

PURCHASE ANALYSIS & DUE-DILIGENCE REPORT

**10626 SE 213th Court
Kent, Washington 98031**

MLS 2564326 | Prepared August 12, 2026

This report is a buyer-oriented analysis based on public listing, market, tax, and third-party data available on the preparation date. It is not an appraisal, inspection, title report, legal opinion, survey, or guarantee of condition.

1. Executive purchase assessment

What makes the home attractive

- Single-level 1,600-square-foot rambler with three bedrooms and two full bathrooms; this layout has broad appeal for families, downsizers, and buyers seeking fewer stairs.
- Quiet cul-de-sac location, level lot, attached two-car garage, RV parking, covered patio, yard area, and a stated low annual HOA fee.
- Owned solar panels, central air conditioning, high-efficiency heating, gas fireplace, cement-plank siding, public water, and connected sewer.
- Fresh interior paint and new luxury vinyl plank flooring reduce immediate cosmetic work.
- A new composition roof is represented as scheduled for installation at the end of August 2026, potentially removing a major near-term capital expense.
- The home is close to the 98031 median price despite an unusually useful combination of rambler layout, garage, solar, cooling, and RV parking.

Principal concerns

- The roof was not yet installed when listed. Solar-panel removal/reinstallation, roof penetrations, flashing, ventilation, permits, contractor warranty, and solar warranty preservation must all be verified.
- The home was built in 1994. Original or aging HVAC, water heater, plumbing fixtures, sewer lateral, electrical equipment, skylights, jetted tub components, and appliances could create meaningful near-term costs.
- The listing alternately describes the yard as fully fenced and partially fenced. Public/listing records also show an unexplained 1990 effective/remodel reference despite a 1994 build year. These are verification items.
- At \$406 per square foot, the home prices above the broader 98031 median of roughly \$353 per square foot. Its condition, age, amenities, solar, and new roof need to justify that premium.
- The property is already pending inspection. The accepted price is unknown, and a backup buyer should not automatically chase above market merely to displace an existing contract.

Overall rating

2. Property and listing snapshot

Listing upgrades and inclusions

- New luxury vinyl plank flooring and fresh interior paint.
- Owned solar panels; documentation and transfer status have not been independently reviewed.
- New roof represented as scheduled for the end of August 2026.
- Kitchen appliances, washer, and dryer are shown as included in listing sources; confirm in the purchase agreement.
- Vaulted ceilings, skylights, gas fireplace, walk-in closet, bath off primary bedroom, jetted tub, pantry storage, and covered patio.

Record inconsistencies to resolve

- Fence: marketing text says fully fenced; MLS detail says partially fenced.
- Roof: listing says a new roof will be installed, while property details still describe only a composition roof. Obtain signed contract, scope, permit status, paid invoice, final inspection, and warranty.
- Effective/remodel year: some syndicated records display 1990 even though the home was built in 1994. Ask the assessor/agent to explain the data field.
- Zoning: public sources confirm City of Kent jurisdiction, but the specific zoning designation was not independently confirmed in this report. Verify it through the City of Kent zoning map before planning an addition, ADU, or material change of use.

3. Market position and comparable sales

The 98031 market remains competitive, but pricing has softened year over year. Redfin reported a three-month median sale price of approximately \$666,302 through May 2026, down 4.8% year over year; homes received about two offers and sold in roughly 13 days, with a 99.6% sale-to-list ratio. The subject went pending after three days, substantially faster than the area average.

Selected comparable evidence

Comparable selection is intended as a public-data value screen, not a formal appraisal. Condition, exact proximity, lot utility, remodeling, concessions, and property rights require MLS/appraiser verification.

Interpretation

- The best size match in the current data is 22336 122nd Ave SE at 1,640 square feet and \$650,000, though it is farther from the subject and reportedly took longer to sell.
- 11110 SE 219th PI sold for \$668,000 with 270 more square feet. The subject would need its newer roof, solar, condition, and rambler utility to offset the smaller size.
- 20840 102nd Ave SE and 21721 108th PI SE demonstrate that smaller updated homes can command high per-square-foot figures, but per-square-foot analysis alone overvalues small homes and should not control the conclusion.
- The same-street 10602 SE 213th Ct sale at \$745,000 is useful but superior in bathroom count and apparently presentation; it also closed roughly 17 months earlier. It supports neighborhood appeal more than a \$745,000 subject value.
- Automated estimates bracket the subject near list: Zillow approximately \$642,100 and Redfin approximately \$657,869 as of the report date. These are reference points, not appraisals.

Value conclusion

4. Offer and negotiation strategy

Suggested price framework

Terms that may compete without overpaying

- Use a fully underwritten preapproval and provide proof of funds promptly.
- Offer a closing date that matches the seller's needs, with possession terms clearly documented.
- Shorten—not waive—the inspection and document-review periods if the buyer and professionals can perform quickly.
- Allow the seller to complete the roof before closing, but require objective completion evidence and buyer verification.
- If an appraisal gap is considered, cap it at a specific dollar amount and preserve a minimum appraised-value floor.
- Do not release earnest money early or make it nonrefundable without understanding the legal and financial consequences.

Roof-specific contract approach

The cleanest structure is completion before closing with a licensed/insured roofer, applicable permits, paid invoice, final sign-off, transferable workmanship and manufacturer warranties, and written confirmation that solar removal/reinstallation did not impair its warranty or performance. If completion must occur after closing, use a professionally drafted escrow holdback large enough to cover delay, defects, solar work, and contingency—not a casual seller promise.

Solar-specific contract approach

Require documentation proving ownership and absence of financing, lease, power-purchase agreement, UCC filing, or other lien. Obtain installation contract, model/serial information, age, warranties, inverter details, net-metering arrangement, recent PSE statements, production history, monitoring access transfer, and roofing detach/reset documents.

5. Financing and affordability scenarios

Illustrations use the \$650,000 asking price and Freddie Mac's August 6, 2026 national average 30-year fixed rate of 6.69%. Actual pricing depends on credit, occupancy, loan type, points, lender, and lock date. Taxes use \$6,662 annually; HOA uses \$450 annually; homeowners insurance is illustrated at \$150 monthly and must be quoted.

Payments exclude utilities, repairs, maintenance, reserves, mortgage insurance where applicable, and loan-specific fees. Solar may reduce electric expense, but production and utility savings have not been verified.

Approximate cash requirement

Closing costs vary materially. Separately budget for inspection, sewer scope, appraisal if not lender-paid, prepaid taxes/insurance, moving, immediate repairs, and an emergency reserve.

Price sensitivity at 20% down

Tax trend

The 2026 tax bill increased approximately 9.5% from 2025. Future taxes can change with levies and assessed value; the 2026 figure should not be treated as a permanent ceiling.

6. Rental and investment screen

This screen excludes debt service, major capital expenditures, leasing costs, legal/accounting costs, HOA rental restrictions, utilities paid by owner, and income taxes. Self-management would improve the simple cap rate only modestly. Obtain a professional rent analysis and HOA rental rules before relying on rental use.

7. Neighborhood, access, and environmental screen

- The property is in the Stonepine East / Garrison Creek area of Kent's Panther Lake / East Hill-Meridian market.
- Listing materials describe access to State Route 167 and connections to I-405 and I-5, plus nearby daily shopping and dining.
- Redfin/Local Logic describes the immediate area as having some walkability, limited bike infrastructure, some transit, low noise, and a generally calm setting. Confirm at the buyer's actual commute hours and at night.
- Assigned-school information shown publicly is Panther Lake Elementary, Meeker Middle, and Kentridge High. Boundaries and programs can change; confirm directly with Kent School District.
- Third-party First Street data shown by Redfin rates the specific property 1/10 for flood, 1/10 for fire, 3/10 for heat, 1/10 for wind, and 8/10 for air-quality exposure. This is not a FEMA determination or insurance quote.
- Obtain the official FEMA flood determination from the lender/title process and review City of Kent critical-area and zoning maps for the parcel.

8. Inspection and document checklist

Priority 1 — before contingency expiration

- General home inspection by a licensed, experienced inspector; attend in person if possible.
- Roof: contractor, license/insurance, scope, decking allowance, ventilation, flashing, skylights, gutters, permit, completion timing, invoices, lien releases, final inspection, and transferable warranties.
- Solar: ownership, liens/UCC search, installation age, inverter, warranty, monitoring, production, net metering, roof detach/reset contractor, penetrations, and post-work performance test.
- Sewer scope from house to municipal connection; identify material, offsets, roots, belly, breaks, and responsibility for repair.
- HVAC service history, equipment age/model, combustion safety, heat exchanger, condensate drainage, refrigerant status, and cooling performance.
- Water heater age, seismic strapping, venting, drain pan/termination, corrosion, and remaining life.
- Electrical panel brand/capacity, permits for solar/HVAC, GFCI/AFCI protection, smoke/CO alarms, bonding/grounding, and garage wiring.
- Plumbing supply and drain materials, water pressure, fixture leaks, jetted-tub operation/sanitation, and evidence of prior water damage.
- Skylights, attic, roof deck, insulation, ventilation, bathroom exhausts, pest evidence, and moisture staining—especially because fresh paint can obscure historical signs.
- Foundation, crawlspace if present, drainage, grading, patio cover, outbuilding, fence boundaries, and RV parking surface.

Priority 2 — title, HOA, permits, and seller disclosure

- Preliminary title report, legal description, easements, covenants, judgments, solar filings, and exceptions requiring review.
- HOA resale certificate, declaration/CC&Rs, bylaws, rules, current budget, reserves, financial statements, insurance, meeting minutes, violations, litigation, delinquency, pending increases, and special assessments.
- Confirm HOA rules for RV parking, sheds/outbuildings, fences, rentals, exterior changes, solar, and future additions/ADUs.
- Seller disclosure review with follow-up on leaks, roof, solar, insurance claims, repairs, pests, drainage, sewer, and unpermitted work.
- City/County permit history for original construction, roof, solar, HVAC, patio cover, outbuilding, electrical work, and any remodeling.
- Property survey or boundary verification if fencing, RV parking, shed, easements, or encroachments are material.
- Insurance quote before contingency expiration, including roof/solar underwriting and replacement-cost coverage.

Priority 3 — operating-cost verification

- Obtain 12–24 months of PSE bills and solar production reports; compare generation, consumption, and net-metering credits.
- Verify HOA account is current and the \$450 annual fee is accurate.
- Confirm 2026 taxes and any pending assessment/levy changes with King County.
- Price likely five-year capital items even if inspection finds them functional: HVAC, water heater, appliances, fence, patio cover, exterior maintenance, and solar inverter.

9. Buyer decision matrix

Final opinion

This is a credible, broadly appealing owner-occupant property with several features that are difficult to combine at the price: a true one-level layout, cul-de-sac, two-car garage, RV parking, central air, owned solar, and a planned new roof. The \$650,000 list price is reasonable; it is not an obvious bargain, but it also does not appear materially overpriced based on available public evidence.

The correct strategy is disciplined rather than aggressive: protect the inspection, confirm the roof and solar in writing, review the HOA and title carefully, and keep the total price near the mid-\$600,000s. If those items check out, the home should offer good owner-occupant utility and resale appeal. If they do not, the apparent move-in-ready presentation should not override the underlying risk.

10. Sources and limitations

[Redfin property page and NWMLS-syndicated listing details](#)

[Windermere property page / NWMLS details](#)

[Zillow property page and automated estimate](#)

[Redfin 98031 housing market report](#)

[Redfin East Hill-Meridian housing market report](#)

[King County Parcel Viewer](#)

[City of Kent zoning and future land-use map](#)

[City of Kent floodplain information](#)

[Freddie Mac Primary Mortgage Market Survey](#)

Data cutoff: August 12, 2026. Listing status, price, rates, taxes, school assignments, HOA information, and market conditions can change. Public listing feeds can contain errors or lag the MLS. All material facts should be confirmed through the buyer's broker, lender, inspector, title/escrow company, insurer, HOA, City of Kent, King County, and other qualified professionals. This report does not provide legal, tax, engineering, environmental, appraisal, or inspection advice.