

# INSPECTION REPORT



For the Property at:  
**123 EXAMPLE WAY**  
CENTRAL POINT, OR 97502

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Prepared for: JOHN DOE  
Inspection Date: Friday, March 9, 2018  
Prepared by: Zach Macormic



Apex Home Inspection & Construction LLC  
120 Meadowbrook Dr  
Central Point, OR 97502  
541-821-3473

[www.apex-inspector.com](http://www.apex-inspector.com)  
[ZMacormic@hotmail.com](mailto:ZMacormic@hotmail.com)



August 3, 2018

Dear John Doe,

RE: Report No. 1028, v.5  
123 Example Way  
Central Point, OR  
97502

Thank you very much for choosing me to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national association. This document defines the scope of a home inspection.

The report has been prepared for the exclusive use of my client. No use by third parties is intended. I will not be responsible to any parties for the contents of the report, other than the party named herein. Additionally, I will not release this report to anyone without your consent.

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, I am available to revisit the property and update my report.

Again, thanks very much for choosing me to perform your home inspection.

Sincerely,

Zach Macormic  
on behalf of  
Apex Home Inspection & Construction LLC

Apex Home Inspection & Construction  
LLC  
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# SUMMARY

123 Example Way, Central Point, OR March 9, 2018

Report No. 1028, v.5

[www.apex-inspector.com](http://www.apex-inspector.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPLIANCES

MOLD

SITE INFO

In this summary I note any defects that I feel may be of particular interest to my client. Please read the entire report as there will be more important details in relation to the home.

A home inspection analyzes hundreds of features from all systems of a home. My focus is on functional items, and I pay particular attention to those components that are expensive to correct, or may create a significant safety problem in the home. As I look for these major items, I will come across some lesser items as well. As a courtesy, those are documented for you. However, please do not misinterpret this as an exhaustive list of all minor defects in the home. That is not the intent of the home inspection.

My inspection philosophy separates components that are functional from those that are not. Where components are found to be functional, no recommendations will be offered. Where defects are noted, I will recommend improvements with a time frame. In some cases, components may be functional but clearly near the end of their life cycle. Those circumstances are included in the report as well.

While a home inspection does not address issues such as code compliance and building permits, I encourage you to have someone search the history of the home with the local building department to determine whether all appropriate permits have been applied for and signed off. Your legal advisers may be able to help with this.

[Priority Maintenance Items](#)

## Roofing

### **SLOPED ROOFING \ Asphalt shingles**

**Condition:** • [Missing, loose or torn](#)

I noted about 7 missing shingles on the roof. It was raining at the time of inspection and I did not note any active leaking in the home's attic space. In my opinion, I believe the roof has about 5 years of useful life left if repairs are made. I recommend a professional roofer replace the missing shingles and give a more exact useful life estimation.

**Implication(s):** Chance of water damage to contents, finishes and/or structure

# SUMMARY

123 Example Way, Central Point, OR March 9, 2018

Report No. 1028, v.5

[www.apex-inspector.com](http://www.apex-inspector.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

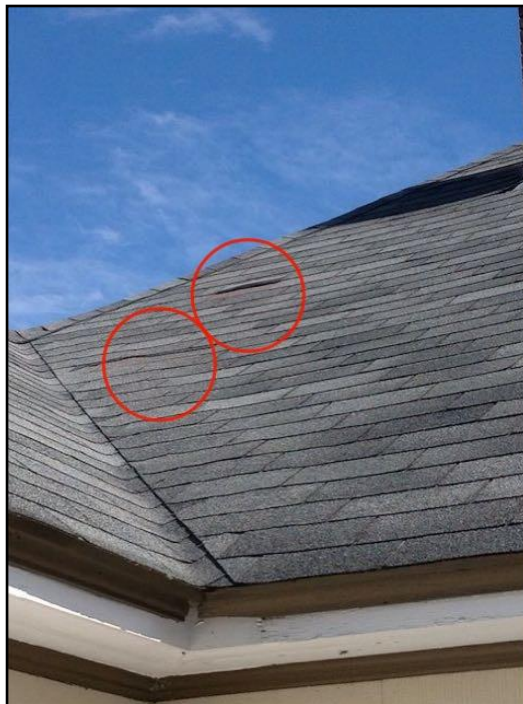
APPLIANCES

MOLD

SITE INFO



1. Missing Shingles



2. Missing Shingles



3. Missing Shingles

## Condition: • Debris/moss

I noted moss growth on the East side of the roof. This moss growth prevents proper drainage and shortens the life of the roof. I recommend the moss be removed by a qualified person to prevent further deterioration. The moss against the



# SUMMARY

123 Example Way, Central Point, OR March 9, 2018

Report No. 1028, v.5

[www.apex-inspector.com](http://www.apex-inspector.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPLIANCES

MOLD

SITE INFO

home will dam water and begin to deteriorate the wood trim. This condition may be noted by an appraiser.

**Implication(s):** Shortened life expectancy of material



4. Moss on East side of Home

## SLOPED ROOFING \ Composition shingles

**Condition:** • [Leak](#)

I noted a small leak over the porch. I believe the leak was caused by the lack of proper flashing on the flat roofing above. I used my laser level and found that the ceiling was sagging four inches in the middle. The flat roofing appeared to be recently recoated to possibly fix this condition. I believe the moisture had aided the ceiling sagging, but the patio (not the home) framing appears to be structurally questionable. I recommend consulting with a qualified roofer for repairing the leak and consulting with a qualified framing contractor for repairing the sagging porch.

**Implication(s):** Chance of water damage to contents, finishes and/or structure

# SUMMARY

123 Example Way, Central Point, OR March 9, 2018

Report No. 1028, v.5

[www.apex-inspector.com](http://www.apex-inspector.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPLIANCES

MOLD

SITE INFO



5. Sagging 4"



6. Leak over porch



7. Recent Coating

# SUMMARY

123 Example Way, Central Point, OR March 9, 2018

Report No. 1028, v.5

[www.apex-inspector.com](http://www.apex-inspector.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPLIANCES

MOLD

SITE INFO

## Exterior

### WALLS \ General

**Condition:** • I noted vegetation has been allowed to grow next to the home. This condition may allow for damage to the side of the home. I recommend all vegetation be trimmed back to avoid this condition. This condition may be noted by an appraiser as a condition of lending.



8. *Vegetation too close to the home*

**Condition:** • Siding - incomplete / missing

I noted several areas of the home with missing pieces of siding. This condition may allow water to enter the wall space and cause moisture damage. I recommend a qualified person install new siding to prevent this condition. This condition may be noted as a condition of lending by an appraiser. I believe this siding to be Transite asbestos cement siding. I recommend taking adequate precautions when repairing replacing it.



# SUMMARY

123 Example Way, Central Point, OR March 9, 2018

Report No. 1028, v.5

[www.apex-inspector.com](http://www.apex-inspector.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPLIANCES

MOLD

SITE INFO



9. Siding - incomplete / missing



10. Siding - incomplete / missing



11. Siding - incomplete / missing

## LANDSCAPING \ General

**Condition:** • I noted a large hand dug well in the backyard. The grate over it seemed inadequate at preventing a fall if a person or large animal were to walk over it. I highly recommend some kind of strong fall protection be installed over the

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123 Example Way, Central Point, OR March 9, 2018

Report No. 1028, v.5

[www.apex-inspector.com](http://www.apex-inspector.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPLIANCES

MOLD

SITE INFO

well. This condition has a chance of being called out by an appraiser as a condition of lending.



12. Fall Hazard

## Structure

### OPTIONAL \ Structure

**Condition:** • I noted the front porch has settled 2 inches. I believe this is from inadequate footings and excessive water. The gutter discharges right next to the footing and has likely softened the soil and caused the footing to sink. I recommend discharging the gutter 6 feet away from the structure and consulting a qualified contractor for possible remedy and releveling.



# SUMMARY

123 Example Way, Central Point, OR March 9, 2018

Report No. 1028, v.5

[www.apex-inspector.com](http://www.apex-inspector.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPLIANCES

MOLD

SITE INFO



13. Small footing



14. Settled porch



15. 2" drop



16. Pulling away from home

# SUMMARY

123 Example Way, Central Point, OR March 9, 2018

Report No. 1028, v.5

[www.apex-inspector.com](http://www.apex-inspector.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPLIANCES

MOLD

SITE INFO



17. Sag and twist

## FOUNDATIONS \ General

Condition: • [Cracked](#)

I noted a crack in the foundation at the west corner of the home. Cracks of this size aren't uncommon for homes of this age and I don't believe the foundation has been structurally compromised. I recommend applying sealant inside the cracks to prevent water from entering and keeping an eye on it to see if the condition worsens. I recommend consulting a foundation professional for a possible remedy.

**Implication(s):** Chance of water damage to contents, finishes and/or structure | Weakened structure

# SUMMARY

123 Example Way, Central Point, OR March 9, 2018

Report No. 1028, v.5

[www.apex-inspector.com](http://www.apex-inspector.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPLIANCES

MOLD

SITE INFO



18. Cracked

## Electrical

### SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers

**Condition:** • [Fuses or breakers too big](#)

I noted a 30amp breaker with undersized wires going to it. This condition can cause the wires to heat up dangerously. I recommend having the panel inspected by a professional electrician to remedy this condition.

**Implication(s):** Equipment overheating | Fire hazard



# SUMMARY

123 Example Way, Central Point, OR March 9, 2018

Report No. 1028, v.5

[www.apex-inspector.com](http://www.apex-inspector.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

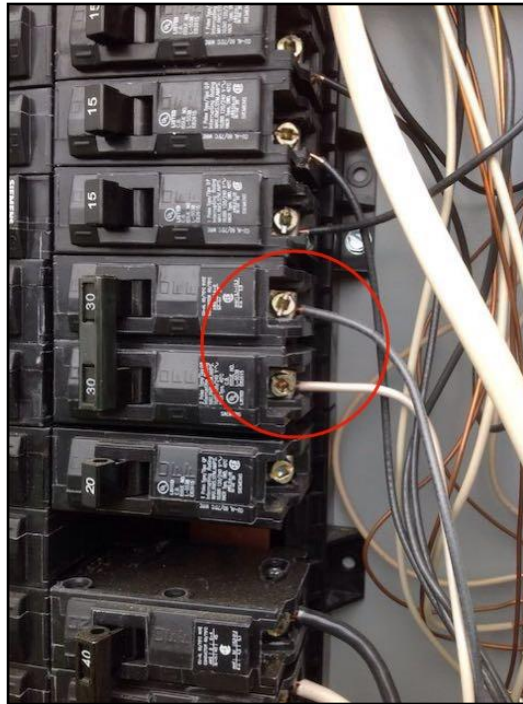
PLUMBING

INTERIOR

APPLIANCES

MOLD

SITE INFO



19. Fuses or breakers too big

## DISTRIBUTION SYSTEM \ Wiring - damaged or exposed

**Condition:** • [Exposed on walls or ceilings](#)

I noted several areas with exposed wires. All wires connections should be inside an approved junction box, the protective wire jacket needs to extend all the way into the junction box, and all wires within the living space should be protected from damage. I recommend a qualified electrician fix all of these conditions to avoid a possible shock and fire hazard.

**Implication(s):** Electric shock

# SUMMARY

123 Example Way, Central Point, OR March 9, 2018

Report No. 1028, v.5

[www.apex-inspector.com](http://www.apex-inspector.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

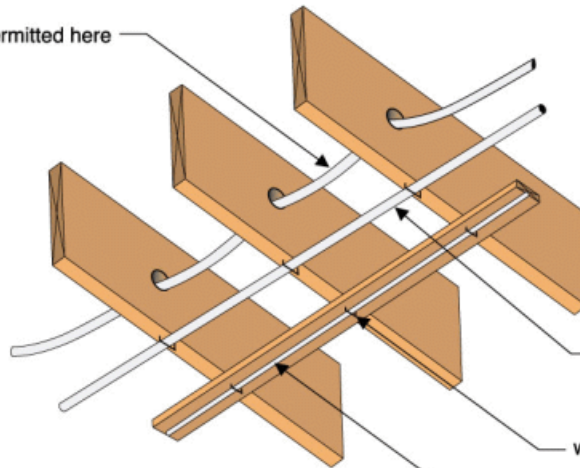
APPLIANCES

MOLD

SITE INFO

## Wire installations below floors

all wires permitted here



only #8/3 wires  
or larger  
permitted here

wire staples

all wires permitted here



20. Exposed Jacketing



21. Abandoned Wire



# SUMMARY

123 Example Way, Central Point, OR March 9, 2018

Report No. 1028, v.5

[www.apex-inspector.com](http://www.apex-inspector.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPLIANCES

MOLD

SITE INFO



22. Exposed Jacketing



23. Exposed wire Junction



24. Exposed to damage



25. Exposed Wire Junction

## DISTRIBUTION SYSTEM \ Smoke detectors

**Condition:** • Missing

I did not find any smoke alarms in the bedrooms. Fire code requires smoke alarms be installed in each bedroom and

# SUMMARY

123 Example Way, Central Point, OR March 9, 2018

Report No. 1028, v.5

[www.apex-inspector.com](http://www.apex-inspector.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPLIANCES

MOLD

SITE INFO

within 15' outside each bedroom. I recommend new smoke alarms be installed in these locations. Smoke alarms should be checked monthly and replaced every 5 years. This condition may be noted as a condition of lending by an appraiser.

**Implication(s):** Fire hazard

## Heating

### GAS FURNACE \ Ducts, registers and grilles

**Condition:** • I found an air return under the stairs that had been closed off. I did not find another air return for the downstairs unit. This condition may be restricting the air flow to the unit and may shorten its life. I recommend this condition be evaluated by an HVAC technician to prolong the life of the unit.



26. Air Return

### **Condition:** • Disconnected ducts

I noted one duct in the crawlspace that was completely disconnected and actively blowing air into the crawlspace. I recommend this be reconnected to help with energy efficiency.

**Implication(s):** Increased heating costs | Reduced comfort

# SUMMARY

123 Example Way, Central Point, OR March 9, 2018

Report No. 1028, v.5

[www.apex-inspector.com](http://www.apex-inspector.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPLIANCES

MOLD

SITE INFO



27. Disconnected duct

## Interior

### STAIRS \ Handrails and guards

**Condition:** • [Missing](#)

I noted the upper stairwell does not have a handrail. I recommend one be installed to help prevent an accidental fall. This condition has a good chance of being noted as a condition of lending by an appraiser.

**Implication(s):** Fall hazard

# SUMMARY

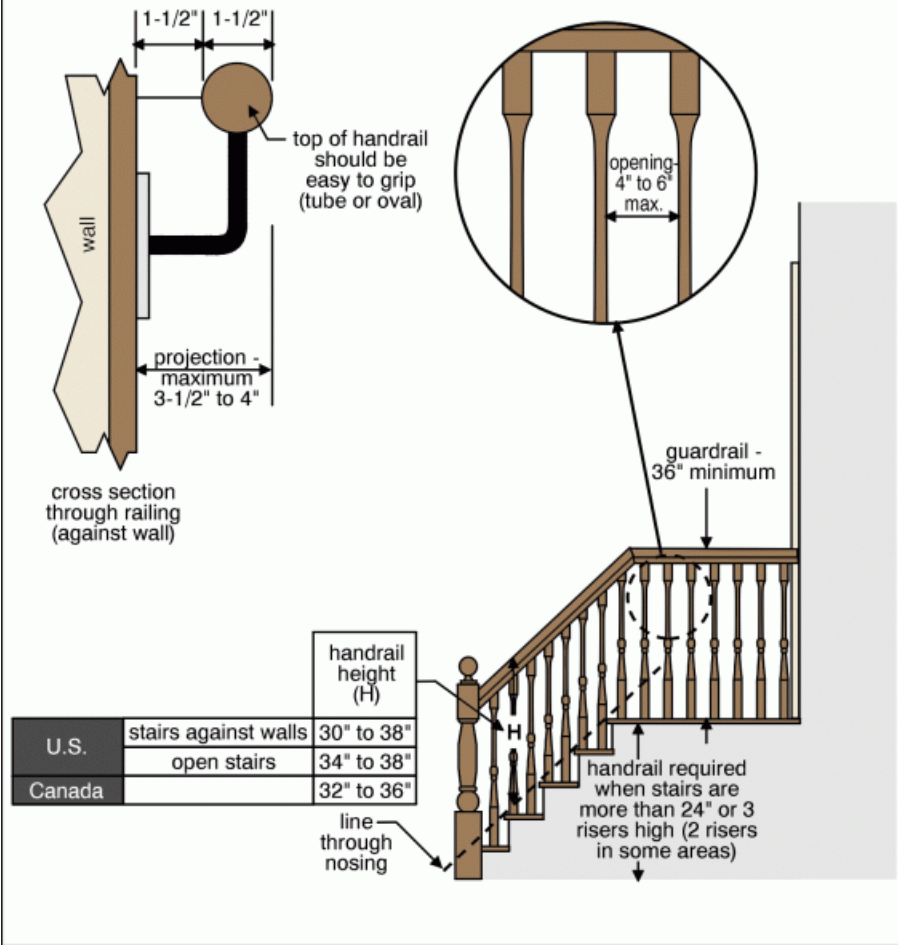
123 Example Way, Central Point, OR    March 9, 2018

Report No. 1028, v.5

[www.apex-inspector.com](http://www.apex-inspector.com)

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
APPLIANCES	MOLD	SITE INFO							

## Handrails and guards





# SUMMARY

123 Example Way, Central Point, OR March 9, 2018

Report No. 1028, v.5

[www.apex-inspector.com](http://www.apex-inspector.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPLIANCES

MOLD

SITE INFO



28. Missing Handrail

## DESCRIPTION OF REPORT

The report that follows includes a description of the systems and components in the house as well as any limitations that may have restricted my inspection. The most important part of the report is the Recommendations section. It is here that I identify any defects in the home and suggest improvements.

## LIMITING FACTORS

The inspection is performed by a generalist, and in some cases, I will recommend specialists to further investigate conditions that I have identified. This is very similar to the doctor who is a general practitioner, identifying a physical condition and recommending further testing by a specialist.

Home inspectors have a limited amount of time on site. Market conditions and inspection fees dictate that inspections typically run about three hours. As a result, there will be things that are not picked up by inspectors. We ask that you understand and accept this. The inspection provides great value, and adds considerably to your understanding of the home. But it is not an insurance policy with a one-time only premium, no exclusions, no deductible and no limits.

A home inspection does not include an examination for pests, rot or wood destroying insects. There are specialists available who can provide these services.

Please read the report carefully, and feel free to ask any questions that you may have of the inspector. Again, I will remind you that a home inspection addresses visually accessible components of the home, and does not include destructive testing. I will operate mechanical systems with normal homeowner controls. Where there are many systems of a similar type and a home, I inspect a representative sample. For example, I do not inspect every electrical outlet, every piece of siding or every brick or every window.



# SUMMARY

123 Example Way, Central Point, OR    March 9, 2018

Report No. 1028, v.5

[www.apex-inspector.com](http://www.apex-inspector.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPLIANCES

MOLD

SITE INFO

As you read the report, I encourage you to contact me with any questions about the report or the home.

[http://www.discoverhorizon.com/hrb/PDFS\\_2011/HRB\\_11\\_Life\\_Cycles\\_2011.pdf](http://www.discoverhorizon.com/hrb/PDFS_2011/HRB_11_Life_Cycles_2011.pdf)

# ROOFING

123 Example Way, Central Point, OR March 9, 2018

Report No. 1028, v.5

[www.apex-inspector.com](http://www.apex-inspector.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPLIANCES

MOLD

SITE INFO

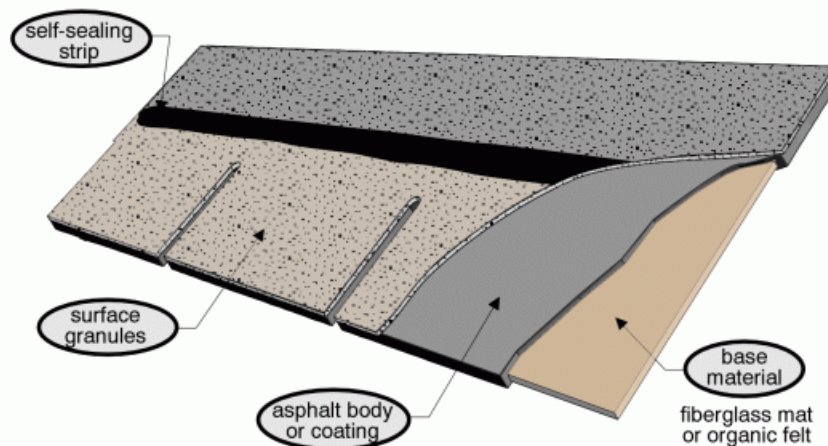
## Recommendations

### SLOPED ROOFING \ Asphalt shingles

1. Condition: • [Granule loss](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

#### Asphalt shingle composition



29. Granule loss

# ROOFING

123 Example Way, Central Point, OR March 9, 2018

Report No. 1028, v.5

[www.apex-inspector.com](http://www.apex-inspector.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPLIANCES

MOLD

SITE INFO

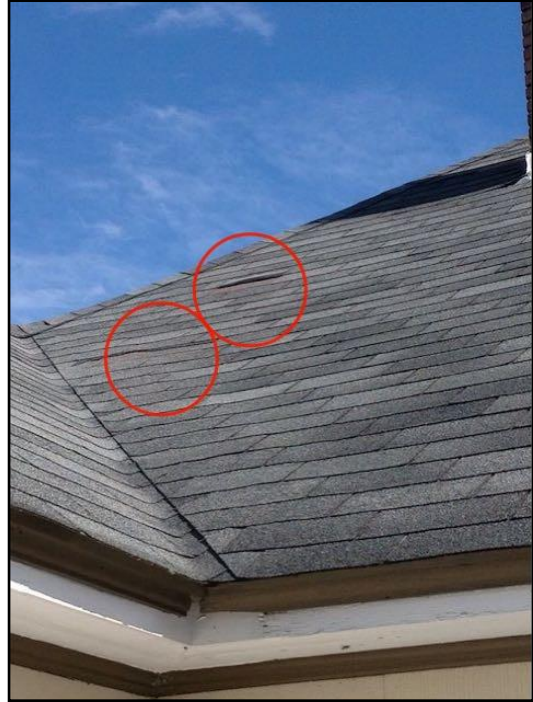
## 2. Condition: • [Missing, loose or torn](#)

I noted about 7 missing shingles on the roof. It was raining at the time of inspection and I did not note any active leaking in the home's attic space. In my opinion, I believe the roof has about 5 years of useful life left if repairs are made. I recommend a professional roofer replace the missing shingles and give a more exact useful life estimation.

**Implication(s):** Chance of water damage to contents, finishes and/or structure



30. Missing Shingles



31. Missing Shingles



32. Missing Shingles

# ROOFING

123 Example Way, Central Point, OR March 9, 2018

Report No. 1028, v.5

[www.apex-inspector.com](http://www.apex-inspector.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPLIANCES

MOLD

SITE INFO

### 3. Condition: • Debris/moss

I noted moss growth on the East side of the roof. This moss growth prevents proper drainage and shortens the life of the roof. I recommend the moss be removed by a qualified person to prevent further deterioration. The moss against the home will dam water and begin to deteriorate the wood trim. This condition may be noted by an appraiser.

**Implication(s):** Shortened life expectancy of material



33. Moss on East side of Home

### SLOPED ROOFING \ Composition shingles

#### 4. Condition: • [Leak](#)

I noted a small leak over the porch. I believe the leak was caused by the lack of proper flashing on the flat roofing above. I used my laser level and found that the ceiling was sagging four inches in the middle. The flat roofing appeared to be recently recoated to possibly fix this condition. I believe the moisture had aided the ceiling sagging, but the patio (not the home) framing appears to be structurally questionable. I recommend consulting with a qualified roofer for repairing the leak and consulting with a qualified framing contractor for repairing the sagging porch.

**Implication(s):** Chance of water damage to contents, finishes and/or structure



# ROOFING

123 Example Way, Central Point, OR March 9, 2018

Report No. 1028, v.5

[www.apex-inspector.com](http://www.apex-inspector.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPLIANCES

MOLD

SITE INFO



34. Sagging 4"



35. Leak over porch



36. Recent Coating

## SLOPED ROOF FLASHINGS \ Roof/wall flashings

**5. Condition:** • The flat roofing about the porch has questionable flashing to prevent water from entering between the home and roof framing.



# ROOFING

123 Example Way, Central Point, OR March 9, 2018

Report No. 1028, v.5

[www.apex-inspector.com](http://www.apex-inspector.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPLIANCES

MOLD

SITE INFO



37. Questionable Flashing



38. Questionable Flashing



39. Questionable Flashing

## 6. Condition: • [Siding not cut back](#)

All roof to wall connections have a piece of wood as the flashing. Water will be allowed to sit under this trim and decompose the wood. I was unable to determine if any flashing exists behind this trim. I recommend a qualified roofer

# ROOFING

123 Example Way, Central Point, OR March 9, 2018

Report No. 1028, v.5

[www.apex-inspector.com](http://www.apex-inspector.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

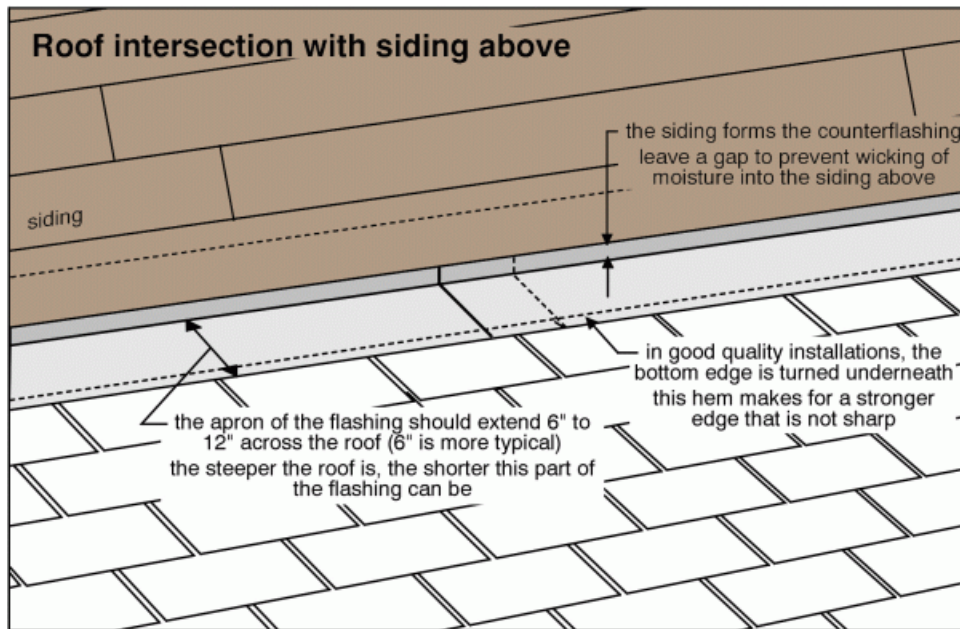
APPLIANCES

MOLD

SITE INFO

evaluate this condition to recommend a possible fix.

**Implication(s):** Chance of water damage to contents, finishes and/or structure



40. Improper Flashing

## SLOPED ROOF FLASHINGS \ Roof/sidewall flashings

### 7. Condition: • [Kickout flashing - missing](#)

Kickout flashing does not exist at the roof to wall connections. Here water is allowed to run down along the side of the home. I recommend kickout flashing be installed to prevent moisture damage to the home.

# ROOFING

123 Example Way, Central Point, OR March 9, 2018

Report No. 1028, v.5

[www.apex-inspector.com](http://www.apex-inspector.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

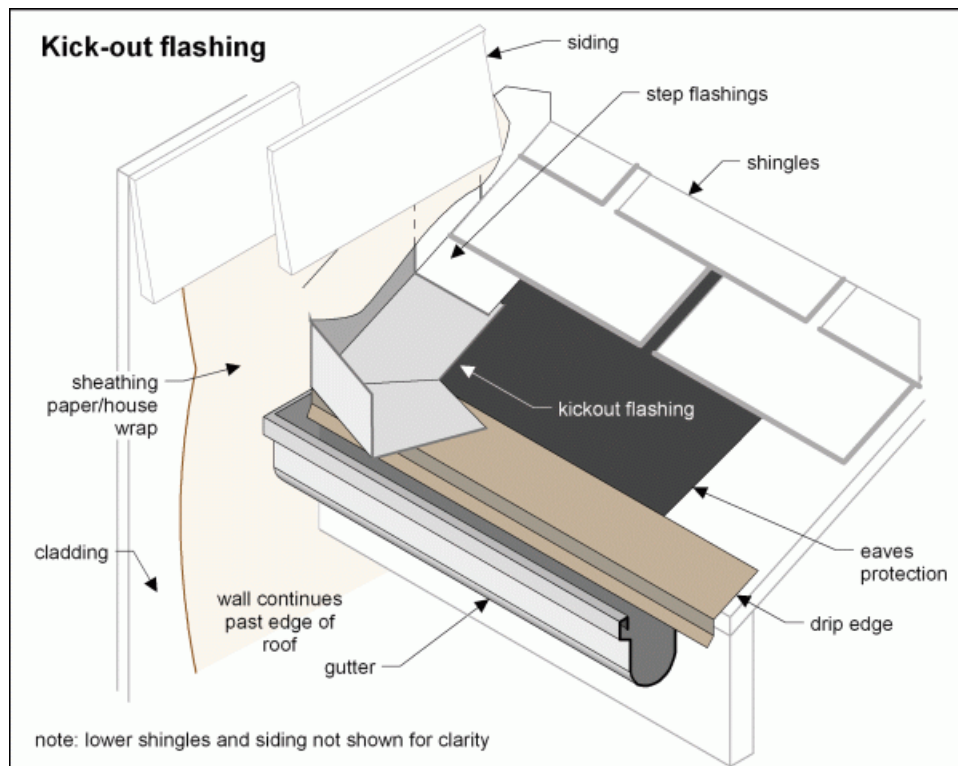
INTERIOR

APPLIANCES

MOLD

SITE INFO

**Implication(s):** Chance of water damage to contents, finishes and/or structure



**41. No kickout flashing**



# ROOFING

123 Example Way, Central Point, OR March 9, 2018

Report No. 1028, v.5

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPLIANCES

MOLD

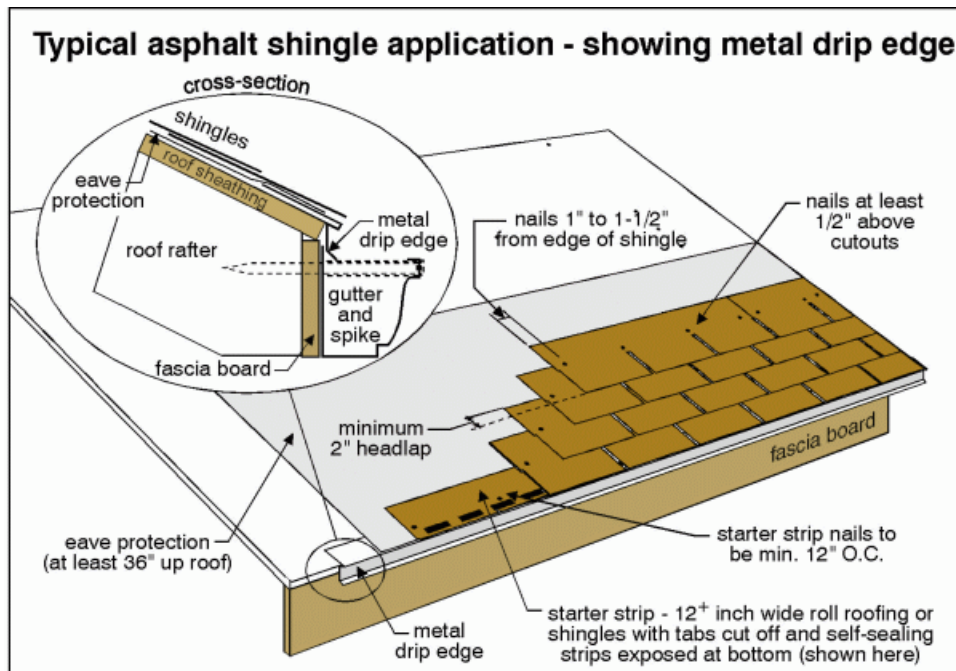
SITE INFO

## SLOPED ROOF FLASHINGS \ Drip edge flashings

### 8. Condition: • [Missing](#)

I did not note any drip edge installed on the home. The wood sub-sheeting was wet and will eventually allow the moisture to decompose the edge. I recommend drip edge be installed to help prevent moisture damage to the home.

**Implication(s):** Chance of water damage to contents, finishes and/or structure



42. Missing Dripedge



43. Leak behind gutter



# ROOFING

123 Example Way, Central Point, OR March 9, 2018

Report No. 1028, v.5

[www.apex-inspector.com](http://www.apex-inspector.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPLIANCES

MOLD

SITE INFO

## FLAT ROOFING \ Modified bitumen

### 9. Condition: • Aging

I believe this roof was installed at the same time as the front porch roof, but the front porch has had a recent new protective coating.



44. Aging Flat Roof

## Description

**General:** • Number of Roof Layers

*Note:* I found only one roofing layer

**The home is considered to face :** • West

**Sloped roofing material:**

- [Asphalt shingles](#)

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Report No. 1028, v.5

[www.apex-inspector.com](http://www.apex-inspector.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPLIANCES

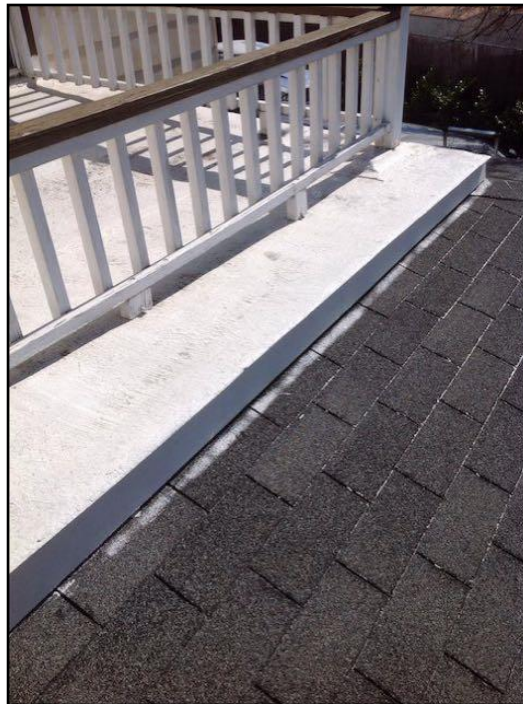
MOLD

SITE INFO



45. Asphalt shingles

- [Modified bitumen membrane](#)



46. Modified bitumen membrane

**Sloped roof flashing material:** • Drip edge is not present

**Probability of leakage:** • Medium

# ROOFING

123 Example Way, Central Point, OR    March 9, 2018

Report No. 1028, v.5

[www.apex-inspector.com](http://www.apex-inspector.com)

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
APPLIANCES	MOLD	SITE INFO							

## Limitations

**Inspection performed:** • By walking on roof • From roof edge • From the ground • With a drone

# EXTERIOR

123 Example Way, Central Point, OR March 9, 2018

Report No. 1028, v.5

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPLIANCES

MOLD

SITE INFO

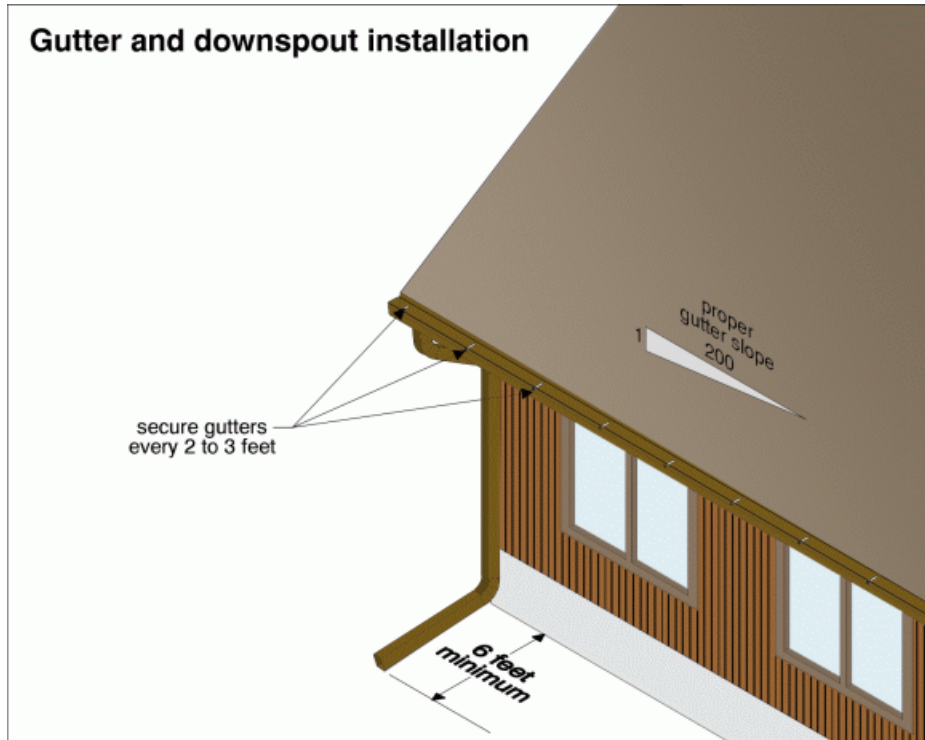
## Recommendations

### ROOF DRAINAGE \ Gutters

#### 10. Condition: • [Missing](#)

No Gutters were found on the home. I highly recommend gutters and downspouts be installed to divert water away from the home. Water allowed to pool at the outside foundation will allow moisture under the home and can cause structural movement and moisture damage.

**Implication(s):** Chance of water damage to contents, finishes and/or structure





# EXTERIOR

123 Example Way, Central Point, OR March 9, 2018

Report No. 1028, v.5

[www.apex-inspector.com](http://www.apex-inspector.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPLIANCES

MOLD

SITE INFO



47. Missing Gutters

## WALLS \ General

**11. Condition:** • I noted vegetation has been allowed to grow next to the home. This condition may allow for damage to the side of the home. I recommend all vegetation be trimmed back to avoid this condition. This condition may be noted by an appraiser as a condition of lending.



48. Vegetation too close to the home

# EXTERIOR

123 Example Way, Central Point, OR March 9, 2018

Report No. 1028, v.5

[www.apex-inspector.com](http://www.apex-inspector.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPLIANCES

MOLD

SITE INFO

## 12. Condition: • Damage

I noted moisture damage to the corner of the front porch. It was dry at the time of inspection but it is likely this was caused by a leaky gutter at some point.



49. Damage

## 13. Condition: • Siding - incomplete / missing

Missing siding under the porch. As this condition is under the roof, it is mostly a cosmetic condition.

# EXTERIOR

123 Example Way, Central Point, OR March 9, 2018

Report No. 1028, v.5

[www.apex-inspector.com](http://www.apex-inspector.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPLIANCES

MOLD

SITE INFO



50. Siding - incomplete / missing

## 14. Condition: • Siding - incomplete / missing

I noted several areas of the home with missing pieces of siding. This condition may allow water to enter the wall space and cause moisture damage. I recommend a qualified person install new siding to prevent this condition. This condition may be noted as a condition of lending by an appraiser. I believe this siding to be Transite asbestos cement siding. I recommend taking adequate precautions when repairing replacing it.

# EXTERIOR

123 Example Way, Central Point, OR March 9, 2018

Report No. 1028, v.5

[www.apex-inspector.com](http://www.apex-inspector.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPLIANCES

MOLD

SITE INFO



51. Siding - incomplete / missing



52. Siding - incomplete / missing



53. Siding - incomplete / missing

## WALLS \ Soffits and fascia

### 15. Condition: • [Rot](#)

I noted a section of soffit that appears to have moisture damage. The paint is flaking off and there is a loose shingle



# EXTERIOR

123 Example Way, Central Point, OR March 9, 2018

Report No. 1028, v.5

[www.apex-inspector.com](http://www.apex-inspector.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPLIANCES

MOLD

SITE INFO

above it. The hole in the soffit appears to be from an old non-functioning built-in gutter system. I recommend the roof be professionally evaluated to remedy this condition.

**Implication(s):** Weakened structure



54. Moisture damage

## WALLS \ Flashings and caulking

16. Condition: • [Flashings missing](#)

Missing corner flashing. I recommend corner flashing be installed to prevent moisture damage to the home.

**Implication(s):** Chance of water damage to contents, finishes and/or structure

# EXTERIOR

123 Example Way, Central Point, OR March 9, 2018

Report No. 1028, v.5

[www.apex-inspector.com](http://www.apex-inspector.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPLIANCES

MOLD

SITE INFO



55. Flashings missing

**17. Condition:** • [Caulking missing or ineffective](#)

I noted two of the upstairs gable ends allowed daylight through. I recommend this be caulked to prevent moisture and pest from entering the home.

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**WALLS \ Wood siding**

**18. Condition:** • [Too close to grade](#)

I noted the attached shed in the back and the garage siding are touching the ground in the back. There should be a gap between the bottom of the siding and the grade to prevent moisture damage. Because the grade is made of rocks that allow drainage, this condition may not be as bad.

**Implication(s):** Chance of water damage to contents, finishes and/or structure | Material deterioration | Rot | Insect damage

# EXTERIOR

123 Example Way, Central Point, OR March 9, 2018

Report No. 1028, v.5

[www.apex-inspector.com](http://www.apex-inspector.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

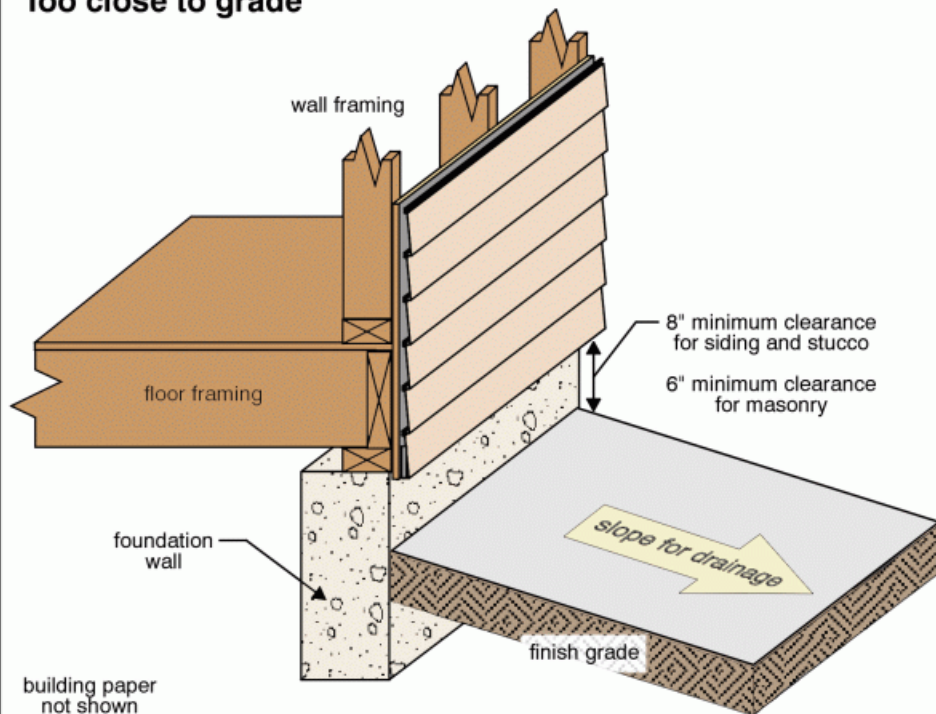
INTERIOR

APPLIANCES

MOLD

SITE INFO

## Too close to grade



56. Too close to grade



57. Too close to grade

## LANDSCAPING \ General

19. Condition: • I noted a large hand dug well in the backyard. The grate over it seemed inadequate at preventing a fall if

# EXTERIOR

123 Example Way, Central Point, OR March 9, 2018

Report No. 1028, v.5

[www.apex-inspector.com](http://www.apex-inspector.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPLIANCES

MOLD

SITE INFO

a person or large animal were to walk over it. I highly recommend some kind of strong fall protection be installed over the well. This condition has a chance of being called out by an appraiser as a condition of lending.



58. Fall Hazard

## Description

**General:** • The tree house is outside the scope of my inspection.



# EXTERIOR

123 Example Way, Central Point, OR March 9, 2018

Report No. 1028, v.5

[www.apex-inspector.com](http://www.apex-inspector.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPLIANCES

MOLD

SITE INFO



59. Tree house not inspected

## Gutter & downspout type: • No Gutters Installed

*Note:* No gutters are installed on the 2nd floor roof. There are holes on each corner from an old built-in gutter system I believe.



60. No Gutters Installed

# EXTERIOR

123 Example Way, Central Point, OR March 9, 2018

Report No. 1028, v.5

[www.apex-inspector.com](http://www.apex-inspector.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPLIANCES

MOLD

SITE INFO

**Gutter & downspout discharge:** • No gutters, discharges onto ground

**Gutter & downspout discharge:** • [Above grade](#)

**Lot slope:** • [Flat](#)

**Wall surfaces - wood:** • Cement siding

**Patio:** • The rear bathroom and laundry room appears to have been a patio at one point and has the same construction methods as the front porch. It appears it has undersized footings that have sunk into the ground a little at the very end. The ends of the patio foundation have cinderblocks used to fill in the void at the ends of the patio but I do not believe these are meant to support any weight.



61. Cinder blocks

**Garage:** • Detached

## Limitations

**General:** • Exterior of home was fully inspected

**No or limited access to:** • Attic space above porch

## Recommendations

### General

**20.** • I noted a fair amount of animal activity in the crawlspace. I found lots of mice droppings and what appear to be small animal droppings. I highly recommend inclosing all vents with a fine mesh screen to prevent rodents from entering the home and causing damage.



62. Pest Evidence



63. Pest Evidence

### OPTIONAL \ Structure

**21. Condition:** • I noted the front porch has settled 2 inches. I believe this is from inadequate footings and excessive water. The gutter discharges right next to the footing and has likely softened the soil and caused the footing to sink. I recommend discharging the gutter 6 feet away from the structure and consulting a qualified contractor for possible remedy and releveling.



# STRUCTURE

123 Example Way, Central Point, OR March 9, 2018

Report No. 1028, v.5

[www.apex-inspector.com](http://www.apex-inspector.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

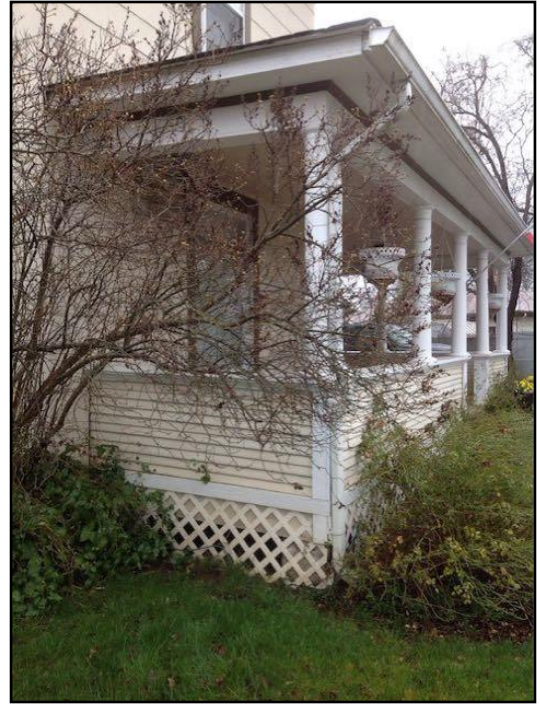
APPLIANCES

MOLD

SITE INFO



64. Small footing



65. Settled porch



66. 2" drop



67. Pulling away from home



# STRUCTURE

123 Example Way, Central Point, OR March 9, 2018

Report No. 1028, v.5

[www.apex-inspector.com](http://www.apex-inspector.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPLIANCES

MOLD

SITE INFO



68. Sag and twist

## FOUNDATIONS \ General

### 22. Condition: • [Cracked](#)

I noted a crack in the foundation at the west corner of the home. Cracks of this size aren't uncommon for homes of this age and I don't believe the foundation has been structurally compromised. I recommend applying sealant inside the cracks to prevent water from entering and keeping an eye on it to see if the condition worsens. I recommend consulting a foundation professional for a possible remedy.

**Implication(s):** Chance of water damage to contents, finishes and/or structure | Weakened structure

# STRUCTURE

123 Example Way, Central Point, OR March 9, 2018

Report No. 1028, v.5

[www.apex-inspector.com](http://www.apex-inspector.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPLIANCES

MOLD

SITE INFO



69. Cracked

**23. Condition:** • [Spalling, crumbling or broken material](#)

The foundation looked good overall, however, in this location on the South end of the home, I noted some concrete deterioration. It does not appear to structurally affect the home at the moment.

**Implication(s):** Weakened structure | Chance of structural movement

# STRUCTURE

123 Example Way, Central Point, OR March 9, 2018

Report No. 1028, v.5

[www.apex-inspector.com](http://www.apex-inspector.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

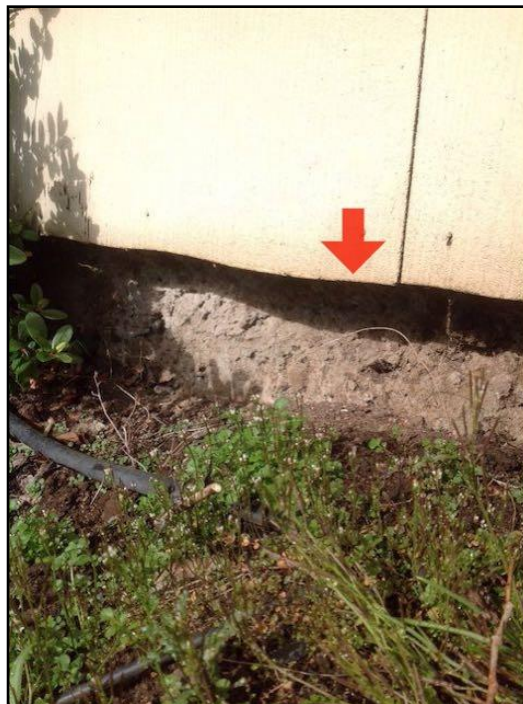
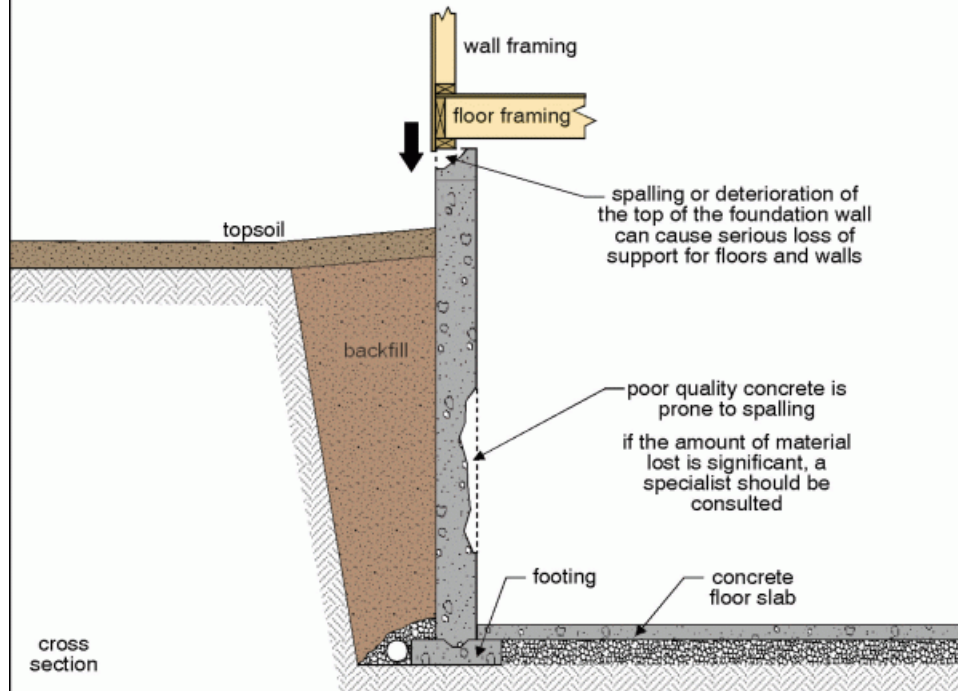
INTERIOR

APPLIANCES

MOLD

SITE INFO

## Spalling of poured concrete foundations



70. Spalling, crumbling or broken material

### FOUNDATIONS \ Performance opinion

24. Condition: • Acceptable

## FLOORS \ Beams

### **25. Condition:** • [Rot, insect or fire damage](#)

The outside of the floor beam on the front porch has some rot at the foundation pier. This may be contributing to the sagging floors.

**Implication(s):** Weakened structure | Chance of structural movement



*71. Rot damage*

### **26. Condition:** • [Notches or holes](#)

I noted a notched joist that has structurally compromised the joist. I did not notice that it was sagging or that the floor was spongy. The easiest solution will be to provide a concrete pier to support this joist individually by a qualified contractor.

**Implication(s):** Weakened structure | Chance of structural movement



# STRUCTURE

123 Example Way, Central Point, OR March 9, 2018

Report No. 1028, v.5

[www.apex-inspector.com](http://www.apex-inspector.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

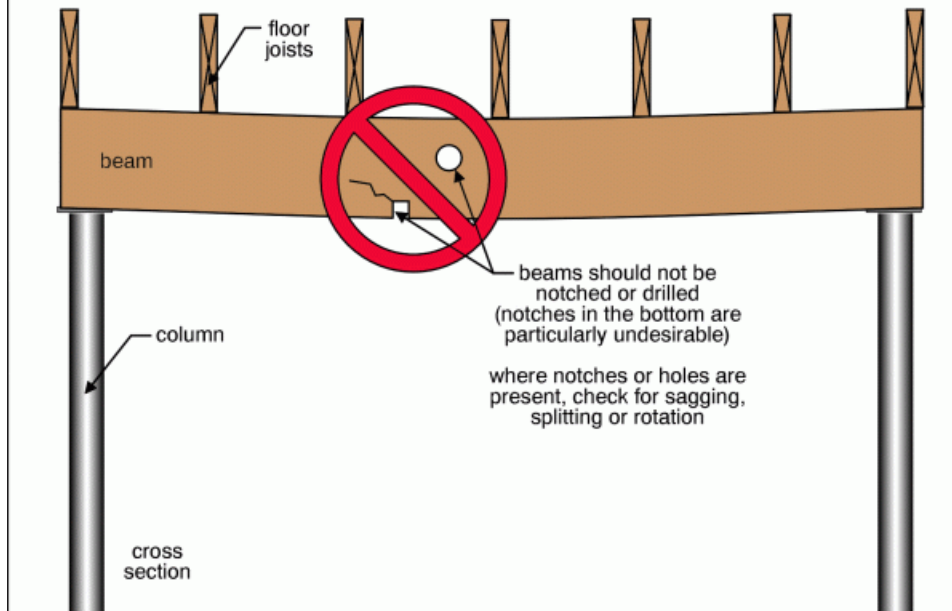
INTERIOR

APPLIANCES

MOLD

SITE INFO

## Notches or holes not allowed in beams



72. Notched Joist

### FLOORS \ Sills

#### 27. Condition: • [Gaps under sills](#)

I noted the east side mudsill has been shimmed up about an inch and has gaps under it. The interior pony wall has also

# STRUCTURE

123 Example Way, Central Point, OR March 9, 2018

Report No. 1028, v.5

[www.apex-inspector.com](http://www.apex-inspector.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

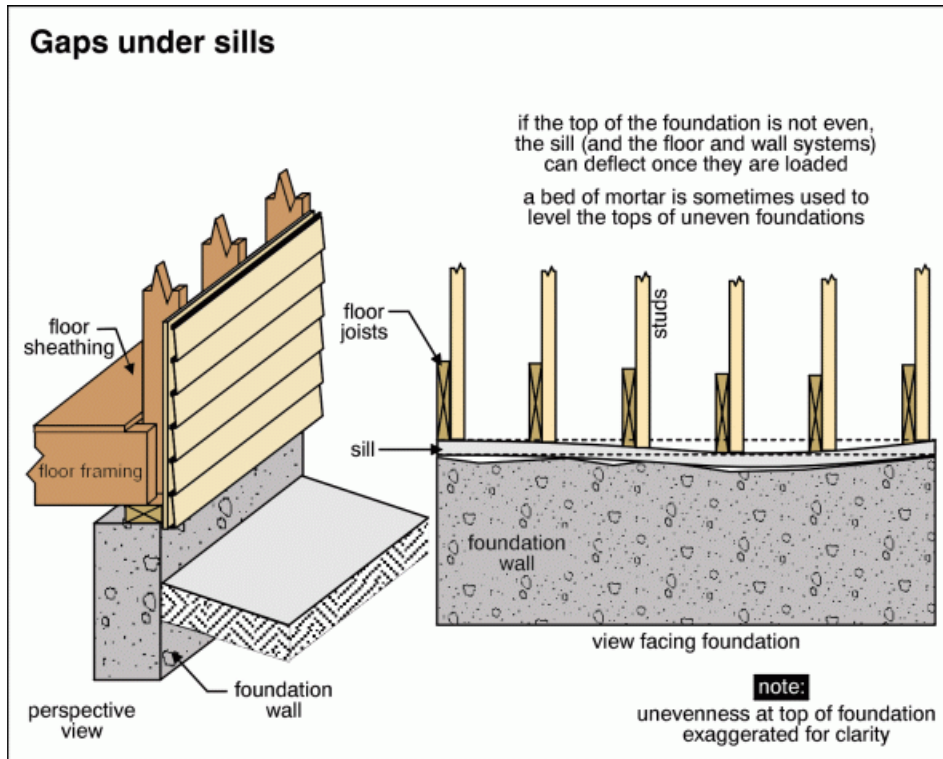
APPLIANCES

MOLD

SITE INFO

been shimmed up in some locations. Each joist should have direct bearing to the foundation to support the load of the house. It appears this condition has existed for years (if not original). I do recommend providing a shim under each individual joist to provide direct load bearing.

**Implication(s):** Weakened structure | Chance of structural movement



73. Gaps under sills



74. Gaps under sills

# STRUCTURE

123 Example Way, Central Point, OR March 9, 2018

Report No. 1028, v.5

[www.apex-inspector.com](http://www.apex-inspector.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPLIANCES

MOLD

SITE INFO



75. Gaps under sills

## FLOORS \ Joists

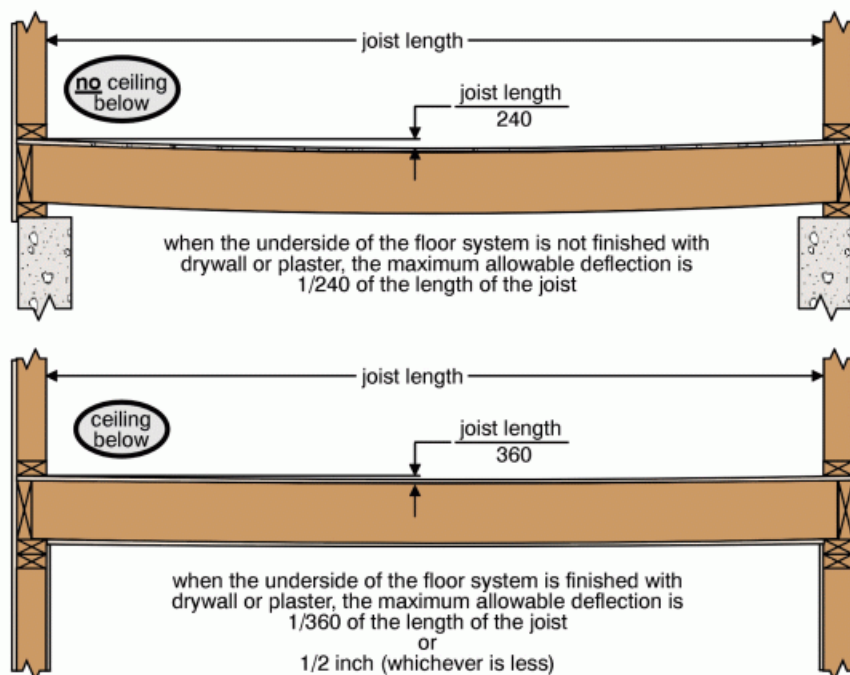
### 28. Condition: • [Sag or springy](#)

I noted several floor joists that have been given extra support in the south side of the crawlspace. I believe this is due to the 2x8 floor joists being over-spanned and feeling spongy.

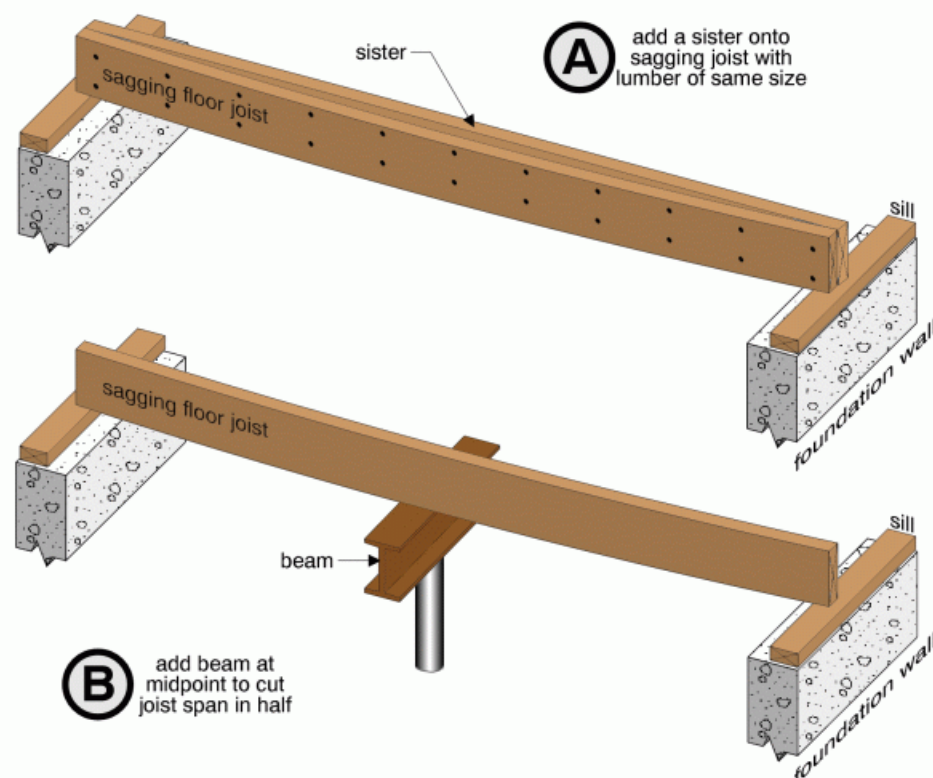
**Implication(s):** Chance of structural movement | Bouncy, springy floors



## Allowable floor deflections



## Two methods for improving sagging joists





# STRUCTURE

123 Example Way, Central Point, OR March 9, 2018

Report No. 1028, v.5

[www.apex-inspector.com](http://www.apex-inspector.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

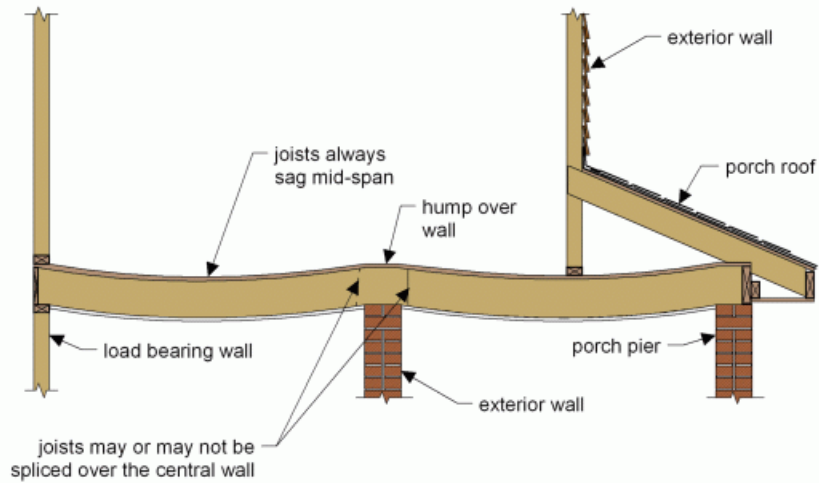
INTERIOR

APPLIANCES

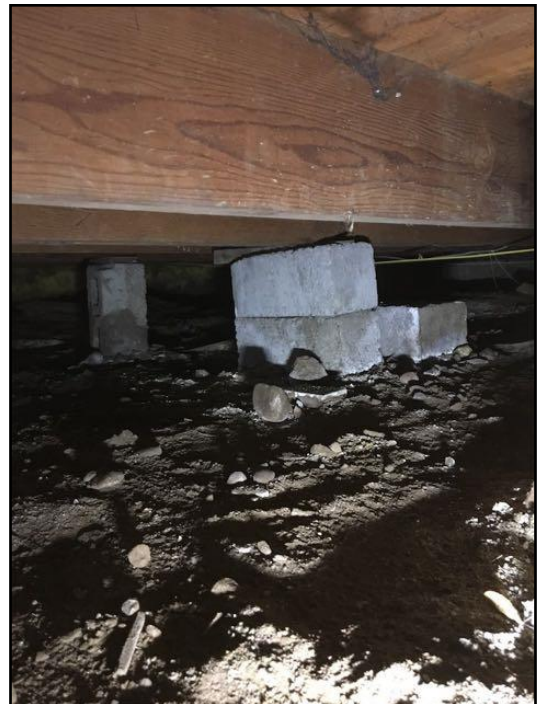
MOLD

SITE INFO

## Hump in floor due to joists extending over solid masonry wall



76. Sag or springy



77. Sag or springy

# STRUCTURE

123 Example Way, Central Point, OR March 9, 2018

Report No. 1028, v.5

[www.apex-inspector.com](http://www.apex-inspector.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPLIANCES

MOLD

SITE INFO



78. Sag or springy

## FLOORS \ Sheathing / Subflooring

**29. Condition:** • I noted a past repair to the subflooring under what I believe is the kitchen. There was some water staining at this location. Everything appeared to be structurally intact.



79. Past repair

# STRUCTURE

123 Example Way, Central Point, OR March 9, 2018

Report No. 1028, v.5

[www.apex-inspector.com](http://www.apex-inspector.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPLIANCES

MOLD

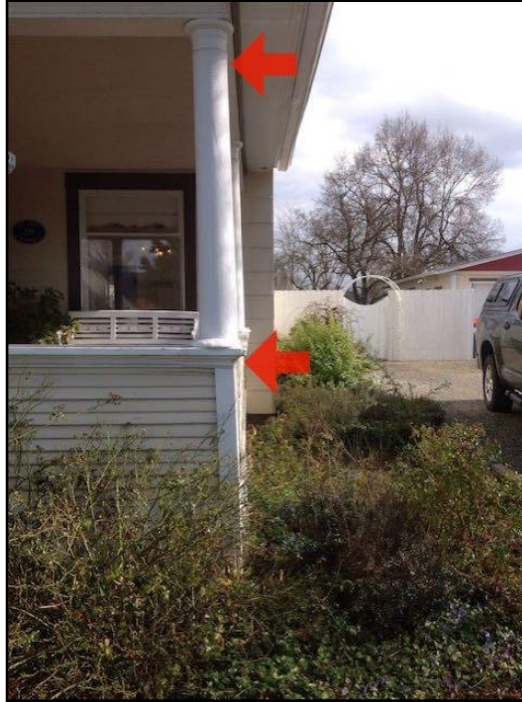
SITE INFO

## WALLS \ Wood frame walls

### **30. Condition:** • [Leaning, bowing, buckling](#)

This post on the front porch was leaning in about 2 inches out of plumb. Its possible the sagging of the roof has pulled the corner of the roof in some. I recommend consulting with a qualified contractor for a possible repair.

**Implication(s):** Chance of structural movement



80. Leaning

## ROOF FRAMING \ Rafters/trusses

### **31. Condition:** • [Rot, fire or insect damage](#)

The south side if the front gable has a roof joist that has some sign of dry rot. This is likely from a past leaky roof/gutters. I recommend a qualified contractor reinforce the framing in this location.

**Implication(s):** Weakened structure | Chance of structural movement



# STRUCTURE

123 Example Way, Central Point, OR March 9, 2018

Report No. 1028, v.5

[www.apex-inspector.com](http://www.apex-inspector.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPLIANCES

MOLD

SITE INFO



81. Rot damage

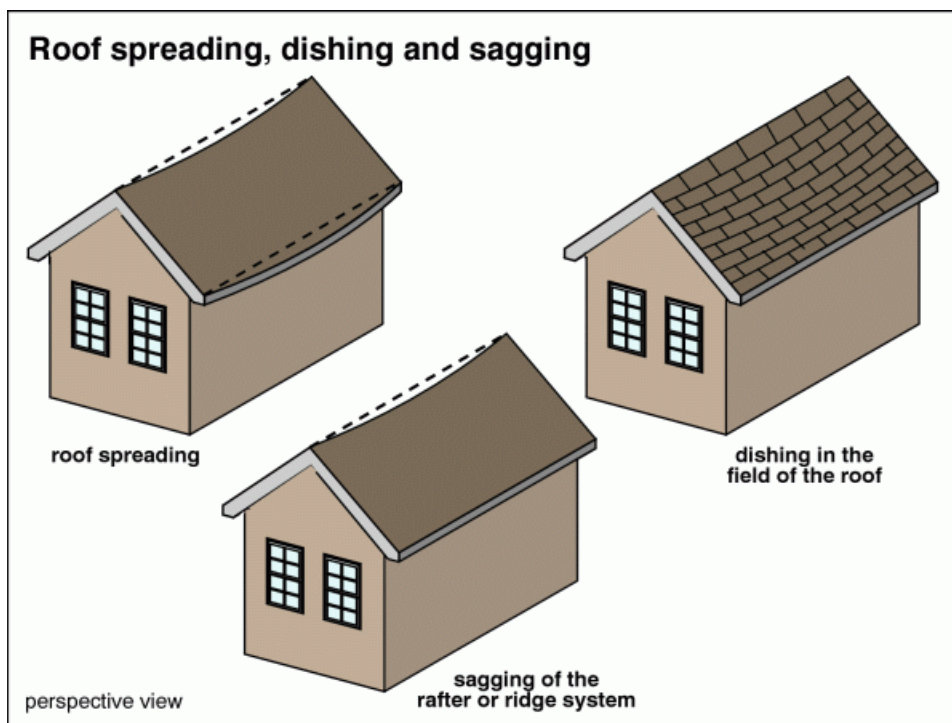


82. Spray foam

## 32. Condition: • [Sagging](#)

I noted the porch hip showed obvious signs of sagging. This is likely due to insufficient roof joist framing. I recommend consulting a professional contractor to discuss a possible remedy.

**Implication(s):** Weakened structure | Chance of structural movement





# STRUCTURE

123 Example Way, Central Point, OR March 9, 2018

Report No. 1028, v.5

[www.apex-inspector.com](http://www.apex-inspector.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPLIANCES

MOLD

SITE INFO



83. Sagging hip

## Description

**Configuration:** • [Crawlspace](#)

**Foundation material:** • [Poured concrete](#)

**Floor construction:** • [Joists](#)

**Exterior wall construction:** • [Wood frame](#)

**Roof and ceiling framing:** • Rafters/ceiling joists

## Limitations

**Inspection limited/prevented by:** • I could not gain access to the shed or garage in the back. I tried several keys located on the countertop without any luck.

# STRUCTURE

123 Example Way, Central Point, OR March 9, 2018

Report No. 1028, v.5

[www.apex-inspector.com](http://www.apex-inspector.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPLIANCES

MOLD

SITE INFO



84. No access to shed

## Crawlspace:

- Entered but access was limited

Despite the low clearance, I was able to inspect the majority of the crawlspace. However, I was not able to gain access to the Northeast corner of the home due to a large metal air duct completely blocking access.



85. Entered but access was limited

# STRUCTURE

123 Example Way, Central Point, OR    March 9, 2018

Report No. 1028, v.5

[www.apex-inspector.com](http://www.apex-inspector.com)

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
APPLIANCES	MOLD	SITE INFO							

Percent of foundation not visible: • 20 %

## Recommendations

### SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

**33. Condition:** • [Loose panel](#)

**Implication(s):** Electric shock | Fire hazard



**86.** *Loose panel*

**34. Condition:** • [Openings in panel](#)

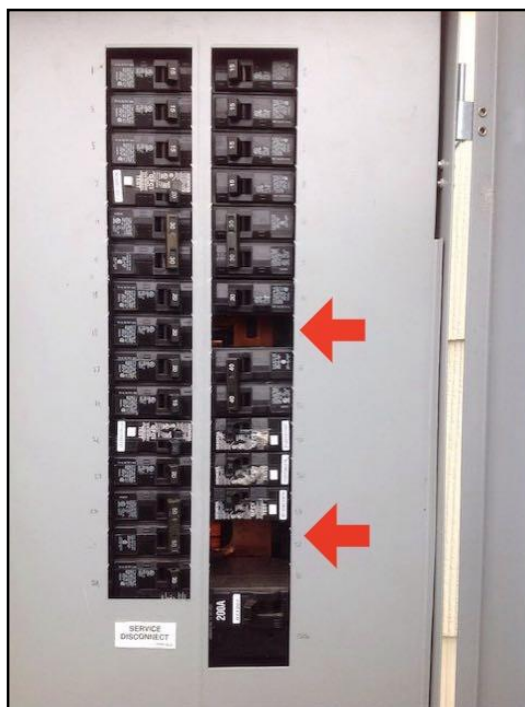
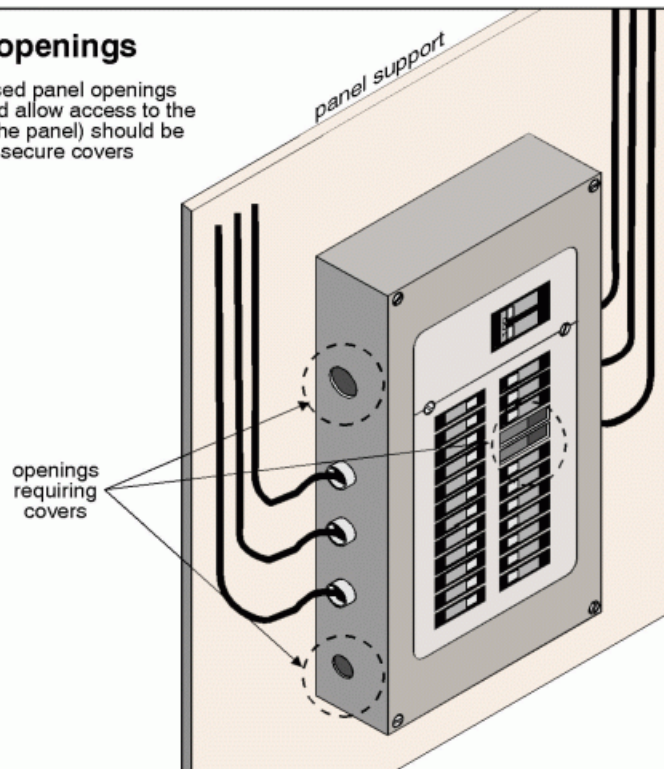
There are several openings in the panel. I recommend a qualified electrician plug these holes to prevent foreign objects from entering the panel.

**Implication(s):** Electric shock | Fire hazard



**Panel openings**

any exposed panel openings (that would allow access to the inside of the panel) should be fitted with secure covers



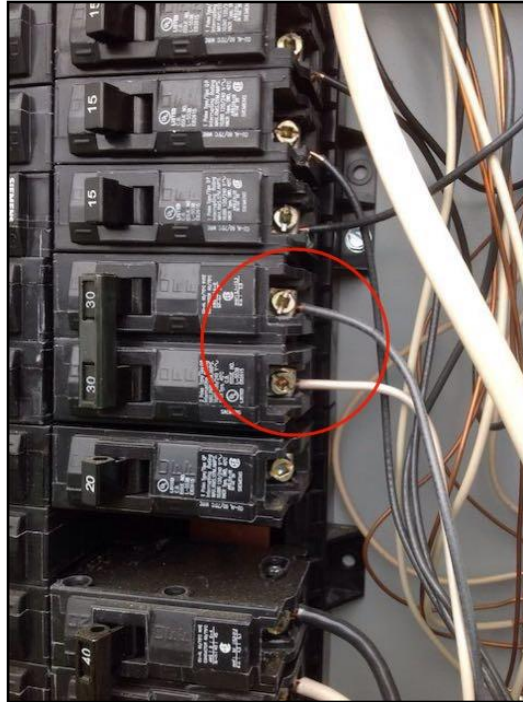
87. Openings in panel

**SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers**

35. Condition: • [Fuses or breakers too big](#)

I noted a 30amp breaker with undersized wires going to it. This condition can cause the wires to heat up dangerously. I recommend having the panel inspected by a professional electrician to remedy this condition.

**Implication(s):** Equipment overheating | Fire hazard



**88.** Fuses or breakers too big

## SERVICE BOX, GROUNDING AND PANEL \ Panel wires

**36. Condition:** • I noted a couple pigtail connections in the panel where one circuit breaker is feeding two wires (with one wire connecting to the breaker). I don't think this condition is inherently unsafe, but there are a couple breakers being completely unused and several openings for new breakers in the panel to accommodate the extra wire. I recommend an electrician evaluate the condition.

# ELECTRICAL

123 Example Way, Central Point, OR March 9, 2018

Report No. 1028, v.5

[www.apex-inspector.com](http://www.apex-inspector.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

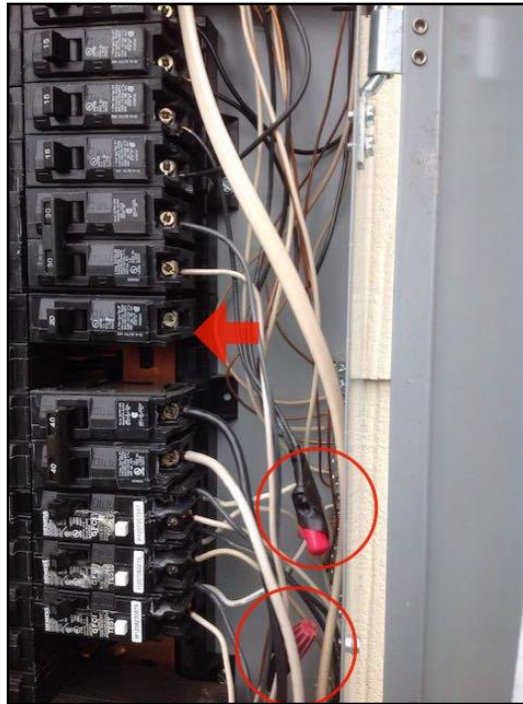
PLUMBING

INTERIOR

APPLIANCES

MOLD

SITE INFO

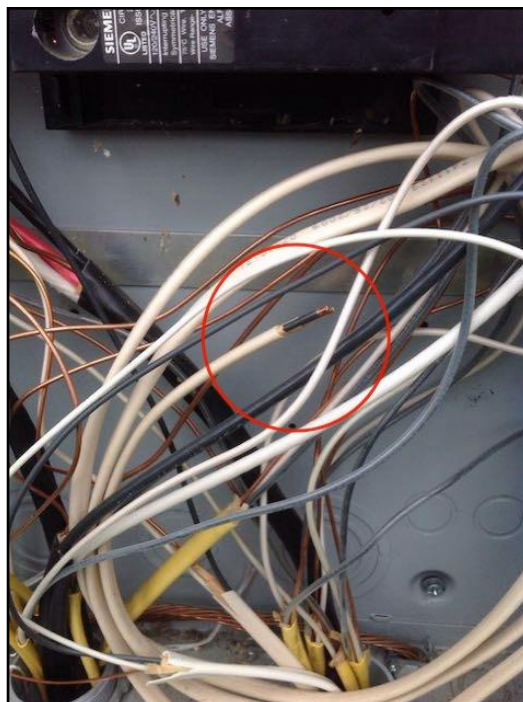


89. Pig tail

## 37. Condition: • [Abandoned wires in panel](#)

I noted an abandoned wire in the panel. I was unable to determine where the wire leads to. There are several dead circuits in the home and its possible it goes to one of these.

**Implication(s):** Electric shock



90. Abandoned wires in panel

## DISTRIBUTION SYSTEM \ Wiring - installation

**38. Condition:** • I noted a loose wire that is resting on the ground and should be affixed to the bottom of the joist to help prevent a shock hazard.



91. Loose wire

**39. Condition:** • [Abandoned wire](#)

I noted an abandoned wire under the kitchen sink. It did not have power at the time of inspection. I recommend this wire be placed inside a junction box by a qualified electrician.

**Implication(s):** Electric shock



# ELECTRICAL

123 Example Way, Central Point, OR March 9, 2018

Report No. 1028, v.5

[www.apex-inspector.com](http://www.apex-inspector.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

**ELECTRICAL**

HEATING

COOLING

INSULATION

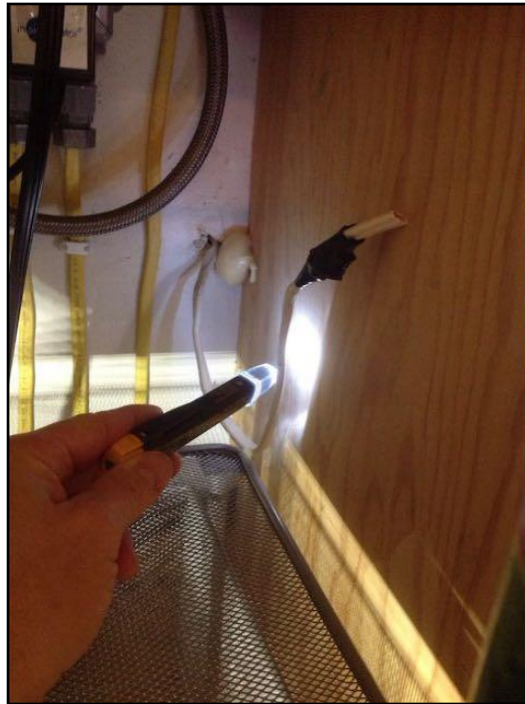
PLUMBING

INTERIOR

APPLIANCES

MOLD

SITE INFO



92. Abandoned wire under the sink

**40. Condition:** • [Extension cord used as permanent wiring](#)

In the bathroom by the laundry, I noted an ungrounded extension cord supplying power through a hole in the wall. The cord is plugged into a GFCI outlet, however I recommend this condition be remedied by a qualified electrician.

**Implication(s):** Electric shock | Fire hazard



93. Extension cord used as permanent wiring

# ELECTRICAL

123 Example Way, Central Point, OR March 9, 2018

Report No. 1028, v.5

[www.apex-inspector.com](http://www.apex-inspector.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPLIANCES

MOLD

SITE INFO

## 41. Condition: • [Extension cord used as permanent wiring](#)

I noted the instant water heater was permanently plugged into an adjacent outside outlet. This condition may allow water to find its way into the electrical box. I recommend this condition be evaluated by a qualified electrician to determine if this condition is unsafe.

**Implication(s):** Electric shock | Fire hazard



94. Extension cord used as permanent wiring

## DISTRIBUTION SYSTEM \ Wiring - damaged or exposed

42. Condition: • The 220-volt wire supplying the dryer is exposed to damage and should have a protective conduit to avoid a potential shock hazard. I recommend a qualified electrician evaluate the condition to suggest a possible remedy.

# ELECTRICAL

123 Example Way, Central Point, OR March 9, 2018

Report No. 1028, v.5

[www.apex-inspector.com](http://www.apex-inspector.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPLIANCES

MOLD

SITE INFO



95. Exposed to damage

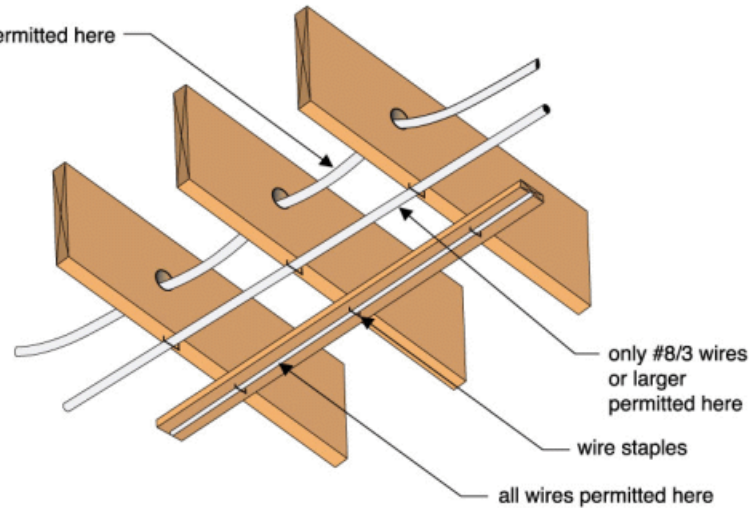
## 43. Condition: • [Exposed on walls or ceilings](#)

I noted several areas with exposed wires. All wires connections should be inside an approved junction box, the protective wire jacket needs to extend all the way into the junction box, and all wires within the living space should be protected from damage. I recommend a qualified electrician fix all of these conditions to avoid a possible shock and fire hazard.

**Implication(s):** Electric shock

**Wire installations below floors**

all wires permitted here

**96. Exposed Jacketing****97. Abandoned Wire**



# ELECTRICAL

123 Example Way, Central Point, OR March 9, 2018

Report No. 1028, v.5

[www.apex-inspector.com](http://www.apex-inspector.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

**ELECTRICAL**

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPLIANCES

MOLD

SITE INFO



98. Exposed Jacketing



99. Exposed wire Junction



100. Exposed to damage



101. Exposed Wire Junction

## DISTRIBUTION SYSTEM \ Outlets (receptacles)

### 44. Condition: • Inoperative

I noted several inoperative outlets in the home.

# ELECTRICAL

123 Example Way, Central Point, OR March 9, 2018

Report No. 1028, v.5

[www.apex-inspector.com](http://www.apex-inspector.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

**ELECTRICAL**

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPLIANCES

MOLD

SITE INFO

**Implication(s):** Equipment inoperative



**102.** *Inoperative Outlet in Laundry*



**103.** *Inoperative Outlet in Laundry*



**104.** *Inoperative Outlet in Master Bedroom*



**105.** *Inoperative Outlet in Dining Room*

# ELECTRICAL

123 Example Way, Central Point, OR March 9, 2018

Report No. 1028, v.5

[www.apex-inspector.com](http://www.apex-inspector.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

**ELECTRICAL**

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPLIANCES

MOLD

SITE INFO



**106.** *Inoperative Outlet in Master Closet*

**45. Condition:** • [Ungrounded](#)

**Implication(s):** Electric shock



**107.** *Ungrounded*



# ELECTRICAL

123 Example Way, Central Point, OR March 9, 2018

Report No. 1028, v.5

[www.apex-inspector.com](http://www.apex-inspector.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPLIANCES

MOLD

SITE INFO

## DISTRIBUTION SYSTEM \ Cover plates

46. Condition: • [Missing](#)

All outlet cover plates should be installed to prevent electric shock. I recommend outlet covers be installed.

**Implication(s):** Electric shock



108. Missing Cover Plate

## DISTRIBUTION SYSTEM \ Lights

47. Condition: • blank note



# ELECTRICAL

123 Example Way, Central Point, OR March 9, 2018

Report No. 1028, v.5

[www.apex-inspector.com](http://www.apex-inspector.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPLIANCES

MOLD

SITE INFO



109.



110.

48. Condition: • [Missing](#)

Implication(s): Inadequate lighting



111. Missing

## **DISTRIBUTION SYSTEM \ Smoke detectors**

### **49. Condition:** • Missing

I did not find any smoke alarms in the bedrooms. Fire code requires smoke alarms be installed in each bedroom and within 15' outside each bedroom. I recommend new smoke alarms be installed in these locations. Smoke alarms should be checked monthly and replaced every 5 years. This condition may be noted as a condition of lending by an appraiser.

**Implication(s):** Fire hazard

## Description

**General:** • I noted old knob and tube remnants that are not currently in use.



112.



113. Old Knob and Tube Remnant

**General:** • Service cables are securely attached.

# ELECTRICAL

123 Example Way, Central Point, OR March 9, 2018

Report No. 1028, v.5

[www.apex-inspector.com](http://www.apex-inspector.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPLIANCES

MOLD

SITE INFO



114. Service cables are securely attached.

**Service entrance cable and location:** • The service wires are located in a safe location 10' off the ground and out of reach. • Service cables have a proper water drip loop

**Service entrance cable and location:** • [Overhead aluminum](#)

**Service size:**

• [200 Amps \(240 Volts\)](#)

# ELECTRICAL

123 Example Way, Central Point, OR March 9, 2018

Report No. 1028, v.5

[www.apex-inspector.com](http://www.apex-inspector.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

**ELECTRICAL**

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPLIANCES

MOLD

SITE INFO



115. 200 Amps (240 Volts)

Main disconnect/service box rating: • [200 Amps](#)

System grounding material and type:

• [Copper - water pipe](#)



116. Copper - water pipe ground



**Auxiliary and other:** • I noted the home has an alarm system.



117. Alarm



118. Alarm

**Distribution wire material and type:** • Older Cloth sheathed Wiring

**Distribution wire material and type:**

- [Copper - non-metallic sheathed](#)

Most of the wiring in the home appeared to have been updated fairly recently. I did find a couple live wires in the crawlspace with the older cloth jacketing. These wires appeared to be in good condition still.

**Type and number of outlets (receptacles):**

- [Ungrounded - typical](#)

# ELECTRICAL

123 Example Way, Central Point, OR March 9, 2018

Report No. 1028, v.5

[www.apex-inspector.com](http://www.apex-inspector.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

**ELECTRICAL**

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPLIANCES

MOLD

SITE INFO



119. Ungrounded - typical

## Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):

- [GFCI - bathroom](#)



120. GFCI - bathroom

- [GFCI - kitchen](#)

# ELECTRICAL

123 Example Way, Central Point, OR March 9, 2018

Report No. 1028, v.5

[www.apex-inspector.com](http://www.apex-inspector.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPLIANCES

MOLD

SITE INFO

**Smoke detectors:** • Audible Alarm Works • Not adequate

**Carbon monoxide (CO) detectors:** • Audible Alarm Works

**Carbon monoxide (CO) detectors:** • Present on every floor

## Limitations

**Inspection limited/prevented by:** • Power was off in some areas

**Panel covers:** • Removed

# HEATING

123 Example Way, Central Point, OR March 9, 2018

Report No. 1028, v.5

[www.apex-inspector.com](http://www.apex-inspector.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPLIANCES

MOLD

SITE INFO

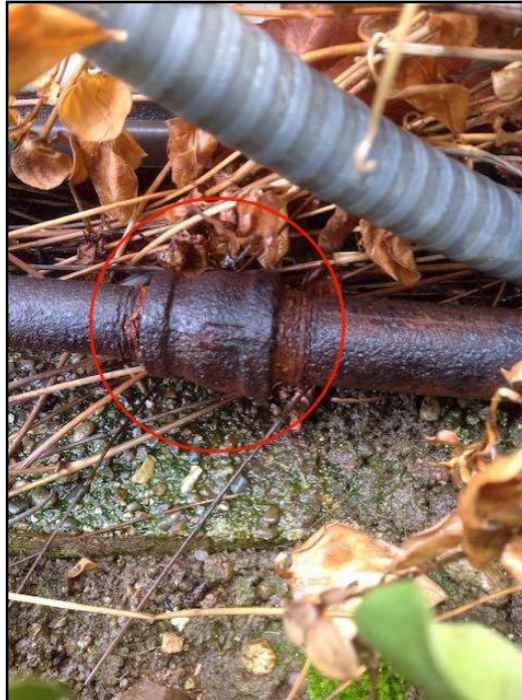
## Recommendations

### GAS FURNACE \ Gas piping

#### **50. Condition:** • [Rust](#)

The gas line supplying the outside furnace appears to be corroded. I highly recommend this condition be evaluated by a licensed plumber to determine if this condition is unsafe and suggest a possible remedy.

**Implication(s):** Fire or explosion



**121.** *Rust at Gas line*

### GAS FURNACE \ General

**51. Condition:** • The gas furnace in the attic is supplying the 2nd and 3rd floors. I believe the right door of the furnace belongs to a different unit as it did not want to fit correctly. The furnace was functional at the time of inspection.



# HEATING

123 Example Way, Central Point, OR March 9, 2018

Report No. 1028, v.5

[www.apex-inspector.com](http://www.apex-inspector.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPLIANCES

MOLD

SITE INFO



122. Attic Furnance

## GAS FURNACE \ Thermostat

**52. Condition:** • The upstairs furnace was functional at the time of inspection, however the thermostat flashed "low Battery" and died when I tried to adjust it. I recommend replacing the batteries.



123. Dead Battery

# HEATING

123 Example Way, Central Point, OR March 9, 2018

Report No. 1028, v.5

[www.apex-inspector.com](http://www.apex-inspector.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPLIANCES

MOLD

SITE INFO

## GAS FURNACE \ Mechanical air filter

### **53. Condition:** • [Dirty](#)

I recommend the upstairs air return filter be replaced immediately as it is very dirty. It is recommended you check your air filter once a month to see if a replacement is needed.

**Implication(s):** Increased heating costs | Reduced comfort



**124.** *Dirty Filter*

## GAS FURNACE \ Ducts, registers and grilles

**54. Condition:** • I found an air return under the stairs that had been closed off. I did not find another air return for the downstairs unit. This condition may be restricting the air flow to the unit and may shorten its life. I recommend this condition be evaluated by an HVAC technician to prolong the life of the unit.

# HEATING

123 Example Way, Central Point, OR March 9, 2018

Report No. 1028, v.5

[www.apex-inspector.com](http://www.apex-inspector.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPLIANCES

MOLD

SITE INFO



125. Air Return

## 55. Condition: • [Dirty](#)

I noted the HVAC ducting has been allowed to rest directly on the soil and this condition has allowed the metal to rust. I noted a few locations where rust spots were visible. I did not see any holes corroded all the way through. It may be a good idea to have this condition evaluated by an HVAC technician.



126. Dirty

# HEATING

123 Example Way, Central Point, OR March 9, 2018

Report No. 1028, v.5

[www.apex-inspector.com](http://www.apex-inspector.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPLIANCES

MOLD

SITE INFO

## 56. Condition: • [Disconnected ducts](#)

I noted one duct in the crawlspace that was completely disconnected and actively blowing air into the crawlspace. I recommend this be reconnected to help with energy efficiency.

**Implication(s):** Increased heating costs | Reduced comfort



127. Disconnected duct

## 57. Condition: • [Insulation missing, damaged](#)

I noted that much of the insulation around the heating ducts has deteriorated significantly. I recommend new insulation be installed to help with energy efficiency.

**Implication(s):** Increased heating costs | Reduced comfort



# HEATING

123 Example Way, Central Point, OR March 9, 2018

Report No. 1028, v.5

[www.apex-inspector.com](http://www.apex-inspector.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPLIANCES

MOLD

SITE INFO



128. Insulation missing, damaged



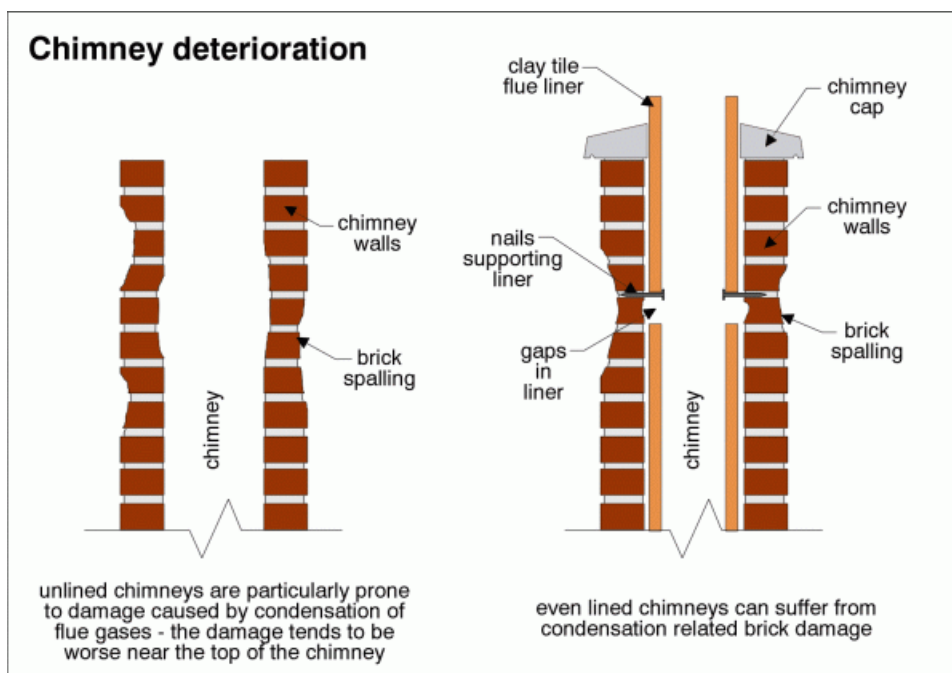
129. Disconnected ducts

## CHIMNEY AND VENT \ Masonry chimney

### 58. Condition: • [Loose, missing or deteriorated masonry](#)

I noted two non-functional chimneys. One is capped off and appears to be in relatively good condition. The other is not capped and the top few layers of bricks appear to have no mortar at all. I recommend this condition be evaluated and corrected by a professional.

**Implication(s):** Material deterioration

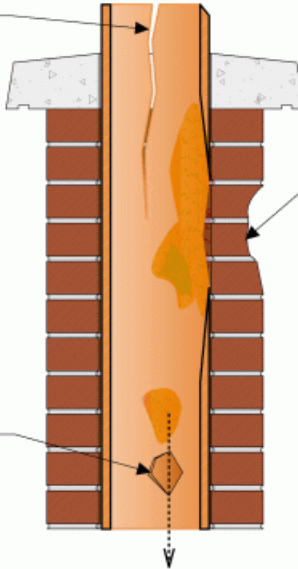


## Deteriorated clay chimney liner

cracks and chips on the exterior can allow rain water to enter the chimney liner

this moisture may subsequently gain access to the brick interior of the chimney and the appliances that are venting into the chimney

chips of liner material may fall into the cleanout and into the furnace, boiler, and/or water heater



cracks, chip, and worn areas on the interior can allow moisture from rain water and from exhaust to damage the chimney brick

this may result in deterioration of the interior of the brick, spalling, and efflorescence



130. Loose, missing or deteriorated masonry



131. Loose, missing or deteriorated masonry



# HEATING

123 Example Way, Central Point, OR March 9, 2018

Report No. 1028, v.5

[www.apex-inspector.com](http://www.apex-inspector.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPLIANCES

MOLD

SITE INFO



132. Loose, missing or deteriorated masonry

## Description

**General:** • This is the outside gas furnace and heat pump system for A/C



133.



134. Outside Furnace/Heat Pump

**System type:** • Tested for functionality and works

**System type:**

• [Furnace](#)

# HEATING

123 Example Way, Central Point, OR March 9, 2018

Report No. 1028, v.5

[www.apex-inspector.com](http://www.apex-inspector.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

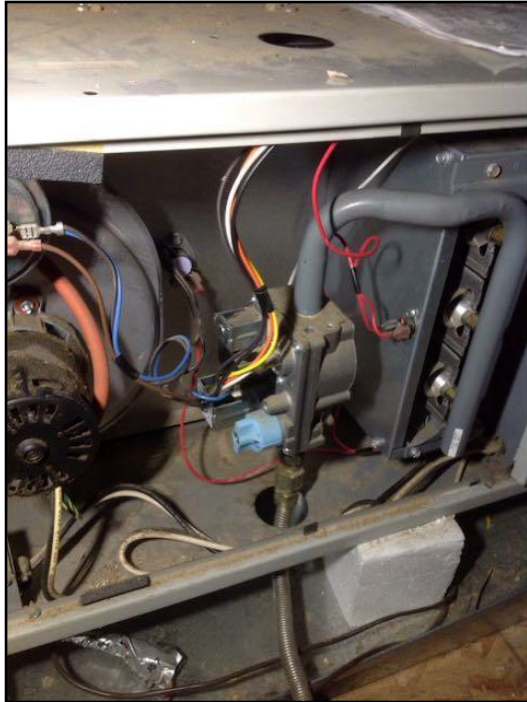
PLUMBING

INTERIOR

APPLIANCES

MOLD

SITE INFO



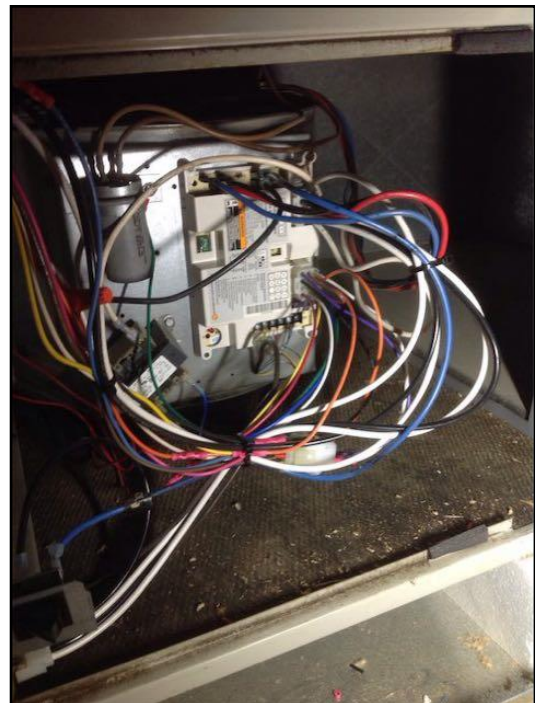
135. Furnace



136. Furnace



137. Furnace



138. Furnace

Fuel/energy source: • [Gas](#)

Heat distribution: • [Ducts and registers](#)



# HEATING

123 Example Way, Central Point, OR    March 9, 2018

Report No. 1028, v.5

[www.apex-inspector.com](http://www.apex-inspector.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPLIANCES

MOLD

SITE INFO

## Limitations

**Safety devices:** • Not tested as part of a building inspection

# COOLING & HEAT PUMP

123 Example Way, Central Point, OR March 9, 2018

Report No. 1028, v.5

[www.apex-inspector.com](http://www.apex-inspector.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPLIANCES

MOLD

SITE INFO

## Recommendations

### AIR CONDITIONING \ Evaporator fan

#### **59. Condition:** • [Corrosion](#)

The upstairs heat pump evaporator coil has corrosion on one side due to excessive moisture. I recommend the systems be further evaluated by a qualified HVAC technician.

**Implication(s):** Reduced system life expectancy | Increased cooling costs | Reduced comfort



**139.** *Corrosion*

## Description

**Air conditioning type:** • Heat Pump

# COOLING & HEAT PUMP

123 Example Way, Central Point, OR March 9, 2018

Report No. 1028, v.5

[www.apex-inspector.com](http://www.apex-inspector.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPLIANCES

MOLD

SITE INFO



140. Heat Pump



141. Heat Pump Downstairs Unit



142. Heat Pump Upstairs Unit

# COOLING & HEAT PUMP

123 Example Way, Central Point, OR March 9, 2018

Report No. 1028, v.5

[www.apex-inspector.com](http://www.apex-inspector.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPLIANCES

MOLD

SITE INFO

## Limitations

**General:** • It was below 65 degrees outside and testing the AC could potentially damage the system.

*Note:* I was unable to test either air conditioning systems for functionality at the time of inspection due to the cool weather outside. Running A/C in cold weather can potentially hurt a system.

**General:** • Not Tested



## Recommendations

### General

60. • blank note



143.

### FOUNDATION \ Crawlspace ventilation

61. **Condition:** • Inadequate

Aside from the crawl space access, I only found two foundation vents. It was bone dry under the home at the time of inspection, however, it's always a good idea to allow airflow under the home to prevent moisture problems.

**Implication(s):** Chance of condensation damage to finishes and/or structure

### FOUNDATION \ Crawlspace floor

62. **Condition:** • [No vapor barrier](#)

I noted there was not a vapor barrier installed in the crawlspace. This can allow excess moisture in the crawlspace and invite mold and rot to form. I recommend installing a 6mil plastic vapor barrier throughout the crawlspace to help prevent damage to the structure due to moisture. This condition may be noted by an FHA appraiser.

**Implication(s):** Chance of condensation damage to finishes and/or structure

# INSULATION AND VENTILATION

123 Example Way, Central Point, OR March 9, 2018

Report No. 1028, v.5

[www.apex-inspector.com](http://www.apex-inspector.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPLIANCES

MOLD

SITE INFO



144. Efflorescence



145. No vapor barrier

## Description

**Attic/roof insulation material:** • The finished attic space joists are only 3.5" deep which does not provide enough insulation to meet today's standards for R-value.

**Attic/roof insulation material:** • Blown-In Insulation

*Note:* I believe this is cellulose blown-in insulation, which may not have asbestos. However, I highly recommend having it tested before disturbing it for any reason.

# INSULATION AND VENTILATION

123 Example Way, Central Point, OR March 9, 2018

Report No. 1028, v.5

[www.apex-inspector.com](http://www.apex-inspector.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPLIANCES

MOLD

SITE INFO



146. Blown-In Insulation

Attic/roof insulation material: • [Glass fiber](#)

Attic/roof ventilation:

• [Power ventilator](#)

Functional



147. Power ventilator

# INSULATION AND VENTILATION

123 Example Way, Central Point, OR March 9, 2018

Report No. 1028, v.5

[www.apex-inspector.com](http://www.apex-inspector.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPLIANCES

MOLD

SITE INFO

**Floor above basement/crawlspace insulation material:** • No Crawlspace Insulation



**148.** *No Crawlspace Insulation*

**Floor above basement/crawlspace air/vapor barrier:** • None found

**Crawlspace ventilation:** • Inadequate

## Limitations

**Roof space inspection performed:** • By entering space, but access was limited

**Crawlspace inspection performed:** • By entering space, but access was limited



# PLUMBING

123 Example Way, Central Point, OR March 9, 2018

Report No. 1028, v.5

[www.apex-inspector.com](http://www.apex-inspector.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPLIANCES

MOLD

SITE INFO

## Description

**General:** • blank note



149.

**General:** • All plumbing fixtures tested and work

**General:** • All sinks, tubs, and showers were found to have proper drainage.

**General:** • No leaks under cabinets found

**General:** • No leaks in crawlspace noted.

**General:** • No Active Leaking

# PLUMBING

123 Example Way, Central Point, OR March 9, 2018

Report No. 1028, v.5

[www.apex-inspector.com](http://www.apex-inspector.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

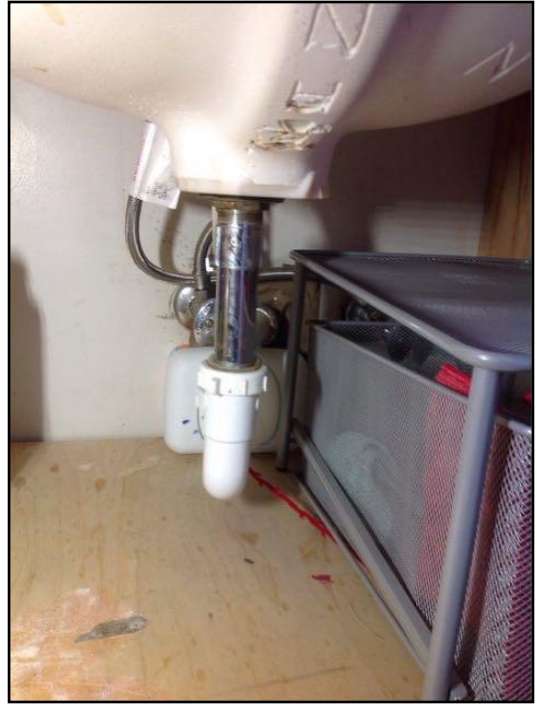
APPLIANCES

MOLD

SITE INFO



150. No Active Leaking



151. No Active Leaking



152. No Active Leaking



153. No Active Leaking

# PLUMBING

123 Example Way, Central Point, OR March 9, 2018

Report No. 1028, v.5

[www.apex-inspector.com](http://www.apex-inspector.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

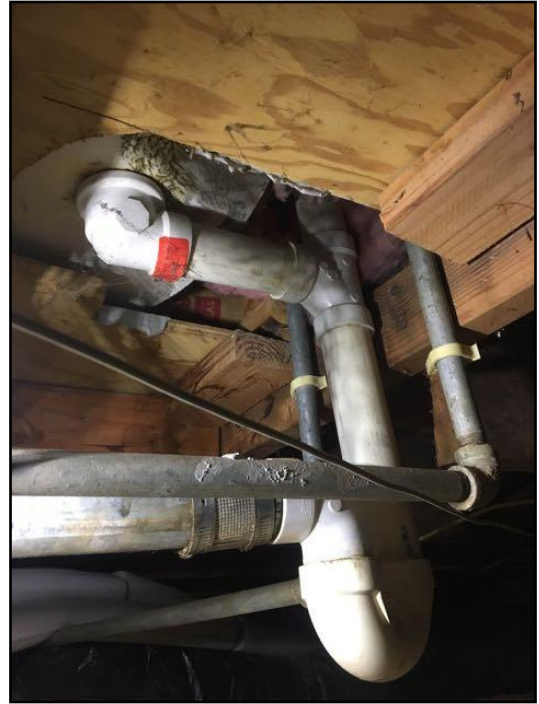
APPLIANCES

MOLD

SITE INFO



154. No Active Leaking



155. No Active Leaking



156. No Active Leaking

**General:** • No active leaks at toilets

**Supply piping in building:** • [Galvanized steel](#)



Water heater type: • Tested and Works

Water heater type:

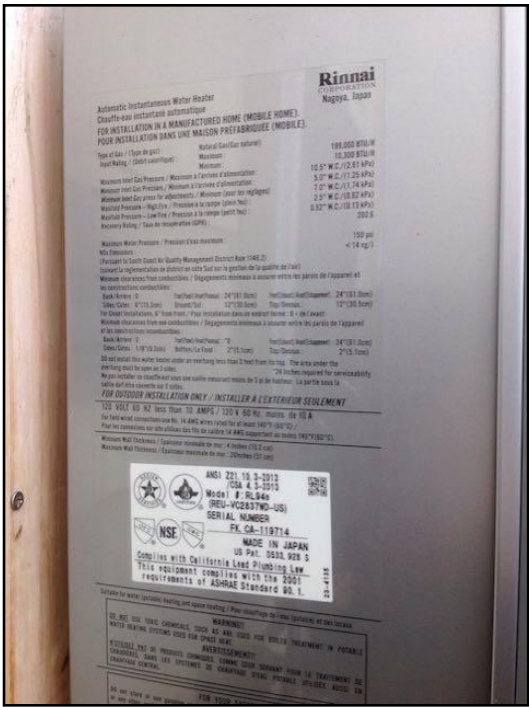
- [Tankless/indirect](#)



157. Tankless/indirect



158. Control under Kitchen Sink



159. Tankless/indirect



# PLUMBING

123 Example Way, Central Point, OR March 9, 2018

Report No. 1028, v.5

[www.apex-inspector.com](http://www.apex-inspector.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPLIANCES

MOLD

SITE INFO

**Tank capacity:** • Not applicable

**Waste and vent piping in building:**

- [ABS plastic](#)
- [Cast Iron](#)



160. Cast Iron

**Gas piping:** • Steel

## Limitations

**General:** • I ran all fixtures in the home only to see if I could find an active leak in the crawlspace. The homes plumbing system was not fully inspected.

**Items excluded from a building inspection:** • Well • Water quality • Isolating/relief valves & main shut-off valve • Concealed plumbing • Pool • Landscape irrigation system

## Recommendations

### WALLS \ Plaster or drywall

#### **63. Condition:** • [Crumbling or powdery](#)

The plaster behind the toilet in the laundry room bath appears to have deteriorated some. It was dry at the time of inspection, however, I believe this was caused by prior moisture damage from the toilet.

The second picture shows wall covering damage from something that was installed in the master closet.

**Implication(s):** Material deterioration



**161.** Wall Damage in Master Closet



**162.** Crumbling Plaster

#### **64. Condition:** • [Cracked](#)

I noted the plaster was cracked in several areas of the home. This is a common sight in older homes with plaster and it doesn't appear to be completely failing anywhere.

**Implication(s):** Damage or physical injury due to falling materials

# INTERIOR

123 Example Way, Central Point, OR March 9, 2018

Report No. 1028, v.5

[www.apex-inspector.com](http://www.apex-inspector.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPLIANCES

MOLD

SITE INFO



163. Ceiling Cracks

## WINDOWS \ General

### 65. Condition: • Inoperative

Both of these windows are unable to be opened due to being painted shut along with several windows downstairs. I checked all rooms for a means of egress in case of a fire emergency and all rooms have at least one window that operates functionally. However, I recommend these windows be corrected to allow egress onto the porch roof.

**Implication(s):** System inoperative or difficult to operate | Reduced comfort | Restricted emergency exits

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Report No. 1028, v.5

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPLIANCES

MOLD

SITE INFO



164. Inoperative Windows

## CARPENTRY \ Cabinets

66. Condition: • [Doors or drawers missing or loose](#)

The hinges on the pull-out drawer in the kitchen storage were broken.

**Implication(s):** Nuisance | Damage or physical injury due to falling materials



165. Doors or drawers missing or loose



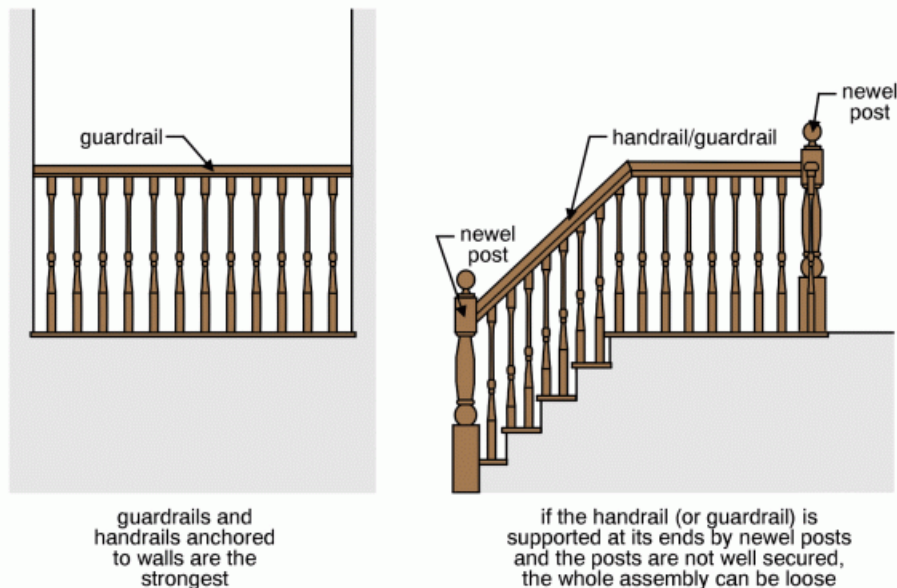
## STAIRS \ Handrails and guards

### 67. Condition: • [Loose](#)

The handrail at on the 3rd floor felt fairly frail and has several loose screws. I recommend a more secure handrail be installed to prevent an accidental fall into the stairwell. This condition has a chance of being noted as a condition of lending by an appraiser.

**Implication(s):** Fall hazard

### Handrail support



# INTERIOR

123 Example Way, Central Point, OR March 9, 2018

Report No. 1028, v.5

[www.apex-inspector.com](http://www.apex-inspector.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

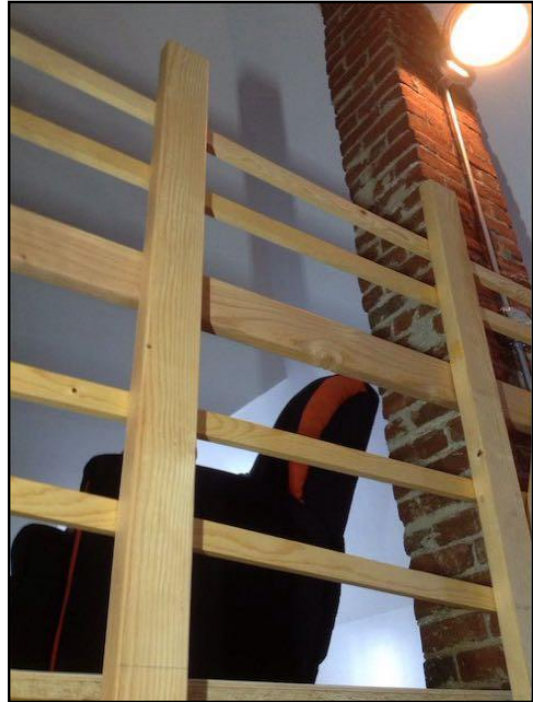
APPLIANCES

MOLD

SITE INFO



166. Loose handrail



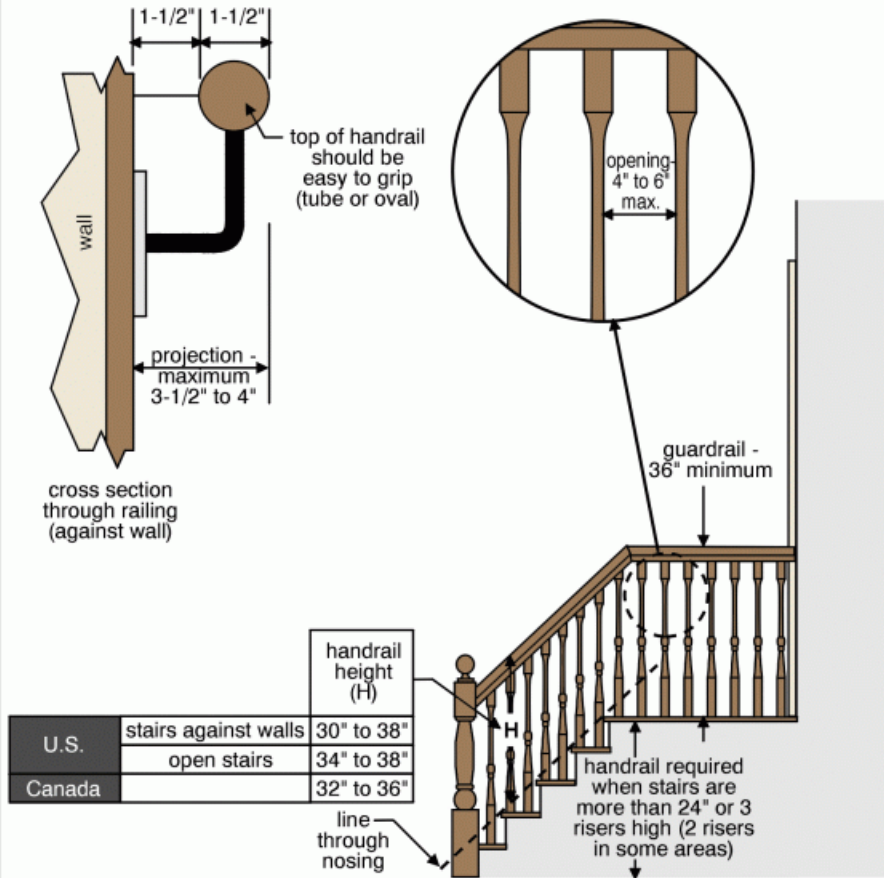
167. Loose handrail

## 68. Condition: • [Missing](#)

I noted the upper stairwell does not have a handrail. I recommend one be installed to help prevent an accidental fall. This condition has a good chance of being noted as a condition of lending by an appraiser.

**Implication(s):** Fall hazard

## Handrails and guards



# INTERIOR

123 Example Way, Central Point, OR March 9, 2018

Report No. 1028, v.5

[www.apex-inspector.com](http://www.apex-inspector.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPLIANCES

MOLD

SITE INFO



168. Missing Handrail

## EXHAUST FANS \ General

### 69. Condition: • [Missing](#)

I noted the laundry room bathroom does not have a ventilation fan installed. I recommend one be installed to help prevent moisture damage to the interior of the bathroom.

**Implication(s):** Chance of condensation damage to finishes and/or structure



# INTERIOR

123 Example Way, Central Point, OR March 9, 2018

Report No. 1028, v.5

[www.apex-inspector.com](http://www.apex-inspector.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

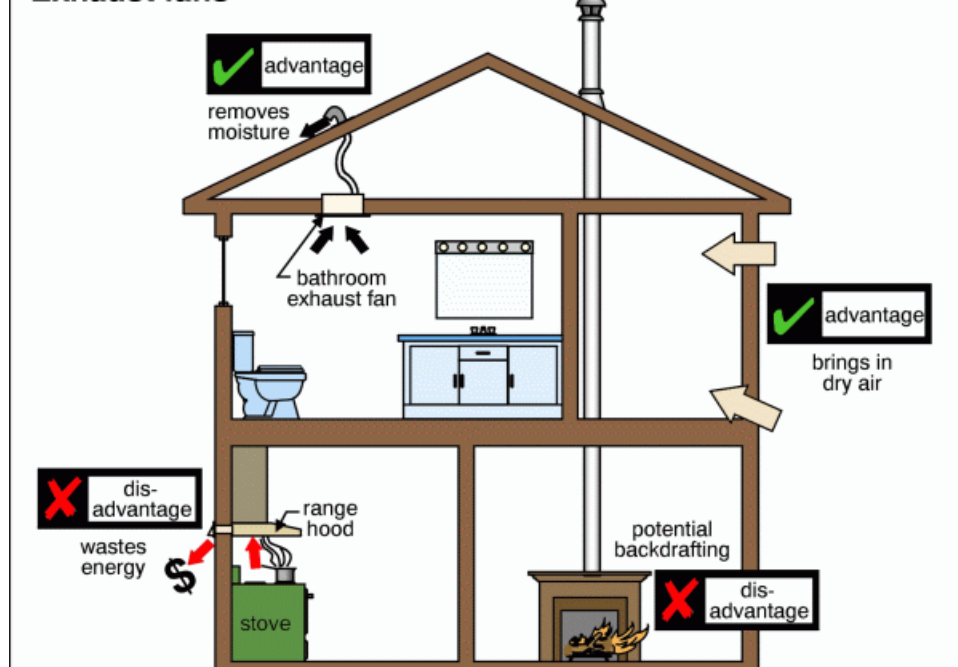
INTERIOR

APPLIANCES

MOLD

SITE INFO

## Exhaust fans



## Description

**Major floor finishes:** • [Hardwood](#) • Tile

**Windows:** • Wood Clad Windows

**Windows:** • Vinyl

**Glazing:** • [Single](#) • [Primary plus storm](#)

**Exterior doors - type/material:** • A representative number of doors were inspected and tested.

**Laundry facilities:** • No gas piping

**Laundry facilities:** • Vented to outside • 120-Volt outlet • 240-Volt outlet • Waste standpipe

**Kitchen ventilation:** • No ventilation

**Kitchen ventilation:** • Recirculating type

**Bathroom ventilation:** • Window

**Bathroom ventilation:** • Exhaust fan

**Laundry room ventilation:** • Clothes dryer vented to exterior • None

# INTERIOR

123 Example Way, Central Point, OR March 9, 2018

Report No. 1028, v.5

[www.apex-inspector.com](http://www.apex-inspector.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPLIANCES

MOLD

SITE INFO

## Limitations

**Not included as part of a building inspection:** • Security systems and intercoms • Cosmetic issues

**Percent of foundation not visible:** • 20 %

**Garage door opener:** • Not tested

**Environmental issues are outside the scope of a home inspection :** • This includes issues such as asbestos.

# APPLIANCES

123 Example Way, Central Point, OR March 9, 2018

Report No. 1028, v.5

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPLIANCES

MOLD

SITE INFO

## Recommendations

### General

70. • No Recommendations

## Description

**Range:** • Tested and is Functional

**Range:** • Electric

**Exhaust fan/range hood:** • Recirculating type

**Refrigerator:** • Works

**Refrigerator:** • Side-by-side

**Dishwasher:** • Tested by running full wash cycle. • Completed wash cycle and did not leak

**Microwave oven:** • Tested and works



169. Tested and works

**Microwave oven:** • Built-in

**Waste disposal:** • Tested for functionality and works

# APPLIANCES

123 Example Way, Central Point, OR    March 9, 2018

Report No. 1028, v.5

[www.apex-inspector.com](http://www.apex-inspector.com)

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
APPLIANCES	MOLD	SITE INFO							

## Limitations

**General:** • No Limitations



# MOLD

123 Example Way, Central Point, OR    March 9, 2018

Report No. 1028, v.5

[www.apex-inspector.com](http://www.apex-inspector.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPLIANCES

**MOLD**

SITE INFO

## Description

**General:** • I performed a visual inspection for mold as I explored all areas of the home and did not note any visible signs of mold.

## Limitations

**General:** • No limitations

## SITE INFO

123 Example Way, Central Point, OR    March 9, 2018

Report No. 1028, v.5

[www.apex-inspector.com](http://www.apex-inspector.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPLIANCES

MOLD

SITE INFO

### Description

**Weather:** • Overcast • Rain

**Approximate temperature:** • 54°

**Attendees:** • Buyer • Buyer's Agent

**Occupancy:** • There was no one home during the inspection.

**Utilities:** • All utilities were on during the inspection.

**Approximate inspection Start time:** • The inspection started at 8:00 a.m.

**Approximate inspection End time:** • The inspection ended at 2:30 p.m.

**Building type:** • Detached home

**END OF REPORT**