

This Report Has Been Prepared Exclusively For: Linda Wyman

Property Address: 3900 W Hooker, Seattle, WA
Date of Inspection: 3/24/2007 Start Time: 3:15:00 PM Report Number: 032407-3

only.

Read all narratives in the Uniform Building Inspection Report™ Reference Manual, referenced by item number, before purchasing the property.

MAIN / SUB-PANEL LOCATION(S):

Main service panel located in the utility room.

SERVICE DROP/SERVICE LATERAL & SERVICE PANEL:

- 51a Underground service lateral
- 51k Copper entrance conductors
- 51f Interior main service panel
- 51g Single disconnect

SERVICE AMPERAGE / VOLTAGE, ETC.:

- 52b 110/120 volt service
- 52c 220/240 volt service
- 52d Single phase
- 52g 100 to 200 amp service
- 52j The service amperage rating is 200 amps. (This was determined by the amperage rating of the main disconnect)

DISTRIBUTION SYSTEMS:

- 53b Circuit breakers
- 53f Nonmetallic sheathed cable ("Romex")
- 53j Copper wires

A Representative Number of Lights and Switches were Tested.

A Representative Number of Receptacles were Tested.

GROUNDING METHOD, ETC.:

- 54 Grounding method not ascertained



Photo: 5370.04 (1)



Photo: 5490.02 (1)

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Bathroom Survey Findings:

Bathroom electrical systems, including any venting systems (if present) were observed (and tested if power was on). If any deficiencies or concerns were observed, they may be reported under the ELECTRICAL section.

Unless access was impaired, all water handling fixtures were observed (and tested if water was on). Bathroom walls, ceilings, floors, counters, a representative number of cabinets, and windows were observed.

Significant visible deficiencies or potential concerns, if any, are reported below (window deficiencies may also be reported under the EXTERIOR or INTERIOR sections). (Some bathroom plumbing or fixture deficiencies, if any, might be reported under the PLUMBING section.)

Visible bathroom specific systems or components are indicated by type or described in the components section.

[F] 6560.01: GFCI outlet not installed.
See series 6560.01 photo(s)

[F] 6770.04: General caulking and sealing needed.

See series 6770.04 photo(s)

Bath Components & Applications:

The following is a list of components, systems, and applications noted during the inspection. This is a very important part of the inspection report. Some components and some applications require additional maintenance and consideration. The survey of some components is limited. Some component information contains disclosures.

Where the general condition of a component or system is indicated, reference is to the visible and/or active components only.

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BATHTUB TYPE(S):

60a(1) Cast iron bathtub(s)
60c Fiberglass bathtub(s)

SHOWER FLOOR TYPE(S):

60f (2) Tile shower floor(s)

TUB/SHOWER WALLS:

62b Mastic tile walls
62h(1) The tub and/or shower door(s) appeared to be safety glaze
62j The tub and/or shower was/were enclosed with a curtain

WASH BASIN(S):



Photo: 6560.01 (1)



Photo: 6770.04 (1)

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- 64a Cast iron wash basin(s)
- 64f Vitreous china wash basin(s)
- 64j Self-rimming wash basin(s)
- 64r Other basin types

COUNTERTOP MATERIALS:

- 65c Plastic laminate countertop(s)
- 65e(1) Acrylics countertop(s)

WATER CLOSET(S):

- 63a(1) Down-flush toilet

PLUMBING AND ACCESSORIES:

- 61a "Washerless" faucet(s)
- 61b Washer type faucet(s)

VENTILATION, SUPPLEMENTAL HEATING AND ELECTRICAL:

- No supplemental bathroom heating noted
- 66b Exhaust fan(s)

FLOOR(S):

- 67c Vinyl floor(s)
- 67f Wood subfloor

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Interior Survey Findings:

Wall, ceiling, and floor surfaces were observed. If present, interior steps, stairways, balconies, railings, counters, and a representative number of cabinets & doors were observed. A representative number of windows (in terms of opening & locking mechanisms, and operation) were observed.

If present, fire separation walls, ceilings, & doors between the attached garage and living space or other dwellings were observed.

Smoke alarms (if present) were examined for visible condition and location placement (in most cases there is no requirement for the inspector to test these).

Ceiling fans and central vacuuming (if present) were observed (and tested if electricity was on, and non-remote control switches were present).

Laundry room venting system, if installed, was observed (and tested if electricity was on). For limits of inspection of central vacuuming (if present), see inspection agreement.

Intruder alarms and internal communication systems (if present) were not checked by the inspector.

Significant visible deficiencies or potential concerns, if any, are reported below (however, any deficiencies in bathroom walls, ceilings, floors, or cabinets may be addressed under the BATHROOM section, and kitchen cabinets may be addressed under the KITCHEN section).

Visible interior systems or components are indicated by type or described in the components section.

The following is a message regarding mold from the United States Environmental Protection Agency.

Molds produce tiny spores to reproduce. Mold spores waft through the indoor and outdoor air continually. When mold spores land on a damp spot indoors, they may begin growing and digesting whatever they are growing on in order to survive. There are molds that can grow on wood, paper, carpet, and foods. When excessive moisture or water accumulates indoors, mold growth will often occur, particularly if the moisture problem remains undiscovered or un-addressed. There is no practical way to eliminate all mold and mold spores in the indoor environment; the way to control indoor mold growth is to control moisture.

<http://www.epa.gov/mold/>

The client is advised to consider all findings associated with moisture, such as, but not limited to, stains, leaks, vapor barrier defects, exhaust fan failures, etc., as conditions conducive to the growth of molds and other fungi, whether direct information regarding mold is provided by the inspector or not.

No Interior Findings Noted.

Interior Components & Applications:

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inspection report. Some components and some applications require additional maintenance and consideration. The survey of some components is limited. Some component information contains disclosures.

Where the general condition of a component or system is indicated, reference is to the visible and/or active components only.

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WALLS AND CEILINGS:

70b Drywall
70d(1) Paneling
70d(2) Wood
70d(4) Wallpaper

FIRE SEPARATION WALLS AND CEILINGS

FIRE SEPARATION DOOR(S)

EXTERIOR AND INTERIOR DOOR SYSTEMS:

71a Bi-fold door(s)
71b Bypass door(s)
71e Hinged door(s)
71f Sliding glass door(s)
71h Dead bolt(s)

WINDOWS

75a A representative number of windows were tested.

INTERIOR STYLES, STAIRS, ETC.:

72a Volume, vaulted or high ceilings
72c Nominal 8' ceilings
72d Raised entry
72e Below or at-grade room(s)
72f(1) Multi story
72g(1) Wood stairway/steps
72h Furnished and/or occupied

FINISH FLOORING:

73a Carpet
73c Vinyl and baseboard
73d Wood (may be simulated)

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Kitchen Survey Findings:

Kitchen/break area specific water supply and distribution systems, including visible piping, supports, and insulation were observed where visible (and tested if water was on). Kitchen specific electrical and venting systems were observed (and tested if power was on).

Counters and a representative number of cabinets were observed. Appliances have been examined within the scope of the inspection agreement (see Inspection Agreement). Significant visible deficiencies or potential concerns, if any, are reported below (however, any deficiencies in electrical receptacles and lighting may be addressed under the ELECTRICAL section; and any wall, ceiling, and/or floor deficiencies may be addressed under INTERIOR section). Visible kitchen/break area specific systems or components are indicated by type or described in the components section.

No Kitchen Findings Noted.

Kitchen Components & Applications:

The following is a list of components, systems, and applications noted during the inspection. This is a very important part of the inspection report. Some components and some applications require additional maintenance and consideration. The survey of some components is limited. Some component information contains disclosures.

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RANGE(S) / COOKTOP(S):

- 80a(1) Gas range or cooktop
- 80a(2) Electric range or cooktop
- 80b Free-standing range
- 80c Built-in (cooktop)

OVEN(S):

- 83a(2) Electric oven
- 83b Free-standing oven
- 83e Self-cleaning oven
- 83h Microwave oven

VENTILATION:

- 81a Mechanical exhaust
- 81e Openable window

CABINETS:

- 84a Modular wood cabinets
 - 84c Built-in or custom cabinets
-

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COUNTERTOP(S) AND BACKSPLASH:

86d Plastic laminate
86e Acrylics

SINK(S):

82a(1) Cast iron sink
82d Self-rimming sink
82g Washerless faucet

REFRIGERATOR(S):

85c Electric refrigerator

LIGHTING AND ELECTRIC:

87a Counter outlets
87c Incandescent lighting

OTHER APPLIANCES:

88d Disposal
88e Dishwasher