

**SELLER DISCLOSURE STATEMENT
IMPROVED PROPERTY**

SELLER: Thomas V Bowers by Kristine Ha Toshiko Bowers by Kristine Hac
Seller Seller

To be used in transfers of improved residential real property, including residential dwellings up to four units, new construction, dwellings in a residential common interest community not subject to a public offering statement, condominiums not subject to a public offering statement, certain timeshares, and manufactured and mobile homes. See RCW Chapter 64.06 for further information.

INSTRUCTIONS TO THE SELLER

Please complete the following form. Do not leave any spaces blank. If the question clearly does not apply to the property check "NA." If the answer is "yes" to any asterisked (*) item(s), please explain on attached sheets. Please refer to the line number(s) of the question(s) when you provide your explanation(s). For your protection you must date and initial each page of this disclosure statement and each attachment. Delivery of the disclosure statement must occur not later than five (5) business days, unless otherwise agreed, after mutual acceptance of a written purchase and sale agreement between Buyer and Seller.

NOTICE TO THE BUYER

THE FOLLOWING DISCLOSURES ARE MADE BY THE SELLER ABOUT THE CONDITION OF THE PROPERTY LOCATED AT 10628 58th Dr NE, CITY Marysville, STATE WA, ZIP 98270, COUNTY Snohomish ("THE PROPERTY") OR AS LEGALLY DESCRIBED ON THE ATTACHED EXHIBIT A.

SELLER MAKES THE FOLLOWING DISCLOSURES OF EXISTING MATERIAL FACTS OR MATERIAL DEFECTS TO BUYER BASED ON SELLER'S ACTUAL KNOWLEDGE OF THE PROPERTY AT THE TIME SELLER COMPLETES THIS DISCLOSURE STATEMENT. UNLESS YOU AND SELLER OTHERWISE AGREE IN WRITING, YOU HAVE THREE (3) BUSINESS DAYS FROM THE DAY SELLER OR SELLER'S AGENT DELIVERS THIS DISCLOSURE STATEMENT TO YOU TO RESCIND THE AGREEMENT BY DELIVERING A SEPARATELY SIGNED WRITTEN STATEMENT OF RESCISSION TO SELLER OR SELLER'S AGENT. IF THE SELLER DOES NOT GIVE YOU A COMPLETED DISCLOSURE STATEMENT, THEN YOU MAY WAIVE THE RIGHT TO RESCIND PRIOR TO OR AFTER THE TIME YOU ENTER INTO A PURCHASE AND SALE AGREEMENT.

THE FOLLOWING ARE DISCLOSURES MADE BY SELLER AND ARE NOT THE REPRESENTATIONS OF ANY REAL ESTATE LICENSEE OR OTHER PARTY. THIS INFORMATION IS FOR DISCLOSURE ONLY AND IS NOT INTENDED TO BE A PART OF ANY WRITTEN AGREEMENT BETWEEN BUYER AND SELLER.


FOR A MORE COMPREHENSIVE EXAMINATION OF THE SPECIFIC CONDITION OF THIS PROPERTY YOU ARE ADVISED TO OBTAIN AND PAY FOR THE SERVICES OF QUALIFIED EXPERTS TO INSPECT THE PROPERTY, WHICH MAY INCLUDE, WITHOUT LIMITATION, ARCHITECTS, ENGINEERS, LAND SURVEYORS, PLUMBERS, ELECTRICIANS, ROOFERS, BUILDING INSPECTORS, ON-SITE WASTEWATER TREATMENT INSPECTORS, OR STRUCTURAL PEST INSPECTORS. THE PROSPECTIVE BUYER AND SELLER MAY WISH TO OBTAIN PROFESSIONAL ADVICE OR INSPECTIONS OF THE PROPERTY OR TO PROVIDE APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN THEM WITH RESPECT TO ANY ADVICE, INSPECTION, DEFECTS OR WARRANTIES.


Seller is is not occupying the Property.

I. SELLER'S DISCLOSURES:

If you answer "Yes" to a question with an asterisk (), please explain your answer and attach documents, if available and not otherwise publicly recorded. If necessary, use an attached sheet.

	YES	NO	DONT KNOW	N/A
1. TITLE				
A. Do you have legal authority to sell the property? If no, please explain.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
*B. Is title to the property subject to any of the following?				
(1) First right of refusal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(2) Option	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(3) Lease or rental agreement	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(4) Life estate?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
*C. Are there any encroachments, boundary agreements, or boundary disputes?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
*D. Is there a private road or easement agreement for access to the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
*E. Are there any rights-of-way, easements, or access limitations that may affect the Buyer's use of the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
*F. Are there any written agreements for joint maintenance of an easement or right-of-way?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
*G. Is there any study, survey project, or notice that would adversely affect the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
*H. Are there any pending or existing assessments against the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
*I. Are there any zoning violations, nonconforming uses, or any unusual restrictions on the property that would affect future construction or remodeling?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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YES NO DONT N/A 54
KNOW 55

- *J. Is there a boundary survey for the property? 56
- *K. Are there any covenants, conditions, or restrictions recorded against the property? 57

NOTICE TO BUYER: Covenants or deed restrictions based on race, creed, sexual orientation, or other protected class were voided by RCW 49.60.224 and are unenforceable. Washington law allows for the illegal language to be struck by bringing an action in superior court or by the free recording of a restrictive covenant modification document. Many county auditor websites provide a short form with instructions on this process. 58
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2. WATER 63

A. Household Water 64

- (1) The source of water for the property is: Private or publicly owned water system 65
 Private well serving only the subject property * Other water system 66
- *If shared, are there any written agreements? 67
- *(2) Is there an easement (recorded or unrecorded) for access to and/or maintenance of the water source? 68
69
- *(3) Are there any problems or repairs needed? 70
- (4) During your ownership, has the source provided an adequate year-round supply of potable water? .. 71
If no, please explain: _____ 72
- *(5) Are there any water treatment systems for the property? 73
If yes, are they: Leased Owned 74
- *(6) Are there any water rights for the property associated with its domestic water supply, such as a water right permit, certificate, or claim? 75
76
(a) If yes, has the water right permit, certificate, or claim been assigned, transferred, or changed? 77
*(b) If yes, has all or any portion of the water right not been used for five or more successive years? 78
- *(7) Are there any defects in the operation of the water system (e.g. pipes, tank, pump, etc.)? 79

B. Irrigation Water 80

- (1) Are there any irrigation water rights for the property, such as a water right permit, certificate, or claim? 81
82
- *(a) If yes, has all or any portion of the water right not been used for five or more successive years? 83
84
- *(b) If so, is the certificate available? (If yes, please attach a copy.) 85
- *(c) If so, has the water right permit, certificate, or claim been assigned, transferred, or changed? ... 86
- *(2) Does the property receive irrigation water from a ditch company, irrigation district, or other entity? 87
If so, please identify the entity that supplies water to the property: _____ 88
_____ 89

C. Outdoor Sprinkler System 90

- (1) Is there an outdoor sprinkler system for the property? 91
- *(2) If yes, are there any defects in the system? 92
- *(3) If yes, is the sprinkler system connected to irrigation water? 93

3. SEWER/ON-SITE SEWAGE SYSTEM 94

A. The property is served by: 95

- Public sewer system On-site sewage system (including pipes, tanks, drainfields, and all other component parts) 96
- Other disposal system 97
- Please describe: _____ 98

B. If public sewer system service is available to the property, is the house connected to the sewer main? 99

- If no, please explain: _____ 100
_____ 101

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	YES	NO	DONT KNOW	N/A	
*C. Is the property subject to any sewage system fees or charges in addition to those covered in your regularly billed sewer or on-site sewage system maintenance service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	102 103 104
D. If the property is connected to an on-site sewage system:					105
*(1) Was a permit issued for its construction, and was it approved by the local health department or district following its construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	106 107
(2) When was it last pumped? _____					108
*(3) Are there any defects in the operation of the on-site sewage system?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	109
(4) When was it last inspected? _____ By whom: _____			<input type="checkbox"/>	<input checked="" type="checkbox"/>	110 111
(5) For how many bedrooms was the on-site sewage system approved? _____ bedrooms			<input type="checkbox"/>	<input checked="" type="checkbox"/>	112
E. Are all plumbing fixtures, including laundry drain, connected to the sewer/on-site sewage system?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	113 114
If no, please explain: _____					115
*F. Have there been any changes or repairs to the on-site sewage system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	116
G. Is the on-site sewage system, including the drainfield, located entirely within the boundaries of the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	117 118
If no, please explain: _____					119
*H. Does the on-site sewage system require monitoring and maintenance services more frequently than once a year?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	120 121

NOTICE: IF THIS RESIDENTIAL REAL PROPERTY DISCLOSURE IS BEING COMPLETED FOR NEW CONSTRUCTION WHICH HAS NEVER BEEN OCCUPIED, SELLER IS NOT REQUIRED TO COMPLETE THE QUESTIONS LISTED IN ITEM 4 (STRUCTURAL) OR ITEM 5 (SYSTEMS AND FIXTURES). 122
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4. STRUCTURAL

*A. Has the roof leaked within the last 5 years?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	125 126
*B. Has the basement flooded or leaked?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	127
*C. Have there been any conversions, additions or remodeling?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	128
*(1) If yes, were all building permits obtained?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	129
*(2) If yes, were all final inspections obtained?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	130
D. Do you know the age of the house?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	131
If yes, year of original construction: <u>1999</u>					132
*E. Has there been any settling, slippage, or sliding of the property or its improvements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	133
*F. Are there any defects with the following: (If yes, please check applicable items and explain)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	134
<input type="checkbox"/> Foundations	<input type="checkbox"/> Decks	<input type="checkbox"/> Exterior Walls			135
<input type="checkbox"/> Chimneys	<input type="checkbox"/> Interior Walls	<input type="checkbox"/> Fire Alarms			136
<input type="checkbox"/> Doors	<input type="checkbox"/> Windows	<input type="checkbox"/> Patio			137
<input type="checkbox"/> Ceilings	<input type="checkbox"/> Slab Floors	<input type="checkbox"/> Driveways			138
<input type="checkbox"/> Pools	<input type="checkbox"/> Hot Tub	<input type="checkbox"/> Sauna			139
<input type="checkbox"/> Sidewalks	<input type="checkbox"/> Outbuildings	<input type="checkbox"/> Fireplaces			140
<input type="checkbox"/> Garage Floors	<input type="checkbox"/> Walkways	<input type="checkbox"/> Siding			141
<input type="checkbox"/> Wood Stoves	<input type="checkbox"/> Elevators	<input type="checkbox"/> Incline Elevators			142
<input type="checkbox"/> Stairway Chair Lifts	<input type="checkbox"/> Wheelchair Lifts	<input type="checkbox"/> Other _____			143
*G. Was a structural pest or "whole house" inspection done?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	144
If yes, when and by whom was the inspection completed? _____					145 146
H. During your ownership, has the property had any wood destroying organism or pest infestation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	147
I. Is the attic insulated?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	148
J. Is the basement insulated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	149

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	YES	NO	DONT KNOW	N/A	150
5. SYSTEMS AND FIXTURES					151
*A. If any of the following systems or fixtures are included with the transfer, are there any defects? If yes, please explain: _____					152 153
Electrical system, including wiring, switches, outlets, and service	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	154
Plumbing system, including pipes, faucets, fixtures, and toilets	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	155
Hot water tank	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	156
Garbage disposal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	157
Appliances.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	158
Sump pump.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	159
Heating and cooling systems	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	160
Security system: <input type="checkbox"/> Owned <input type="checkbox"/> Leased.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	161
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	162
*B. If any of the following fixtures or property is included with the transfer, are they leased? (If yes, please attach copy of lease.)					163 164
Security System: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	165
Tanks (type): _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	166
Satellite dish: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	167
Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	168
*C. Are any of the following kinds of wood burning appliances present at the property?					169
(1) Woodstove?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	170
(2) Fireplace insert?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	171
(3) Pellet stove?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	172
(4) Fireplace?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	173
If yes, are all of the (1) woodstoves or (2) fireplace inserts certified by the U.S. Environmental Protection Agency as clean burning appliances to improve air quality and public health?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	174 175
D. Is the property located within a city, county, or district or within a department of natural resources fire protection zone that provides fire protection services?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	176 177
E. Is the property equipped with carbon monoxide alarms? (Note: Pursuant to RCW 19.27.530, Seller must equip the residence with carbon monoxide alarms as required by the state building code.).....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	178 179
F. Is the property equipped with smoke detection devices?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	180 181 182
(Note: Pursuant to RCW 43.44.110, if the property is not equipped with at least one smoke detection device, at least one must be provided by the seller.)					
G. Does the property currently have internet service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	183 184
Provider: _____					
6. HOMEOWNERS' ASSOCIATION/COMMON INTERESTS					185
A. Is there a Homeowners' Association?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	186 187
Name of Association and contact information for an officer, director, employee, or other authorized agent, if any, who may provide the association's financial statements, minutes, bylaws, fining policy, and other information that is not publicly available: _____					188 189
B. Are there regular periodic assessments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	190 191
\$ _____ per <input type="checkbox"/> month <input type="checkbox"/> year					
<input type="checkbox"/> Other: _____					192
*C. Are there any pending special assessments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	193
*D. Are there any shared "common areas" or any joint maintenance agreements (facilities such as walls, fences, landscaping, pools, tennis courts, walkways, or other areas co-owned in undivided interest with others)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	194 195 196
7. ENVIRONMENTAL					197
*A. Have there been any flooding, standing water, or drainage problems on the property that affect the property or access to the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	198 199
*B. Does any part of the property contain fill dirt, waste, or other fill material?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	200
*C. Is there any material damage to the property from fire, wind, floods, beach movements, earthquake, expansive soils, or landslides?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	201 202
D. Are there any shorelines, wetlands, floodplains, or critical areas on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	203
*E. Are there any substances, materials, or products in or on the property that may be environmental concerns, such as asbestos, formaldehyde, radon gas, lead-based paint, fuel or chemical storage tanks, or contaminated soil or water?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	204 205 206
*F. Has the property been used for commercial or industrial purposes?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	207

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II. NOTICES TO THE BUYER

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1. SEX OFFENDER REGISTRATION

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INFORMATION REGARDING REGISTERED SEX OFFENDERS MAY BE OBTAINED FROM LOCAL LAW ENFORCEMENT AGENCIES. THIS NOTICE IS INTENDED ONLY TO INFORM YOU OF WHERE TO OBTAIN THIS INFORMATION AND IS NOT AN INDICATION OF THE PRESENCE OF REGISTERED SEX OFFENDERS.

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2. PROXIMITY TO FARMING/WORKING FOREST

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THIS NOTICE IS TO INFORM YOU THAT THE REAL PROPERTY YOU ARE CONSIDERING FOR PURCHASE MAY LIE IN CLOSE PROXIMITY TO A FARM OR WORKING FOREST. THE OPERATION OF A FARM OR WORKING FOREST INVOLVES USUAL AND CUSTOMARY AGRICULTURAL PRACTICES OR FOREST PRACTICES, WHICH ARE PROTECTED UNDER RCW 7.48.305, THE WASHINGTON RIGHT TO FARM ACT.

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3. OIL TANK INSURANCE

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THIS NOTICE IS TO INFORM YOU THAT IF THE REAL PROPERTY YOU ARE CONSIDERING FOR PURCHASE UTILIZES AN OIL TANK FOR HEATING PURPOSES, NO COST INSURANCE MAY BE AVAILABLE FROM THE POLLUTION LIABILITY INSURANCE AGENCY.

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III. BUYER'S ACKNOWLEDGEMENT

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1. BUYER HEREBY ACKNOWLEDGES THAT:

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- A. Buyer has a duty to pay diligent attention to any material defects that are known to Buyer or can be known to Buyer by utilizing diligent attention and observation. 273
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- B. The disclosures set forth in this statement and in any amendments to this statement are made only by the Seller and not by any real estate licensee or other party. 275
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- C. Buyer acknowledges that, pursuant to RCW 64.06.050(2), real estate licensees are not liable for inaccurate information provided by Seller, except to the extent that real estate licensees know of such inaccurate information. 277
278
- D. This information is for disclosure only and is not intended to be a part of the written agreement between the Buyer and Seller. 279
- E. Buyer (which term includes all persons signing the "Buyer's acceptance" portion of this disclosure statement below) has received a copy of this Disclosure Statement (including attachments, if any) bearing Seller's signature(s). 280
281
- F. If the house was built prior to 1978, Buyer acknowledges receipt of the pamphlet *Protect Your Family From Lead in Your Home*. 282

DISCLOSURES CONTAINED IN THIS DISCLOSURE STATEMENT ARE PROVIDED BY SELLER BASED ON SELLER'S ACTUAL KNOWLEDGE OF THE PROPERTY AT THE TIME SELLER COMPLETES THIS DISCLOSURE. UNLESS BUYER AND SELLER OTHERWISE AGREE IN WRITING, BUYER SHALL HAVE THREE (3) BUSINESS DAYS FROM THE DAY SELLER OR SELLER'S AGENT DELIVERS THIS DISCLOSURE STATEMENT TO RESCIND THE AGREEMENT BY DELIVERING A SEPARATELY SIGNED WRITTEN STATEMENT OF RESCISSION TO SELLER OR SELLER'S AGENT. YOU MAY WAIVE THE RIGHT TO RESCIND PRIOR TO OR AFTER THE TIME YOU ENTER INTO A SALE AGREEMENT.

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BUYER HEREBY ACKNOWLEDGES RECEIPT OF A COPY OF THIS DISCLOSURE STATEMENT AND ACKNOWLEDGES THAT THE DISCLOSURES MADE HEREIN ARE THOSE OF THE SELLER ONLY, AND NOT OF ANY REAL ESTATE LICENSEE OR OTHER PARTY.

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Buyer	Date	Buyer	Date

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2. BUYER'S WAIVER OF RIGHT TO REVOKE OFFER

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Buyer has read and reviewed the Seller's responses to this Seller Disclosure Statement. Buyer approves this statement and waives Buyer's right to revoke Buyer's offer based on this disclosure.

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Buyer	Date	Buyer	Date
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3. BUYER'S WAIVER OF RIGHT TO RECEIVE COMPLETED SELLER DISCLOSURE STATEMENT


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Buyer has been advised of Buyer's right to receive a completed Seller Disclosure Statement. Buyer waives that right. However, if the answer to any of the questions in the section entitled "Environmental" would be "yes," Buyer may not waive the receipt of the "Environmental" section of the Seller Disclosure Statement.

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Buyer	Date	Buyer	Date
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ON POINT

HOME INSPECTIONS

Inspection Report

Property Address:
10628 58TH DR NE
Marysville WA 98270



On Point Home Inspections

**Brandon Mauer WASHINGTON STATE LICENSE #909
4404 142nd DR NE
Lake Stevens, WA 98258
206-486-0340**



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On Point Home Inspections

Date: 4/18/2024	Time: 09:00 AM	Report ID: 041824
Property: 10628 58TH DR NE Marysville WA 98270	Customer:	Real Estate Professional: Adam Braddock John L. Scott

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Type of building:

Split Level

Approximate age of building:

Over 20 years

Home Faces:

East

Temperature:

Below 60 (F) = 15.5 (C)

Weather:

Clear

Ground/Soil surface condition:

Damp

Rain in last 3 days:

No

Washington state standards of practice for home inspectors:

1. Roofing / Chimneys / Roof Structure and Attic

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

<p>Roof Covering: Architectural Asphalt/Fiberglass</p>	<p>Viewed roof covering from: Ground Ladder Walked roof</p>	<p>Sky Light(s): None</p>
<p>Chimney (exterior): Metal Flue Pipe</p>	<p>Roof Ventilation: Gable Vent Soffit Vents Roof Vents</p>	<p>Method Used to observe Attic: From Entry Limited Access</p>
<p>Roof Structure: 2 x 4 rafters OSB Sheathing</p>	<p>Ceiling Structure: 2x4</p>	<p>Attic Info: Attic Access</p>
<p>Roof-Type: Gable</p>	<p>Attic Insulation: Blown Fiberglass Approximate R-19 or better</p>	

		IN	NI	NP	RR
1.0	Roof Coverings	•			•
1.1	Flashings	•			
1.2	Skylights, Chimneys and Roof Penetrations, roof vents.	•			•
1.3	Roof Drainage Systems (Gutters and Downspouts)	•			
1.4	Roof Structure and Attic (Report leak signs or condensation)	•			
1.5	Insulation in Attic	•			
1.6	Misc	•			•
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

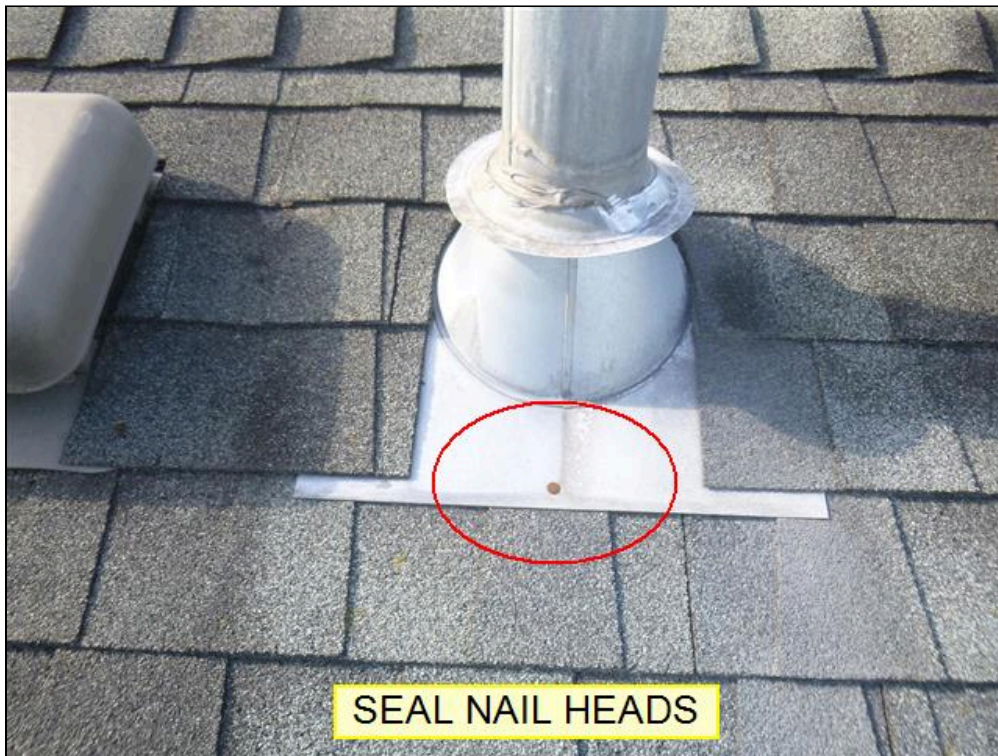
On Point Home Inspections

1.0 ROOF COVERING IS MOST LIKELY THE ORIGINAL. COVERING IN FAIR CONDITION FOR IT AGE. SOME MINOR GRANULE LOSS AND ALGAE GROWTH NOTED.

AVERAGE LIFE OF A ROOF IN THE PACIFIC NORTHWEST IS AROUND 20-25 YEARS. EXPOSED NAIL HEADS FOUND IN MANY AREAS. THESE SHOULD BE SEALED WITH A HIGH QUALITY ROOFING MASTIC. HAVE ROOF INSPECTED PERIODICALLY. CONSIDER BUDGETING FOR A NEW ROOF.

COVER EXPOSED BARGE BOARD ENDS WITH ROOFING MATERIAL.

REMOVE TREE BRANCHES FROM THE ROOF. TRIM BACK ALL BRANCHES AS NEEDED.



1.0 Picture 1



1.0 Picture 2



1.0 Picture 3



1.0 Picture 4



1.0 Picture 5

1.2 SPLIT RUBBER PLUMBING BOOTS FOR THE VENT PIPES ON THE ROOF. RECOMMEND REPLACING AS NEEDED.



1.2 Picture 1



1.2 Picture 2

On Point Home Inspections

1.5 SOME OF THE INSULATION IN THE ATTIC HAS BEEN MOVED AROUND AND CRAWLED ON. CONSIDER MOVING AROUND INSULATION OR ADDING ADDITIONAL BLOWN IN INSULATION TO ENSURE R VALUE IS UP TO INDUSTRY STANDARDS.



1.5 Picture 1



1.5 Picture 2

1.6 RECOMMEND REMOVING ATTACHED CABLE AND SATELLITE ATTACHED TO THE SIDING AND CABLE RUNNING ON THE ROOF. THIS IS MOST LIKELY NOT NEEDED.



1.6 Picture 1



1.6 Picture 2

On Point Home Inspections

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Siding Style:

Lap
T-111

Siding Material:

LP

Exterior Entry Doors:

Fiberglass

Appurtenance:

Deck with steps
Porch
Patio

Driveway:

Concrete
Street Parking

		IN	NI	NP	RR
2.0	Wall Cladding Flashing and Trim	•			
2.1	Doors (Exterior)	•			
2.2	Windows	•			
2.3	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)	•			
2.4	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings	•			•
2.5	Eaves, Soffits and Fascias	•			
2.6	Columns	•			
2.7	MISC.	•			•
		IN	NI	NP	RR

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Comments:

2.0 LP PANEL AND LAP SIDING IN OVERALL GOOD CONDITION FOR ITS AGE. LP SIDING WILL NEED CONTINUAL MAINTENANCE TO ENSURE THE BOTTOM EDGE IS WELL SEALED TO PREVENT WICKING INTO THE SIDING. OVERDRIVEN NAIL HOLES NOTED IN SOME AREAS OF THE PANEL SIDING. THESE SHOULD HAVE BEEN SEALED WITH A HIGH QUALITY EXTERIOR CAULK PRIOR TO PAINTING. THE PAINT MAY HAVE SEALED SOME OF THE OVERDRIVEN NAILS. CONSIDER SPOT CAULKING AND PAINTING THESE HOLES AS NEEDED.



2.0 Picture 1

2.3 PRESSURE TREATED WOOD WAS INSTALLED IN FRONT OF THE PANEL SIDING ON THE BACK OF THE HOUSE. CONCRETE WAS THEN POURED AGAINST THE PRESSURE TREATED WOOD. THIS ALLOWS A GAP BETWEEN THE WOOD AND PANEL SIDING. WATER WILL DRAIN DOWN THE WATER AND PAST THE WOOD PIECE. THIS WILL EVENTUALLY DETERIORATE THE SIDING. UNKNOWN IF THERE IS ANY DAMAGE AT THIS POINT. RECOMMEND ADDING FLASHING. OVER THE PRESSURE TREATED WOOD AND SEAL TOP EDGE OF THE FLASHING.

WATER WILL DRAIN BETWEEN SIDING AND WOOD



2.3 Picture 1



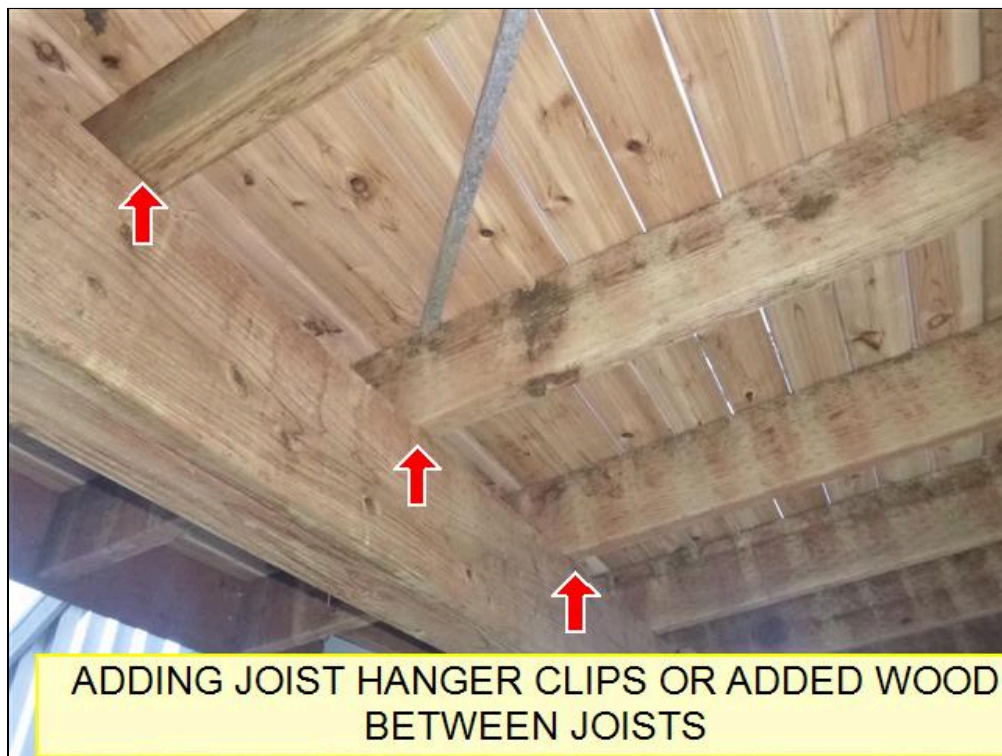
WATER WILL DRAIN BETWEEN SIDING AND WOOD

2.3 Picture 2

2.4 MISSING JOIST HANGERS FOR THE REAR DECK JOISTS. METAL JOISTS HANGERS SHOULD HAVE BEEN USED DURING THE CONSTRUCTION. RECOMMEND INSTALLING METAL JOIST HANGERS AS NEEDED. ALSO CONSIDER ADDING SOME BRACKETS OR WOOD BRACES TO SECURE THE OUT EDGE OF THE JOISTS ON TOP OF THE BEAM.



2.4 Picture 1



2.4 Picture 2

On Point Home Inspections

2.7 LARGE SCREWS USED TO MOUNT GATE LATCH ON SOUTH SIDE OF THE HOUSE. THESE SCREWS POSE A INJURY HAZARD. ENSURE SCREWS ARE SHORTER OR LARGE BLOCK OF WOOD USED TO COVER THE SCREWS.



2.7 Picture 1

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Garage

Styles & Materials

Garage Door Type:

One automatic

Garage Door Material:

Metal

Auto-opener Manufacturer:

GENIE

		IN	NI	NP	RR
3.0	Garage Ceiling	•			
3.1	Garage Walls (including Firewall Separation)	•			
3.2	Garage Floor	•			
3.3	Garage Door (s)	•			
3.4	Occupant Door (from garage to inside of home)	•			•
3.5	Garage Door Operators (Report whether or not doors will reverse when met with resistance)	•			
3.6	Ignition sources within eighteen inches of floor	•			
3.7	Garage Misc.	•			
		IN	NI	NP	RR

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Comments:

On Point Home Inspections

3.4 INSTALL WEATHER STRIPPING AT DOOR FROM GARAGE INTO HOUSE.

ENSURE DOOR INTO HOUSE FROM GARAGE IS SELF CLOSING. NEW CARPET MAY BE PREVENTING DOOR FROM SELF CLOSING. THIS IS FOR YOUR INFORMATION.

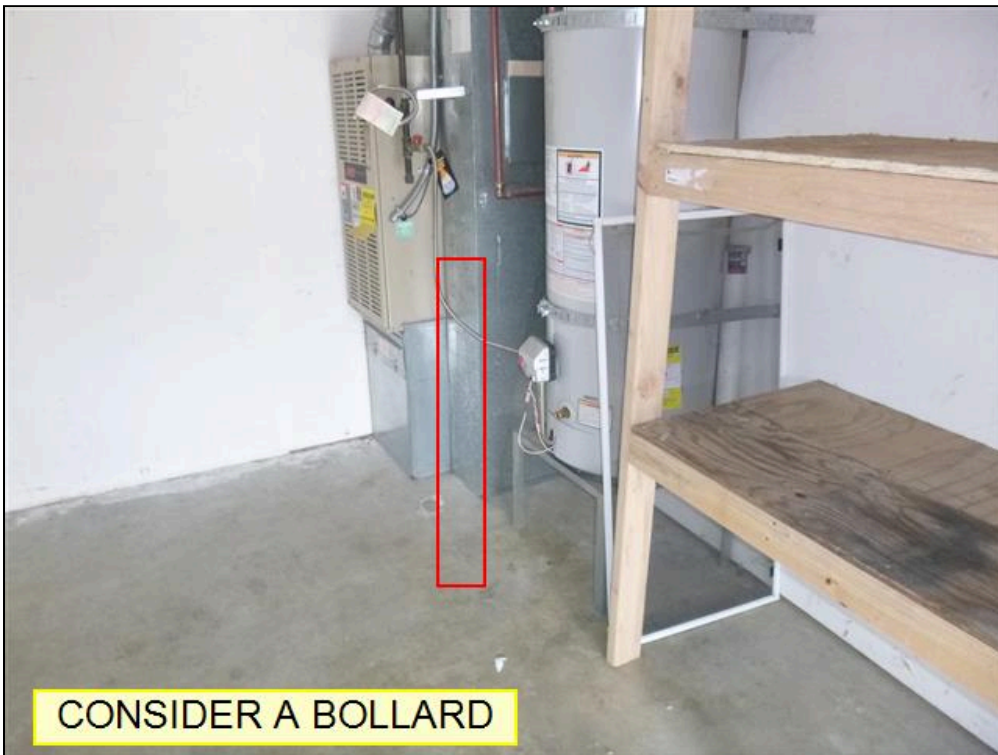


3.4 Picture 1



3.4 Picture 2

3.7 CONSIDER A METAL BOLLARD IF YOU WILL BE PARKING CLOSE TO THE GAS APPLIANCES.



3.7 Picture 1

4. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Ceiling Materials:

Gypsum Board

Wall Material:

Gypsum Board

Floor Covering(s):

Carpet
Laminated T&G
Linoleum

Interior Doors:

Wood

Window Types:

Single-hung
Sliders

Window Manufacturer:

UNKNOWN

Cabinetry:

Wood

Countertop:

Slab
QUARTZ

		IN	NI	NP	RR
4.0	Ceilings	•			
4.1	Walls	•			
4.2	Floors	•			
4.3	Steps, Stairways, Balconies and Railings	•			
4.4	Counters and Cabinets (representative number)	•			
4.5	Doors (representative number)	•			
4.6	Windows (representative number)	•			
4.7	Kitchen items	•			•
4.8	Grout	•			
		IN	NI	NP	RR

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Comments:

4.7 MISSING SCREW TO SECURE THE RIGHT MOUNTING TAB FOR THE DISHWASHER. INSTALL SCREW AND SECURE DISHWASHER.



4.7 Picture 1

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

Foundation:

Poured concrete
Concrete Slab

Method used to observe

Crawlspace:
No crawlspace

Floor Structure:

Wood joists
Slab

Wall Structure:

2 X 6 Wood

		IN	NI	NP	RR
5.0	Walls (Structural)	•			
5.1	Columns or Piers	•			
5.2	Floors (Structural)	•			
5.3	Ceilings (Structural)	•			
5.4	Crawlspace			•	
5.5	Foundation	•			
		IN	NI	NP	RR

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The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

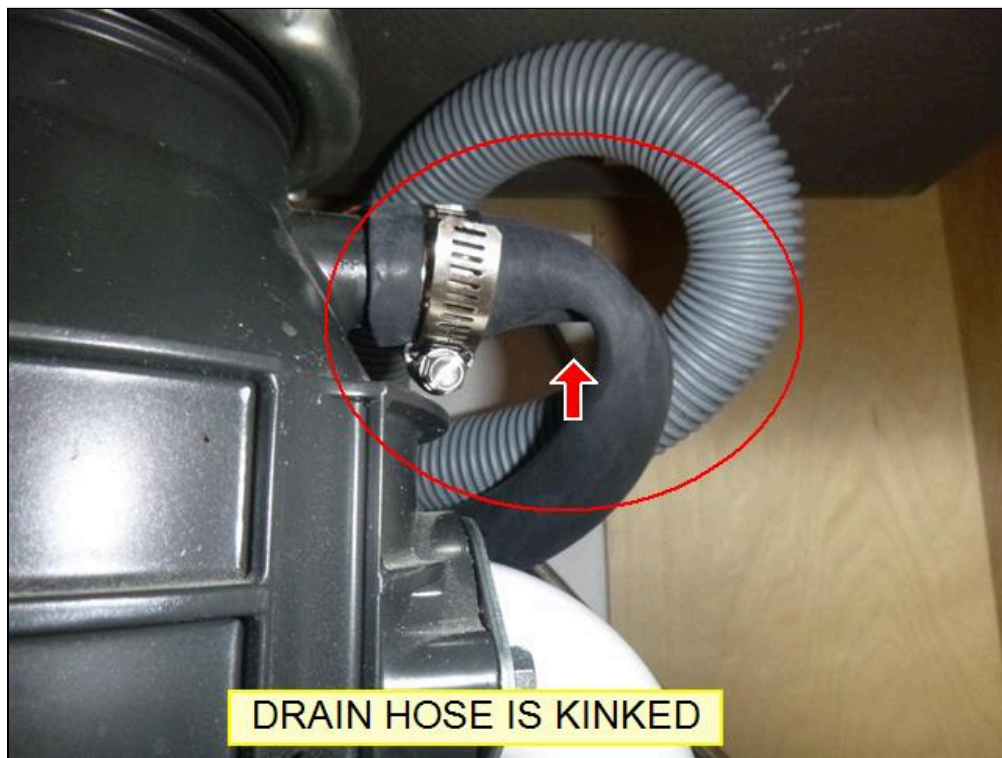
Water Source: Public	Water Filters: None	Plumbing Water Supply (into home): Copper
Plumbing Water Distribution (inside home): Copper	Washer Drain Size: Not visible	Plumbing Waste: ABS
Water Heater Power Source: Gas (quick recovery)	Water Heater Capacity: 50 Gallon (2-3 people)	Manufacturer: BRADFORD-WHITE
Water Heater Location: GARAGE		

		IN	NI	NP	RR
6.0	Plumbing Drain, Waste and Vent Systems	•			•
6.1	Plumbing Water Supply, Distribution System and Fixtures	•			•
6.2	Hot Water Systems, Controls, Chimneys, Flues and Vents	•			
6.3	Main Water Shut-off Device (Describe location)	•			
6.4	Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)	•			
6.5	Main Fuel Shut-off (Describe Location)	•			
6.6	Sump Pump			•	
		IN	NI	NP	RR

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Comments:

6.0 THE DISHWASHER DRAIN HOSE LEADING FROM THE AIR GAP IS KINKED/BENT. THIS HOSE WILL NOT DRAIN THE DISCHARGE FROM THE DISHWASHER WHEN IT DRAINS. I WITNESSED THE WATER BACK UP ONTO THE COUNTERTOP DURING THE INSPECTION. RECOMMEND INSTALLING A NEW LONGER HOSE SO IT DOES NOT KINKED AND ALLOWS PROPER DRAINAGE INTO THE DISPOSAL.



6.0 Picture 1

On Point Home Inspections

6.1 MISSING HANDLE FOR THE REAR HOSE BIB. REPLACE HANDLE AS NEEDED. ENSURE WATER FLOW FROM HOSE BIB.



6.1 Picture 1

6.2 HOT WATER TEMPERATURE WAS TESTED AT 128 DEGREES FAHRENHEIT. THE GENERALLY ACCEPTED SAFE HOT WATER TEMPERATURE IS 120 DEGREES FAHRENHEIT. CONSIDER LOWERING THE HOT WATER TEMPERATURE.

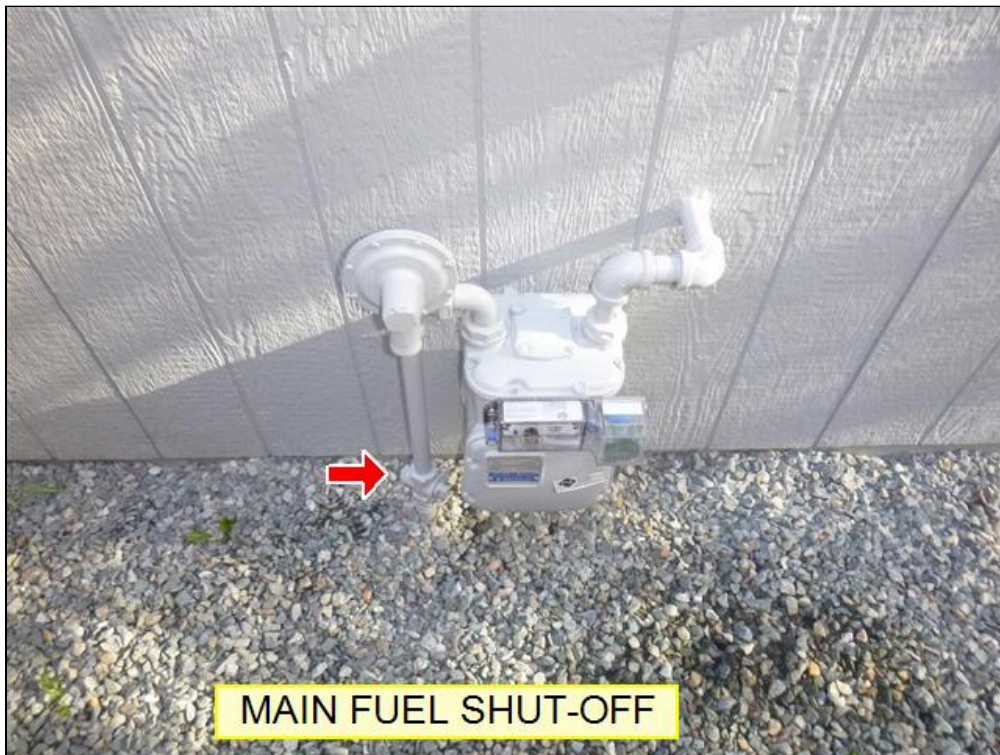
HOT WATER TANK WAS BUILT IN 2012. THE TANK IS NEARING 13 YEARS OLD WHICH IS AROUND THE AVERAGE LIFE OF A GAS HOT WATER TANK. CONSIDER BUDGETING FOR A NEW TANK. THIS IS FOR YOUR INFORMATION.

6.3 MAIN WATER SHUT-OFF IS LOCATED IN THE GARAGE. RECOMMEND INSULATING AROUND THE WATER LINES IN THE GARAGE.



6.3 Picture 1

6.5 MAIN FUEL SHUT-OFF IS LOCATED ON THE SOUTH SIDE (LEFT) OF THE HOUSE.



6.5 Picture 1

On Point Home Inspections

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

Electrical Service Conductors:

Below ground

Panel capacity:

100 AMP

Panel Type:

Circuit breakers

Electric Panel Manufacturer:

CUTLER HAMMER

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

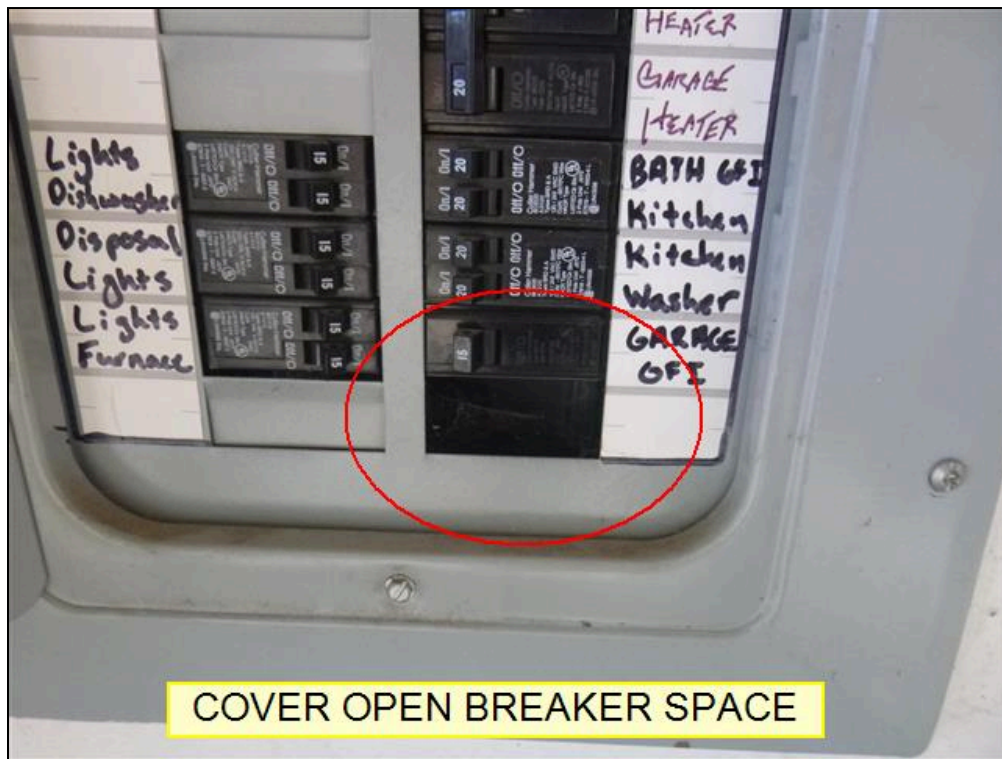
Romex

		IN	NI	NP	RR
7.0	Service Entrance Conductors	•			
7.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	•			•
7.2	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage	•			•
7.3	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)	•			
7.4	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure	•			
7.5	Operation of GFCI (Ground Fault Circuit Interrupters)	•			•
7.6	Location of Main and Distribution Panels	•			
7.7	Smoke Detectors		•		•
7.8	Carbon Monoxide Detectors		•		•
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

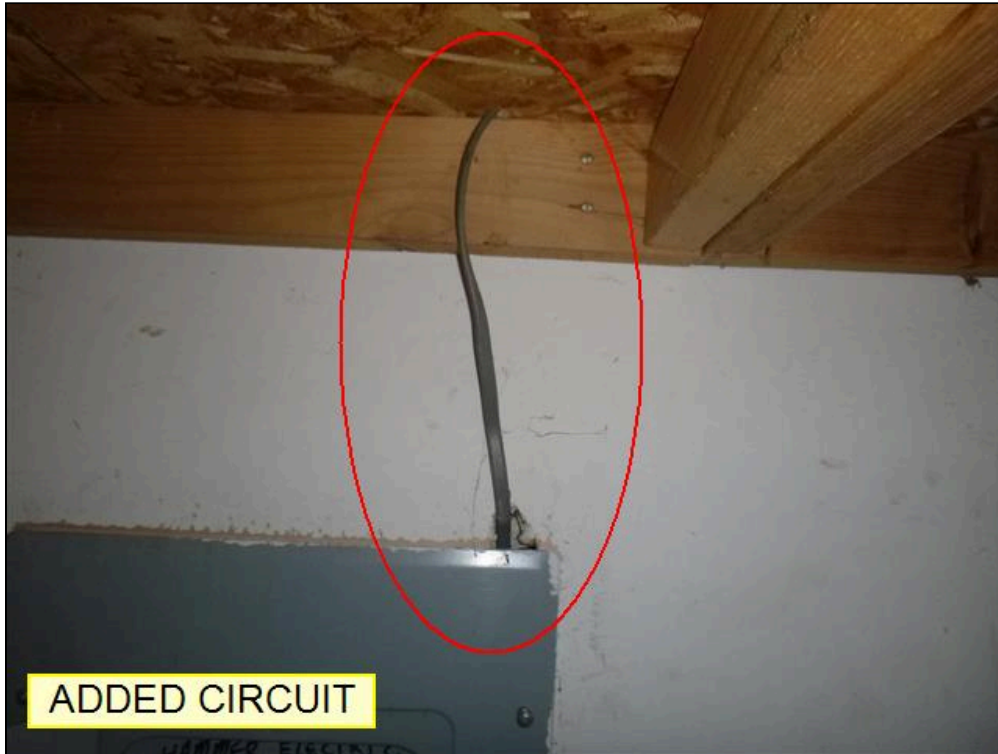
7.1 RECOMMEND ADDING A BREAKER SPACE COVER PLATE TO THE RIGHT LOWER SIDE OF THE PANEL.



7.1 Picture 1

On Point Home Inspections

7.2 NON PERMITTED CIRCUIT ADDED TO THE PANEL. THIS WIRING COMES OUT OF THE PANEL AND RUNS TO A SWITCH THEN A RECEPTACLE. THIS WAS LABELED AS A HEATER. WIRING SHOULD HAVE BEEN PLACED IN CONDUIT. THIS IS FOR YOUR INFORMATION. CONSIDER JUST REMOVING THE WIRING UNLESS IT WILL BE NEEDED FOR NEW OWNERS.



7.2 Picture 1



7.2 Picture 2

7.5 RECOMMEND PROVIDING GFCI PROTECTION TO THE EXTERIOR RECEPTACLES. THIS CURRENTLY NOT GFCI PROTECTION FOR THESE RECEPTACLES.



7.5 Picture 1

7.6 ELECTRICAL PANEL IS LOCATED IN THE GARAGE.



7.6 Picture 1

On Point Home Inspections

7.7 RECOMMEND REPLACING ANY SMOKE DETECTORS THAT ARE OVER 10 YEARS OLD. TEST SMOKE DETECTORS AS RECOMMENDED BY THE SMOKE DETECTOR MANUFACTURER.

7.8 RECOMMEND ADDING A CARBON MONOXIDE DETECTOR TO THE LOWER FLOOR OF THE HOUSE.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Heat Type:

Forced Air

Energy Source:

Gas

**Number of Heat Systems
(excluding wood):**

One

Heat System Brand:

LENNOX

Ductwork:

Insulated

Filter Type:

Disposable

Filter Size:

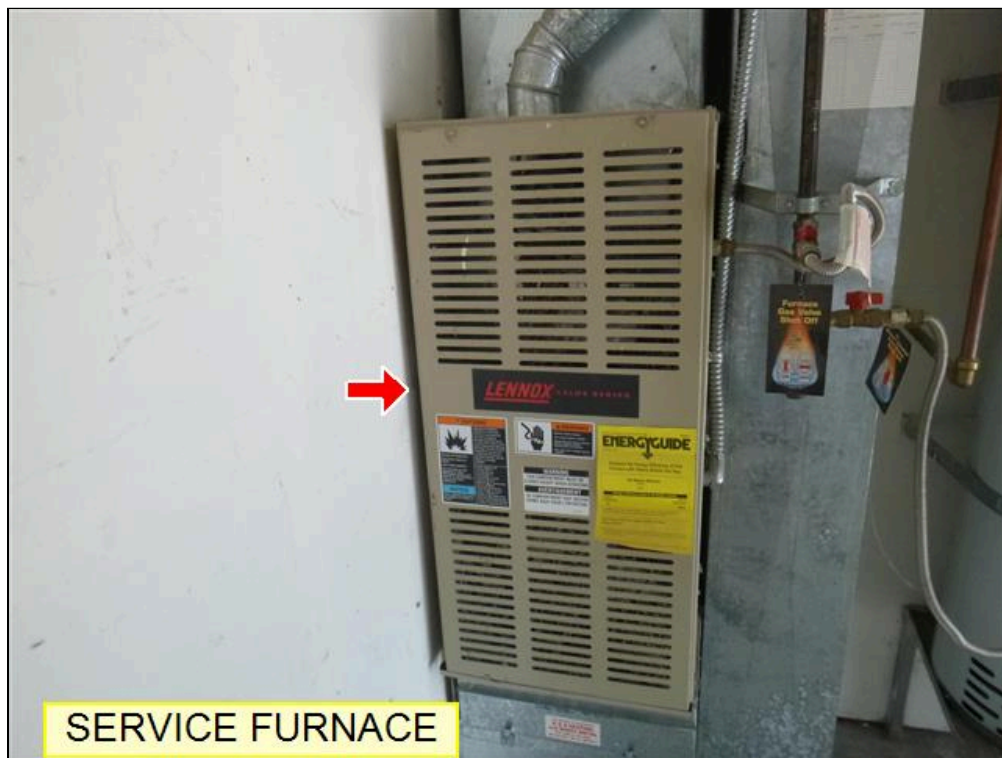
16x25

		IN	NI	NP	RR
8.0	Heating Equipment	•			•
8.1	Normal Operating Controls	•			
8.2	Automatic Safety Controls	•			
8.3	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•			•
8.4	Presence of Installed Heat Source in Each Room	•			
8.5	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)	•			
8.6	Solid Fuel Heating Devices (Fireplaces, Woodstove)			•	
8.7	Gas/LP Firelogs and Fireplaces			•	
8.8	Cooling and Air Handler Equipment			•	
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

8.0 FURNACE APPEARS TO BE THE ORIGINAL FURNACE PROVIDED HEATED AIR AT TIME OF INSPECTION. ANNUAL SERVICING IS RECOMMENDED FOR THIS TYPE OF FURNACE. RECOMMEND HIRING A LICENSED HVAC CONTRACTOR TO SERVICE THE FURNACE. CONSIDER BUDGETING FOR NEW FURNACE IN THE FUTURE AS THIS FURNACE IS AT THE AVERAGE LIFE OF A GAS FURNACE.



8.0 Picture 1

8.3 REPLACE AIR FILTER.



8.3 Picture 1

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

Exhaust Fans:

Fan only

Dryer Power Source:

240 ELECTRIC

Dryer Vent:

Metal

		IN	NI	NP	RR
9.0	Insulation Under Floor System			•	
9.1	Vapor Retarders (in Crawlspace or basement)			•	
9.2	Ventilation of Foundation Areas			•	
9.3	Venting Systems (Kitchens, Baths and Laundry)	•			•
9.4	Ventilation Fans and Thermostatic Controls in Attic			•	
9.5	Roof Ventilation	•			
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

9.3 LITTLE TO NO AIR COMING FROM THE ROOF VENT THAT ATTACHES TO THE MAIN FLOOR BATHROOM FANS. THIS OPENING MAY BE BLOCKED WITH WASPS NESTS. THIS VENT IS NOT MEANT TO EXPEL AIR, BUT FOR STATIC AIR MOVEMENT. THIS IS MOST LIKELY NO DAMPER. RECOMMEND INSTALLING A NEW DEDICATED ROOF CAP FOR EACH BATHROOM CEILING FAN.



9.3 Picture 1

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

General Summary



On Point Home Inspections

4404 142nd DR NE
Lake Stevens, WA 98258
206-486-0340

Customer

Address
10628 58TH DR NE
Marysville WA 98270

The following items or discoveries indicate that these systems or components **do not function as intended or adversely affects the habitability of the dwelling; or warrants further investigation by a specialist, or requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing / Chimneys / Roof Structure and Attic

1.0 Roof Coverings

Inspected, Repair or Replace

ROOF COVERING IS MOST LIKELY THE ORIGINAL. COVERING IN FAIR CONDITION FOR IT AGE. SOME MINOR GRANULE LOSS AND ALGAE GROWTH NOTED.

AVERAGE LIFE OF A ROOF IN THE PACIFIC NORTHWEST IS AROUND 20-25 YEARS. EXPOSED NAIL HEADS FOUND IN MANY AREAS. THESE SHOULD BE SEALED WITH A HIGH QUALITY ROOFING MASTIC.

1. Roofing / Chimneys / Roof Structure and Attic

HAVE ROOF INSPECTED PERIODICALLY. CONSIDER BUDGETING FOR A NEW ROOF.

COVER EXPOSED BARGE BOARD ENDS WITH ROOFING MATERIAL.

REMOVE TREE BRANCHES FROM THE ROOF. TRIM BACK ALL BRANCHES AS NEEDED.

1.2 Skylights, Chimneys and Roof Penetrations, roof vents.

Inspected, Repair or Replace

SPLIT RUBBER PLUMBING BOOTS FOR THE VENT PIPES ON THE ROOF. RECOMMEND REPLACING AS NEEDED.

1.6 Misc

Inspected, Repair or Replace

RECOMMEND REMOVING ATTACHED CABLE AND SATELLITE ATTACHED TO THE SIDING AND CABLE RUNNING ON THE ROOF. THIS IS MOST LIKELY NOT NEEDED.

2. Exterior



2.4 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

Inspected, Repair or Replace

MISSING JOIST HANGERS FOR THE REAR DECK JOISTS. METAL JOISTS HANGERS SHOULD HAVE BEEN USED DURING THE CONSTRUCTION. RECOMMEND INSTALLING METAL JOIST HANGERS AS NEEDED. ALSO CONSIDER ADDING SOME BRACKETS OR WOOD BRACES TO SECURE THE OUT EDGE OF THE JOISTS ON TOP OF THE BEAM.

2.7 MISC.

Inspected, Repair or Replace

LARGE SCREWS USED TO MOUNT GATE LATCH ON SOUTH SIDE OF THE HOUSE. THESE SCREWS POSE A INJURY HAZARD. ENSURE SCREWS ARE SHORTER OR LARGE BLOCK OF WOOD USED TO COVER THE SCREWS.

3. Garage

3.4 Occupant Door (from garage to inside of home)

Inspected, Repair or Replace

INSTALL WEATHER STRIPPING AT DOOR FROM GARAGE INTO HOUSE.

ENSURE DOOR INTO HOUSE FROM GARAGE IS SELF CLOSING. NEW CARPET MAY BE PREVENTING DOOR FROM SELF CLOSING. THIS IS FOR YOUR INFORMATION.

4. Interiors

4.7 Kitchen items

Inspected, Repair or Replace

MISSING SCREW TO SECURE THE RIGHT MOUNTING TAB FOR THE DISHWASHER. INSTALL SCREW AND SECURE DISHWASHER.

6. Plumbing System

6.0 Plumbing Drain, Waste and Vent Systems

Inspected, Repair or Replace

THE DISHWASHER DRAIN HOSE LEADING FROM THE AIR GAP IS KINKED/BENT. THIS HOSE WILL NOT DRAIN THE DISCHARGE FROM THE DISHWASHER WHEN IT DRAINS. I WITNESSED THE WATER BACK UP ONTO THE COUNTERTOP DURING THE INSPECTION. RECOMMEND INSTALLING A NEW LONGER HOSE SO IT DOES NOT KINKED AND ALLOWS PROPER DRAINAGE INTO THE DISPOSAL.

6.1 Plumbing Water Supply, Distribution System and Fixtures

Inspected, Repair or Replace

MISSING HANDLE FOR THE REAR HOSE BIB. REPLACE HANDLE AS NEEDED. ENSURE WATER FLOW FROM HOSE BIB.

7. Electrical System

7.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Inspected, Repair or Replace

RECOMMEND ADDING A BREAKER SPACE COVER PLATE TO THE RIGHT LOWER SIDE OF THE PANEL.

7.2 Branch Circuit Conductors, Overcurrent Devices and Compatibility of their Amperage and Voltage

Inspected, Repair or Replace

NON PERMITTED CIRCUIT ADDED TO THE PANEL. THIS WIRING COMES OUT OF THE PANEL AND RUNS TO A SWITCH THEN A RECEPTACLE. THIS WAS LABELED AS A HEATER. WIRING SHOULD HAVE BEEN PLACED IN CONDUIT. THIS IS FOR YOUR INFORMATION. CONSIDER JUST REMOVING THE WIRING UNLESS IT WILL BE NEEDED FOR NEW OWNERS.

7.5 Operation of GFCI (Ground Fault Circuit Interrupters)

Inspected, Repair or Replace

RECOMMEND PROVIDING GFCI PROTECTION TO THE EXTERIOR RECEPTACLES. THIS CURRENTLY NOT GFCI PROTECTION FOR THESE RECEPTACLES.

7.7 Smoke Detectors

Not Inspected, Repair or Replace

RECOMMEND REPLACING ANY SMOKE DETECTORS THAT ARE OVER 10 YEARS OLD. TEST SMOKE DETECTORS AS RECOMMENDED BY THE SMOKE DETECTOR MANUFACTURER.

7.8 Carbon Monoxide Detectors

Not Inspected, Repair or Replace

RECOMMEND ADDING A CARBON MONOXIDE DETECTOR TO THE LOWER FLOOR OF THE HOUSE.

8. Heating / Central Air Conditioning

8.0 Heating Equipment

Inspected, Repair or Replace

FURNACE APPEARS TO BE THE ORIGINAL FURNACE PROVIDED HEATED AIR AT TIME OF INSPECTION. ANNUAL SERVICING IS RECOMMENDED FOR THIS TYPE OF FURNACE. RECOMMEND HIRING A LICENSED HVAC CONTRACTOR TO SERVICE THE FURNACE. CONSIDER BUDGETING FOR NEW FURNACE IN THE FUTURE AS THIS FURNACE IS AT THE AVERAGE LIFE OF A GAS FURNACE.

8.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Inspected, Repair or Replace

REPLACE AIR FILTER.

9. Insulation and Ventilation

9.3 Venting Systems (Kitchens, Baths and Laundry)

Inspected, Repair or Replace

LITTLE TO NO AIR COMING FROM THE ROOF VENT THAT ATTACHES TO THE MAIN FLOOR BATHROOM FANS. THIS OPENING MAY BE BLOCKED WITH WASPS NESTS. THIS VENT IS NOT MEANT TO EXPEL AIR, BUT FOR STATIC AIR MOVEMENT. THIS IS MOST LIKELY NO DAMPER. RECOMMEND INSTALLING A NEW DEDICATED ROOF CAP FOR EACH BATHROOM CEILING FAN.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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ON POINT

HOME INSPECTIONS

INVOICE

On Point Home Inspections
4404 142nd DR NE
Lake Stevens, WA 98258
206-486-0340
Inspected By: Brandon Mauer

Inspection Date: 4/18/2024
Report ID: 041824

Customer Info:	Inspection Property:
Customer's Real Estate Professional: Adam Braddock John L. Scott	10628 58TH DR NE Marysville WA 98270

Inspection Fee:

Service	Price	Amount	Sub-Total
Home Inspection	435.00	1	435.00
			Tax \$0.00
			Total Price \$435.00

Payment Method:
Payment Status: Invoice Sent
Note:



ON POINT

HOME INSPECTIONS

On Point Home Inspections

Brandon Mauer

**4404 142nd DR NE
Lake Stevens, WA 98258
206-486-0340**

