *e) Are there any water source plumbing problems or needed repairs?  (3) Are there any water treatment systems for the property?  Leased Owned  B. Irrigation  (1) Are there any water rights or other rights for the property?  *(2) If any exist, has the irrigation water been used during the last five-year period?  *(3) Is there a water rights certificate or other written evidence available?  C. Outdoor sprinkler system  (1) Is there an outdoor sprinkler system for the property?  (2) Has a back flow valve been installed?  (3) Is the outdoor sprinkler system operable?  A Is the property connected to a public or community sewage system?  If yes, was it installed by permit?  Yes No  If yes, was it installed by permit?  Yes No  If yes, was it installed by permit?  Yes No  If yes, was it installed by permit?	Jirknown [2	☐ Unknown
maintenance of the water source?  d) If the source of water is from a well or spring, have you had any of the following in the past 12 months?  Flow test Bacteria test Chemical contents test  e) Are there any water source plumbing problems or needed repairs?  (3) Are there any water treatment systems for the property?  Leased Owned  B. Irrigation  (1) Are there any water rights or other rights for the property?  (2) If any exist, has the irrigation water been used during the last five-year period?  (3) Is there a water rights certificate or other written evidence available?  C. Outdoor sprinkler system  (1) Is there an outdoor sprinkler system for the property?  (3) Is the earn outdoor sprinkler system operable?  (3) Is the outdoor sprinkler system operable?  (4) Has a back flow valve been installed?  (5) Is the outdoor sprinkler system operable?  (6) Is the property connected to a public or community sewage system?  A Is the property connected to a non-site septic system?  If yes, was it installed by permit?  If yes, was it installed by permit?  If yes, was it installed by permit?		Charles
If the source of water is from a well or spring, have you had any of the following in the past 12 months?   Yes   No   If the following in the past 12 months?   Yes   No   If the following in the past 12 months?   Yes   No   If the following in the past 12 months?   Yes   No   If the following in the past 12 months?   Yes   No   If the following in the past 12 months?   Yes   No   If the following in the past 12 months?   Yes   No   If the following in the property?   Yes   No   If the following in the property connected to a public or community sewage system?   Yes   No   If the property connected to a public or community sewage system?   Yes   No   If the property connected to an on-site septic system?   Yes   No   If the property connected to an on-site septic system?   Yes   No   If the property connected to an on-site septic system?   Yes   No   If the property connected to an on-site septic system?   Yes   No   If the property connected to an on-site septic system?   Yes   No   If the property connected to an on-site septic system?   Yes   No   If the property connected to an on-site septic system?   Yes   No   If the property connected to an on-site septic system?   Yes   No   If the property connected to an on-site septic system?   Yes   No   If the property connected to an on-site septic system?   Yes   No   If the property connected to an on-site septic system?   Yes   No   If the property connected to an on-site septic system?   Yes   No   If the property connected to an on-site septic system?   Yes   No   If the property connected to an on-site septic system?   Yes   No   If the property connected to an on-site septic system?   Yes   No   If the property connected to an on-s		
the following in the past 12 months?   Yes   No   I Flow test   Bacteria test   Chemical contents test   Yes   No   I Flow test   Bacteria test   Chemical contents test   Yes   No   I Flow test   Yes   Yes   No   I Flow test   Yes   Yes	Jnknown	Unknown
*e) Are there any water source plumbing problems or needed repairs?   Yes   No   Leased   Owned   Owned   Owned   Owned   Yes   No   Leased   Owned   Owned   Owned   Yes   No   Leased   Owned   Owned   Owned   Yes   No   No   Leased   Owned   Own	Inlan accord	<b></b>
*e) Are there any water source plumbing problems or needed repairs?	Jaknowa ,E	☐ Unknown
Sample   S	Jnknown	✓ Unknown
B. Irrigation  (1) Are there any  water rights or other rights for the property?		Unknown
(1) Are there any water rights or other rights for the property?  *(2) If any exist, has the inigation water been used during the last five-year period?  *(3) Is there a water rights certificate or other written evidence available?  C. Outdoor sprinkler system  (1) Is there an outdoor sprinkler system for the property?  (2) Has a back flow valve been installed?  (3) Is the outdoor sprinkler system operable?  3. SEWAGE SYSTEM  A Is the property connected to a public or community sewage system?  B. Are there any new public or community sewage system?  C. Is the property connected to an on-site septic system?  If yes, was it installed by permit?  *Has the system been repaired or altered?		
*(3) Is there a water rights certificate or other written evidence available?	11	( <b>27</b> • • •
C. Outdoor sprinkler system for the property?  (1) Is there an outdoor sprinkler system for the property?  (2) Has a back flow valve been installed?  (3) Is the outdoor sprinkler system operable?  3. SEWAGE SYSTEM  A Is the property connected to a public or community sewage system?  B. Are there any new public or community sewage system?  C. Is the property connected to an on-site septic system?  If yes, was it installed by permit?  Yes No Life property connected to a literact?  Yes No Life property connected to an on-site septic system?  Yes No Life property connected to an on-site septic system?  Yes No Life property connected to an on-site septic system?  Yes No Life property connected to an on-site septic system?  Yes No Life property connected to an on-site septic system?  Yes No Life property connected to an on-site septic system?  Yes No Life property connected to an on-site septic system?  Yes No Life property connected to an on-site septic system?  Yes No Life property connected to an on-site septic system?  Yes No Life property connected to an on-site septic system?  Yes No Life property connected to an on-site septic system?		Unknown
(1) Is there an outdoor sprinkler system for the property?  (2) Has a back flow valve been installed?  (3) Is the outdoor sprinkler system operable?  3. SEWAGE SYSTEM  A Is the property connected to a public or community sewage system?  A Are there any new public or community sewage systems proposed for the property?  Is the property connected to an on-site septic system?  If yes, was it installed by permit?  Yes No Life flows, was it installed by permit?  Yes No Life flows, was it installed by permit?  Yes No Life flows, was it installed by permit?  Yes No Life flows, was it installed by permit?  Yes No Life flows, was it installed by permit?		Unknown
(2) Has a back low valve been installed?  (3) Is the outdoor sprinkler system operable?  3. SEWAGE SYSTEM  A ls the property connected to a public or community sewage system?  A re there any new public or community sewage systems proposed for the property?  Is the property connected to an on-site septic system?  Yes No List the property connected to an on-site septic system?  Yes No List the property connected to an on-site septic system?  Yes No List the property connected to an on-site septic system?  Yes No List the property connected to an on-site septic system?  Yes No List the property connected to an on-site septic system?  Yes No List the property connected to an on-site septic system?  Yes No List the property connected to an on-site septic system?	THE PERSON I	CINIOWH
(3) Is the outdoor sprinkler system operable? Yes No List the property connected to a public or community sewage system? Yes No List the property connected to an on-site septic system? Yes No List the property connected to an on-site septic system? Yes No List the property connected to an on-site septic system? Yes No List the property connected to an on-site septic system? Yes No List the property was it installed by permit? Yes No List the property was it installed by permit? Yes No List the property was it installed by permit?	Inknown	🗌 Uлкпоwn
3. SEWAGE SYSTEM  A Is the property connected to a public or community sewage system?		Unknown
A Is the property connected to a public or community sewage system?	Inknown 🛭	Unknown
C. Is the property connected to an on-site septic system's proposed for the property?		
If yes, was it installed by permit? Yes No Use Shared?	Inknown	Unknown
*Has the system been repaired or altered?		☐ Unknown ☐ Unknown
		Unknown
Has the condition of the control of allered to allered to the condition of		Unknown
		Unknown
	nknowл 🖊	Unknown
	_	Date
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Mutschler



# SELLER'S PROPERTY DISCLOSURE STATEMENT

	If yes, when?			-	
*D.	Are there any sewage system problems or needed repairs?	T Yes	☑ No	□ Unknown	
Ē.	Does your sewage system require on-site pumping to another level?	,, ⊤ Yes	☑ No	Unknown	
	VELLING INSULATION				
4. DW	Is there insulation in the:				
	(1) Ceiling?	□ Vac	□ No	☑ Unknown	
	(2) Exterior walls?	res	□ No	✓ Unknown ✓ Unknown	
	(3) Floors?	Tes		Unknown Unknown	
В.	Are there any defective insulated doors or windows?	V	∐ No	Unknown	
	VELLING STRUCTURE	105	۱۹۵۰ نگر		
יאת יפי קי	Has the roof leaked?	<b>□ v</b> = ·	- T	[***]   31.····	
<b>~</b> `	If yes, has it been repaired?	Yes	Ø № □ №	Unknown	
B.	Are there any additions, conversions or remodeling?	⊢ Yes		Unknown	Ø
<u></u> .	If yes, was a building permit required?	Tes	Ø No □ No	☐ Unknown ☐ Unknown	L.
	If yes, was a building permit required?	ies		∐ Unknown ☐ Uлknown	
	If yes, was final inspection obtained?	tes	□ No	∐ Uлкпоwл ∐ Unknown	
C.	Are there smoke alarms or detectors?	Z ver	∐ No	☐ Unknown	
D.	Is there a woodstove included in the sale? Make	~~ <b>v</b>	☐ No	☐ Unknown	
	vvas ii installed wilit a permit/	V Yes	No	☐ Unknown	
*E.	Has pest and dry rot, structural or "whole house" inspection been done within the last three years?	/ Yee		☐ Unknown	
*F.	Are there any moisture problems, areas of water penetration, mildew odors		_	C-IIC NAMI	
	or other moisture conditions (especially in the basement)?	∏ Yes	☑ No	Unknown	
	*If yes, explain on attached sheet the frequency and extent of problem and any insurance claims.	repairs or re	amediation	done.	•
G.	Is there a sump pump on the property?	Yes		Unknown	
H.	Are there any materials used in the construction of the structure that are or				
	have been the subject of a recall, class action suit, settlement or litigation?	Урс	☐ No	Unknown	
	If ves, what are the materials?				
	(1) Are there problems with the materials?	Yes	☐ No	☐ Unknown	Ø
	(2) Are the materials covered by a warranty?	□ Yes	☐ No	Unknown	i <u>d</u> i
	(3) Have the materials been inspected?	□ Yes	☐ No	Unknown	Z,
	(4) Have there ever been claims filed for these materials by you or by previous owners?	Yes	□No	Unknown	Ź
	If yes, when?		_		_
	(5) Was money received?	Yes	☐ No	Unknown	Ø
	(6) Were any of the materials repaired or replaced?	Yes	☐ No	Unknown	
If the fo A.	ELLING SYSTEMS AND FIXTURES  offlowing systems or fixtures are included in the purchase price, are they in good working order on the Electrical system, including wiring, switches, outlets and service	Z Yes	☐ No	ed?	_
If the fo A. B. C. D.	ollowing systems or fixtures are included in the purchase price, are they in good working order on the Electrical system, including wiring, switches, outlets and service	Yes Yes Yes Yes	No No No	Unknown Unknown Unknown Unknown Unknown	
If the fo A. B. C. D. E.	ollowing systems or fixtures are included in the purchase price, are they in good working order on the Electrical system, including wiring, switches, outlets and service	Yes Yes Yes Yes Yes Yes	No No No No	Unknown Unknown Unknown Unknown Unknown Unknown	
If the fo A. B. C. D. E.	ollowing systems or fixtures are included in the purchase price, are they in good working order on the Electrical system, including wiring, switches, outlets and service.  Plumbing system, including pipes, faucets, fixtures and toilets.  Water heater tank  Garbage disposal.  Built-in range and oven  Built-in dishwasher.	Yes Yes Yes Yes Yes Yes Yes	No No No No No No	Unknown Unknown Unknown Unknown Unknown Unknown Unknown	
If the fo A. B. C. D. E. G.	ollowing systems or fixtures are included in the purchase price, are they in good working order on the Electrical system, including wiring, switches, outlets and service.  Plumbing system, including pipes, faucets, fixtures and toilets.  Water heater tank.  Garbage disposal.  Built-in range and oven  Built-in dishwasher.  Sump pump.	Yes Yes Yes Yes Yes Yes Yes	No   No   No   No   No   No   No   No	Unknown Unknown Unknown Unknown Unknown Unknown Unknown Unknown	
If the fo A. B. C. D. E.	ollowing systems or fixtures are included in the purchase price, are they in good working order on the Electrical system, including wiring, switches, outlets and service	Yes Yes Yes Yes Yes Yes Yes Yes Yes	No N	Unknown Unknown Unknown Unknown Unknown Unknown Unknown Unknown Unknown	
If the fo A. B. C. D. F. G.	ollowing systems or fixtures are included in the purchase price, are they in good working order on the Electrical system, including wiring, switches, outlets and service	Yes Yes Yes Yes Yes Yes Yes Yes Yes	No   No   No   No   No   No   No   No	Unknown Unknown Unknown Unknown Unknown Unknown Unknown Unknown	
If the fo A. B. C. D. E. F. G. H.	ollowing systems or fixtures are included in the purchase price, are they in good working order on the Electrical system, including wiring, switches, outlets and service	☐ Yes	No N	Unknown Unknown Unknown Unknown Unknown Unknown Unknown Unknown Unknown	
If the fo A. B. C. D. E. F. G. H.	ollowing systems or fixtures are included in the purchase price, are they in good working order on the Electrical system, including wiring, switches, outlets and service	☐ Yes	No   No   No   No   No   No   No   No	Unknown Unknown Unknown Unknown Unknown Unknown Unknown Unknown Unknown	
If the fo A. B. C. D. E. F. G. H.	collowing systems or fixtures are included in the purchase price, are they in good working order on the Electrical system, including wiring, switches, outlets and service	☐ Yes	No   No   No   No   No   No   No   No	Unknown	
If the fo A. B. C. D. E. F. G. H.	ollowing systems or fixtures are included in the purchase price, are they in good working order on the Electrical system, including wiring, switches, outlets and service			Unknown Unknown Unknown Unknown Unknown Unknown Unknown Unknown Unknown	
If the fo A. B. C. D. E. F. G. H.	ollowing systems or fixtures are included in the purchase price, are they in good working order on the Electrical system, including wiring, switches, outlets and service		No	Unknown	
If the fo A. B. C. D. E. F. G. H.	ollowing systems or fixtures are included in the purchase price, are they in good working order on the Electrical system, including wiring, switches, outlets and service	☐ Yes		Unknown	
If the fo A. B. C. D. E. F. G. H.	ollowing systems or fixtures are included in the purchase price, are they in good working order on the Electrical system, including wiring, switches, outlets and service	☐ Yes		Unknown	
If the fo A. B. C. D. E. F. G. H.	ollowing systems or fixtures are included in the purchase price, are they in good working order on the Electrical system, including wiring, switches, outlets and service	☐ Yes		Unknown	
If the for A. B. C. D. E. F. G. H. I. J.	ollowing systems or fixtures are included in the purchase price, are they in good working order on the Electrical system, including wiring, switches, outlets and service	☐ Yes	2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	Unknown	
If the for A. B. C. D. E. F. G. H. I. J.	ollowing systems or fixtures are included in the purchase price, are they in good working order on the Electrical system, including wiring, switches, outlets and service	☐ Yes	2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	Unknown	
If the f A.B. C.D. E.F. G.H. J.	ollowing systems or fixtures are included in the purchase price, are they in good working order on the Electrical system, including wiring, switches, outlets and service			Unknown	
If the f A.B. C.D. E.F. G.H. J.	ollowing systems or fixtures are included in the purchase price, are they in good working order on the Electrical system, including wiring, switches, outlets and service			Unknown	
If the f. A. B. C. D. E. F. G. H. I. J. 7. COT	Collowing systems or fixtures are included in the purchase price, are they in good working order on the Electrical system, including wiring, switches, outlets and service		No   No   No   No   No   No   No   No	Unknown	
If the ft A.B. C.D. E.F. G.H. I.J. CON	Collowing systems or fixtures are included in the purchase price, are they in good working order on the Electrical system, including wiring, switches, outlets and service.  Plumbing system, including pipes, faucets, fixtures and toilets.  Water heater tank.  Garbage disposal.  Built-in range and oven.  Built-in dishwasher.  Sump pump.  Heating and cooling systems.  Security system    Owned   Leased.  Are there any materials or products used in the systems and fixtures that are or have been the subject of a recall, class action settlement or other litigations? If yes, what product?  (1) Are there problems with the product?  (2) Is the product covered by a warranty?  (3) Has the product been inspected?  (4) Have claims been filed for this product by you or by previous owners? If yes, when?  (5) Was money received?  (6) Were any of the materials or products repaired or replaced?  MMON INTEREST  Is there a Horne Owners' Association or other governing entity?  Name of Association or Other Governing Entity  Contact Person  Address  Regular periodic assessments: \$ per   Month Year   Other    Are there any pending or proposed special assessments?  Are there shared "common areas" or joint maintenance agreement for facilities like walls fances.	Yes		Unknown	
If the ft A.B. C.D. E.F. G.H. J. 7. COP	Collowing systems or fixtures are included in the purchase price, are they in good working order on the Electrical system, including wiring, switches, outlets and service.  Plumbing system, including pipes, faucets, fixtures and toilets.  Water heater tank.  Garbage disposal.  Built-in range and oven.  Built-in dishwasher.  Sump pump.  Heating and cooling systems.  Security system  Owned Leased.  Are there any materials or products used in the systems and fixtures that are or have been the subject of a recall, class action settlement or other litigations? lif yes, what product?  [1] Are there problems with the product?  [2] Is the product covered by a warranty?  [3] Has the product been inspected?  [4] Have claims been filed for this product by you or by previous owners? lif yes, when?  [5] Was money received?  [6] Were any of the materials or products repaired or replaced?  MMON INTEREST  Is there a Horne Owners' Association or other governing entity?  Name of Association or Other Governing Entity  Contact Person  Address  Regular periodic assessments: \$ per   Month Year Other  Are there any pending or proposed special assessments?  Are there shared "common areas" or joint maintenance agreement for facilities like walls, fences, pools, tennis courts, walkways or other areas co-owned in undivided interest with others?			Unknown	
If the f. A.B.C.D.E.F.G.H.I.J. 7. COT	Collowing systems or fixtures are included in the purchase price, are they in good working order on the Electrical system, including wiring, switches, outlets and service.  Plumbing system, including pipes, faucets, fixtures and toilets.  Water heater tank.  Garbage disposal.  Built-in range and oven.  Built-in dishwasher.  Sump pump.  Heating and cooling systems.  Security system  Owned Leased.  Are there any materials or products used in the systems and fixtures that are or have been the subject of a recall, class action settlement or other litigations? lif yes, what product?  [1] Are there problems with the product?  [2] Is the product covered by a warranty?  [3] Has the product been inspected?  [4] Have claims been filed for this product by you or by previous owners? lif yes, when?  [5] Was money received?  [6] Were any of the materials or products repaired or replaced?  MMON INTEREST  Is there a Horne Owners' Association or other governing entity?  Name of Association or Other Governing Entity  Contact Person  Address  Regular periodic assessments: \$ per   Month Year Other  Are there any pending or proposed special assessments?  Are there shared "common areas" or joint maintenance agreement for facilities like walls, fences, pools, tennis courts, walkways or other areas co-owned in undivided interest with others?			Unknown	
If the ft A.B. C.D. E.F. G.H. J. 7. COP	Collowing systems or fixtures are included in the purchase price, are they in good working order on the Electrical system, including wiring, switches, outlets and service.  Plumbing system, including pipes, faucets, fixtures and toilets.  Water heater tank.  Garbage disposal.  Built-in range and oven.  Built-in dishwasher.  Sump pump.  Heating and cooling systems.  Security system  Owned Leased.  Are there any materials or products used in the systems and fixtures that are or have been the subject of a recall, class action settlement or other litigations? lif yes, what product?  [1] Are there problems with the product?  [2] Is the product covered by a warranty?  [3] Has the product been inspected?  [4] Have claims been filed for this product by you or by previous owners? lif yes, when?  [5] Was money received?  [6] Were any of the materials or products repaired or replaced?  MMON INTEREST  Is there a Horne Owners' Association or other governing entity?  Name of Association or Other Governing Entity  Contact Person  Address  Regular periodic assessments: \$ per   Month Year Other  Are there any pending or proposed special assessments?  Are there shared "common areas" or joint maintenance agreement for facilities like walls, fences, pools, tennis courts, walkways or other areas co-owned in undivided interest with others?			Unknown	
If the ft A.B. C.D. E.F. G.H.I.J	Collowing systems or fixtures are included in the purchase price, are they in good working order on the Electrical system, including wiring, switches, outlets and service.  Plumbing system, including pipes, faucets, fixtures and toilets.  Water heater tank.  Garbage disposal.  Built-in range and oven.  Built-in dishwasher.  Sump pump.  Heating and cooling systems.  Security system  Owned  Leased.  Are there any materials or products used in the systems and fixtures that are or have been the subject of a recall, class action settlement or other litigations?  If yes, what product?  If yes, what product evered by a warranty?  But the product covered by a warranty?  But the product been inspected?  Was money received?  Was money received?  Was money received?  Summoney received?  MMON INTEREST  Is there a Home Owners' Association or other governing entity?  Name of Association or Other Governing Entity  Contact Person  Address  Regular periodic assessments: \$ per  Month  Year Other  Are there any pending or proposed special assessments?  Are there shared "common areas" or joint maintenance agreement for facilities like walls, fences, pools, tennis courts, walkways or other areas co-owned in undivided interest with others?	Yes	NO N	Unknown	
If the ft A.B. C.D. E.F. G.H.I.J	collowing systems or fixtures are included in the purchase price, are they in good working order on the Electrical system, including wiring, switches, outlets and service	Yes	NO N	Unknown	



# SELLER'S PROPERTY DISCLOSURE STATEMENT

E.				
_	pending litigation or subject to an unsatisfied judgment?	es 🗌 No	Unknown	Ţ
F.	Is the property in violation of recorded covenants, conditions and restrictions or in violation of other bylaws or governing rules, whether recorded or not?	es □ No	☐ Unknown	
8. 0	GENERAL	es 🗀 No		ļ
Α.	Are there problems with settling, soil, standing water or drainage on			
_	the property or in the immediate area?	es ⊿No	Unknown	
B, C.	Does the property contain fill?	es 🗷 No	Unknown	
О.	from fire, wind, floods, beach movements, earthquake, expansive soils or landslides?	es 🛮 No	☐ Unknown	
D.	Is the property in a designated floodplain?	es 🗖 No	Unknown	
E. *F.	is the property in a designated slide or other geologic hazard zone?	es 🛮 No	Unknown	
Γ.	Has any portion of the property been tested or treated for asbestos, formaldehyde, radon, gas, lead-based paint, mold, fuel or chemical storage tanks or contaminated soil or water?	es 🗹 No	☐ Unknown	
G.	Are there any tanks or underground storage tanks (e.g., septic, chemical, fuel, etc.) on the property? [7] Y	es 📝 No	Unknown	
H.	Has the property ever been used as an illegal drug manufacturing or distribution site?	es 🎾 No	Unknown	
	*If yes, was a Certificate of Fitness issued?	es 🗌 No	☐ Unknown	
9. F *A.	FULL DISCLOSURE BY SELLER(S)  Are there any other material defects affecting this property or its value that			
	a prospective buyer should know about?	es 🛮 No		
	If yes, describe the defect on attached sheet and explain the frequency and extent	<u>J.</u>		
	of the problem and any insurance claims, repairs or remediation?			
	VERIFICATION		:	
	ATTAIN TO A LONG		·	
The	e foregoing answers and attached explanations (if any) are complete and correct to the best of my/our knowledge ar	d l/we have r	acairad a comu affi	hie die
state	tement living gutherize mulaur areate to delivery and this its living and the second s			
	is the fit have additing in your agents to deliver a copy of this disclosure statement to all prospective buyers of the pro	perty or their :	ecewed a copy of the ecents.	110 UIO
	tement. I/we authorize my/our agents to deliver a copy of this disclosure statement to all prospective buyers of the pro	perty or their a	agents.	
Selle		perty or their a	agents.	
Selle	ierDate	perty or their a	agents.	
Selfe	Date ← Seller Thank Mutschler.  II. BUYER'S ACKNOWLEDGMENT:	perty or their a	agents.  Date 1-26-	-06
Selfe	Date ← Seller Manual Mutschler.  II. BUYER'S ACKNOWLEDGMENT:  As buyer(s), I/we acknowledge the duty to pay diligent attention to any material defects that are known to make the duty to pay diligent attention to any material defects that are known to make the duty to pay diligent attention to any material defects that are known to make the duty to pay diligent attention to any material defects that are known to make the duty to pay diligent attention to any material defects that are known to make the duty to pay diligent attention to any material defects that are known to make the duty to pay diligent attention to any material defects that are known to make the duty to pay diligent attention to any material defects that are known to make the duty to pay diligent attention to any material defects that are known to make the duty to pay diligent attention to any material defects that are known to make the duty to pay diligent attention to any material defects that are known to make the duty to pay diligent attention to any material defects that are known to make the duty to pay diligent attention to any material defects that are known to make the duty to pay diligent attention to any material defects that are known to make the duty to pay diligent attention to any material defects that are known to make the duty to pay diligent attention to any material defects that are known to make the duty to pay diligent attention to any material defects that are known to make the duty to pay diligent attention to any material defects that are known to make the duty to pay diligent attention to any material defects that are known to make the duty to pay diligent attention to any material defects the duty to pay diligent attention to any material defects the duty to pay diligent attention to any material defects the duty to pay diligent attention to any material defects the duty to pay diligent attention to any material defects the duty to pay diligent attention to any diligent attention to any diligent attention to any dilige	perty or their a	agents.  Date 1-26-	-06
Selfe	Date ← Seller Mark Mutschler.  II. BUYER'S ACKNOWLEDGMENT:  As buyer(s), I/we acknowledge the duty to pay diligent attention to any material defects that are known to middligent attention and observation.	perty or their a	Date 1-26-	- <i>06</i> s by u
Selfe	Date ← Seller Manh Mutschler.  II. BUYER'S ACKNOWLEDGMENT:  As buyer(s), I/we acknowledge the duty to pay diligent attention to any material defects that are known to me diligent attention and observation.  Each buyer acknowledges and understands that the disclosures set forth in this statement and in any amen	perty or their r	Date 1-26- Date 1-26- De known by me/u	-06 s by u
Selfe A.	Date ← Seller Manh Mutschler.  II. BUYER'S ACKNOWLEDGMENT:  As buyer(s), I/we acknowledge the duty to pay diligent attention to any material defects that are known to me diligent attention and observation.  Each buyer acknowledges and understands that the disclosures set forth in this statement and in any amen	perty or their r	Date 1-26- Date 1-26- De known by me/u	-06 s by u
Selfe A.	II. BUYER'S ACKNOWLEDGMENT:  As buyer(s), I/we acknowledge the duty to pay diligent attention to any material defects that are known to mediligent attention and observation.  Each buyer acknowledges and understands that the disclosures set forth in this statement and in any ament the seller and are not the representations of any financial institution that may have made or may make a light of the control of the representations.	perty or their repeated on the repeated on their repeated on their repeated on the repeated on their repeated on the repeated on their repeated on their repeated on their repeated on the repeated on t	Date 1-26- Date 1-26- De known by me/u is statement are m	s by u
Selfe A.	Date Seller Thank Mutachler.  II. BUYER'S ACKNOWLEDGMENT:  As buyer(s), I/we acknowledge the duty to pay diligent attention to any material defects that are known to me diligent attention and observation.  Each buyer acknowledges and understands that the disclosures set forth in this statement and in any ament the seller and are not the representations of any financial institution that may have made or may make a likewood take a security interest in the property, or of any real estate licensee engaged by the seller or	perty or their and their a	Date 1-26- Date 1-26- De known by me/u is statement are mag to the property,	s by u
Selfe A.	II. BUYER'S ACKNOWLEDGMENT:  As buyer(s), I/we acknowledge the duty to pay diligent attention to any material defects that are known to me diligent attention and observation.  Each buyer acknowledges and understands that the disclosures set forth in this statement and in any ament the seller and are not the representations of any financial institution that may have made or may make a likewe or take a security interest in the property, or of any real estate licensee engaged by the seller or licensee is not bound by and has no liability with respect to any representation, misrepresentation, omission.	perty or their and their a	Date 1-26- Date 1-26- De known by me/u is statement are mag to the property,	s by u
A.	II. EUYER'S ACKNOWLEDGMENT:  As buyer(s), I/we acknowledge the duty to pay diligent attention to any material defects that are known to me diligent attention and observation.  Each buyer acknowledges and understands that the disclosures set forth in this statement and in any ament the seller and are not the representations of any financial institution that may have made or may make a linear or take a security interest in the property, or of any real estate licensee engaged by the seller or licensee is not bound by and has no liability with respect to any representation, misrepresentation, omission party's disclosure statement required by this section or any amendment to the disclosure statement.	perty or their and their and the delays or can be demented to the coan pertaining buyer. A finant, error or income, error or	Date 1-26- Date 1-26- De known by me/u is statement are m ng to the property, ancial institution of accuracy containe	s by unade of or that real of din ar
A. B.	II. EUYER'S ACKNOWLEDGMENT:  As buyer(s), I/we acknowledge the duty to pay diligent attention to any material defects that are known to me diligent attention and observation.  Each buyer acknowledges and understands that the disclosures set forth in this statement and in any ament the seller and are not the representations of any financial institution that may have made or may make a linear or take a security interest in the property, or of any real estate licensee engaged by the seller or licensee is not bound by and has no liability with respect to any representation, misrepresentation, omission party's disclosure statement required by this section or any amendment to the disclosure statement.  Buyer (which term includes all persons signing the "Buyer's Acknowledgment" portion of this disclosure statement.	perty or their and their and the delays or can be demented to the coan pertaining buyer. A finant, error or income, error or	Date 1-26- Date 1-26- De known by me/u is statement are m ng to the property, ancial institution of accuracy containe	s by unade of or that real of in an
A. B.	II. EUYER'S ACKNOWLEDGMENT:  As buyer(s), I/we acknowledge the duty to pay diligent attention to any material defects that are known to me diligent attention and observation.  Each buyer acknowledges and understands that the disclosures set forth in this statement and in any ament the seller and are not the representations of any financial institution that may have made or may make a linear or take a security interest in the property, or of any real estate licensee engaged by the seller or licensee is not bound by and has no liability with respect to any representation, misrepresentation, omission party's disclosure statement required by this section or any amendment to the disclosure statement.	perty or their and their and the delays or can be demented to the coan pertaining buyer. A finant, error or income, error or	Date 1-26- Date 1-26- De known by me/u is statement are m ng to the property, ancial institution of accuracy containe	s by unade of or that real of in an
A. B.	II. BUYER'S ACKNOWLEDGMENT:  As buyer(s), I/we acknowledge the duty to pay diligent attention to any material defects that are known to midligent attention and observation.  Each buyer acknowledges and understands that the disclosures set forth in this statement and in any ament the seller and are not the representations of any financial institution that may have made or may make a likewoor take a security interest in the property, or of any real estate licensee engaged by the seller or licensee is not bound by and has no liability with respect to any representation, misrepresentation, omission party's disclosure statement required by this section or any amendment to the disclosure statement.  Buyer (which term includes all persons signing the "Buyer's Acknowledgment" portion of this disclosure statement (including attachments, if any) bearing seller's signature(s).	perty or their and their a	Date 1-26 - Date 1-26 - De known by me/u is statement are m g to the property, ancial institution or accuracy containe hereby acknowled	s by unade of or that real din al
A. B. C.	II. BUYER'S ACKNOWLEDGMENT:  As buyer(s), I/we acknowledge the duty to pay diligent attention to any material defects that are known to me diligent attention and observation.  Each buyer acknowledges and understands that the disclosures set forth in this statement and in any amend the seller and are not the representations of any financial institution that may have made or may make a lighter and are not be properly, or of any real estate licensee engaged by the seller or ficensee is not bound by and has no liability with respect to any representation, misrepresentation, omission party's disclosure statement required by this section or any amendment to the disclosure statement. Buyer (which term includes all persons signing the "Buyer's Acknowledgment" portion of this disclosure statement (including attachments, if any) bearing seller's signature(s).  CLOSURES, IF ANY, CONTAINED IN THIS FORM ARE PROVIDED BY THE SELLER ON THE BASIS OF THE SELLER ON THE SELLER O	perty or their and their a	Date 1-26 - Date 1-26 - De known by me/u is statement are m ing to the property, ancial institution of accuracy containe hereby acknowled	s by unade of or that real din an addges r
A. B. C. DISC	Date    Seller   Jil BUYER'S ACKNOWLEDGMENT:    Seller   Jil BUYER'S ACKNOWLEDGMENT:	perty or their and their a	Date 1-26 - Date 1-26 - Date 1-26 - De known by me/u is statement are many to the property, ancial institution of accuracy containe hereby acknowled ACTUAL KNOW U. THE BUYER	s by u  ade o  or that real d in al
A. B. C. DISC	II. EUYER'S ACKNOWLEDGMENT:  As buyer(s), I/we acknowledge the duty to pay diligent attention to any material defects that are known to me diligent attention and observation.  Each buyer acknowledges and understands that the disclosures set forth in this statement and in any amend the seller and are not the representations of any financial institution that may have made or may make a lighter and are not the representations of any financial institution that may have made or may make a lighter or take a security interest in the property, or of any real estate licensee engaged by the seller or dicensee is not bound by and has no liability with respect to any representation, misrepresentation, omission party's disclosure statement required by this section or any amendment to the disclosure statement.  Buyer (which term includes all persons signing the "Buyer's Acknowledgment" portion of this disclosure statement of a copy of this disclosure statement (including attachments, if any) bearing seller's signature(s).  CLOSURES, IF ANY, CONTAINED IN THIS FORM ARE PROVIDED BY THE SELLER ON THE BASIS OF PROPERTY AT THE TIME OF DISCLOSURE. IF THE SELLER HAS FILLED OUT SECTION 2 OF THIS SINESS DAYS FROM THE SELLER'S DELIVERY OF THIS DISCLOSURE STATEMENT TO REVOKE	perty or their and their a	Date 1-26-	s by u  ade o  or tha  r real  d in an
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Mutschler



Sale Agreement# Addendum	
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# EXTERIOR SIDING / STUCCO / E.I.F.S. DISCLOSURE

Buyer(s)							
Property Address 20440 SW ALMOND ST, BEAVERTON OREGON							
L							
siding produc "E.I.F.S.") and neither the Lis	cts (hereinafter referred d other applications in sting Licensee nor the	ed to as "Siding") have in a variety of textures. Sor e Selling Licensee can gu	been used in me of these pi uarantee whei	lave been used on the exterior of he lap (board), panel (sheet), Stucco roducts have been involved in class a n, if ever, claims from such lawsuits v class action settlements have bee	(including Exterior action lawsuits. Sell vill be paid. <b>Buyer(</b>	Insulated er and Buy s) is/are a	Finishing System er are advised that advised that son
the recipient		ompanies parsaare to t	ite territo or	ciass action settlements have bee	ii iess ulali lilluali	y promisi	ed or expected i
Buyer has the observation.	a duty to pay diligent	t attention to any materia	I defects which	ch are known to Buyer or can be kn	own by Buyer by	utilizing dil	ligent attention a
	SELLER'S DISCLOSURE						
Disclosures	contained in this fo	rm are provided by the	Seller on th	e basis of Seller's actual knowled	ge of the Pmpert	er at the ti	me of disclosur
		any material corrections			ge of all i toper	, acuse u	ina vi albulusul
			•				
	siding all-natural woo				☐ Yes	☐ No	✓ Unknown
			n all structure:	s, if known:			<del>.</del>
	ng covered by a warra	•			☐ Yes	☐ No	☑ Unknown
4. Is the Siding involved in a class action lawsuit or court settlement?					☐ Yes	☑ No	Unknown
5. Are there any defects or problems with the Siding?					☐ Yes	✓ No	Unknown
6. Have there been any inspections of the Siding?					☐ Yes	☐ No	Unknown
* *	ch copies if available.						
7. Have there		is filed for this Siding by yo			☐ Yes	☑ No	Unknown
a)	If yes, when y	was the claim(s) filed?	<del></del>				
lf y	es, attach copies if av	railable.					
b)	Was there me	oney received?			☐ Yes	□ No	□ Unknown
c)	•	ng been replaced?			☐ Yes		Unknown
Commercially-	-made siding can de	velop problems in the fu	iture which m	nay necessitate repair or replaceme	nt and could affec	t the hom	e's insurability.
professional si	iding inspection is rec	ommended.					
EXPLAIN AL	L ANSWERS TO C	QUESTIONS NOS. 3-7 I	MARKED "Y	ES"		_	
Buyer		Date		Seller Wark Mitsch	in manager	Date /-	-26-06 €
Buyer		Date		Seller_	J	Date	4
	e	Date		Listing Licensee		_ Date _ Date	
Selling License			_	Listing Firm Prudential NW Prope			`

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Principal Broker's Initials\_



Sale Agreement# Addendum	

#### LEAD-BASED PAINT DISCLOSURE ADDENDUM

This Addendum must be part of every Real Estate Sale Agreement for the sale of a home built prior to 1978. A photocopy of the completed 1 2 Addendum may be treated as an original. 3 **LEAD WARNING STATEMENT** 4 Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may 5 present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young 6 children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required 8 to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to 9 10 purchase. 11 12 PROPERTY ADDRESS 20440 SW ALMOND ST, BEAVERTON OREGON ADDENDUM TO REAL ESTATE SALE AGREEMENT NO. 13 14 15 SELLER'S DISCLOSURE 16 1. Presence of lead-based paint and/or lead-based paint hazards (check either (a) or (b) below); (a) Seller has knowledge of lead-based paint and/or lead-based paint hazards in the housing (explain). 18 19 (b) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing. 2. Records and reports available to the Seller (check either (a) or (b) below): 20 21 (a) Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below): 23 (b) Seller has no records or reports pertaining to lead-based paint and/or lead-based paint hazards in the housing. 24 25 26 BUYER'S ACKNOWLEDGMENT (Initia) below): 27 1. \_\_\_\_\_ Buyer has received copies of all information listed at 2(a) above. 28 2. \_\_\_\_\_ Buyer has received the pamphlet Protect Your Family from Lead in Your Home. 29 3. Buyer has (check either (a) or (b) below): (a) Pursuant to the provisions contained in the "Lead Based Paint Inspection" section of the Real Estate Sale Agreement, received a 10-day 30 31 opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based 32 paint hazards; or 33 (b) Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards. ACENT'S ACKNOWLEDGMENT (Initial below): Seller's Agent has informed the seller of the seller's obligations under 42 USC 4852d and is aware of his/her responsibility to ensure compliance. **CERTIFICATION OF ACCURACY** The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate. Date \_\_\_\_\_ Seller Mark Mutschler manager Date 1-26-06 +
Date \_\_\_\_\_ Date \_\_\_\_\_ Date \_\_\_\_\_ + Buver Selling Licensee\_\_\_\_ Date Selling Firm

Listing Firm Prudential NW Properties

LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE

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Principal Broker's Initials Date\_