

Form 17 Commercial  
Seller Disclosure Statement-Commercial  
Rev. 7/15  
Page 1 of 4

**SELLER DISCLOSURE STATEMENT  
COMMERCIAL PROPERTY**

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Commercial Brokers Association  
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SELLER: Alfred Ryan Masters *deleg* 1  
Seller Seller

To be used in transfers of commercial real estate as defined in RCW 60.42.005. See RCW Chapter 64.06 for further information. 2

**INSTRUCTIONS TO THE SELLER** 3

Please complete the following form. Do not leave any spaces blank. If the question clearly does not apply to the property check 4  
"NA." If the answer is "yes" to any asterisked (\*) item(s), please explain on attached sheets. Please refer to the line number(s) 5  
of the question(s) when you provide your explanation(s). For your protection you must date and initial each page of this disclosure 6  
statement and each attachment. Delivery of the disclosure statement must occur not later than five (5) business days, unless 7  
otherwise agreed, after mutual acceptance of a written purchase and sale agreement between Buyer and Seller. 8

**NOTICE TO THE BUYER** 9

THE FOLLOWING DISCLOSURES ARE MADE BY THE SELLER ABOUT THE CONDITION OF THE PROPERTY LOCATED AT 10

2401 Westhaven dr., CITY Westport, STATE WA, ZIP 98595, COUNTY Grays Harbor ("THE PROPERTY") OR AS 11  
LEGALLY DESCRIBED ON THE ATTACHED EXHIBIT A. 12  
13

SELLER MAKES THE FOLLOWING DISCLOSURES OF EXISTING MATERIAL FACTS OR MATERIAL DEFECTS TO BUYER BASED 14  
ON SELLER'S ACTUAL KNOWLEDGE OF THE PROPERTY AT THE TIME SELLER COMPLETES THIS DISCLOSURE 15  
STATEMENT. UNLESS YOU AND SELLER OTHERWISE AGREE IN WRITING, YOU HAVE THREE (3) BUSINESS DAYS FROM 16  
THE DAY SELLER OR SELLER'S AGENT DELIVERS THIS DISCLOSURE STATEMENT TO YOU TO RESCIND THE AGREEMENT 17  
BY DELIVERING A SEPARATELY SIGNED WRITTEN STATEMENT OF RESCISSION TO SELLER OR SELLER'S AGENT. IF THE 18  
SELLER DOES NOT GIVE YOU A COMPLETED DISCLOSURE STATEMENT, THEN YOU MAY WAIVE THE RIGHT TO RESCIND 19  
PRIOR TO OR AFTER THE TIME YOU ENTER INTO A PURCHASE AND SALE AGREEMENT. 20

THE FOLLOWING ARE DISCLOSURES MADE BY SELLER AND ARE NOT THE REPRESENTATIONS OF ANY REAL ESTATE 21  
LICENSEE OR OTHER PARTY. THIS INFORMATION IS FOR DISCLOSURE ONLY AND IS NOT INTENDED TO BE A PART OF 22  
ANY WRITTEN AGREEMENT BETWEEN BUYER AND SELLER. 23

FOR A MORE COMPREHENSIVE EXAMINATION OF THE SPECIFIC CONDITION OF THIS PROPERTY YOU ARE ADVISED 24  
TO OBTAIN AND PAY FOR THE SERVICES OF QUALIFIED EXPERTS TO INSPECT THE PROPERTY, WHICH MAY INCLUDE, 25  
WITHOUT LIMITATION, ARCHITECTS, ENGINEERS, LAND SURVEYORS, PLUMBERS, ELECTRICIANS, ROOFERS, 26  
BUILDING INSPECTORS, ON-SITE WASTEWATER TREATMENT INSPECTORS, OR STRUCTURAL PEST INSPECTORS. 27  
THE PROSPECTIVE BUYER AND SELLER MAY WISH TO OBTAIN PROFESSIONAL ADVICE OR INSPECTIONS OF THE 28  
PROPERTY OR TO PROVIDE APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN THEM WITH RESPECT TO ANY 29  
ADVICE, INSPECTION, DEFECTS OR WARRANTIES. 30

SELLER   IS NOT OCCUPYING THE PROPERTY. 31

**I. SELLER'S DISCLOSURES:** 32

\*If you answer "Yes" to a question with an asterisk (\*), please explain your answer and attach documents, if available and not 33  
otherwise publicly recorded. If necessary, use an attached sheet. 34

**1. TITLE** 35

YES NO DON'T KNOW N/A 35  
36

A. Do you have legal authority to sell the property? If no, please explain. ....    37

\*B. Is title to the property subject to any of the following? 38

- (1) First right of refusal .....     39
- (2) Option .....     40
- (3) Lease or rental agreement .....     41
- (4) Life estate? .....     42

\*C. Are there any encroachments, boundary agreements, or boundary disputes? .....     43

\*D. Is there any leased parking? .....     44

\*E. Is there a private road or easement agreement for access to the property? .....     45

\*F. Are there any rights-of-way, easements, shared use agreements or access limitations? .....     46

\*G. Are there any written agreements for joint maintenance of an easement or right-of-way? .....     47

\*H. Are there any zoning violations or nonconforming uses? .....     48



09/02/25

SELLER'S INITIALS

Date

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YES	NO	DON'T KNOW	N/A	49
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\*I. Is there a survey for the property? .....     50  
\*J. Are there any legal actions pending or threatened that affect the property? .....     52  
\*K. Is the property in compliance with the Americans with Disabilities Act? .....     53

**2. WATER**

\*Are there any water rights for the property, such as a water right permit, certificate, or claim? .....    55

**3. SEWER/ON-SITE SEWAGE SYSTEM**

\*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? .....    57  
58

**4. STRUCTURAL**

\*A. Has the roof leaked within the last 5 years? .....     60  
\*B. Has any occupied subsurface flooded or leaked within the last five years? .....     61  
\*C. Have there been any conversions, additions or remodeling? .....     62  
\*(1) If yes, were all building permits obtained? .....     63  
\*(2) If yes, were all final inspections obtained? .....     64  
\*D. Has there been any settling, slippage, or sliding of the property or its improvements? .....     65  
\*E. Are there any defects with the following: (If yes, please check applicable items and explain.) .....     66

<input type="checkbox"/> Foundations	<input type="checkbox"/> Slab Floors	67
<input type="checkbox"/> Doors	<input type="checkbox"/> Outbuildings	68
<input type="checkbox"/> Ceilings	<input type="checkbox"/> Exterior Walls	69
<input type="checkbox"/> Sidewalks	<input type="checkbox"/> Siding	70
<input type="checkbox"/> Interior Walls	<input type="checkbox"/> Other _____	71
<input type="checkbox"/> Windows		72

**5. SYSTEMS AND FIXTURES**

\*A. Are there any defects in the following systems? If yes, please explain. .....     74  
(1) Electrical system .....     75  
(2) Plumbing system .....     76  
(3) Heating and cooling systems .....     77  
(4) Fire and security system .....     78  
(5) Carbon monoxide alarms .....     79

**6. ENVIRONMENTAL**

\*A. Have there been any flooding, standing water, or drainage problems on the property that affect the property or access to the property? .....     81  
82  
\*B. Is there any material damage to the property from fire, wind, floods, beach movements, earthquake, expansive soils, or landslides? .....     83  
84  
\*C. Are there any shorelines, wetlands, floodplains, or critical areas on the property? .....     85  
\*D. 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? .....     86  
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	YES	NO	DON'T KNOW	N/A	89
*E. Is there any soil or groundwater contamination? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	90
*F. Has the property been used as a legal or illegal dumping site? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	91
*G. Has the property been used as an illegal drug manufacturing site? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	92

\*E. Is there any soil or groundwater contamination? .....

\*F. Has the property been used as a legal or illegal dumping site? .....

\*G. Has the property been used as an illegal drug manufacturing site? .....

**7. FULL DISCLOSURE BY SELLER**

A. Other conditions or defects: 94  
 \*Are there any other existing material defects affecting the property that a prospective 95  
 buyer should know about?.....    96  
 97  
 98

B. Verification 99  
 The foregoing answers and attached explanations (if any) are complete and correct to the best of Seller's knowledge 100  
 and Seller has received a copy hereof. Seller agrees to defend, indemnify and hold real estate licensees harmless 101  
 from and against any and all claims that the above information is inaccurate. Seller authorizes real estate licensees, if 102  
 any, to deliver a copy of this disclosure statement to other real estate licensees and all prospective buyers of the 103  
 property. 104

  
 Seller 8/22/25 Date Seller Date 105  
 106

If the answer is "Yes" to any asterisked (\*) items, please explain below (use additional sheets if necessary). Please refer to the line 107  
 number(s) of the question(s). 108

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