



**NOTICE TO BUYER: SELLER-PROCURED INSPECTION REPORT**

The following notice is given with respect to the Purchase and Sale Agreement dated \_\_\_\_\_ between \_\_\_\_\_ (“Buyer”) and Ashok Chowdhry Karishma Singh Chowdhry (“Seller”) concerning 17804 Ne 136th St 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  
Ashok Chowdhry 09/14/2021  
9/14/2021 10:40:15 PM PDT  
Seller DATE

Authentisign  
Karishma 09/14/2021  
9/14/2021 8:17:37 PM PDT  
Seller 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

**Ashok Chowdhry & Karishma Singh Chowdhry**  
**17804 NE 136<sup>th</sup> Street**  
**Redmond, WA 98052**

**Per the seller, the following items listed on the pre-sale inspection summary dated (Sep 21, 2021), 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 (Sep 29, 2021)**

**GARAGE**

6.3 GARAGE DOOR OPENER (Sensors) – The sensors are moved to 6” from the floor.

6.4 FIRE SEPARATION - Patched the voids with a fire retardant caulk.

6.5 PASSAGE DOOR – Self closing hinge has been corrected.

**ELECTRICAL SYSTEM**

7.8 SERVICE PANEL – Replaced the missing screws

7.10 WIRING – Secured all loose cables at 4' intervals using approved cable staples.

7.11 RECEPTACLES – Changed the polarity of the receptacles in the family room. Tightened the loose receptables throughout the home.

7.12 GFCI RECEPTACLES – Installed the GFCI receptacle in garage and replaced in the lower bathroom.

7.14 LUMINARIES – Replaced all non-working bulbs.

**AIR CONDITIONER/ HEAT PUMP**

9.2 CONDENSER – Relevelled the outdoor condensing unit.

**KITCHEN**

11.8 AIR GAP – Replaced

**BATHROOMS MASTER BEDROOM BATHROOM**

12.17 TOILET – Repaired

**BATHROOMS MASTER BEDROOM BATHROOM**

12.19 DRAINS, TRAPS AND TRAP ARMS – Slow drains are fixed

**PLUMBING SYSTEM**

14.2 MAIN WATER SHUTOFF VALVE – Not added but shutoff valve is at the water main.

14.9 HOSE BIBBS AND EXTERIOR SUPPLY PIPES – Replaced worn valve.

**ROOF**

4.5 GAS APPLIANCE VENTS – Repaired

**ATTIC**

5.3 MECHANICAL VENTILATION SYSTEMS - Replaced the plastic duct with 4" smooth-wall sheet metal duct.

**KITCHEN**

11.1 COUNTERTOPS – Calked the gaps

**INSULATION**

18.1 ATTIC INSULATION – Repaired

**STRUCTURE**

19.8 CEILING – Contractor verified that framing connections are secure and adequate

**2) The Seller will correct the following items will be corrected by closing:**

15.8 WINDOWS – The living windows will be replaced by November 10<sup>th</sup>, 2021 (the delay is due to availability of glass from the supplier)

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

**WATER HEATER**

10.12 ELEVATION ABOVE GARAGE FLOOR – Elevate the water heater to at least 18” above the garage floor.