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17249 Ne 125th St

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Redmond WA 98052

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8 Septic Inspection

 *DeAnna Paddleford* 01/27/24

 *John Paddleford* 01/27/24

**Paddleford (Seller)**  
**17249 NE 125<sup>th</sup> Street, Redmond, WA 98052**

The home pre-sale inspection was completed on March 20, 2024 by Terry Clark with Clark Inspections. The following items listed on the pre-sale inspection report summary dated March 21, 2024 have been corrected by the seller as part of preparation for sale in good faith.

**DISPUTED**

**HEATING SYSTEM**

- The electronic air filter was evaluated by B&C Comfort on March 25th date. The technician found the circuit was off (due to electrical testing during the inspection) hence why the air filter was not operating at time of inspection. The circuit was turned on by the technician and the system was found to be in proper working condition.

**ATTIC**

- Pest control. Adaptive Environment technician checked the attic on March 28, 2024 and found no evidence of rodent activity. Minor bits of debris found on insulation were from the installation of the roof March 2024.

**FIXED**

**GARAGE DOOR OPENER**

- Lowered photo eye beams on doors 2 and 3 within 4-6" of the floor. Unable to adjust eye beam on door 1 as the steps into the house are in the way.
- Fire separation: Patched all voids in fire resistive barrier with a fire-retardant foam (orange).
- Receptacles: Installed GFCI protection for all the garage receptacles.

**GUARD RAILINGS**

- The guard railings were secured to fix the lateral instability.

**AIR CONDITIONER**

- A/C unit was relevelled.

**HEATING SYSTEM**

- Cleaned the pre-filters and filter cartridges.

**ELECTRICAL SYSTEM**

- Replaced missing screws in the panel box cover in garage.
- Repaired open grounds in kitchen.
- Installed additional GFCI protection in all the garage, kitchen and laundry room receptacles.

**BATHROOMS**

- Ensured master bathroom toilet is securely mounted to the floor.
- Repair drain stop in jack-n-jill bathroom.
- Caulked master bathroom shower glass enclosure to prevent water leakage.
- Replace master bathroom caulk at the intersection between the tub/shower.

#### SMOKE DETECTORS

- Smoke detectors are installed in all sleeping rooms.

#### ROOF

- Flashings. Installation of flashing where pieces were missing.

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

#### GARAGE

- Wiring: Romex cable in the garage wall and ceiling is from the shop light above the work-bench. Seller will remove the lights and receptacles that utilize the romex cable.

#### DISHWASHER AIR GAP

- The dishwasher currently utilizes a high loop which prevents wastewater flowing from sink to the dishwasher, as well it protects against mild cases of back siphoning. Seller can remove the instant hot water tap and replace it with an air gap.