



Multiple Informational/Disclosure Form - Washington

The following is provided for information and disclosure purposes only and is meant to accompany and highlight Listing/Sale contracts to further educate Buyers/Sellers regarding the home sale/purchase process. Neither the Agent nor the Brokerage may provide legal or tax advice.

1. **Agency Disclosure/Pamphlet**

Seller/Buyer acknowledges having received the Law of Agency Agency Disclosure Pamphlet. This document describes the different agency/representation and limitations that you may encounter with an individual agent and Supervising Broker. An additional copy is available upon request.

2. **Omitted Property**

Counties are aggressively seeking information on properties that, according to the existing tax records may have "omitted property", ie property or value that is omitted in error from the tax records due to clerical errors or newly discovered upgrades and/or additions to properties such as renovated kitchens, garage conversions, ADUs (accessory dwelling units), etc. State law requires assessors to amend the property tax information and assess accordingly to ensure everyone pays his/her fair share. Assessments may apply to the prior five years and may result in a lien on the property allowing the County to foreclose if the sums are not paid. Licensee is not an expert and cannot give advice regarding omitted property tax assessments. If contacted by the County assessor's office, please be sure to consult a tax attorney or other professional of your choice to determine the validity of it's claim(s).

3. **Smoke Alarms and Detectors**

Washington State law (Administrative Code 212-10) requires sellers to meet the following smoke alarm requirements: Smoke detection devices shall be installed outside of bedrooms or rooms used for sleeping purposes but in the immediate vicinity of such rooms, centrally located in the corridor or area giving access to the rooms. If the home was built or renovated after December 31, 1980, the alarms have to be hardwired. This means that they have to be connected to the electrical wiring of the home and have a battery as a backup. If the home was built or renovated after July 1, 1992, smoke alarms are required in every bedroom. Smoke alarms must be installed in compliance with Washington law. Additional information is available at: <https://apps.leg.wa.gov/WAC/default.aspx?cite=212-10&full=true>

4. **Carbon Monoxide Alarm Requirements**

Seller is required to provide carbon monoxide alarms in all residential properties containing a heater, fireplace, furnace, appliance or cooking source that uses coal, petroleum products, wood or other fuels that emit carbon monoxide and in residences with an attached garage with a door, ductwork, or ventilation shaft. Installation must be in compliance with Oregon law. Additional information is available at:

<https://www.doh.wa.gov/CommunityandEnvironment/Contaminants/CarbonMonoxide>

5. **Water Intrusion & Mold**

Cases of water intrusion and mold have been reported in Washington and other Northwestern States. Mold is but one of the variety of biological contaminants that can be present, usually a result of water intrusion. If you seek more information of current issues or potential issues, please go to the following sites and/or seek a professional in these areas: <https://www.epa.gov/mold>

7. **Radon**

Radon is an invisible, tasteless, radioactive and odorless gas occurring naturally as an indirect decay product of uranium or thorium and is considered a health hazard due to its radioactivity. Buyer is urged to test for Radon As part of the Home Inspection process. More information at: <https://www.epa.gov/radon>

8. **CMA/Home Evaluation**

Client acknowledges receipt of a comparative market analysis (CMA) of the current market value based on recent activity around the subject property. It is acknowledged that a CMA is an estimated value the property may sell for if placed on the open market and is not intended to replace an appraisal. If an appraisal is desired, it is recommended that you contact a licensed appraiser.

9. **Mortgage Disclosure**

The Mortgage Disclosure Improvement Act mandates a 3 business day review period by the buyer when buyer's final annual percentage rate differs from the APR initially disclosed in good faith estimate by .125% or more. Seller understands that this mandatory review period may delay the closing date.

10. **Home Warranty**

A Home Warranty Plan is available. The Warranty Plan includes limited coverage for most major appliances, plumbing, electrical, and heating and air conditioning coverage as options dependent upon the plan chosen. Other options include seller coverage while listed. The term of the coverage usually covers the buyer for the 1st year of ownership. Both the buyer and seller should review any plan carefully and be aware of its features and limitations. Works Real Estate is not a licensed insurance provider or agent for any Home Warranty Plan and is only making the buyer and seller aware of the availability of a Home Warranty Plan.

11. **Property Photography & Security Cameras**

As part of the marketing process, photographs will be taken to market the property and fairly represent the features of the home to potential buyers. Sellers are advised that these photos will be on public internet sites. Once posted on the internet, we have no control over what the public will do with them. For security purposes, owners should remove anything from the rooms they do not want to be photographed. Buyers are advised that they should always request permission first if they wish to photograph or video any properties they are viewing. All parties are advised that many homes are protected by video surveillance cameras, some include sound recording.

12. **Full Home Inspection**

Buyer is highly encouraged to have a full professional Home Inspection performed by a licensed Inspector. These can uncover everything from minor maintenance projects to major defects and safety concerns. A Home Inspector may also recommend further inspections by other licensed professionals as well. Buyer has the right to choose their home inspector and is encouraged to do their own due diligence. Your agent is happy to provide you with contact information for inspectors they have used in the past. At Buyer's request, the agent can schedule inspections for you. Seller understands they need to provide clear access to the home, crawlspace access, attic access, electrical panel, etc., and have all utilities on and working prior to the arrival of the Inspector. Inspections take from approximately 2-4 hours.

13. **Square Footage/Lot Dimensions and Boundaries are not Guaranteed.**

Seller discloses these items to the best of their knowledge but may not have reports to substantiate. If square footage of the structure and separate rooms and/or the size of the lot are a consideration in the purchase, buyer is encouraged to measure the property and/or obtain a survey for size and boundary lines.

14. **Underground Storage Tanks**

Buyer may elect to have a Property Sweep to locate any buried tanks to include oil tanks, septic tanks, cesspools, etc. In addition, buyer is encouraged to have soil tested should an oil tank be found. More Information regarding Underground Tanks: <https://www.oregon.gov/deq/tanks/Pages/default.aspx>

