

**SELLER DISCLOSURE STATEMENT
IMPROVED PROPERTY**

SELLER: William M Lawrence Brenda J Lawrence 1
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. 2 3 4

INSTRUCTIONS TO THE SELLER 5
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. 6 7 8 9 10

NOTICE TO THE BUYER 11

THE FOLLOWING DISCLOSURES ARE MADE BY THE SELLER ABOUT THE CONDITION OF THE PROPERTY LOCATED AT 3313 Y Rd, CITY Bellingham, 12 13

STATE WA, ZIP 98226, COUNTY Whatcom ("THE PROPERTY") OR AS LEGALLY DESCRIBED ON THE ATTACHED EXHIBIT A. 14 15

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. 16 17 18 19 20 21 22

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. 23 24 25


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. 26 27 28 29 30 31 32


Seller is / is not occupying the Property. 33

I. SELLER'S DISCLOSURES: 34

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. 35 36

	YES	NO	DON'T KNOW	N/A	
1. TITLE					37
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"/>	39
*B. Is title to the property subject to any of the following?					40
(1) First right of refusal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	41
(2) Option	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	42
(3) Lease or rental agreement	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	43
(4) Life estate?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	44
*C. Are there any encroachments, boundary agreements, or boundary disputes?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	45
*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"/>	46
*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"/>	47 48
*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"/>	49
*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"/>	50
*H. Are there any pending or existing assessments against the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	51
*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"/>	52 53

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YES NO DON'T KNOW N/A 54

- *J. Is there a boundary survey for the property? [checked] [] [] [] 55
- *K. Are there any covenants, conditions, or restrictions recorded against the property? [] [checked] [] [] 56

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. 58-62

2. WATER

A. Household Water

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

B. Irrigation Water

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

C. Outdoor Sprinkler System

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

3. SEWER/ON-SITE SEWAGE SYSTEM

A. The property is served by:

- [] Public sewer system [checked] On-site sewage system (including pipes, tanks, drainfields, and all other component parts) 95-96
- [] 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? [] [] [] [checked] 99

If no, please explain: _____ 100-101

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[Signature]

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	YES	NO	DON'T KNOW	N/A	102
*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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	103
D. If the property is connected to an on-site sewage system:					104
*(1) Was a permit issued for its construction, and was it approved by the local health department or district following its construction?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	105
(2) When was it last pumped? <u>01/23/24</u>					106
*(3) Are there any defects in the operation of the on-site sewage system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	107
(4) When was it last inspected? <u>04/01/23</u>			<input type="checkbox"/>	<input type="checkbox"/>	108
By whom: <u>Ed Tyas</u>					109
(5) For how many bedrooms was the on-site sewage system approved? <u>3+2</u> bedrooms			<input type="checkbox"/>	<input type="checkbox"/>	110
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"/>	111
If no, please explain: _____					112
*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"/>	113
G. Is the on-site sewage system, including the drainfield, located entirely within the boundaries of the property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	114
If no, please explain: _____					115
*H. Does the on-site sewage system require monitoring and maintenance services more frequently than once a year?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	116

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).

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"/>	122
*B. Has the basement flooded or leaked?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	123
*C. Have there been any conversions, additions or remodeling?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	124
*(1) If yes, were all building permits obtained?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	125
*(2) If yes, were all final inspections obtained?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	126
D. Do you know the age of the house?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	127
If yes, year of original construction: <u>1996</u>					128
*E. Has there been any settling, slippage, or sliding of the property or its improvements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	129
*F. Are there any defects with the following: (If yes, please check applicable items and explain)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	130
<input type="checkbox"/> Foundations	<input type="checkbox"/> Decks	<input type="checkbox"/> Exterior Walls			131
<input type="checkbox"/> Chimneys	<input type="checkbox"/> Interior Walls	<input type="checkbox"/> Fire Alarms			132
<input type="checkbox"/> Doors	<input type="checkbox"/> Windows	<input type="checkbox"/> Patio			133
<input type="checkbox"/> Ceilings	<input type="checkbox"/> Slab Floors	<input type="checkbox"/> Driveways			134
<input type="checkbox"/> Pools	<input type="checkbox"/> Hot Tub	<input type="checkbox"/> Sauna			135
<input type="checkbox"/> Sidewalks	<input type="checkbox"/> Outbuildings	<input type="checkbox"/> Fireplaces			136
<input type="checkbox"/> Garage Floors	<input type="checkbox"/> Walkways	<input type="checkbox"/> Siding			137
<input type="checkbox"/> Wood Stoves	<input type="checkbox"/> Elevators	<input type="checkbox"/> Incline Elevators			138
<input type="checkbox"/> Stairway Chair Lifts	<input type="checkbox"/> Wheelchair Lifts	<input checked="" type="checkbox"/> Other <u>Patio aggregate cracking</u>			139
*G. Was a structural pest or "whole house" inspection done?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	140
If yes, when and by whom was the inspection completed?					141
<u>12/4/23 Inside N Out Inspection Svcs</u>					142
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"/>	143
I. Is the attic insulated?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	144
J. Is the basement insulated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	145



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	YES	NO	DON'T 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	157
Appliances	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	158
Sump pump	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 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): Propane	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	166
Satellite dish: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	167
Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 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
(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.)					181 182
G. Does the property currently have internet service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	183
Provider: Starlink					184
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
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: _____					187 188 189
B. Are there regular periodic assessments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	190
\$ _____ per <input type="checkbox"/> month <input type="checkbox"/> year					191
<input type="checkbox"/> Other: _____					192
*C. Are there any pending special assessments?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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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Date

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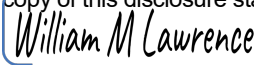

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	YES	NO	DON'T KNOW	N/A	208
*G. Is there any soil or groundwater contamination?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	209
*H. Are there transmission poles or other electrical utility equipment installed, maintained, or buried on the property that do not provide utility service to the structures on the property?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	210
*I. Has the property been used as a legal or illegal dumping site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	211
*J. Has the property been used as an illegal drug manufacturing site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	212
*K. Are there any radio towers in the area that cause interference with cellular telephone reception?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	213
8. LEAD BASED PAINT (Applicable if the house was built before 1978).					214
A. Presence of lead-based paint and/or lead-based paint hazards (check one below):					215
<input type="checkbox"/> Known lead-based paint and/or lead-based paint hazards are present in the housing (explain). _____					216
<input type="checkbox"/> Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.					217
B. Records and reports available to the Seller (check one below):					218
<input type="checkbox"/> Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below). _____					219
<input type="checkbox"/> Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.					220
9. MANUFACTURED AND MOBILE HOMES					221
If the property includes a manufactured or mobile home,					222
*A. Did you make any alterations to the home?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	223
If yes, please describe the alterations: _____					224
*B. Did any previous owner make any alterations to the home?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	225
*C. If alterations were made, were permits or variances for these alterations obtained?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	226
10. FULL DISCLOSURE BY SELLERS					227
A. Other conditions or defects:					228
*Are there any other existing material defects affecting the property that a prospective buyer should know about?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	229
B. Verification					230
The foregoing answers and attached explanations (if any) are complete and correct to the best of Seller's knowledge and Seller has received a copy hereof. Seller agrees to defend, indemnify and hold real estate licensees harmless from and against any and all claims that the above information is inaccurate. Seller authorizes real estate licensees, if any, to deliver a copy of this disclosure statement to other real estate licensees and all prospective buyers of the property.					231
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_____					256

If the answer is "Yes" to any asterisked (*) items, please explain below (use additional sheets if necessary). Please refer to the line number(s) of the question(s).

1(c): Neighbor on So. boundary has driveway which encroaches 12' into property line as noted on Title

1(J) survey recorded on title

3(f): Risers added to original OSS system for main home - 2 bedroom OSS added for Shop building

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II. NOTICES TO THE BUYER

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.
- 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.
- 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.
- D. This information is for disclosure only and is not intended to be a part of the written agreement between the Buyer and Seller.
- 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).
- F. If the house was built prior to 1978, Buyer acknowledges receipt of the pamphlet *Protect Your Family From Lead in Your Home*.

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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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02/02/2024

SELLER'S INITIALS

Date



02/04/2024

SELLER'S INITIALS

Date

Home Inspection Report

Prepared For:

Bill and Brenda Lawrence

****MARKED ITEMS IN GREEN
HAVE BEEN ADDRESSED BY SELLER****



**3313 Y Road,
Bellingham, WA**

Inspection Date: 12/4/2023

Prepared By: Inside N Out Inspection Services
Phone: 360-393-0274

Inspector: Dennis Flaherty
Washington State Licensed Inspector #218
WSDA Structural Pest Inspector License #70563
ASHI Certified Inspector #244796



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Inspection Overview and Summary

You are encouraged to read the following report in its entirety.

Time Started:	9:00 AM
Time Finished:	12:00 PM
People Present:	Seller
Occupied:	Yes
Front Door Faces:	West
Weather:	Rain
Temperature:	35-40 °F
Type of Building:	Single Family Residence
Year Built:	1996
Inspection Fee:	\$545

CONVENTIONS USED IN THIS REPORT

For your convenience, the following conventions have been used in this report:

Safety Issue: denotes a condition that is potentially unsafe and in need of prompt attention.

Evaluate: denotes a potentially significant condition that requires further inspection by a specialist in the respective field.

WDO: denotes the "Structural Pest Inspection" section of the report, which includes conditions conducive to wood destroying organisms (WDO), and should therefore be given a high priority for repair.

Repair: denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.

Improve: denotes improvements that are recommended as an upgrade or to meet modern industry standards.

Monitor: denotes a system or component needing monitoring in order to determine if repairs are necessary or periodical maintenance to ensure continued proper function.

Note: denotes an item of interest that does not require any repairs or monitoring but may be of interest.

SUMMARY OF AREAS NEEDING ATTENTION

The following is a synopsis of the improvements that should be budgeted for over the short term. Other improvements, outside the scope of this inspection, may also be necessary.

The items listed below also appear in the main body of the report, and may contain pictures or diagrams for improved understanding. **PLEASE READ THE ENTIRE REPORT, the following list is for your convenience only and should not in any way discourage you from reading the full report in its entirety.** Items noted as “Improve” or “Monitor” are not included in the summary.

SAFETY ISSUES

1. Safety Issue: Garage door auto reverse function failed to reverse door closure when met with moderate resistance. Ideally, only slight resistance should activate auto reverse. Recommend adjusting door per manufactures recommendations to improve safety and have a complete service and adjustment accomplished by a qualified door installer.

2. Safety Issue: Present day fire and safety standards require that carbon monoxide/smoke detectors be installed outside of each separate sleeping area in the immediate vicinity of each bedroom. Recommend installation of additional detectors to comply with safety standards.

WOOD DESTROYING ORGANISM (WDO) ITEMS

3. WDO: The three bathroom ceiling exhaust fans leak air into the attic space because incorrect roof vent type is lacking a collar to secure the vent connection resulting in moisture stained sheathing that is testing at elevated moisture levels. Recommend replacement of existing non collared box vents with collared roof vent followed by positive connection of ducting to eliminate damp air venting into the attic space.

ITEMS TO REPAIR

4. Repair: The roof sheathing exhibits a circular wet spot roughly 8 inches across adjacent to the lower southwest corner of the center dormer consistent with active leakage. Recommend further review by qualified tradesperson to determine origin followed by repairs as needed to eliminate any further leakage.

5. Repair: Openings into the attic space from the roof surface are evident where the west living room roof intersects the ridge of the east facing roof (under the overhang along gable wall) at both sides. The openings allow entry for bird or rodent intrusion into the attic. Recommend blocking the openings with wire mesh or other material to prevent any intrusions.

6. Repair: The laundry room hallway ceiling exhaust fan vents into the attic space due to the absence of a collared roof vent and associated insulated ducting. Recommend installation of roof vent and ducting to eliminate damp air venting into the attic space.

7. Repair: The copper hot water supply fitting directly above the on-demand hot water heater exhibits corrosion, oxidation and staining consistent with a faulty solder joint. Recommend further review by qualified tradesperson for repairs as needed to eliminate risk of any future leakage.

8. Repair: Secondary lock mechanism is missing from the northernmost east facing single hung window of the kitchen. Recommend repair to the window frame to allow for secondary locking.

9. Repair: Dryer vent is partially disconnected behind the dryer. Recommend reconnection to ensure no damp air is vented to the interior followed by cleanup of lint debris.

10. Repair: The crawl space insulation exhibits some areas of droppings due to mice habitation on top of small pieces of insulation on the ground. Recommend further review by a pest control company for management measures as needed. SASQUATCH PEST CONTROL

Exterior and Grounds

DESCRIPTION OF EXTERIOR AND GROUNDS

Wall Cladding:	•Fiber Cement
Exterior Doors:	•French Doors •Metal
Windows:	•Vinyl Frame
Window & Door Trim:	•Wood
Walkways, Porches and Patios:	•Concrete
Decks:	•Wood with Treated Wood Substructure
General Topography:	•Level Grade
Foundation:	•Poured Concrete •Basement Configuration

EXTERIOR AND GROUNDS OBSERVATIONS AND RECOMMENDATIONS

The construction of the home is good quality. The materials and workmanship, where visible, are acceptable. No exterior repairs or improvement are required.

LIMITATIONS OF EXTERIOR AND GROUNDS INSPECTION

- Unless otherwise noted, the exterior is inspected from ground level.
- Structural components concealed behind finished surfaces could not be inspected.
- The inspection does not include an assessment of geological, hydrological conditions, or environmental hazards.
- Engineering or architectural services such as calculation of structural capacities or adequacy are not part of a home inspection.
- Buried drainage components including perforated drains and tightline systems could not be visually inspected.
- Determining the condition of concrete driveways is not part of the inspection process.

Roofing

DESCRIPTION OF ROOFING

Roof Type:	•Gable
Roof Covering:	•Asphalt Shingles
Roof Flashings:	•Metal
Soffits:	•Open Rafters
Fascia:	•Wood
Roof Drainage System:	•Aluminum
Skylights:	•None
Method of Inspection:	•Walked on Roof

ROOFING OBSERVATIONS AND RECOMMENDATIONS

Repair: The roof sheathing exhibits a circular wet spot roughly 8 inches across adjacent to the lower southwest corner of the center dormer consistent with active leakage. Recommend further review by qualified tradesperson to determine origin followed by repairs as needed to eliminate any further leakage.



Repair: Openings into the attic space from the roof surface are evident where the west living room roof intersects the ridge of the east facing roof (under the overhang along gable wall) at both sides. The openings allow entry for bird or rodent intrusion into the attic. Recommend blocking the openings with wire mesh or other material to prevent any intrusions.



LIMITATIONS OF ROOFING INSPECTION

- Not all the underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Leakage can develop at any time and may depend on rain intensity, wind direction, ice build-up, and other factors.
- Antennae and chimney/flue interiors that are not readily accessible are not inspected and could require repair.

Garage

DESCRIPTION OF GARAGE

- | | |
|-------------------------------|-------------------------|
| Capacity: | •Two-Car |
| Interior Finish: | •Sheetrock |
| Floor type: | •Concrete Slab |
| Contained Utilities: | •Electric Service Panel |
| Automatic Door Opener: | •Installed |
| Overhead Door: | •Metal •Insulated |

GARAGE OBSERVATIONS AND RECOMMENDATIONS

Safety Issue: Garage door auto reverse function failed to reverse door closure when met with moderate resistance. Ideally, only slight resistance should activate auto reverse. Recommend adjusting door per manufactures recommendations to improve safety and have a complete service and adjustment accomplished by a qualified door installer.

LIMITATIONS OF GARAGE INSPECTION

- Determining the heat resistance of firewalls is beyond the scope of this inspection.
- Areas and components concealed by finished surfaces or stored items are not inspected.

Attic

DESCRIPTION OF ATTIC

Method of Inspection:	•Traversed
Access Location:	•Garage •Ceiling
Roof Structure Type:	•Trusses •2x4 •24 in. On Center
Ceiling Structure Type:	•Trusses •2x4 •24 in. On Center
Roof Sheathing:	•OSB (Oriented Strand Board)
Insulation Material:	•Fiberglass •Rolls or Batts •Cellulose •Loose Fill
Ventilation:	•Adequate •Soffit Vents •Ridge Vent

ATTIC OBSERVATIONS AND RECOMMENDATIONS

Repair: The laundry room hallway ceiling exhaust fan vents into the attic space due to the absence of a collared roof vent and associated insulated ducting. Recommend installation of roof vent and ducting to eliminate damp air venting into the attic space.



WDO: The three bathroom ceiling exhaust fans leak air into the attic space because incorrect roof vent type is lacking a collar to secure the vent connection resulting in moisture stained sheathing that is testing at elevated moisture levels. Recommend replacement of existing non collared box vents with collared roof vent followed by positive connection of ducting to eliminate damp air venting into the attic space.



LIMITATIONS OF ATTIC INSPECTION

- Except where noted, areas and components concealed by insulation, finished surfaces, or restricted access are not inspected.
- Roughly 30% of the attic area around the perimeter of the roof surface is inaccessible for inspection.

Electrical

DESCRIPTION OF ELECTRICAL

Location of Service Panel:	•West Wall of •Garage Interior
Size of Electrical Service:	•200 Amp 120/240 Volt Main Service
Service Drop:	•Underground
Service Entrance Conductors:	•Aluminum •Antioxidant Paste Applied
Service Grounding:	•Water Pipe Connection •Gas line connection
Overcurrent Protection:	•Circuit Breakers
Main Disconnect:	•Single Breaker at Top of Panel
Open Breaker Slots Available:	•Yes
Sub-Panel(s):	•Breakers
Distribution Wiring:	•Non-Metallic Sheathed Cable "Romex"
Switches & Receptacles:	•Grounded
Ground Fault Circuit Interrupters:	•Bathrooms •Exterior •Kitchen
Arc Fault Circuit Interrupters:	•Bedrooms
Smoke Detectors:	•Installed

ELECTRICAL OBSERVATIONS AND RECOMMENDATIONS

Safety Issue: Present day fire and safety standards require that carbon monoxide/smoke detectors be installed outside of each separate sleeping area in the immediate vicinity of each bedroom. Recommend installation of additional detectors to comply with safety standards.

LIMITATIONS OF ELECTRICAL INSPECTION

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.

- The inspection does not include telephone, cable, or low voltage wiring, remote control devices, alarm systems and components, or other ancillary wiring systems that are not part of the primary electrical power distribution system.

Heating

DESCRIPTION OF HEATING

Energy Source:	•Electricity
Heating System Type:	•Radiant Floor Heating
Energy Source:	•Electricity
Heating System Type:	•Ductless Heat Pump
Manufacturer:	•Mitsubishi •Outdoor Unit Age 3 Years
Heat Distribution Methods:	•Air Handler

HEATING OBSERVATIONS AND RECOMMENDATIONS

The heating system is in generally good condition. No further repairs or improvements are required at this time.

LIMITATIONS OF HEATING INSPECTION

- The adequacy of heat supply or distribution balance is not inspected.
- The interiors of flues or chimneys that are not readily accessible are not inspected, nor are fires lit in fireplaces or woodstoves.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.

Plumbing and Water Heater

DESCRIPTION OF PLUMBING

Water Heater Energy Source:	•Gas
Capacity:	•Tankless on Demand
Manufacturer:	•Rinnai
Water Heater Age:	•2 Years
Water Supply Source:	•Private Water Supply
Service Pipe to House:	•Copper
Main Water Valve Location:	•Beside Water Heater •Well House
Interior Supply Piping:	•Copper •PEX (Crosslinked Polyethylene)
Static Water Pressure:	•40 PSI
Drain, Waste, & Vent Piping:	•Plastic
Fuel Storage & Distribution:	•Propane Storage Tank
Fuel Shut-Off Valves:	•LP Gas Main Valve On Tank
Other Components:	•Backflow Preventers on Hose Bibs •Sump Pump

PLUMBING OBSERVATIONS AND RECOMMENDATIONS

Monitor: The floor around the master bathroom toilet scanned as slightly elevated moisture levels indicating wax ring failure, the occupant noted the wax ring had been recently replaced and it may be residual moisture being detected. Recommend reinspection annually to ensure no active leakage.

WAX RING RECENTLY CHANGED



Repair: The copper hot water supply fitting directly above the on-demand hot water heater exhibits corrosion, oxidation and staining consistent with a faulty solder joint. Recommend further review by qualified tradesperson for repairs as needed to eliminate risk of any future leakage.



LIMITATIONS OF PLUMBING INSPECTION

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality, private wells and private septic systems are not tested.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected.

Interior

DESCRIPTION OF INTERIOR

Wall and Ceiling Materials:

Floor Surfaces:

Doors:

Window Type:

Window Glazing:

- Drywall
- Carpet •Tile •Wood
- Wood-Solid Core •Wood-Hollow Core
- Sliders • Single Hung
- Double Pane

INTERIOR OBSERVATIONS AND RECOMMENDATIONS

Improve: Floor squeaks were observed at the doorway between the living room and the west center office. Recommend securing subfloor to floor joists when replacing existing flooring.



Repair: Secondary lock mechanism is missing from the northernmost east facing single hung window of the kitchen. Recommend repair to the window frame to allow for secondary locking.



LIMITATIONS OF INTERIOR INSPECTION

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection.
- Detection of past leakage in kitchens and bathrooms cannot always be detected; a reasonable effort is made to determine if problems from past leakage exist.

Appliances

DESCRIPTION OF APPLIANCES

Appliances Tested:

Laundry Facility:

Other Components Tested:

- Built-in Electric Oven •Gas Range and Cooktop •Dishwasher •Refrigerator
- 240 Volt Circuit for Dryer •Dryer Vented to Building Exterior •120 Volt Circuit for Washer •Hot and Cold Water Supply for Washer •Waste Standpipe for Washer
- Bathroom Exhaust Fan •Kitchen Exhaust Hood •Laundry Room Exhaust Fan

APPLIANCES OBSERVATIONS AND RECOMMENDATIONS

Repair: Dryer vent is partially disconnected behind the dryer. Recommend reconnection to ensure no damp air is vented to the interior followed by cleanup of lint debris.



LIMITATIONS OF APPLIANCES INSPECTION

- Thermostats, timers and other specialized features and controls are not tested.
- Appliances are tested for fundamental operation only. The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.
- Freestanding appliances such as clothes washer, dryer and refrigerator are not included in scope of inspection.
- Built-in Vacuum systems are not included as part of the inspection.

Crawl Space

DESCRIPTION OF CRAWL SPACE

Method of Inspection:	•Traversed
Location of Access:	•South Exterior Wall
Insulation Material:	•Fiberglass •Rolls or Batts
Ventilation:	•Adequate •Exterior Wall Vents
Vapor Barrier:	•Yes •6-Mil Black Polyethylene
Post Material:	•Solid Wood
Beam Material:	•Solid Wood •4x10
Joist Material:	•Solid Wood •2x8 •16 in. On Center
Subfloor Material:	•OSB (Oriented Strand Board)

CRAWL SPACE OBSERVATIONS AND RECOMMENDATIONS

Repair: The crawl space insulation exhibits some areas of droppings due to mice habitation on top of small pieces of insulation on the ground. Recommend further review by a pest control company for management measures as needed.

MONITORED BY SASQUATCH PEST CONTROL



LIMITATIONS OF CRAWL SPACE INSPECTION

- Except where noted, areas and components concealed behind insulation, finished surfaces or restricted access are not inspected.

THE SCOPE OF THE INSPECTION

All components designated for inspection in the Washington State Administrative Code (WAC) Chapter 308-488C® are inspected, except as may be noted in the “Limitations of Inspection” sections within this report. To read the Standards of Practice, visit this web page: [WAC Standards of Practice](#)

It is the goal of the inspection to put a home-buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

You are encouraged to obtain competitive estimates for major repair needs. Safety issues should be addressed promptly. **It is recommended that all corrective work, other than routine maintenance activities be performed by qualified licensed contractors prior to the end of the inspection period or closing.**

The information contained in this report was prepared exclusively for the named Client(s) and their authorized representative(s) and is not transferable without the expressed consent of Inside N Out Inspection Services, LLC.

Inspection Invoice/Receipt

Client Information

Bill and Brenda Lawrence

Inspection Information

Inspection #120423A

Inspection Date: 12/4/2023

Inspection Address: 3313 Y Road, Bellingham, WA.

Payment Information

Paid in full,
Total: \$545

Thanks for your business, and please call me again for your next inspection.
Respectfully submitted by:

Dennis Flaherty,

Owner/Inspector

© 2019 Inside N Out Inspection Services, LLC 3126 McLeod Road, Bellingham, WA 98225
Phone: (360) 393-0274 Email: dennis@insidenout.net Internet: www.insidenout.net

Pre-Inspection Agreement

Client(s): Bill and Brenda Lawrence
E-Mail: lawrence.brenda@gmail.com;
lawrence.wm@gmail.com

Inspection Date: 12/4/2023
Inspection#10635BK018

Inside N Out Inspection Services, LLC, agrees to conduct an inspection for the purpose of informing the client of major deficiencies in the condition of the property located at **3313 Y Road, Bellingham, WA.**

THE WRITTEN REPORT IS THE PROPERTY OF INSIDE N OUT INSPECTION SERVICES, LLC, AND THE CLIENT AND SHALL NOT BE USED BY OR TRANSFERRED TO ANY OTHER PERSON OR COMPANY WITHOUT WRITTEN CONSENT FROM BOTH INSIDE N OUT INSPECTION SERVICES, LLC, AND THE CLIENT.

- 1) This inspection of the subject property shall be performed by Inside N Out Inspection Services, LLC, for the Client in accordance with the Standards of Practice of the Washington State WAC Chapter 308-408C — a copy of which will be provided to the client at the time of the inspection. **Building component requirements established by various insurance companies may not be consistent with WAC Chapter 308-408C and are therefore not included within the scope of the inspection.**
- 2) The purpose of this inspection is to identify and disclose visually observable major deficiencies of the inspected systems and items at the time of the inspection only. Detached buildings are not included, but a *Wood Destroying Organism (WDO) inspection is included as part of the home inspection report.* WAC 16-228-2045 requires that a diagram be prepared for WDO inspection reports. A copy is available upon request for an additional fee.
- 3) This inspection is not intended to be technically exhaustive nor is it considered to be a GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE CONDITIONS OF THE PROPERTY, ITEMS AND SYSTEMS INSPECTED AND IT SHOULD NOT BE RELIED ON AS SUCH. Neither Inside N Out Inspection Services, LLC, nor its inspector shall be held responsible or liable for any repairs or replacements with regard to this property, systems, components, or the contents therein. Company is neither a guarantor nor insurer.
- 4) THE INSPECTION AND REPORT DO NOT ADDRESS AND ARE NOT INTENDED TO ADDRESS CODE AND REGULATION COMPLIANCE, THE POSSIBLE PRESENCE OF OR DANGER FROM ASBESTOS, RADON GAS, LEAD PAINT, UREA FORMALDEHYDE, SOIL CONTAMINATION AND OTHER INDOOR AND OUTDOOR SUBSTANCES. THE CLIENT IS URGED TO CONTACT A COMPETENT SPECIALIST IF INFORMATION, IDENTIFICATION, OR TESTING OF THE ABOVE IS DESIRED.
- 5) Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud, or misrepresentation arising out of, from, or related to this inspection report shall be submitted to final and binding arbitration under the Rules and Procedures of the Expedited Arbitration of Home Inspection Disputes of Construction Arbitration Services, Inc. The decision of the Arbitrator appointed there under shall be final and binding and judgment on the Award may be entered in any Court of competent jurisdiction.
- 6) The inspection service is conducted at the property. The physical on-site inspection of the property is a very valuable time of exchange of information between Inside N Out Inspection Services, LLC, and the Client. Any particular concern of the Client must be brought to the attention of Inside N Out Inspection Services, LLC, before the inspection begins. The written report will not substitute for Client's personal presence during the inspection. It is virtually impossible to fully profile any building with any reporting system. Unless Client attends and participates in the inspection process, the Client will have no chance of gaining all the information that is offered.
- 7) The undersigned have read, understood and accepted the terms and conditions of this agreement and agree to pay the charges specified as follows: Client agrees to pay a base fee of **\$545**. A minimum assessment of \$200 will be charged for each Work Order Evaluation (re-inspection) that is requested of, and conducted by, Inside N Out Inspection Services, LLC.

Inside N Out Inspection Services, LLC:


Date: 12/4/2023

CLIENT: 

Date: _____