

# PROPERTY INSPECTION REPORT



Apex Home Inspections, LLC



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Inspection Prepared For: Random Client

Agent: Agent Mat -

Date of Inspection: 6/20/2019

# How To Read This Report

Congratulations on buying your new home! A home inspection report can bring you an abundance of information to absorb within a short period of time. The report combined with the seller's disclosure, environmental reports, and what the Inspector says during the course of the inspection can make the whole experience stressful. How should you respond?

Relax. The majority of the report will consist of maintenance recommendations, minor repairs, things to keep an eye on, and notes about the house in general. These are good things to know to maintain the house. To help you understand the report, items of note are broken down into the following categories:



**Monitor:** Primarily cosmetic defects or areas of possible future concern. Concrete slabs that show small cracks and differential settling can eventually become trip hazards and should be monitored.



**Regular Maintenance:** Areas of the home that need or will require maintenance. Light roof moss and debris in gutters are common examples.



**Repair, Replace, or Update:** Defects that are beyond cosmetic and should be fixed such as broken sink stoppers and inoperable windows. This also includes modern safety updates like graspable handrails for stairs.



**Correction and/or Further Evaluation:** Defects that require improvement or further assessment from a specialist. An example would be an electrical panel that appears to be inappropriately altered by a non-professional. A licensed electrician's expertise is optimal in this situation. These items go in the summary.



**Material Defect:** Defects that can lead to structural failure or occupant harm. For example, a deck with rotting posts that is likely to collapse, or broken/loose railing on a balcony. These items are also included in the report summary.

Many of these defects can be previously unknown (or not even considered to be defects) to the sellers. Realize that the sellers are under no obligation to repair or replace everything mentioned in the report. No house is perfect. No house is perfectly maintained.

Try to keep things in perspective so you don't kill your deal over things that don't matter.

# Introduction and Scope

**INTRODUCTION:** The following numbered and attached pages are your home inspection report. The report includes pictures, information, and recommendations. This inspection was performed in accordance with the current Standards of Practice and Code of Ethics of the International Association of Certified Home Inspectors (InterNACHI, [www.nachi.org](http://www.nachi.org)). The Standards contain certain and very important limitations, exceptions, and exclusions to the inspection. A copy is available prior to, during, and after the inspection.

**SCOPE:** A home inspection is a non-invasive visual examination intended to assist in evaluating the overall condition of the dwelling. The inspection is based on observation of the visible, readily accessible and apparent condition of the structure and its components on this day. The results of this inspection are not intended to make any representation regarding the presence or absence of latent or concealed defects that are not reasonably ascertainable or readily accessible in a competently performed inspection. No warranty, guarantee, or insurance by APEX HOME INSPECTIONS, LLC is expressed or implied. This report does not include inspection for wood destroying insects, mold, lead, or asbestos.

A representative sampling of the building components are viewed in areas that are readily accessible at the time of the inspection. No destructive testing or dismantling of components is performed. Not all defects will be identified during this inspection. Unexpected repairs should be anticipated. The person conducting your inspection is not a licensed structural engineer or other professional whose license authorizes the rendering of an opinion as to the structural integrity of a building or its other component parts.





You are advised to seek two professional opinions and acquire estimates of repair as to any defects, comments, improvements or recommendations mentioned in this report. We recommend that the professional making any repairs be licensed and that they inspect the property further to discover and repair related problems that were not identified in the report. We recommend that all repairs, corrections, and cost estimates be completed and documented prior to closing or purchasing the property.

# Report Summary

The following summary report is intended to emphasize conditions that might significantly effect your purchase consideration; specifically, things that represent a safety hazard, things that might require significant expense, or things that might need further evaluation or correction by a specialist.

On this page you will find, in **RED**, a brief summary of any **CRITICAL** concerns of the inspection, as they relate to Safety and Function. Examples would be bare electrical wires, active drain leaks, or an HVAC that doesn't function properly. It is not a complete list of home system deficiencies. No standard exists to provide a clear dividing line between what must be included in the summary and what can be left in the body of the report. Because opinions about what is and what is not important will vary with individual perception, make sure to read the entire report.

**Note:** If there are no comments in **RED** below, there were no **CRITICAL** system or safety concerns observed with this property at the time of inspection.

Attic			
	Page 8 Item: 2	Structure	<ul style="list-style-type: none"> <li>• Siding is missing where the garage attic meets the house attic.</li> <li>• Roof sheathing shows signs of previous moisture intrusion.</li> </ul>
Grounds			
	Page 13 Item: 6	Patio and Porch Deck	<ul style="list-style-type: none"> <li>• The porch roof is supported by non conventional and loose framing. Recommend correction and or further evaluation by a licensed contractor.</li> <li>• Upper deck area lacks balusters and posts.</li> </ul>
Interior Areas			
	Page 25 Item: 2	Ceiling Condition	<ul style="list-style-type: none"> <li>• Some living areas had popcorn ceilings, which may contain asbestos. The EPA banned the use of asbestos in popcorn ceiling paint in 1977. Contact an asbestos removal professional for further assessment.</li> </ul>
Bedroom 4			
	Page 33 Item: 4	Window Condition	<ul style="list-style-type: none"> <li>• The window in this bedroom Lacks proper fire egress requirements. If this room is to be used as a bedroom, consider installing a proper egress window.</li> </ul>

# Inspection Details

## 1. Attendance

**In Attendance:** The buyer did not attend the inspection.

## 2. Home Type

**Home Type:** Single Family Home

## 3. Occupancy

**Occupancy:** Vacant - Furnished

## 4. Inspection Time

**Time:** The Inspection started at 8:30AM.

## 5. Inspection Weather

**Weather:** During the inspection the weather was partly cloudy.  
The temperature was approximately 50F degrees.

## 6. Year Built

**Year:** The home was originally constructed in approximately 1974.



# Roof

Inspection of the roof typically includes a visual evaluation of the roof structure, roof-covering material, flashing, and roof penetrations like chimneys, mounting hardware, attic ventilation devices, and combustion plumbing vents. The roof inspection portion of the Home Inspection is not a performance guarantee or warranty and will not be as comprehensive as an inspection performed by a licensed roofing contractor. Due to variations in installation requirements and differences in roof-covering materials, a Home Inspection does not include confirmation of proper installation. The roof inspection does not include leak testing and will not certify against future leakage.

We recommend that you ask the sellers to disclose information about the performance of the roof, roof-warranty transfers if applicable, and that you include comprehensive roof coverage in your home insurance policy.

## 1. Roof Condition



**Inspected From:** Inspected from rooftop.

**Roof Type:** Asphalt shingles noted.

**Observations:**

- Light moss on roof. Be sure to check for and treat moss as a part of annual maintenance.
- Some exposed fiberglass and missing granules.



light moss



zinc strip on the ridge will help prevent some moss growth but will not guarantee no moss growth



slight granule loss on this portion of the roof

## 2. Gutter

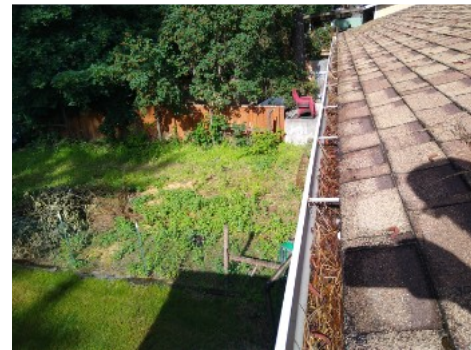


**Observations:**

- The roof drainage system consisted of conventional gutters hung from the roof edges feeding downspouts.
- Gutters and downspouts were fabricated from aluminum.
- The gutters had some debris accumulation. Be sure to clean gutters on an annual basis to make sure they function properly.



clean out on a seasonal basis to ensure proper function



## 3. Sidewall Flashing

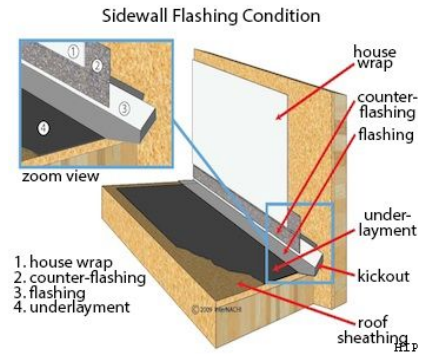


**Observations:**

- Sidewall flashing was improperly installed. It is not backed by siding. This area is opened up to the Attic.



opened up to attic



#### 4. Chimney

##### Observations:



- The chimney crown was constructed using concrete. Concrete is very durable and concrete caps typically have a long service life.
- Minor cracking was visible in the chimney crown.
- Counter-flashing designed to work in conjunction with flashing where the chimney penetrated the roof was poorly installed. This condition may allow moisture intrusion.
- Chimney shows signs of minor deterioration on the brick, the mortar, and the crown. Deterioration appears commensurate with its age.
- **The terracotta chimney flue was blocked with pavers. Be sure to remove these when using the fireplace/stove that this flue is connected to.**



minor cracking and blocked flue

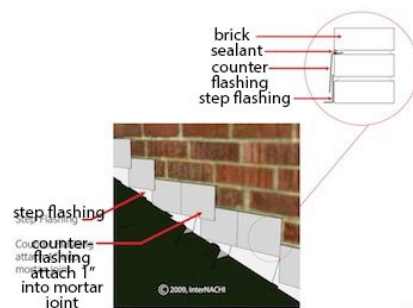


deterioration of brick and mortar



incorrect installation

Masonry Sidewall Roof Flashing



HIF

#### 5. Plumbing Vents

##### Observations:



- The rubber boot at a roof plumbing vent pipe was damaged and may allow moisture intrusion of the roof assembly.







# Attic

*Due to the nature of their construction, attic spaces are often difficult to access and can be difficult or dangerous to move around in. This limits the extent of the visual examination. The visual examination of the attic space is not a conclusive guarantee of its condition.*

## 1. Access

### Observations:

- Scuttle Hole located in: Garage



## 2. Structure

### Observations:



- Siding is missing where the garage attic meets the house attic.
- Roof sheathing shows signs of previous moisture intrusion.



missing siding and sheathing



missing siding and sheathing



previous moisture intrusion

## 3. Ventilation

### Observations:

- Under eave soffit inlet vents noted.
- Gable louver vents noted.
- No soffit vent baffles observed. Insulation can move and block the venting from the soffits. This prevents air from entering under the soffits and eaves to cool off the roof. Consider installing vent baffles.

## 4. Electrical

### Observations:



- All wiring should be properly secured to the framing.



## 5. Attic Plumbing

### Observations:

- **ABS** plumbing vents
- No deficiencies noted in plumbing vent piping.

## 6. Insulation Condition

**Materials:** Loose fill insulation noted.

**Depth:** Insulation averages about 4-6 inches in depth; more recommended.



## 7. Chimney

### Observations:



- Debris from roof is visible in the Attic around the chimney area.



pine needles and debris



pine needles and debris

# Building Envelope

*This section describes the exterior wall coverings and trim. Inspectors inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.*

## 1. Siding Condition

**Materials:** Painted wood siding noted., Brick siding noted.

**Observations:**

- No major system safety or function concerns noted at time of inspection.



## 2. Eaves & Fascia

**Observations:**

- No deficiencies observed in the condition of the soffits at the time of inspection.

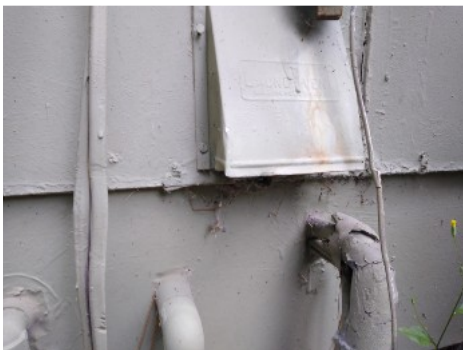


## 3. Vents Condition

**Type:** Dryer vent noted

**Observations:**

- A decent amount of lint buildup is present at the exterior dryer vent. Be sure to remove dryer vent lint on a regular basis.



lint build up

#### 4. Foundation

**Observations:**

- No major cracks noted.

#### 5. Electrical

**Observations:**

- Weatherproof outlets—Exterior outlet and switch cover(s) not waterproof. Have certified electrician evaluate and repair as necessary.
- No exterior outlets appear to be **GFCI** protected. Although this may have been common during the construction of this house, modern standards have all exterior outlets as GFCI protected.
- Exterior outlet shows open ground condition and is not GFCI protected.



open ground condition



# Grounds

## 1. Driveway Condition

**Materials:** Concrete driveway noted.

**Observations:**

- Common cracks (1/4-inch or less) were visible in the driveway. Cracks exceeding 1/4-inch should be filled with an appropriate material to avoid continued damage to the driveway surface from freezing moisture.



## 2. Walkway Condition

**Materials:** Concrete walkway noted.

**Observations:**

- No deficiencies in the condition of the home walkways at the time of the inspection.



## 3. Grading

**Observations:**

- The grading around the home was mostly neutral or positively slope away from the structure. Exceptions will be noted.

## 4. Vegetation Observations

**Observations:**



- Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.



vegetation in contact with siding



## 5. Main Gas Valve Condition

**Location:** Side of structure.



## 6. Patio and Porch Deck

### Observations:

- Upper deck area is constructed in a non-conventional manner. It is not framed with a ledger board. Typical deck installations use a ledger board with through-bolts to connect to the house as opposed to using just joist hangers. The deck structure appears to be supported by the stick frame walls of the shed beneath it. Consult with a structural engineer or a qualified, licensed decking contractor to assess the structural validity of the installation.
- The porch roof is supported by non conventional and loose framing. Recommend correction and or further evaluation by a licensed contractor.
- Upper deck area lacks balusters and posts.



loose framing support



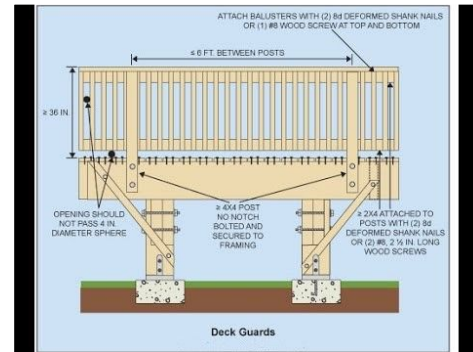
unsecured framing members



lacks balusters



no ledger board



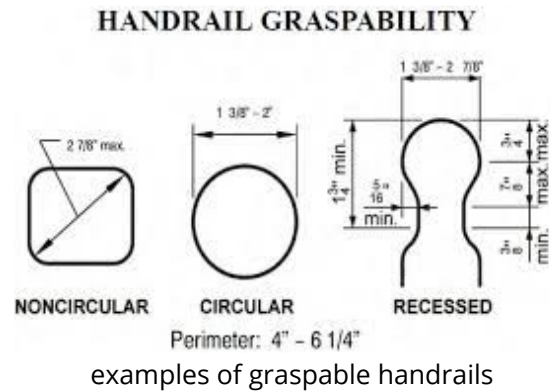
## 7. Stairs & Handrail

### Observations:

- FYI: The porch stairs had no handrail. Safe building practices dictate that stairs with 4 or more risers should have a graspable handrail.



non-graspable rail



examples of graspable handrails

# Garage

*Outbuildings and detached garages are not defined in the Standards of Practice. This is only a cursory check of the listed elements. Electrical, plumbing, and HVAC comments are recorded in their respective sections of the report. Garages often become storage places for home occupants, and as such they may make several inspection areas inaccessible. We check the optical sensors on the garage door, but we do not pressure test the auto-reverse feature.*

## 1. Roof Condition

**Materials:** Roofing is the same as main structure.

## 2. Walls

### Observations:



- Firewall into attic space has some holes in it.
- Walls between garages and the living space should be taped to prevent spread in case of fire.



## 3. Electrical

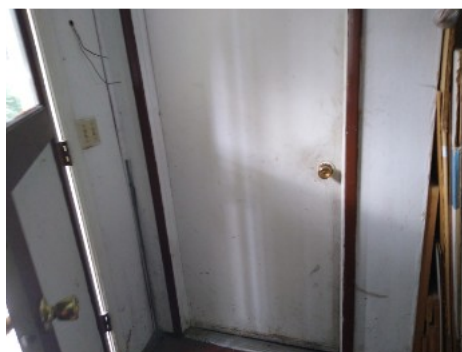
### Observations:

- FYI: No deficiencies in the condition of electrical receptacles in the garage, but receptacles in the garage had no ground fault circuit interrupter (GFCI) protection. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, modern building standards have changed to include GFCI protection in garages. Consider having GFCI protection installed as a safety precaution.

## 4. Exterior Door

### Observations:

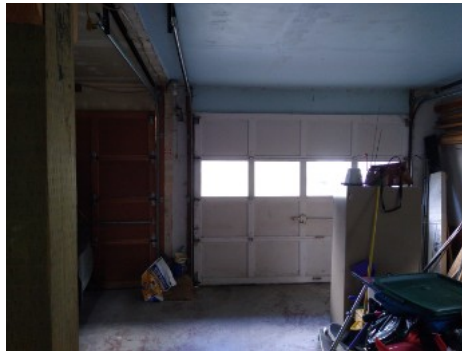
- Door was locked at the time of inspection.



## 5. Garage Door Condition

**Materials:** Two older roll up doors.

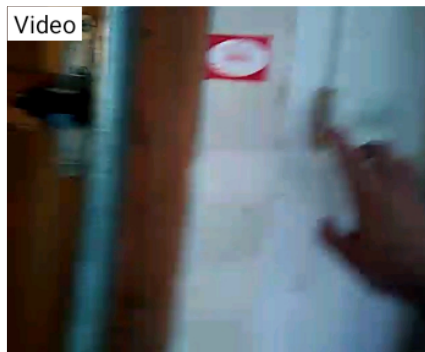




## 6. Garage Opener Status

### Observations:

- Garage doors are older models without safety features.
- Garage door sometimes opens partially.



## 7. Garage Door's Reverse Status

### Observations:



- No eye beam system present. Although safety reverse features may not have been a requirement when the home was originally constructed, modern safety standards have an optical, and pressure sensing reverse system for the safety of the occupants.

# Electrical Service

## 1. Service Condition

**Type:** Conductors supplying electricity to the home were buried underground.

## 2. Meter Condition

**Location:** The electric meter was located at the back of the house.

**Observations:**

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the electric meter.



## 3. Service Grounding

**Observations:**

- The service grounding could not be observed.

# Electrical

*A representative number of outlets, switches, and fixtures are tested for operation. If we feel that it is safe enough to open the electrical panel, we will check the interior components of service panels and subpanels, the conductors, and the overcurrent protection devices. Inside the house, we will check a representative number of installed light fixtures, switches, and receptacles. This is not an exhaustive inspection of every component and installation detail. The inspector cannot inspect hidden wiring nor verify if all electrical work is installed per the National Electric Code.*

## 1. Electrical Panel

**Location:** Panel box located in basement.



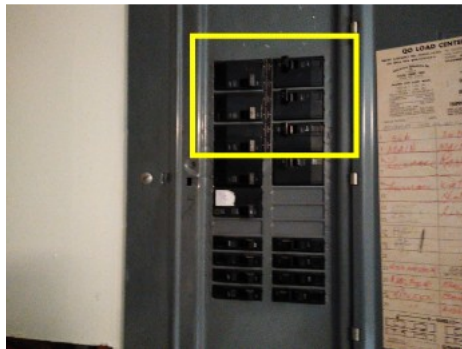
## 2. Main Disconnect and Capacity

**Notes:**

- The service disconnect was rated at 200 amps.
- The main electrical panel had no single service disconnect.

**Observations:**

- Shutting off the panel requires turning off the six uppermost breakers.



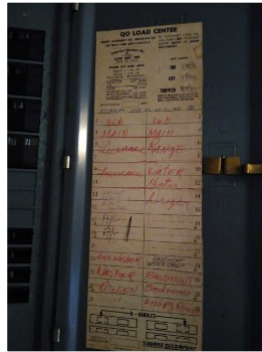
panel shut off breakers

## 3. Manufacturer Notes

**Manufacturer:** Square D

## 4. Breaker Labeling

**Materials:** See picture for breaker label directory.



## 5. Inspection Sticker

### Observations:

- No inspection sticker(s) observed.

## 6. Breakers

**Materials:** Copper non-metallic sheathed cable noted (Romex).

### Observations:

- Overcurrent protection of branch circuits was provided by circuit breakers located in the service panel.



## 7. Bonding

### Observations:

- No deficiencies in the condition of the neutral/ground bonding connection at the time of inspection.



# Heat/AC

*The inspection of the HVAC (Heating Ventilation and Air-Conditioning) system does not include any type of heating system warranty or guaranty. Inspection of heating systems is limited to basic evaluation based on visual examination and operation using normal controls. Report comments are limited to identification of common requirements and deficiencies. We do not operate the heating system when the temperature is too hot or the cooling system when the temperature is too cold, to prevent damaging the unit. Observed indications that further evaluation is needed will be referred to a qualified heating, ventilating, and air-conditioning (HVAC) contractor.*

## 1. Heater Condition

**Location:** The furnace is located in the basement

**Type:** This furnace was gas-fired, high-efficiency, forced-air.

**Observations:**

- No deficiencies observed in the condition of this furnace at the time of inspection.

Inspection of the furnace typically includes examination/operation of the following:

- Cabinet interior and exterior
- Fuel supply and shut-off (not tested)
- Electrical shut-off
- Adequate **combustion air**
- Proper ignition
- Burn chamber conditions (when visible)
- Exhaust venting
- Air filter and blower
- Plenum and ducts
- Response to the thermostat
- Adequate return air
- Automatic damper and controls
- Condensate drain components



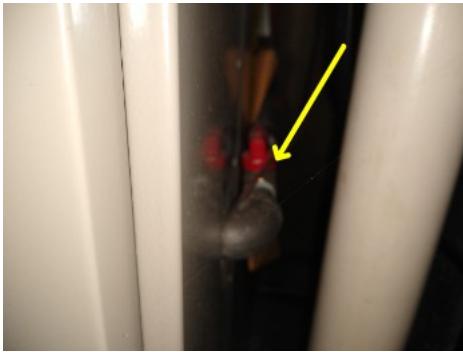
## 2. Venting

**Observations:**

- No deficiencies observed in the condition of the combustion exhaust flue of this furnace at the time of inspection.

## 3. Furnace Shut-offs Location

**Location:** The furnace gas shut-off is shown in the photo., The furnace electrical shut-off is shown in the photo.



gas shut-off



electric shut-off

#### 4. Refrigerant Lines

**Observations:**

- No defects observed.



## 5. AC Compress Condition

**Compressor Type:** Electric

**Location:** The compressor is located on the exterior grounds.



## 6. Air Supply

**Observations:**

- The return air system appeared to be adequately configured and operating in a satisfactory manner at the time of the inspection.

## 7. Filter Condition

**Location:** The air filter for this furnace was located in the furnace lower blower compartment.



**Observations:**

- The furnace filter is blocked by the condensate pump lines and is very difficult to get to. Be sure to change filters on a monthly basis to lengthen the life of the furnace.



filter location

## 8. Thermostats

### Observations:

- Location: upstairs hallway



## 9. Blower

### Observations:

- The furnace blower appeared to operate in a satisfactory manner at the time of the inspection.

## 10. Service Record

### Observations:

- No furnace service record was observed during the inspection.
- Furnaces should be serviced by a licensed HVAC technician on an annual basis to ensure proper operation.

## 11. Condensate Pump

### Observations:

- The high-efficiency furnace exhaust produced condensate fluid that must be discharged to a proper location. Conditions appeared to be acceptable at the time of the inspection.
- The condensate pump drains to the clothes washer discharge line.



## 12. Ducting Observations

**Materials:** Rigid, non-insulated ducting noted.

**Observations:**

- No deficiencies observed in the condition of the visible HVAC ducts at the time of the inspection.



# Water Heater

*Water heaters should be expected to last for the length of the warranty only, despite the fact that many operate adequately for years past the warranty date. Water heater lifespan is affected by the following:*

- The quality of the water heater
- The chemical composition of the
- The long-term water temperature
- The quality and frequency of past and future maintenance

*Flushing the water heater tank once a year and replacing the anode every four years will help extend its lifespan. You should keep the water temperature set at a minimum of 120 degrees Fahrenheit to kill microbes and a maximum of 130 degrees to prevent scalding.*

## 1. Water Heater Condition

**Heater Type:** Electric

**Location:** The heater is located in the basement.

**Observations:**

- Tank appears to be in satisfactory condition -- no concerns.

## 2. Number Of Gallons

**Observations:** 50 gallons

## 3. Base

**Observations:**

- The water heater base is functional.

## 4. Heater Enclosure

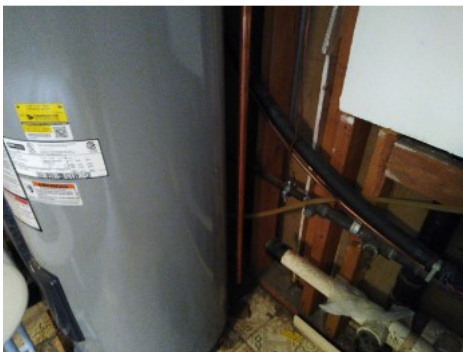
**Observations:**

- The water heater enclosure is functional.

## 5. TPRV

**Observations:**

- No deficiencies observed in the condition of the temperature/pressure relief (TPR) valve. Testing the TPR valve is beyond the scope of a home inspection.



# Interior Areas

*We check only a representative number of doors and windows. We are not required to inspect the paint, wallpaper, the carpeting, the window treatments and screens. We do not move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are usually a consequence of movement, such as wood shrinkage and common settling, and will often reappear. We do not report on odors from pets and cigarette smoke.*

*Inspection of the home interior does not include testing for radon, mold, asbestos, lead paint, or other environmental hazards unless specifically requested as an ancillary inspection.*

## 1. Electrical

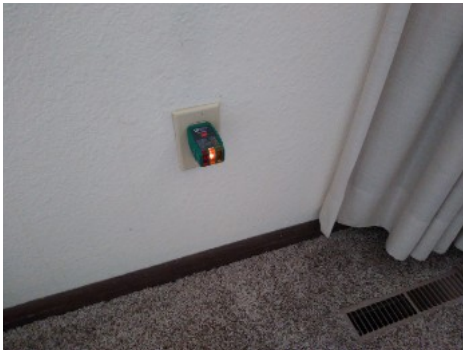
### Observations:



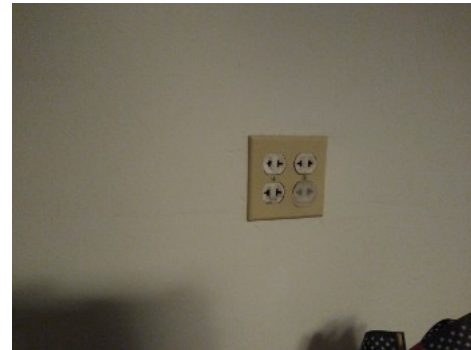
#### • 2-prong outlets -

The home contained outdated, ungrounded 2-prong electrical outlets. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider updating the existing condition to meet generally-accepted current standards.

- Loose ground connection in living room area.



open ground condition



two prong outlets

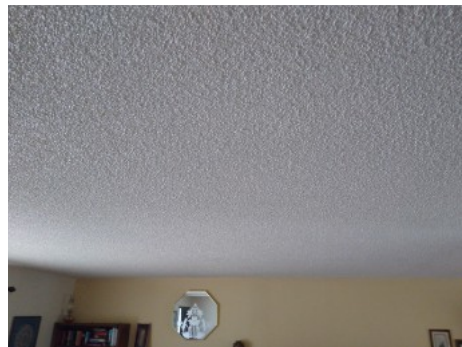
## 2. Ceiling Condition

**Materials:** Popcorn ceilings noted.



### Observations:

• Some living areas had popcorn ceilings, which may contain asbestos. The EPA banned the use of asbestos in popcorn ceiling paint in 1977. Contact an asbestos removal professional for further assessment.



### 3. Fireplace

**Materials:** Living Room

**Materials:** Wood burning fireplace noted.

**Observations:**

- Damper was opened and closed several times.
- Level II inspection—The National Fire Protection Association ([www.nfpa.org](http://www.nfpa.org)) advises that each chimney receive a Level II inspection each time a residence is sold. Inspection levels are explained at [www.csia.org/pressroom/press-inspection-levels-explained.htm](http://www.csia.org/pressroom/press-inspection-levels-explained.htm). It is also advised that this inspection be conducted by a chimney sweep certified by the Chimney Safety Institute of America ([www.csia.org](http://www.csia.org)).



wood stove

# Laundry

## 1. Locations

**Locations:** Basement.

## 2. Dryer Vent

**Observations:**

- No deficiencies in the condition of the dryer vent at the time of the inspection, but it could not be fully observed.

## 3. Electrical

**Observations:**

- Older style 3 prong outlet.



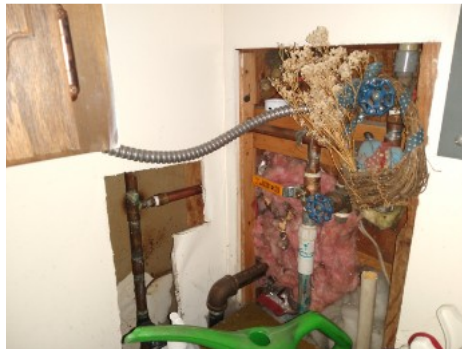
3 prong outlet

## 4. Wall Condition

**Observations:**



- Several areas of the wall are still open from plumbing remodeling work. Recommend having walls finished with drywall.
- Open wall areas showed 0% moisture reading.
- No active leaks were observed in the open walls at the time of inspection.



0%



# Kitchen

*We check some of the appliances only as a courtesy to you. Appliances are not within the scope of a home inspection. We are not required to inspect the kitchen appliances. We do not evaluate them for their performance nor for the accuracy of their settings or cycles. Appliances break. We assume no responsibility for future problems with the appliances. If they are older than ten years, they may well exhibit decreased efficiency. Also, many older ovens are not secured to the wall to prevent tipping. Be sure to check the appliance, especially if children are in the house. We recommend installing a minimum five pound ABC-type fire extinguisher mounted on the wall inside the kitchen area.*

## 1. GFCI

### Observations:



- No GFCI outlets in the kitchen. Although this may have been acceptable at the time of the construction of the house, modern safety standards have GFCI outlets in the kitchen.
- Kitchen outlet shows open ground status.



open ground

## 2. Sinks

### Observations:

- No deficiencies in the condition and operation of the kitchen sink at the time of inspection.



## 3. Under Sink Conditions

### Observations:

- No deficiencies observed in the condition and operation of under sink plumbing in the kitchen.

## 4. Garbage Disposal

### Observations:

- No deficiencies in the condition and operation of the garbage disposal at the time of inspection.

## 5. Range Top

**Observations:**

- The range was electric. Inspection of electric ranges is limited to basic functions, such as testing of the range-top burners, and bake/broil features of the oven.

## 6. Oven

**Observations:**

- The Inspector observed no deficiencies during inspection of the oven.



## 7. Vent Condition

**Type:** Recirculating

**Observations:**

- Recommend cleaning filter regularly for fire safety.

## 8. Dishwasher

**Observations:**

- The dishwasher appears to be an older unit, and may have reached the end of its useful life.

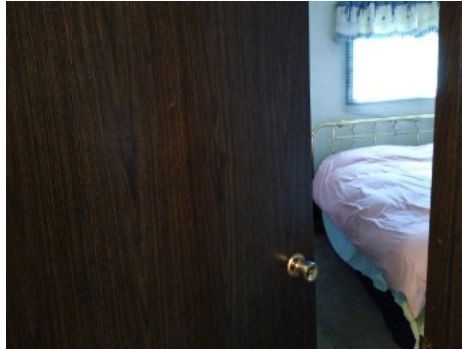
# Bedroom 1

*The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.*

## 1. Doors

### Observations:

- No deficiencies observed in the condition of interior doors in this room at the time of inspection.



## 2. Smoke Detectors

### Observations:



- There were no smoke detectors present in the bedroom(s).

## 3. Ceiling Fans

### Observations:

- The ceiling fan was operable and appeared to be in serviceable condition at the time of the inspection.

## 4. Window Condition

**Type:** Wood framed casement style window noted.

# Bedroom 2

## 1. Doors

**Observations:**

- No deficiencies observed in the condition of interior doors in this room at the time of inspection.



## 2. Smoke Detectors

**Observations:**

- There were no smoke detectors present in the bedroom(s).

## 3. Window Condition

**Type:** Wood framed casement style window noted.



# Bedroom 3

## 1. Doors

**Observations:**

- No deficiencies observed in the condition of interior doors in this room at the time of inspection.



## 2. Smoke Detectors

**Observations:**

- There were no smoke detectors present in the bedroom(s).

## 3. Window Condition

**Type:** Wood framed casement style window noted.

# Bedroom 4

## 1. Doors

### Observations:

- No deficiencies observed in the condition of interior doors in this room at the time of inspection.



## 2. Smoke Detectors



### Observations:

- There were no smoke detectors present in the bedroom(s).

## 3. Ceiling Condition

### Observations:

- Drywall ceiling patch by door shows 4% moisture reading.



%4

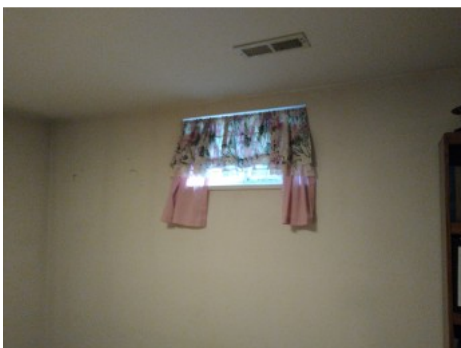
## 4. Window Condition



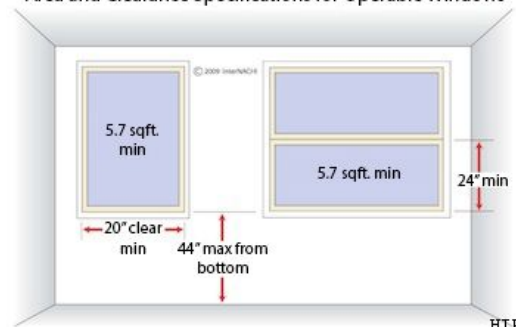
**Type:** Vinyl framed fixed window noted.

### Observations:

- The window in this bedroom Lacks proper fire egress requirements. If this room is to be used as a bedroom, consider installing a proper egress window.



Area and Clearance Specifications for Operable Windows



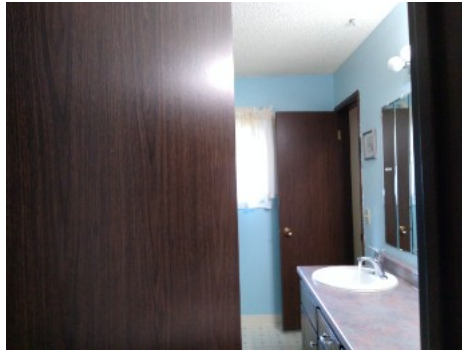
# Bathroom 1

*All bathroom fixtures, including toilets, tubs, showers, and sinks are inspected. Several minutes of water is run at each fixture. Readily visible water-supply and drain pipes are inspected. Plumbing access panels are opened, if readily accessible and available to open. Normal foot pressure is applied around the base of each toilet, tub, and shower to check for deteriorated flooring. Normal hand pressure is applied carefully to the walls of each shower to check for deterioration. Re-grouting and sealant around the tub shower, and fixtures should be considered routine maintenance. We do not perform water leak tests on drain lines or shower pans. We simply look for active leaks.*

## 1. Doors

### Observations:

- No deficiencies observed in the condition of interior doors in this room at the time of inspection.

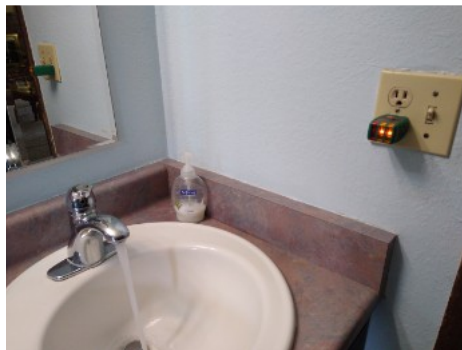


## 2. GFCI

### Observations:



- Not GFCI protected. Although it may not have been a requirement at the time of construction, modern safety standards have GFCI protected receptacles in bathrooms.



non GFCI outlet

## 3. Exhaust Fan

### Observations:

- No room ventilation was provided for this bathroom at the time of the inspection. To avoid poor conditions resulting from excessively moist air, install an exhaust fan.

## 4. Toilets

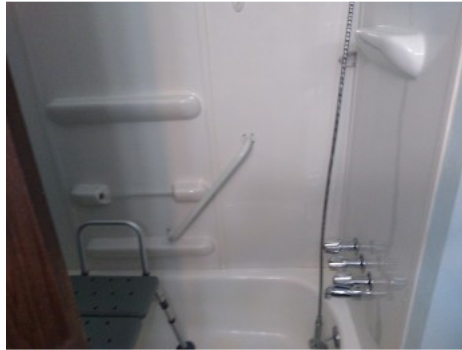
### Observations:

- The toilet in this bathroom was flushed and operated in a satisfactory manner.

## 5. Showers

**Observations:**

- The shower in this bathroom appeared to be in serviceable condition at the time of the inspection. Inspection of the shower typically includes:
- Functional flow;
- Functional drainage
- Proper operation of shut-off and diverter valves, and faucet; and
- Moisture intrusion of walls and pan.



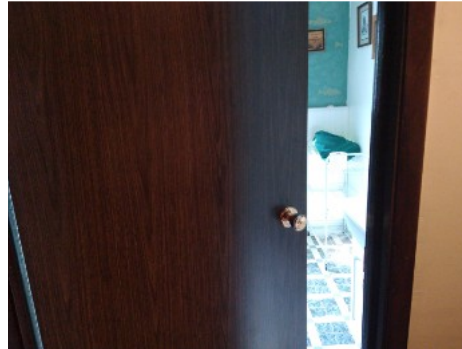


# Bathroom 2

## 1. Doors

**Observations:**

- No deficiencies observed in the condition of interior doors in this room at the time of inspection.



## 2. GFCI

**Observations:**

- Not GFCI protected. Although it may not have been a requirement at the time of construction, modern safety standards have GFCI protected receptacles in bathrooms.



## 3. Exhaust Fan

**Observations:**

- No room ventilation was provided for this bathroom at the time of the inspection. To avoid poor conditions resulting from excessively moist air, install an exhaust fan.

## 4. Sinks

**Observations:**

- No deficiencies in the condition of this bathroom sink at the time of inspection.

## 5. Under Sink Conditions

**Observations:**

- Few deficiencies in the condition and operation of undersink plumbing. Notable exceptions will be listed in this report.
- Black discoloration under sink shows %0 moisture reading.



0% moisture

## 6. Toilets

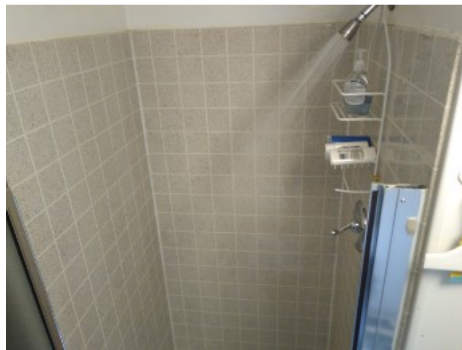
### Observations:

- The toilet in this bathroom was flushed and operated in a satisfactory manner.

## 7. Showers

### Observations:

- The shower in this bathroom appeared to be in serviceable condition at the time of the inspection. Inspection of the shower typically includes:
  - Functional flow;
  - Functional drainage
  - Proper operation of shut-off and diverter valves, and faucet; and
  - Moisture intrusion of walls and pan.



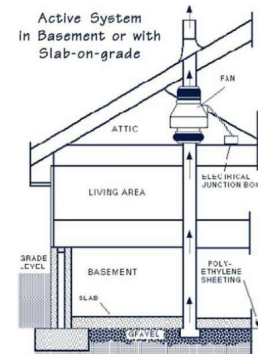
# Radon

Radon is a cancer-causing radioactive gas. It is colorless, odorless, and tasteless. The US EPA has set an action level of 4pCi/L. At or above this level of radon, the EPA recommends you take corrective measures to reduce your exposure to radon gas. For more information, visit [www.epa.gov/radon](http://www.epa.gov/radon)

## 1. Radon Mitigation System

### Observations:

- This house has an active radon mitigation system installed. Active systems use a continually running low voltage fan to create negative pressure below the house's lowest level to trap the radon then the gas is evacuated to the exterior of the house. Observation of a radon system is not a guarantee of its performance. The only way to know if the system is effective is to test for radon.



# Glossary

Term	Definition
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
Combustion Air	The ductwork installed to bring fresh outside air to the furnace and/or hot water heater. Normally, two separate supplies of air are brought in: one high and one low.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
TPR	Short for Temperature Pressure Release. This is the valve located on the exterior of the water heater. It acts as a last line of defense to release built up pressure from within the tank. It is very important that it is installed correctly.
TPR Valve	The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves

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Apex Home Inspections, LLC