

**Joe & Jody Shmait**  
**17230 NE 132<sup>nd</sup> Place**  
**Redmond, WA 98052**

**Per the seller, the following items listed on the pre-sale inspection summary dated March 23, 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 March 29, 2022:**

- 6.3 GARAGE DOOR SENSORS - Photo beam sensors are 6" above floor and are operating per specifications
- 6.4 FIRE SEPARATION - Voids in the fire resistive barrier have been filled with fire retardant foam.
- 6.7 and 7.13 – GARAGE RECEPTICALES – Receptacles in the garage have been connected to GFCI and work when tested.
- 7.8 SERVICE PANEL LABELS – Circuit breaker has been labeled.
- 7.8 OVER CURRENT PROTECTION – The defect was repaired by removing one of the wires from the double tap and reconnecting it to an open terminal.
- 7.8 SERVICE PANEL SCREW – The missing screw was replaced.
- 7.12 RECEPTICALES – Loose receptacles have been tightened and secured.
- 8.1 ELECTRIC HEATING – All heaters have been replaced with new units.
- 2.1 DOWNSPOUT - Downspout has been cleaned and cleared of debris.
- 3.10 EXTERIOR WINDOWS – Weep hole tabs have been removed.
- 10.9 OVEN – Oven breaker was replaced with a new 40 amp double pole breaker by electrician.
- 11.2 BATHTUB – Overflow drain has been repaired and does not leak when tub is filled to overflow level.
- 11.3 FLOORING MATERIAL – Caulking between the tub and floor has been re-caulked.
- 11.16 TOILET – Toilet was removed, a new wax seal installed, and then the toilet was securely mounted to the floor.

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

- 13.5 WATER PRESSURE – Installation of a pressure reduction valve is scheduled for the end of April. Work to be performed by a licensed and bonded plumber.

**3) Other comment:**

- 19.2 The inspection report noted “evidence of minor moisture” on top of vapor barrier at the southeast corner of the crawlspace. Please note that this was due to mist from washing of the cement deck step that is right next to the foundation vent that had occurred the previous day.



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

The following notice is given with respect to the Purchase and Sale Agreement dated \_\_\_\_\_ between \_\_\_\_\_ (“Buyer”) and Jody Shmait Joseph Shmait (“Seller”) concerning 17230 NE 132nd 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.

 Jody Shmait 03/19/22  
Seller DATE

 Joseph Shmait 03/19/22  
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