

August 26, 2009

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515 W. Bakerview Road  
Bellingham, WA 98006

Dear Sirs, Mesdames:

Four condominium units in the Waldron & Young Condominium in Bellingham are currently offered for sale, listed by JoAnne Wyatt of Windermere Real Estate/Whatcom, Inc., dba Windermere Bellingham-Bakerview.

The addresses of these offered Waldron units are:

1314 Twelfth Street, # 502;  
1314 Twelfth Street, # 402;  
1314 Twelfth Street, # 401; and  
1314 Twelfth Street, # 302.

This information is confirmed by Waldron & Young Condominium Complex website  
(<http://www.thewaldron.com/contact.htm>)  
and Windermere's web site/database  
([http://www.windermere.com/index.cfm?  
fuseaction=Listing.actSearchByAgent&searchAgentMetauser\\_ID=1899](http://www.windermere.com/index.cfm?fuseaction=Listing.actSearchByAgent&searchAgentMetauser_ID=1899))

Please take notice of the enclosed report on the Waldron & Young Condominium complex written by home inspector George Guttman of Sound Home Inspections in Seattle, dated April 3, 2009. Mr. Guttman is a renowned and award-winning building inspector who has served as an expert construction witness in numerous legal cases.

With only limited access to the complex, Mr. Guttman found that the Waldron/Young building complex suffers from significant construction defects. Those defects included demonstrable water intrusion, which as you know, may eventually destroy a building.

Here is Mr. Guttman's Summary of Findings:

My partial inspection of this complex found a number of defects and some areas of sub-standard work. Some of the original construction work appears to be incomplete and/or defective. There are also some areas with past or current repair/modification work. Some of this work is also defective and/or incomplete. There are a number of areas with current water intrusion/leaks and areas with potential leaks.

The relatively early appearance, extent and distribution of these defects should be regarded as very serious. I based this conclusion upon my extensive experience with these types of buildings and with exterior envelope failures. The many defects found here must be corrected as soon as possible. This work must be done in a comprehensive and workman-like manner. As part of this work, attention must be given to the likelihood of other leaks and hidden defects.

It should be noted that small leaks can result in more serious problems than larger leaks. Large leaks tend to be easier to identify and their sources tend to be easier to locate. Small leaks may allow a limited amount of water to enter into building assemblies. Such moisture can be trapped for a long period of time and promote damage from wood destroying organisms.

You may read Mr. Guttman's report in the enclosure herewith. It is also available, with color photos, on-line at <http://Windermere-Victims.com/gallery/files/waldron-young-guttman.pdf>

We formally remind you that, now that you are in possession of this information, your statutory duty under Washington law requires you to disclose all such defects to potential buyers. Failure to disclose this information may incur legal liabilities of which you and your attorney/legal advisor are best aware.

Sincerely,

Mark & Carol DeCoursey  
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Redmond, WA 98052