



NOTICE TO BUYER: SELLER-PROCURED INSPECTION REPORT

The following notice is given with respect to the Purchase and Sale Agreement dated _____ between _____ (“Buyer”) and **Durgaprasad D Gorti** **Lakshmimadhuri Gorti** (“Seller”) concerning **17424 NE 139th Pl** **Redmond** **WA 98052** (“the Property”).

Seller has given or is giving Buyer the following Inspection Report(s) concerning the Property (check all that apply):

- Whole House Inspection
- Sewer Inspection
- Pest Inspection
- Other: _____

The Inspection Report(s) are intended to be a part of any Seller Disclosure Statement (NWMLS Form 17) that is provided in this transaction, whether or not the two documents are attached to each other. The Inspection Report(s) were procured by Seller and are provided for informational and disclosure purposes only. The Inspection Report(s) are not intended to constitute a warranty, either express or implied, about the condition of the Property. Buyer is advised to procure their own inspections from professional inspectors chosen by Buyer or hire the inspectors that prepared the Inspection Report(s). Buyer has the opportunity to inspect the Property to Buyer’s satisfaction.

Authentisign  08/04/2021

 Durgaprasad D Gorti
 Seller 8/4/2021 8:48:13 PM PDT DATE

Authentisign  08/05/2021

 Madhuri Gorti
 Seller 8/5/2021 4:26:56 PM PDT DATE

Buyer’s Acknowledgment of Receipt

The undersigned Buyer acknowledges receipt of the foregoing Notice and the above-referenced Inspection Report(s).

Buyer DATE

Buyer DATE

Durgaprasad & Lakshmimadhuri Gorti
17424 NE 139th PI
Redmond, WA 98052

Per the seller, the following items listed on the pre-sale inspection summary dated (date of inspection report), are being corrected by the seller as part of preparation for sale in good faith.

1) The following actions items have been completed by seller as of (date of this letter)
(List item number from Inspection Summary, Title and Status of item – Fixed or disputing information provided)

4.7 Roof - Routine maintenance performed.

Touchless air cleaning of roof, cleaning of gutters, cleaning skylights, and application of moss control.

6.4 Stairs from Garage

Gaps fixed

6.4 Fire Separation

Fire retardant caulking applied to the voids

6.4 Passage Door

New Hinges installed and self closing verified

6.7 Garage Outlet

GFCI outlet installed in the garage

Kitchen GFCI outlets are in series and are already protected

7.12 Loose Receptacles

Loose Receptacles tightened

7.15 Luminaries

Bulbs are replaced

7.15 Blower

A cut-off switch is not necessary according to the HVAC professionals.

“The furnace does not need a kill switch since the breaker is 25 feet of the furnace (City Code). The breaker acts as the kill switch. “

8.13 HVAC Registers

Replaced

9.6 Expansion Tank

Expansion tank is already secured properly

“The $\frac{3}{4}$ quarter brass fittings are more than enough to support the water weight of the expansion tank. Strapping the expansion tank will not seal the tank any better. What seals it is the pipe thread tape and pipe sealant combined. “

9.12 Fireplace Pilot Lamp

Gas valve opened, pilot lamp is operational and fireplace operation verified

11.17 Hallway Bathroom

Professional plumber fixed the slow drain, tested the toilet system

- The Seller will correct the following items will be corrected by closing:

9.12 Seismic Restraint

Water heater straps will be installed by HVAC contractor on 8/16 or 8/17

- If requested in the Purchase and Sale Agreement, the Seller will consider the following corrections by closing:

Advantage NW Systems LLC ANW HVAC Installers	<h1>INVOICE</h1>	July 19th, 2021
		GS07192021#1

ANWSystemsLLC@outlook.com

Proposal Submitted To: Durgaprasad Gorti		Job Name: 	
Street: 17424 NE 139th Pl		Job Location: 	
City, State, and Zip code: Redmond WA		Job Location - City, State, and Zip code: 	
Phone: 425.442.2654	Alt. Phone: 	Email: Durgaprasad.Gorti@outlook.com	Fax:
ANW SYSTEMS LLC: Proposes to provide and install the following equipment-			

Rheem 40 gallon gas water heater - \$1850.00

Daikin 80%, 80k BTU, 1-stage gas furnace - \$3250.00

(Includes Discount)

- Removal of old water heater, and install new one with expansion tank
- Removal of old furnace, and install new one
- Operational checks
- System run

INVOICE PAID 7-19-2021

Additional Comments:

For ANW to obtain permits, an additional charge will be added before work is to be done.

Total Cost	\$5,615.10
Amount Paid	\$5,615.10
Balance Due	\$0.00

ANW is not responsible for any drywall repair, and and will ask before any drywall needs to be cut into

Payment to be made as follows: 65% deposit, 35% balance due upon start-up

WE HEREBY PURPOSE to furnish material and labor, complete in accordance with above specifications, for the sum of:	Balance Due	\$0.00
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Please Note: This proposal may be withdrawn by ANW SYSTEMS LLC, if not accepted within 30 days of issuance.

ACCEPTANCE OF PROPOSAL & specifications, and conditions are satisfactory and are hereby accepted. ANW SYSTEMS LLC, is authorized to perform the above-described work as specified. Payment will be made as outlined above.	Approval - Please Sign and Date
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Advantage NW Systems LLC ANW HVAC Installers		<h1>INVOICE</h1>		July 19th, 2021	
				GS07192021#1	
ANWSystemsLLC@outlook.com					
Proposal Submitted To:			Job Name:		
Durgaprasad Gorti			0		
Street:			Job Location:		
17424 NE 139th Pl			0		
City, State, and Zip code:			Job Location - City, State, and Zip code:		
Redmond WA			0		
Phone:	Alt. Phone:	Email:	Fax:		
425.442.2654		0 Durgaprasad.Gorti@outlook.com		0	
ANW SYSTEMS LLC: Warranty -					
ANW SYSTEMS LLC - 1 year limited warranty on parts & labor Manufacture warranty (on equipment) range from 1 year to 25 years					
NOTES:					
<p>ANW SYSTEMS LLC, is registered with the State of Washington under registration NO.ANWHVHI819MB as a specialty contractor and has posted with the state a bond or cash deposit of \$12,000 for the purpose of satisfying claims against the contractor for negligent or improper work or breach of contract in the conduct of the contractor's business. This bond or cash deposit may not be sufficient to cover a claim which might arise from the work done under this contract. If any supplier of materials used in your job, your property may be liened to force payment. If you wish additional protection, you may request the contractor to provide you with original "lien release" documents from each supplier or subcontractor on your project. The contractor is required to provide you with further information about lien release documents if you request it. General information is also available from the Department of Labor and Industries. Payment terms are net 30 days following date of invoice unless otherwise specified below. Accounts past due will be subject to the maximum allowable legal rate. If suit is brought to collect any money due on this account, purchaser shall pay the cost of collection, including a reasonable attorney's fee. All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the price specified on this proposal. All agreements are contingent upon strikes, accidents, or delays beyond our control. The owner is to carry fire, tornado, and any other necessary insurance. --DISCLAIMER--</p> <p>Due to EPA rulings, ANW Systems LLC, is not liable for any necessary asbestos handling required to perform our job. Also, ANW Systems LLC, is not liable for electrical bonding for gas lines or changes to bring existing electrical and heating systems up to code.</p>					
Payment to be made as follows: 65% deposit, 35% balance due upon start-up					
WE HEREBY PURPOSE to furnish material and labor, complete in accordance with above specifications, for the sum of:				Deposit Due	\$0.00
<i>Please Note: This proposal may be withdrawn by ANW Systems LLC, if not accepted within 30 days of issuance.</i>					
PERMITS AND PROCUREMENT OF, AND ELECTRICAL WIRING, NOT INCLUDED IN THIS PROPOSAL					
ACCEPTANCE OF PROPOSAL & specifications, and conditions are satisfactory and are hereby accepted. ANW Systems LLC, is authorized to perform the above-described work as specified. Payment will be made as outlined above.			Approval - Please Sign and Date		

Registration Certificate

Thank you for registering your product with us. We appreciate your business and will work hard to ensure that all our products will provide you with years of reliable service.

Customer Information

First Name: Durgaprasad

Zip Code: 98052

Last Name: Gorti

Country: United States

Address1: 17424 NE 139th Pl

Phone: 425-442-2654

Address2:

Email:

City: Redmond

Dealer Name: Advantage NW Systems LLC

State: WA

Dealer Phone: 425-225-5672

Product Information

Serial Number: 2010117196

Model: DC80SE0804BX

Model Desc: FER CF FURNACE

Install Date: 07/19/2021

Registration Date: 07/19/2021

Manufacture Date: 10/14/2020

Registered Coverage

Coverage Type	Description	Effective Start Date	End Date
All Parts	12 YEARS PARTS	07/19/2021	07/19/2033
All Parts	LIFETIME PARTS (HEAT EXCHANGER)	07/19/2021	07/19/2120
Unit Replacement	6 YEAR UNIT REPLACEMENT (HEAT EXCHANGER)	07/19/2021	07/19/2027