

# SAMPLE REPORT



Property Disclosure Solutions

## PROPERTY DISCLOSURE REPORT

This report applies to: 12410 SE 32ND ST, BELLEVUE WA 98005 APN:(035-0924059049)

The purchaser of this report has exercised due diligence to research various aspects of the property to make a better-informed purchase decision. The following disclosures are based on public record information obtained from local, state and federal government sources. The disclosures made herein are those of an independent third-party disclosure provider, and not of any real estate licensee or other party.

### SECTION A. KNOWN OR POTENTIAL ENVIRONMENTAL CONCERNS

1. **CONFIRMED AND SUSPECTED CONTAMINATION** according to address records obtained from the Washington Department of Ecology. A cleanup site is a location (past or present) where a toxic substance has harmed or threatened humans or the environment. Toxic substances can include petroleum, heavy metals, chemicals, pesticides and persistent organic pollutants. Toxic substances can contaminate soil, sediment, water and air. Persons or entities who pollute the air, land, or water are responsible for cleaning up the contamination under State and Federal laws. Please note that the prospective homebuyer assumes the rights and responsibilities of property ownership. Failure to look into "known" environmental concerns in or on the property prior to its purchase means that the buyer is willing to accept the property "as is". For the unwary buyer, this could include the cost of cleaning up contamination from hazardous substances.

Yes: No:

2. **FORMER CONTAMINATED SITE WITH "NO FURTHER ACTION" DETERMINATION** according to address records obtained from the Washington Department of Ecology. When a site achieves a No Further Action determination, it means that no contamination remains above the applicable cleanup levels outlined in the state's law, the Model Toxics Control Act. When sites receive a No Further Action determination, they are removed from Confirmed and Suspected Contaminated Sites status. Please note that the prospective homebuyer assumes the rights and responsibilities of property ownership. Failure to research "known" environmental concerns in or on the property prior to its purchase means that the buyer is willing to accept the property "as is". For the unwary buyer, this could include the cost of cleaning up contamination from hazardous substances.

Yes: No:

3. **REGULATED UNDERGROUND STORAGE TANK** according to address records obtained from the Washington Department of Ecology. Please note that the prospective homebuyer assumes the rights and responsibilities of property ownership. Failure to research if there are any substances, materials, or products in or on the property that may be "potential" environmental concerns, prior to purchase, means that the buyer is willing to accept the property "as is".

Yes: No:

4. **LEAKING UNDERGROUND STORAGE TANK** according to address records obtained from the Washington Department of Ecology. A typical leaking underground storage tank (LUST) scenario involves the release of a fuel product from an underground storage tank (UST) that can contaminate surrounding soil, groundwater, surface waters, or affect indoor air spaces. Please note that the prospective homebuyer assumes the rights and responsibilities of property ownership. Failure to investigate "known" environmental concerns in or on the property prior to its purchase means that the buyer is willing to accept the property "as is". For the unwary buyer, this could include the cost of cleaning up contamination from hazardous substances.

Yes: No:

5. **POTENTIAL SOIL CONTAMINATION FROM SMELTERING OPERATIONS** according to public records obtained from the Washington Department of Ecology. Former metal ore smelting operations has left behind arsenic, lead and other heavy metals in the soil, that poses health risks if you accidentally ingest or inhale contaminated soil. All residents within smelter plume zones are encouraged to enroll in the Department of Ecology's free soil sampling programs to see if they qualify for soil replacement and to visit the ["Dirt Alert website"](#) for more information on [how to protect your family](#) and [to check if your property's soil has already been tested](#).

Yes:  No:

6. **ENVIRONMENTAL COVENANTS** according to address records obtained from the Washington Department of Ecology. The Environmental Covenants Registry is a list of sites that have administrative or legal measures to prevent exposure to contamination remaining on site. Environmental covenants (also known as "deed restrictions") are legal recorded documents that may limit certain your use of the property, such as: drilling a water supply well on the property; disturbing pavement covering contaminated areas, and / or residential use of the property. Please note that the prospective homebuyer assumes the rights and responsibilities of property ownership. Failure to identify "known" environmental concerns in or on the property prior to its purchase means that the buyer is willing to accept the property "as is".

Yes: No:

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## SECTION B. OTHER DISCLOSURES

1. **HISTORIC DISTRICT** designation according to the Washington State Department of Archaeology and Historic Preservation (DAHP). Historic districts are designations of a group of buildings that together form a historically or architecturally significant area. The designation is intended to preserve the character of the significant area that is visible from the public right-of-way. Property owners within local historic districts may be subject to local ordinances that require you to obtain a Certificate of Appropriateness (COA) from a Review Board before making alterations that change the appearance of the building, additions, demolition, relocation, and the construction of new buildings. Accessory structures (such as sheds and garages), fences, and signs may also be subject to review.

Yes:                      No: **X**

2. **AIRPORT NOISE** community with noise levels above 60 decibels according to the National Transportation Noise Map. Noise by definition is unwanted sound and maybe considered a nuisance by some people. The data on the National Transportation Noise Map represent potential noise levels for an average annual day for the specified year. Please note that helicopter operations and airports with exclusively military operations were excluded from the map.

Yes:                      No: **X**

3. **NOTICE TO BUYER OF PROXIMITY TO FARM OR WORKING FOREST** "This notice is to inform you that the real property you are considering for purchase may lie in close proximity to a farm or working forest. The operation of a farm or working forest involves usual and customary agricultural practices or forest practices, which are protected under [RCW 7.48.305](#), the Washington right to farm act." In addition, you may be subject to inconveniences or discomforts arising from farming or working forest operations, including but not limited to noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during any 24-hour period (including aircraft), the storage and application of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides.

4. **NOTICE TO BUYER THAT INFORMATION REGARDING REGISTERED SEXUAL OFFENDERS** may be obtained from the statewide registered kidnapping and sex offender website [at http://www.wasor.org](http://www.wasor.org), per Revised Code of Washington 4.24550(5)(a). The information contained on the registry website does not imply listed individuals will commit a specific type of crime in the future, nor does it imply that if a future crime is committed by a listed individual what the nature of that crime may be and Washington Association of Sheriffs & Police Chiefs (WASPC) makes no representation as to any offender's likelihood of re-offending.

5. **STATE RECOGNIZED CONSERVATION EASEMENT** based on information obtained from the WA Department of Natural Resources Database. A conservation easement is a legal agreement a property owner makes to restrict the type and amount of development that may take place on his or her property. The easement spells out the rights the landowner retains and the restrictions on use of the property. Each of these rights and restrictions is negotiated between the landowner and the conservation organization holding the easement.

Yes:                      No: **X**

6. **NATIONALLY RECOGNIZED CONSERVATION EASEMENT OR OTHER EASEMENT** (i.e., agricultural, forest, historic, or open space easement) according to information obtained from the National Conservation Easement Database. A conservation easement restricts certain activities on private land, such as commercial development or residential subdivisions. Its main goal is to conserve natural or man-made resources on the land. Land covered by a conservation easement is still privately held land, with the only restrictions on land use being those desired by the owner who places the easement on the property. Easements can restrict or permit certain public uses of the land and do not have to permit public access at all. The decision to allow public access is made by the property owner(s) that places the easement on the property.

Yes:                      No: **X**

## SECTION C. NATURAL HAZARDS

1. **SPECIAL FLOOD HAZARD AREAS** designated by the Federal Emergency Management Agency. Prospective homeowners located within a Special Flood Hazard Area may be required to purchase flood insurance if (a) they are being assisted by Federal programs or by Federally supervised, regulated, or insured agencies or lending institutions (b) the property is located in a community that is participating in the National Flood Insurance Program. FEMA statistics reveal that 25% of all flood claims are located outside of high risk "A" and "V" zones. Prospective buyers are advised that most homeowners insurance policies generally do not cover flood damage, and that only a [flood insurance policy](#) will protect their property and belongings after a flood event.

Yes:                      No: **X**

2. **WITHIN 1/4 MILE OF AN ACTIVE FAULT** as designated on map prepared by the Washington Geological Survey. The term active fault means there's evidence of fault movement within the Holocene time period (since about 12,000 years ago). Washington has dozens of active faults and fault zones. Some of these faults are in remote areas. Others, like the Seattle fault and southern Whidbey Island fault zone, cross under major cities and pose a significant hazard.

Yes: **X**                      No:

**3. LANDSLIDE HAZARD ZONE** designation on the Washington Geological Survey landslide inventory map. Locations that experienced landslides in the past are more likely to have future landslides. Please note that because not all landslides are mapped, the absence of a landslide in the database does not indicate the absence of risk. Consult a licensed engineering geologist or licensed geotechnical engineer if you would like a site-specific evaluation.

Yes:                      No: **X**

**4. HIGH-RISK LIQUEFACTION ZONE** as designated on a map prepared by the Washington Geological Survey. When ground shaking occurs in water-saturated sediment, the sediment can behave like a liquid (much like quicksand) which could cause damage to your home.

Yes:                      No: **X**

**5. TSUNAMI HAZARD ZONE** designation on map prepared by the Washington Geological Survey. Following a large earthquake, areas along the outer coast, the lower Columbia River, and Puget Sound are at risk for tsunamis. Local earthquakes can produce tsunamis within a short period of time. A distant earthquake will not produce ground shaking but may produce a tsunami. If you feel the ground shake, drop, cover, and hold on. If you are near the water, evacuate to higher ground or inland immediately once the shaking stops.

Yes:                      No: **X**

**6. VOLCANIC HAZARD ZONE** as designated on map prepared by the Washington Geological Survey. Washington has five volcanoes that are listed as high or very high threat potential: Mount Baker, Glacier Peak, Mount Rainier, Mount St. Helens, and Mount Adams. Many volcanoes in Washington are active and have had recent eruptions. Volcanoes do not erupt at regular intervals, so it is difficult to know exactly when or where the next eruption will happen. Many hazards come with living near volcanoes. Volcanic eruptions can send ash and volcanic debris into the air. Heat from the volcano can melt snow or ice and cause dangerous mudflows and debris flows called lahars. Molten rock called lava can erupt and flow downhill, destroying everything in its path.

Yes:                      No: **X**

**7. WILDLAND URBAN INTERFACE ZONE** as mapped for 2019 by WA State Dept. of Natural Resources - Wildfire & Forest Health Divisions under consultation from the USFS Rocky Mtn Research Station. The Wildland Urban Interface ("WUI") is the zone of transition between unoccupied land and human development. It is the line, area or zone where structures and other human development meet or intermingle with undeveloped wildland or vegetative fuels. Property owners within the WUI zone may also be subject to additional [State Building Code regulations](#) to safeguard life and property from the intrusion of wildland fire and to prevent structure fires from spreading to wildland fuels.

Yes:                      No: **X**

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