

Hunt Trust

14320 173rd PI NE

Redmond

WA 98052

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 *James Hunt, Trustee*

04/15/24

 *Deborah Hunt, Trustee*

04/15/24

**James & Deborah Hunt
14320 173rd Place NE
Redmond, WA 98052**

Per the seller, the following items listed on the pre-sale inspection summary dated April 16, 2024, 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 May 10th, 2024

Attached garage opener was serviced and keypad replaced

Self-closing hinge on passage door has been serviced

Electrical panel has been serviced per recommendations in survey

Loose wiring in the crawl space has been secured in the crawlspace

Receptacles - Loose cover plates have been secured and missing cover plates have been provided and secured

GFCI receptacles have been repaired or replaced per recommendations

Luminaries have been replaced

Lighting fixture diffuser cover has been repaired in the primary bedroom closet

The center element is working in the cooktop after being properly plugged in

The kitchen/dining room pocket door was removed and door jams were repaired flush to the wall

Hardware for the primary bedroom pocket door has been replaced

Gutters and downspouts have been serviced

Chimneys have had vegetation and moss removed

The electronic air filter and the furnace were serviced and cleaned

Primary bedroom tub walls have be recaulked

Primary bedroom bathroom shower handle has been secured

Primary bedroom bathroom floor grout has been patched where needed

Primary bedroom bathroom shower and tub have both had caulk replaced where they meet the floor

Primary bedroom bathroom sink drain stops have been repaired

Laundry room sink backsplash has been caulked

Washer lines have been replaced and the valve box replaced entirely

The fireplace glass door handle has been repaired

Two damaged posts in the crawlspace have been replaced per recommendation

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

Cooktop burner will be repaired or replaced by closing

Smoke detectors will be placed in all rooms outlined in survey

Carbon monoxide detectors will be placed on each floor

Pest exclusion services will be provided in the crawlspace

Drain stop in first floor powder room will be replaced

Hose bib on the front of the house will be secured to the house

Large middle window glass on north wall of primary bedroom will be replaced