



Inspection Report

Joe and Sue Smith

Property Address:
1234 Your St.
Bothell WA 98011



Transparent Inspections

Austin McFeeley
13221 Meridian Ave S Unit A
Everett WA 98208
425-773-6637

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Date: 12/2/2013	Time: 10:15 AM	Report ID: AM131
Property: 1234 Your St. Bothell WA 98011	Customer: Joe and Sue Smith	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

In Attendance:

Customer

Type of building:

Single Family (2 story)

Approximate age of building:

Over 25 Years

Temperature:

Below 60 (F) = 15.5 (C)

Weather:

Cloudy

Ground/Soil surface condition:

Damp

Rain in last 3 days:

Yes

1. Roof

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

Roof Covering:
Architectural

Viewed roof covering from:
Walked roof

Sky Light(s):
Two

Chimney (exterior):
Wood

Roof-Type:
Gable

		IN	NI	NP	RR
1.0	Roof Coverings	•			
1.1	Flashings/Valleys	•			
1.2	Chimneys, Flues, Skylights				•
1.3	Gutters/drainage				•
1.4	Fascia/tails	•			
1.5	Vents/Penetrations				•
1.6	Eaves	•			
1.7	Structure	•			
		IN	NI	NP	RR

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Comments:

1.1 Flashing above skylights has a minimal slope, debris easily builds up. Water can pool and intrude under shingles. recommend cleaning and installing flashing that has a more pronounced slope.

1.2 (1) Flashing above skylights has a minimal slope, debris easily builds up. Water can pool and intrude under shingles. recommend cleaning and installing flashing that has a more pronounced slope.



1.2 Item 1(Picture)

1.2 (2) Flashing the chimney has no slope, this can lead to water pooling and moisture intrusion under shingles. Recommend installing flashing with a more pronounced slope.



1.2 Item 2(Picture)

1.3 Gutters have excessive debris buildup. Can cause clogging and water pooling. Recommend cleaning.



1.3 Item 1(Picture)

1.5 Furnace vent is showing signs of corrosion. Recommend monitoring and replacing before holes form.



1.5 Item 1(Picture)

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Siding Material:
Wood

Exterior Entry Doors:
Wood

Appurtenance:
Deck

Driveway:
Concrete

		IN	NI	NP	RR
2.0	Siding, Flashing, Trim				•
2.1	Doors (Exterior)	•			
2.2	Windows/Flashing/Trim				•
2.3	Decks, Steps, Patios, Steps				•
2.4	Vents	•			
2.5	Walkways	•			
2.6	Driveways	•			
2.7	Ground slope	•			
2.8	Electrical supply	•			
2.9	Sub grade entry/windows			•	
2.10	Retaining walls			•	
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

2.0 (1) Siding is touching roofing material and is starting to show signs of wood rot. Recommend cutting siding back two inches and installing proper flashing.



2.0 Item 1(Picture)

2.0 (2) There is vegetation in contact with the siding of the home. This is a conducive condition for wood destroying organisms. Recommend vegetation to be removed/cut back from siding by 6-8 inches.



2.0 Item 2(Picture)

2.0 (3) Siding in contact with ground at North side of home. Because the siding is in contact with ground it is possible for framing to be deteriorated. We did not inspect behind this siding. Recommend a ground clearance of six to eight inches where possible.



2.0 Item 3(Picture)

2.2 Windows on front and sides of home do not have flashing above trim. This can allow water to penetrate inside the walls of the home. Recommend installing flashing above all windows by licensed contractor.



2.2 Item 1(Picture)

2.3 Underside of deck has excessive build up of mildew. This can lead to wood rot over time. Recommend cleaning and sealing as needed.



2.3 Item 1(Picture)

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Attic

Styles & Materials

Insulation depth:
7-10inches

attic access:
scuttle

Roof Structure:
Engineered wood trusses
Plywood
Sheathing

Method used to observe attic:
From entry

Attic Insulation:
Blown
R-30 or better

Ventilation:
Gable vents
Ridge vents
Soffit Vents

		IN	NI	NP	RR
3.0	Framing	•			
3.1	Insulation	•			
3.2	Ventilation				•
3.3	Roofing materials				•
3.4	Ducting				•
3.5	Fans			•	
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

3.2 Some of the soffit vents have insulation blown into the baffles which obstructs ventilation. Recommend cleaning baffles.



3.2 Item 1(Picture)

3.3 Underside of sheathing on north side is discolored. This is indicative of microbial growth due to high moisture content of the air. Recommend increasing ventilation, and repairing ducting to prevent excess moisture buildup.



3.3 Item 1(Picture)

3.4 Air vent duct from master bath is damaged and is leaking damp air into attic. Recommend having licensed contractor replace duct.



3.4 Item 1(Picture)

4. Garage

Styles & Materials

Garage Door Type:
Two automatic

Garage Door Material:
Wood

Auto-opener Manufacturer:
OVERHEAD DOOR

		IN	NI	NP	RR
4.0	Garage Ceilings	•			
4.1	Garage Walls (including Firewall Separation)				•
4.2	Garage Floor/Foundation	•			
4.3	Garage Door (s)	•			
4.4	Occupant Door (from garage to inside of home)	•			
4.5	Garage Door Operators	•			
4.6	Electrical	•			
4.7	Heat			•	
4.8	Structure	•			
		IN	NI	NP	RR

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Comments:

4.1 Garage has a pet door installed next to interior door. This compromises the fire wall and is against code. Recommend having licensed contractor patch and repair.



4.1 Item 1(Picture)

4.3 Garage doors do not have 'eye' for emergency stop.

5. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Heat Type: Forced Air	Energy Source: Gas	Number of Heat Systems (excluding wood): One
Heat System Brand: AGED	Ductwork: Insulated	Filter Type: Disposable
Types of Fireplaces: Conventional	Operable Fireplaces: One	Number of Woodstoves: None
Cooling Equipment Type: Air conditioner unit	Number of AC Only Units: One	

		IN	NI	NP	RR
5.0	Heating Equipment				•
5.1	Operating Controls	•			
5.2	Gas/other fuel lines	•			
5.3	Distribution Systems	•			
5.4	Air returns	•			
5.5	Presence of Installed Heat Source in Each Room	•			
5.6	Chimneys, Flues and Vents	•			
5.7	Solid Fuel Heating Devices			•	
5.8	Gas/LP Firelogs and Fireplaces	•			
5.9	Cooling and Air Handler Equipment		•		
		IN	NI	NP	RR

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Comments:

5.0 (1) Vent stack of furnace is heavily corroded, and there was debris sitting in and around furnace. This indicates incomplete burning of fuel, and/or a crack/leak in the heat exchanger. Recommend licensed HVAC contractor to assess and repair/replace as needed.



5.0 Item 1(Picture)

5.0 (2) Minor gas leak at distributor inside furnace chamber. Recommend HVAC to repair.

5.0 (3) Furnace takes a long time to light with excessive starter clicking. Recommend HVAC contractor to service and repair/replace as needed.

5.9 (1) Temperature

5.9 (2) The A/C was not tested for proper operation due to the outside air temperature is 65 degrees or less. We did not inspect this unit(s).

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Water Heater

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

Type: Gas/propane **Location:** Garage **Water Heater Capacity:** 50 Gallon (2-3 people)

		IN	NI	NP	RR
6.0	Water Heater	•			
6.1	Plumbing				•
6.2	Flue	•			
6.3	Burner/element				•
6.4	Fuel source (gas/electrical)	•			
6.5	Pressure relief	•			
6.6	Overflow	•			
6.7	Safety measures				•
		IN	NI	NP	RR

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Comments:

6.1 No expansion tank is present on plumbing entering the water heater. Water heater was installed in 2011, and code at that time is for expansion tank. The water heater was most likely not installed by a professional. Recommend having licensed plumber to repair.

6.3 Burner is not 18 inches above floor. Recommend licensed plumber to reinstall at appropriate height.

6.7 Water heater has no seismic straps. In case of earthquake, this could cause a gas and water leak. Recommend having seismic safety straps installed.

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Kitchen

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Floor Covering(s):

Wood

Cabinetry:

Wood

Countertop:

Laminate

Dishwasher Brand:

GENERAL ELECTRIC

Exhaust/Range hood:

VENTED
GENERAL ELECTRIC

Range/Oven:

GENERAL ELECTRIC

Built in Microwave:

GENERAL ELECTRIC

Trash Compactors:

NONE

		IN	NI	NP	RR
7.0	Sink				•
7.1	Disposal	•			
7.2	Dishwasher	•			
7.3	Oven	•			
7.4	Counters and Cabinets	•			
7.5	Electrical				•
7.6	Fans/Vents	•			
7.7	Flooring	•			
		IN	NI	NP	RR

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Comments:

7.0 Faucet swivels past sink and can spill water onto counter. This is a hazard and recommend installing a stop to prevent this.



7.0 Item 1(Picture)

7.5 Kitchen outlets are not GFCI protected and are required to be by code. Recommend having licensed electrician install GFCI for all outlets in kitchen.



7.5 Item 1(Picture)

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Bathrooms

Styles & Materials

Exhaust Fans:

Fan only

		IN	NI	NP	RR
8.0	Sinks				•
8.1	Bathtub/shower				•
8.2	Toilet	•			
8.3	Flooring	•			
8.4	Walls/ceiling	•			
8.5	Ventilation				•
8.6	Electrical	•			
		IN	NI	NP	RR

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Comments:

8.0 (1) Drain pipe in master bath sink on right side has a negative slope. This allows pooling and does not drain properly. Recommend licensed plumber to repair.



8.0 Item 1(Picture)

8.0 (2) Master bath sink on left side has a minor leak in the drain pipe. Recommend repair by licensed plumber.



8.0 Item 2(Picture)

8.1 Master bath shower head has a leak. Recommend repairing to prevent water damage.



8.1 Item 1(Picture)

8.5 Upstairs bath fan does not appear to be venting. No ducting was found in attic, and there is no suction. Recommend licensed contractor to install proper ducting for ventilation.



8.5 Item 1(Picture)

9. Interior

Styles & Materials

Ceiling Materials:
Gypsum Board

Wall Material:
Gypsum Board

Floor Covering(s):
Carpet
Hardwood T&G
Wood

Interior Doors:
Hollow core
Wood

Window Types:
Thermal/Insulated

		IN	NI	NP	RR
9.0	Ceilings	•			
9.1	Walls	•			
9.2	Floors	•			
9.3	Stairways, Balconies, and Railings	•			
9.4	Windows	•			
9.5	Doors	•			
9.6	Bedroom	•			
9.7	Fireplace	•			
		IN	NI	NP	RR

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Comments:

9.7 Appears to be some creosote buildup in fireplace. Recommend cleaning if to be used.

10. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

Electrical Service Conductors:

Below ground

Panel capacity:

200 AMP

Panel Type:

Circuit breakers

Electric Panel Manufacturer:

SQUARE D

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Romex

Location of the main panel:

Garage

Subpanel present:

no

		IN	NI	NP	RR
10.0	Service Entrance Lines	•			
10.1	Main panel, breakers, disconnect	•			
10.2	Receptacles, switches, lights, junction boxes				•
10.3	GFCI in garage, kitchen, bathrooms, and within 6 feet of plumbing fixtures and all exterior				•
10.4	Grounding provisions	•			
10.5	Location of Main and Distribution Panels	•			
10.6	Smoke Detectors	•			
10.7	Carbon Monoxide Detectors			•	
		IN	NI	NP	RR

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Comments:

10.2 Dimmer light switch is missing knob. Due to difficulty of use, can be a hazard. Recommend replacing with functioning switch.



10.2 Item 1(Picture)

10.3 See kitchen 7.5

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

11. Plumbing

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

Water Source:

Public

Water Filters:

None

Plumbing Water Supply (into home):

Copper

Plumbing Water Distribution (inside home):

Copper

Washer Drain Size:

2" Diameter

Plumbing Waste:

PVC

		IN	NI	NP	RR
11.0	Plumbing Drain, Waste and Vent Systems	•			
11.1	Plumbing Water Supply, Distribution System and Fixtures	•			
11.2	Shut off/ water	•			
11.3	Water pressure	•			
11.4	Gas lines	•			
11.5	Shut off/ gas meter	•			
11.6	Exterior hose bibs				•
11.7	Sump Pump			•	
11.8	Water temperature				•
11.9	Laundry fixtures/sink	•			
		IN	NI	NP	RR

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Comments:

11.6 Could not get front hose bib to work. Possibly shut off at different location. If not, recommend licensed plumber to repair.



11.6 Item 1(Picture)

11.8 Water temperature is 138 F. This is too hot and can cause burns. Recommend setting water heater to a lower setting, for a temp. of 120-125.



11.8 Item 1(Picture)

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

12. Crawlspace, Foundation, and/or Basement

Styles & Materials

Foundation:

Poured concrete

Method used to observe Crawlspace:

Crawled

Floor Structure:

2 X 10
Wood joists

Columns or Piers:

Concrete piers

Floor System Insulation:

Batts
R-25

		IN	NI	NP	RR
12.0	Walls	•			
12.1	Framing/Sills	•			
12.2	Floors/Slab/Joists				•
12.3	Columns				•
12.4	Ceilings			•	
12.5	Water				•
12.6	Ventilation	•			
12.7	Insulation	•			
		IN	NI	NP	RR

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Comments:

12.2 Flooring in rear of home by back deck has water staining. It appears that this is due to the incorrect flashing around a vent under the deck. Recommend having contractor install flashing to divert water away and replace damaged material.



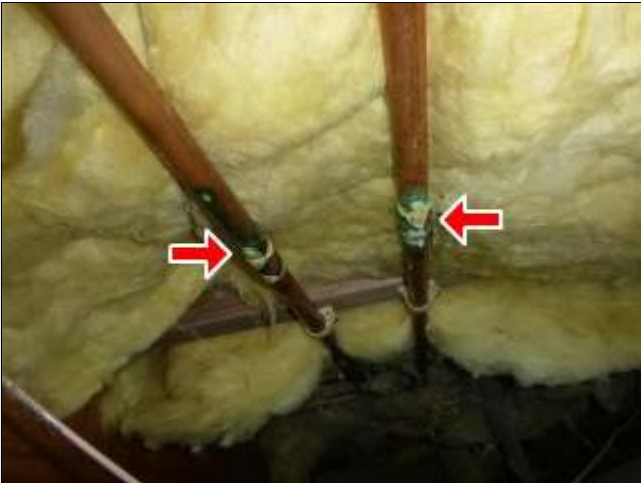
12.2 Item 1(Picture)

12.3 Columns still have cardboard forms in place around piers. This is a conducive condition for wood destroying organisms. Recommend removing cardboard forms.



12.3 Item 1(Picture)

12.5 Several copper pipes are corroding and could leak. Recommend having licensed plumber repair.



12.5 Item 1(Picture)

General Summary



Transparent Inspections

**13221 Meridian Ave S Unit A
Everett WA 98208
425-773-6637**

Customer
Joe and Sue Smith

Address
1234 Your St.
Bothell WA 98011

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roof

1.2 Chimneys, Flues, Skylights

Repair or Replace

(2) Flashing the chimney has no slope, this can lead to water pooling and moisture intrusion under shingles. Recommend installing flashing with a more pronounced slope.

2. Exterior



2.0 Siding, Flashing, Trim

Repair or Replace

(1) Siding is touching roofing material and is starting to show signs of wood rot. Recommend cutting siding back two inches and installing proper flashing.

3. Attic

3.2 Ventilation

Repair or Replace

Some of the soffit vents have insulation blown into the baffles which obstructs ventilation. Recommend cleaning baffles.

3.3 Roofing materials

Repair or Replace

3. Attic

Underside of sheathing on north side is discolored. This is indicative of microbial growth due to high moisture content of the air. Recommend increasing ventilation, and repairing ducting to prevent excess moisture buildup.

3.4 Ducting

Repair or Replace

Air vent duct from master bath is damaged and is leaking damp air into attic. Recommend having licensed contractor replace duct.

4. Garage

4.1 Garage Walls (including Firewall Separation)

Repair or Replace

Garage has a pet door installed next to interior door. This compromises the fire wall and is against code. Recommend having licensed contractor patch and repair.

5. Heating / Central Air Conditioning

5.0 Heating Equipment

Repair or Replace

(1) Vent stack of furnace is heavily corroded, and there was debris sitting in and around furnace. This indicates incomplete burning of fuel, and/or a crack/leak in the heat exchanger. Recommend licensed HVAC contractor to assess and repair/replace as needed.

(2) Minor gas leak at distributor inside furnace chamber. Recommend HVAC to repair.

(3) Furnace takes a long time to light with excessive starter clicking. Recommend HVAC contractor to service and repair/replace as needed.

5.9 Cooling and Air Handler Equipment

Not Inspected

(2) The A/C was not tested for proper operation due to the outside air temperature is 65 degrees or less. We did not inspect this unit(s).

6. Water Heater

6.1 Plumbing

Repair or Replace

No expansion tank is present on plumbing entering the water heater. Water heater was installed in 2011, and code at that time is for expansion tank. The water heater was most likely not installed by a professional. Recommend having licensed plumber to repair.

6.3 Burner/element

Repair or Replace

Burner is not 18 inches above floor. Recommend licensed plumber to reinstall at appropriate height.

6.7 Safety measures

Repair or Replace

Water heater has no seismic straps. In case of earthquake, this could cause a gas and water leak. Recommend having seismic safety straps installed.

7. Kitchen

7.0 Sink

7. Kitchen

Repair or Replace

Faucet swivels past sink and can spill water onto counter. This is a hazard and recommend installing a stop to prevent this.

7.5 Electrical

Repair or Replace

Kitchen outlets are not GFCI protected and are required to be by code. Recommend having licensed electrician install GFCI for all outlets in kitchen.

8. Bathrooms

8.0 Sinks

Repair or Replace

(1) Drain pipe in master bath sink on right side has a negative slope. This allows pooling and does not drain properly. Recommend licensed plumber to repair.

(2) Master bath sink on left side has a minor leak in the drain pipe. Recommend repair by licensed plumber.

8.1 Bathtub/shower

Repair or Replace

Master bath shower head has a leak. Recommend repairing to prevent water damage.

8.5 Ventilation

Repair or Replace

Upstairs bath fan does not appear to be venting. No ducting was found in attic, and there is no suction. Recommend licensed contractor to install proper ducting for ventilation.

11. Plumbing

11.6 Exterior hose bibs

Repair or Replace

Could not get front hose bib to work. Possibly shut off at different location. If not, recommend licensed plumber to repair.

11.8 Water temperature

Repair or Replace

Water temperature is 138 F. This is too hot and can cause burns. Recommend setting water heater to a lower setting, for a temp. of 120-125.

12. Crawlspace, Foundation, and/or Basement

12.2 Floors/Slab/Joists

Repair or Replace

Flooring in rear of home by back deck has water staining. It appears that this is due to the incorrect flashing around a vent under the deck. Recommend having contractor install flashing to divert water away and replace damaged material.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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INVOICE

Transparent Inspections
13221 Meridian Ave S Unit A
Everett WA 98208
425-773-6637
Inspected By: Austin McFeeley

Inspection Date: 12/2/2013
Report ID: AM131

Customer Info:	Inspection Property:
<p>Joe and Sue Smith 12821 NE 201st Pl Bothell WA 98011</p> <p>Customer's Real Estate Professional:</p>	<p>1234 Your St. Bothell WA 98011</p>

Inspection Fee:

Service	Price	Amount	Sub-Total
			Tax \$0.00
			Total Price \$0.00

Payment Method:
Payment Status:
Note:

TO THE HOME INSPECTOR: THE FOLLOWING ARE INSTRUCTIONS ON HOW TO INCLUDE YOUR INSPECTION AGREEMENT

Free of charge:

HG Staff will set up one of our sample agreements with your information for free as a sample demonstration on format, selecting fields to auto-populate etc using one of our sample agreement forms. You can do this yourself too if you have a specific agreement you have had prepared using your own contract agreement form, or we will do it for you for an extra fee at your request.

How To Use One Of Our Sample Agreements:

1. At the menu line in HG software choose "Office" then "Edit Report Docs" and find one of the sample agreements you like. They are named agreement-sample1.html and so forth.
2. Clean up the text as necessary using the built in editor and wherever you want a word to be replaced with the name, address, invoice amount etc. simply click on the drop down menu at the top labeled "Insert Merge Field" and choose the word to be populated with real name information.
3. Save As. Use the button with a disk on it and the "+" on it to save it as "disclaim.html". Now you are ready to use the online click agreement and it will also insert a copy of your agreement in the report.

How To Add Your Own Agreement:

1. At the menu line in HG software choose "Office" then "Edit Report Docs" and choose the Disclaim File:
2. Clear out this content and paste in yours. Note: if pasting from MS Word you must paste it first in MS notepad (Start /All Programs: Accessories: notepad), then copy from note pad and paste it here.
3. Next, clean up the text as necessary from the paste in, and wherever you want a word to be replaced with the name, address, invoice amount etc. simply click on the drop down menu at the top labeled "Insert Merge Field" and choose the word to be populated with real name information.
4. Save. Now you are ready use the online click agreement and it will also insert a copy of your agreement in the report.

Fees: Inspectors who need help using their own agreement can ask us for a fee to help them format and place in correctly. Fee is based on number of pages and if there are tables, drawings etc and how much work is involved. A simple contract with a few pages can be done easily following the instructions above, or watch a video tour at our support page on our website.

Disclaimer: The sample agreements we offer are samples. They have been used and are being used by inspectors but at your own risk. We strongly advise an attorney to review and make edits as necessary. By using any of our sample agreements you hold harmless HomeGauge and SHGI Corp and its owners. There, our disclaimer is over.
