

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

Exterior / Roof Survey Findings:

The roof, roof drainage systems, jacks, flashings, skylights, chimneys, other roof penetrations were observed within the limits of accessibility. The method of observation, which is suggestive of the extent to which the roof and related components were observed, is set forth in the components section.

Wall cladding, flashing, trim, eaves and rake fascias (barge rafters), all doors, a representative number of windows, and all garage doors were observed if present. Any garage door operators were tested for the ability to stop or reverse when meeting normal hand resistance.

If bedroom windows have security bars, they may be required to have release mechanisms. The release mechanisms are not tested by the inspection company. It is strongly recommended that you have the owner or agent demonstrate the release mechanism on each window.

Significant visible deficiencies or potential concerns, if any, are reported below.

Any visible deficiencies in abutting or attached decks may be reported in the STRUCTURE section rather than here.

Visible signs of leaks or abnormal condensation (if any) on surfaces are reported in this, and/or other pertinent, sections. Exterior systems or components are indicated by type or described in the components section.

[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)



Photo: 1010 (1)



Photo: 1060.02 (1)



Photo: 1280.10 (1)

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Exterior 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.

ROOF REVIEW METHOD:

17a Roof fully viewed from roof level. The inspector's vantage point allowed full view of the roof and all roof penetrations whether fully traversed or not.

ROOF / DECK STYLES:

13r Flat (or near flat)

ROOF/DECKFLOOR WATERPROOFING MATERIALS:

15h(1) The roof appears to be a built-up roof with a top layer of weather resistant material. This application is often referred to as a "cap-sheet" roof system.

ROOF FLASHING AND PENETRATIONS:

15n(2) Tar "flashing"

GUTTERS / ROOF DRAINS:

11c(2) Built-in gutters

WALL CLADDING MATERIALS (Siding), FLASHING & TRIM:

16b Wood siding (all types)

16r Exterior trims (all types)

EAVES, SOFFITS, FASCIA, PORCHES & RAILINGS

16s(3) Porch(es) with covered soffit(s)

WINDOWS AS VIEWED FROM EXTERIOR (see Interior Section also):

10a Multi-glaze (I.G.)

10b Single glaze

10c(2) Vinyl sash

10h Sliding sash

10n Picture window(s)

SKYLIGHT(S):

10f Skylight(s)

ENTRY DOORS:

12b Solid core



Photo: 1400.01 (1)



Photo: 1620.01 (1)



Photo: 1950 (1)

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VEHICLE DOORS and SAFETY REVERSE DEVICES:

14a(1) Automatic opener

14a(2) Obstruction sensor

One or more garage door operators is/are equipped with an obstruction sensor safety reverse device(s). Test the operation on a regular basis.

14a(3) Pressure sensitive reverse mechanism

One or more garage door operators is/are equipped with pressure sensitive safety reverse device(s). Test the operation on a regular basis and keep the reverse pressure properly adjusted.

The Safety Reverse mechanism(s), including the pressure sensitive and obstruction sensor type, if installed, was/were tested by the Inspector and it/they did reverse.

14b(1) Sectional

14g Metal (frame/skin)



Photo: 1950 (2)