



NOTICE TO BUYER: SELLER-PROCURED INSPECTION REPORT

The following notice is given with respect to the Purchase and Sale Agreement dated _____ between _____ (“Buyer”) and **Estate of Mary K Howard** _____ (“Seller”) concerning **3671 225th Pl SE 1301 Issaquah WA 98029** (“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.

 Hal Howard, Executor 02/13/24
Seller DATE

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

Disposition of Pre-inspection Action Items

As written by Kellie Howard on the Howard Estate 3/14/24

GARAGE

GARAGE DOOR OPENER

The garage door opener was functional, however, the auto stop reverse safety switch is not working. This is a safety concern. The services of a contractor specializing in automatic openers should be retained to perform the necessary repairs.

Re-engaged auto stop safety switch.

PASSAGE DOOR

The self closing hinge has been disabled and therefore the door is no longer part of the fire rated assembly between the living space and garage. Resetting the self closing hinge spring is recommended.

Re-set self closing hinge.

ELECTRICAL SYSTEM

SERVICE PANEL

Several of the neutral wires are double tapped on the buss bar. Double tapping means that two conductors share a single terminal. Double tapped terminals can loosen and overheat and therefore are not permitted unless the terminal is specifically listed for multiple wires. This defect is easily repaired by connecting the two wires to a "pig tail", securing them with a wire cap, and then inserting the pig tail conductor under the terminal.

Screws that secure the panel cover to the panel box are missing. This is a potential hazard. Missing screws should be replaced with the original style blunt end screws.

Replaced screws

RECEPTACLES

The receptacle on the east wall of the garage and another one on the north wall of the living room are loose. This is a potential shock and a fire hazard. All loose receptacles should be repaired as necessary.

Resecured both receptacles

KITCHEN

AIR GAP

The dishwasher drain lacks an air gap. The dishwasher will function without one, but there is a risk of contamination of the inside of the dishwasher by waste water. The installation of an air gap above the flood rim of the sink is recommended.

Installed air gap fixture

RANGE

No tip out protection was installed for the range. This is a hazard for small children. We recommend tip out protection devices be installed.

Added tip out protection

PLUMBING SYSTEM

MAIN WATER SHUTOFF VALVE

The location of the main water shutoff valve was not determined. You should query the seller as to the location of the valve.

The main water shutoff is a small black button under the second sink in the master bath. The one closest to the shower. Once you open the cabinet doors, the switch is on the right-hand upper side. This system was installed by the Garden Village Board. If a leak is detected using the Wall-E system and it is not resolved immediately, the system automatically cuts the water.

INTERIOR

DOORS

The handle to the patio door deadbolt is loose. It should be repaired as necessary.

All locks on all outbound doors have been replaced and re-keyed to the same key.

SMOKE DETECTORS

Smoke detectors are examined for location only. They are not tested. Smoke detector batteries should be replaced when you move in and every year thereafter. Once batteries have been replaced, the smoke detectors should be tested for proper operation.

Smoke detectors were tested and function properly. They are hard wired into the home.

FOR MAXIMUM PROTECTION: Use both Ionization and Photoelectric smoke alarms in every bedroom/hallway on every level of your home.

At least one carbon monoxide monitor should be installed for each floor. The best place to install the monitor is in an open area near the gas appliance.

A carbon monoxide detector is located in the hallway across from the furnace. It is functioning correctly.

MAINTENANCE ITEMS AND/OR COMPONENTS NEARING THE END OF THEIR SERVICE LIFE

Any item that in the opinion of the inspector is nearing the end of its normal service life and/or conditions that need repair, maintenance and/or upgrades, but have not affected basic functions are listed herein.

BUILDING EXTERIOR

PEST CONTROL

Soil is close to or in contact with siding in some areas around the building exterior. Good building practice requires that foundation walls or pier footings supporting wood frame construction, extend at least 8" above the finish grade with at least a 6" clearance between the top of the soil and the bottom of the wood finish materials. Soil in direct contact with wood creates a hospitable environment for wood destroying organisms. Establishing these minimum clearances is recommended.



GUTTERS AND DOWNSPOUTS

Downspouts draining directly onto the asphalt shingle surface causes excessive wear of the roofing material. Downspout extensions to the lower gutters should be installed to prevent excessive wear and tear of the roofing.

Both issues have been brought to the attention of the HOA. They fall under their responsibility.

WATER HEATER

EXPANSION TANK

The expansion tank is not adequately secured to the wall. As code requirements start to call for engineered expansion tank supports we recommend the installation of seismic restraints to secure the expansion tank instead of allowing it to simply depend on piping connections that could result in damage to the water pipe and leakage during an earthquake.

Strap installed on expansion tank.

INTERIOR

WINDOWS

One of the window screens is damaged. Damaged screens should be repaired or replaced so that the window(s) can be left open for ventilation as designed.

Screen replaced.