



NOTICE TO BUYER: SELLER-PROCURED INSPECTION REPORT

The following notice is given with respect to the Purchase and Sale Agreement dated _____ between _____ (“Buyer”) and **Jennifer Duren** **Andrew Sexton** (“Seller”) concerning **13710 178th Avenue NE 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
Jennifer Duren 07/17/24
Seller DATE

Authentisign
Andrew Sexton 07/17/24
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

Andrew Sexton and Jennifer Duren

13710 178th Ave NE

Redmond, WA 98052

Per the seller, the following items listed on the pre-sale inspection summary dated July 17, 2024 are being corrected by the seller as part of preparation for sale in good faith.

The Seller will correct the following items by closing:

Garage - Fire Separation: Patch voids in gypsum barrier with fire retardant caulk.

Electrical System - Receptacles: Repair loose receptacles.

Water Heater - Burner: Repair loose flame guard.

Roof - Gas Appliance Vents: Seal storm collar.

Bathrooms - Primary Bedroom Bathroom: Repair west sink drain stop.