

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

Structure Survey Findings:

Visible portions of the following were observed: foundations; structure to walls, columns, floors, roofs, overhang posts, and columns; attached or firmly abutting decks, balconies, and railings; ventilation techniques and applications of attic and foundation; visible insulation and vapor retarders in unfinished spaces; termination locations of kitchen, bathroom, and laundry venting systems; and visible appliance flue and vent clearances and related visible fire blocking.

The inspector did look for evidence of past or present leaks. Significant visible deficiencies or potential concerns, if any, are reported below.

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

[F] 9200.01: Upper deck has been extended using gussets. Recommend review by structural engineer advised.

See series 9200.01 photo(s)

[R] 9400.01: Prior or present moisture noted in the basement area. Recommend review by water proofing contractor to determine cause and costs to repair.

See series 9400.01 photo(s)

[R] 9800: Review of entire structure by a structural engineer advised before purchasing property.

See series 9800 photo(s)

[F] 9840: Wood deterioration noted on building member. Deck rail rotted on upper deck.

See series 9840 photo(s)

[F] 9840: Wood deterioration noted on building member. See series 9840 photo(s)

Structure 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.

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



Photo: 9200.01 (1)



Photo: 9400.01 (1)



Photo: 9800 (1)

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INSPECTED STRUCTURES BUILDING TYPE:

94a Single family residence

APPROXIMATE ERA OF CONSTRUCTION:

91b 1963 to 1983

ROOF/CEILINGS STRUCTURAL COMPONENTS:

90b(1) Site-framed roof system

90c Plywood/OSB roof sheathing

FLOOR STRUCTURAL COMPONENTS:

90f Plywood/OSB subfloor

90j Concrete slab floor

EXTERIOR WALLS STRUCTURAL COMPONENTS:

90t Wood framing

FOUNDATION AND/OR BASEMENT STRUCTURES WHERE VISIBLE (if basement present):

93a Concrete pier and/or perimeter foundation

93n(1) Full or partial basement

93n(2) Basement areaway

SUB-AREA OBSERVATION METHOD:

97b Partially traversed

SUB-AREA ACCESS LOCATION:

A sub-area access is located in the hallway. There may be other sub-area access locations not listed here.

No sub-area ventilation noted

THE VENT DUCTS OF KITCHEN, BATH AND LAUNDRY VENTILATION SYSTEMS WERE OBSERVED TO COMPLETE THE REVIEW OF THOSE SYSTEMS:

APPROXIMATE ATTIC INSULATION THICKNESS:

(In many cases, such as with flat or vaulted roof structures without attics, the inspector cannot ascertain the thickness of the insulation or whether any is installed. An indication of insulation thickness does not guarantee complete coverage. The presence of wall insulation generally cannot be ascertained at all)

95e 9 to 12 inches (attic)

APPROXIMATE FLOOR INSULATION THICKNESS:

INSTALLED ATTIC AND FLOOR INSULATION TYPES:

VAPOR RETARDERS:

95d(1) Vapor barrier noted

95d(2) Moisture barrier noted

Additional Information:



Photo: 9840 (1)

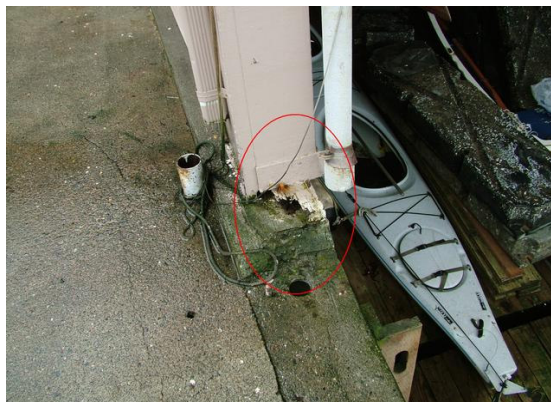


Photo: 9840 (2)

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Note: Read the first page of the Uniform Building Inspection Report Reference Manual and the Standards of Practice for an insight into the scope of the inspection.

The inspection represents the condition of the visually inspected areas of the property on the date of the inspection. Component conditions may change between the date of the inspection and the title transfer date. A thorough walk-through prior to title transfer helps protect against unexpected surprises, and is recommended. The purchase of a home warranty is recommended. Please show your appreciation for the inspector, or lack thereof, by sending any comments to twi2000@aol.com.

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Summary of Findings:

The condensed version is not the entire report and should not be considered exclusive. In States requiring summary distribution the following listed items are considered by the inspector as inoperative, not operating properly or as intended, health and/or safety concerns, warranting further investigation by a specialist, or warranting continued observation by others. In all other States the summary may include all findings regardless of significance.

Grounds Findings:

[F] 0060: Drainage near building questionable. Water leaking into the garage from road. Recommend installing drainage system.

See series 0060 photo(s)

[R] 0160.03: Retaining wall deteriorated or otherwise damaged.

It is recommended that the finding be reviewed, and corrected as needed, by a Geotec needed before purchasing the property.

See series 0160.03 photo(s)

[F] 0290.12: Patio/deck guardrail missing.

See series 0290.12 photo(s)

[F] 0290.12: Guardrail may be needed on retaining wall, as well as lower deck. Check with building department for code requirements.

See series 0290.12 photo(s)

Exterior/Roof Findings:

[R] 1010: Roof cracked buckled, Recommend review of entire roof by licensed contractor, repair as necessary

See series 1010 photo(s)

[F] 1060.02: Roofing material appears to be

lifting.

See series 1060.02 photo(s)

[F] 1280.10: Downspout not connected.

See series 1280.10 photo(s)

[F] 1400.01: Stucco cracked. Any cracks may allow water to enter the wall cavity which may cause fungal growth (mold) or wood deterioration. The inspector cannot ascertain the condition behind the wall covering.

See series 1400.01 photo(s)

[F] 1620.01: Door weathered. (garage)

See series 1620.01 photo(s)

[F] 1950: Drain needed by shop door to prevent water from infiltrating into the basement.

See series 1950 photo(s)

[F] 1950: Downspouts do not extend into the drains.

See series 1950 photo(s)

HVAC & Fireplace Findings:

[R] 2320.10: Oil tank may be leaking, Oil found in catch basin. Recommend review by licensed contractor to determine cause and remedy.

It is recommended that the finding be reviewed, and corrected as needed, by a qualified licensed contractor before purchasing the property.

See series 2320.10 photo(s)

[R] 2440: Review and service by qualified HVAC contractor advised (correct as needed).

See series 2440 photo(s)

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Plumbing Findings:

[R] 4600.11: Bathroom tub leaks as seen from crawl space. Plumbing vent missing
It is recommended that the finding be reviewed, and corrected as needed, by a qualified licensed contractor before purchasing the property.
See series 4600.11 photo(s)

[R] 4905: Extractor pump not sealed.
It is recommended that the finding be reviewed, and corrected as needed, by a qualified licensed contractor before purchasing the property.
See series 4905 photo(s)

Electrical Findings:

[F] 5310.01: Junction box cover plate missing. (North fireplace)

See series 5310.01 photo(s)

[F] 5360.01: Wiring not secured. Romex connectors needed in main panel.

See series 5360.01 photo(s)

[F] 5360.01: Wiring not secured.
Recommend repair by electrical contractor advised.

See series 5360.01 photo(s)

[F] 5370.04: Flexible cord hard wired. (deck)
Recommend removing.

See series 5370.04 photo(s)

[F] 5490.02: Review of entire electrical system by qualified licensed Electrical Contractor advised (correct as needed).
See series 5490.02 photo(s)

Bathroom(s) Findings:

[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)

Interior Findings:

Kitchen/Appliance Findings:

Structure Findings:

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