



Apex Home Inspections LLC

(253) 332-0895

ryan@apexhomeinspectionsllc.com

<https://apexhomeinspectionsllc.com>



RESIDENTIAL INSPECTION REPORT

123 Sample Street, Demo City, ST 12345

6/21/2026 3:56PM

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1.0 Inspection Details

SUBSECTION	# DEFECTS/ DEFICIENCIES
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1.1 General Info

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1.1 General Info

Information

1.1.1 Standards of Practice Followed: Washington State

1.1.2 In Attendance: Inspector, Client(s)

1.1.3 Occupancy: Occupied

1.1.4 Type of Building: Single Family

1.1.5 Personal Belongings Present

There were personal belongings present in the home at the time of inspection. These personal belongings were not moved or altered. These belongings blocked accessibility throughout the home, including but not limited to wall and floor surfaces, receptacles, air registers, closets, cabinet floor and wall surfaces, undersink plumbing, etc. Home inspections are non-invasive, non-destructive, visual inspections of readily accessible areas of the home. This inspection is limited to visual portions only, as furniture is not moved, rugs are not lifted, and cabinet and closet storage is not rearranged for the sake of visual accessibility. It is recommended that you evaluate these areas for defects during your final walk through or at some point after personal belongings have been removed, as reportable conditions could be present at these areas. If any concerns are noticed during your final walk through, feel free to contact me.

1.1.6 Photos of Deficiencies

Defects or deficiencies in this report are usually but not always accompanied by photos. Inspector does not photograph every instance of a defect, the photos are to help illustrate what the described defect is. For example, the inspector may write "missing shingles observed on roof" and include only one photo of a missing shingle on the roof. In this example, there may be dozens of shingles with a same or similar defect.

1.1.7 Precipitation in the Last 48 hrs?: No

1.1.8 Weather Conditions: Clear, Hot, Dry

1.1.9 Temperature at the Time of Inspection: 70-80 Degrees

1.1.10 Ground Condition: Dry

1.1.11 Typo Disclaimer

The inspection report was created with a mobile app on-site at the time of inspection. Due to smaller screen sizes, large fingers and the propensity for auto-correct to make unnoticed changes, typos or other verbiage errors may exist in this report. If these are noticed or create any confusion, please contact me immediately for further correction or clarification.

1.1.12 Seasonal Heat Testing Policy

- Furnaces are tested year round using normal operating controls only (thermostats, knobs or buttons)
- Listing agents or sellers need to ensure the house is ready to inspect. Valves, switches or circuit breakers are not operated.

- Heat pump and A/C are tested only above 65 degrees
- Electric base boards are tested year round
- Hydronic tested year round only if connected thru the water heater or boiler and the valves are open

A/C units are not tested when low outdoor temperatures are below 65 degrees. Operating heat pumps or A/C at temperatures below 65 degrees may cause damage. Some heating systems may not operate when weather temperatures are high.

2.0 Exterior

SUBSECTION	# DEFECTS/ DEFICIENCIES
2.1 Foundation	—
2.2 Grading & Drainage	1
2.3 Service Entrance Conductors	—
2.4 Cladding, Flashing & Trim	2 1
2.5 Eaves, Soffits & Fascia	1
2.6 Windows/Trim - Exterior	—
2.7 Electrical Outlets - Exterior	—
2.8 Hose Bib - Exterior	—
2.9 Decks, Balconies, Porches & Steps	2
2.10 Guardrails, Stair Rails, & Handrails	—
2.11 Roof Drainage System (Gutters / Downspouts)	1 1
2.12 Exterior Doors	1
2.13 Walkways	—
2.14 Driveways	—

2.1 Foundation

Information

2.1.1 Inspection Method: Visual

2.1.2 Material: Poured Concrete

2.1.3 Foundation Inspection - Satisfactory

The foundation was inspected for defects which include cracks, heaving, settling, spalling or deterioration, level, and overall condition.

The foundation was observed to be satisfactory. No significant reportable deficiencies of the visible areas of foundation were observed at the time of inspection unless otherwise noted in this report.

2.2 Grading & Drainage

Defects/ Deficiencies

2.2.1 Poor or Negative Sloped Grading

Recommendations

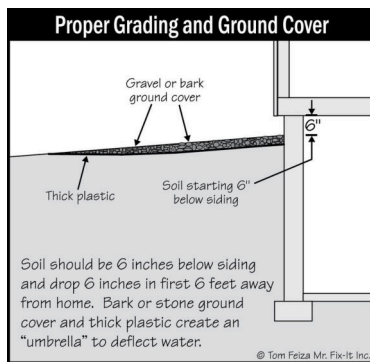
Service: Landscaping Contractor

Areas of the grade around the perimeter of the foundation were observed to be inadequately directing water away from the home and in one or more areas is directing water directly at the home, at the foundation or into the basement areas.

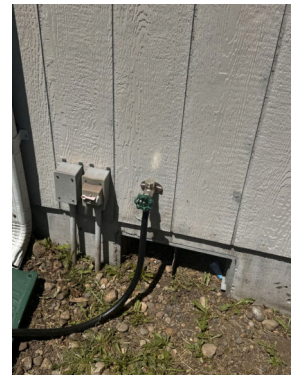
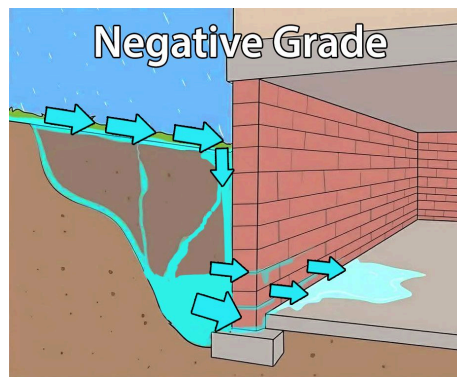
This can lead to unstable soil, or hydrostatic lateral soil pressure that can significantly damage foundations and other components of the home and can cause water intrusion in the home.

I recommend grading the soil around the foundation with a compactible soil such as crushed concrete, decomposed granite, "stone dust" or another road base type soil that can be packed down to resist erosion in order to adequately direct water away from the foundation perimeter. The general rule is to have 6" of grade slope away from the structure within the first ten feet of the foundation perimeter.

Adding a swale around the home and/or a subsurface drain system such as a curtain or French drain system are solutions that should be considered and discussed with your contractor.



B101



2.3 Service Entrance Conductors

Information

2.3.1 Below Ground Service

Below ground service lateral was observed. All visible/accessible equipment was inspected, no reportable defects or deficiencies were observed and the main panel and service conductors were deemed to be satisfactory unless otherwise noted in this report.



2.4 Cladding, Flashing & Trim

Information

2.4.1 Siding Material: T1-11 Plywood Siding

2.4.2 Siding Generally Satisfactory - Some Repair Recommended

The siding overall was observed to be in generally satisfactory condition with some areas in need of minor repair and maintenance.



Defects/ Deficiencies

2.4.3 Gaps, Cracks, or Holes in Siding/Trim Recommendations

Service: Handyman

Gaps, cracks, holes or openings were observed in the siding, trim and/or exterior cladding. These areas represent a moisture and pest intrusion risk and can lead to water damage of the interior walls or structure. I recommend repair by a qualified handyman or siding contractor.



Trim covering framing is loose.

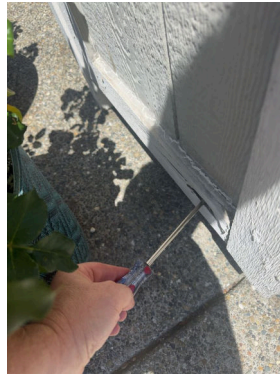
2.4.4 Trim - Areas of Rot and/or Deterioration

Service: Siding Contractor

Numerous areas of the exterior trim was observed to have areas that were rotted and or deteriorated. This can be a water and pest intrusion risk and can lead to further damage to the home. I recommend repair by a qualified siding contractor.



Recommendations



2.4.5 Screw/Nail Protruding

Service: Siding Contractor

One or more areas of the siding was observed to have a screw or nail protruding. This can be a moisture intrusion risk and can lead to water damage. I recommend repair by a qualified contractor.

 Maintenance Items



2.5 Eaves, Soffits & Fascia

Defects/ Deficiencies

2.5.1 Wasps Nest

Wasp nests were visible under the soffits. licensed structural pest inspector (SPI) or pest control operator (PCO) for follow up.

 Recommendations



2.6 Windows/Trim - Exterior

Information

2.6.1 Exterior Window Trim - Overall Satisfactory

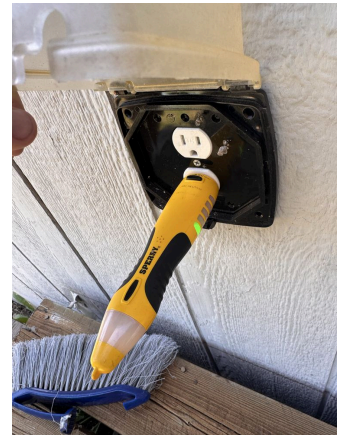
The exterior window trim was inspected for defects such as rotted wood, inadequate caulking, water intrusion, overall condition, etc. The window trim overall was observed to be satisfactory by your inspector at the time of inspection.

2.7 Electrical Outlets - Exterior

Information

2.7.1 Satisfactory

The exterior electrical outlets pictured here were tested with an outlet tester. The outlets listed here were observed to have proper electrical current and overall were observed to be be satisfactory.



2.8 Hose Bib - Exterior

Information

2.8.1 Exterior Hose Bibs: Satisfactory Water Pressure, Satisfactory

55 psi



2.9 Decks, Balconies, Porches & Steps

Information

2.9.1 Type of Structure: Rear Deck





2.9.2 Deck Overall - Unsatisfactory

Overall the deck was observed to be of improper, inadequate, non-typical and/or non-professional construction, and does not meet modern deck construction standards.

Defects/ Deficiencies

2.9.3 Stairs Unsafe

! Safety Concerns

Service: Deck Contractor

Stairs were observed to be inadequately attached and the stairs deflect/move when traversed. This is a safety hazard. Recommend repair by a qualified handyman or deck contractor.

2.9.4 Deck Overall - Poor Condition

! Safety Concerns

Service: Deck Contractor

The deck was observed to be in generally poor/unsatisfactory condition. The deck is sagging slightly in the center, the wood is weathered, there are deck planks loose and not secured—some that are unsafe near the edges. Some of the support posts do not appear to have load transfer to the ground.

It is recommended that the deck and roof structure over it be fully evaluated, repaired or replaced as deemed necessary by a qualified carpenter or deck contractor.



Improper attachment



Deck improperly attached to house.

2.10 Guardrails, Stair Rails, & Handrails

Information

2.10.1 Railing Information

The guardrails, stair rails, and handrails were inspected for their presence, proper sizing and spacing, looking for damage and securement, and other significant deficiencies.

2.11 Roof Drainage System (Gutters / Downspouts)

Information

2.11.1 Gutters Information

The gutters were inspected looking for proper securement, debris in the channel, standing water, damage, etc. Leaking gutters can not be diagnosed if an active rain was not occurring at the time of inspection, and if leaks are noticed after taking ownership of the property, sealing or repairs may be needed at seams or endcaps.

2.11.2 What is inspected?

Inspection of the roof drainage system typically includes examination of any of the following:

- gutters (condition and configuration);
- downspouts & extensions (condition and configuration);
- scuppers; and
- overflow drains.

Defects/ Deficiencies

2.11.3 Downspout(s) Drain Near Structure and/or Foundation

Recommendations

Service: Gutter Contractor

One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement, foundation cracks, and other defects. Excessive moisture levels in soil near the foundation can effect the ability of the soil to support the weight of the structure above and can cause damage related to soil/foundation movement. Water should always be directed 6-10 feet away from the foundation.



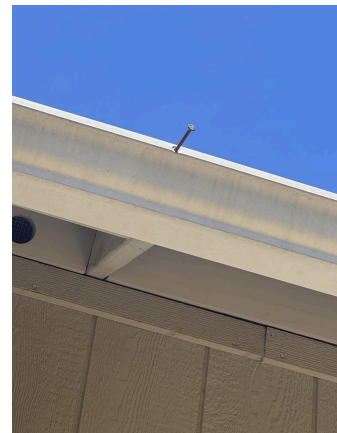
The Inspector recommends the installation of downspout extensions to discharge roof drainage a minimum of 6 feet from the foundation by a qualified gutter contractor or handyman.

2.11.4 Gutter(s) - Spikes Backed Out

Maintenance Items

Service: Gutter Contractor

There were gutter spikes/fasteners that were loose or have backed out. An evaluation and repairs to provide proper support of the gutters is recommended to be performed as needed by a gutter contractor.



2.12 Exterior Doors

Information

2.12.1 Exterior Doors Satisfactory

Exterior doors were inspected by looking for damage, lack of proper flashing, deficiencies with their operation, etc. Generally the doors were observed to be satisfactory. No significant reportable deficiencies were present at the time of inspection unless

otherwise noted in this report.

Defects/ Deficiencies

2.12.2 Gaps, Openings or Holes

Service: Handyman

Gaps, Openings or Holes were observed at one of the exterior doors or door frames. The siding did not adequately abut the frame and it is a water intrusion concern. I recommend caulking or sealing the gaps.



2.13 Walkways

Information

2.13.1 Walkways Generally Satisfactory

Walkways were inspected for the presence of cracks, spalling, unevenness, trip hazards and other damage or defects. No defects were observed at the time of inspection unless otherwise noted in this report.

2.14 Driveways

Information

2.14.1 Driveway

Driveway was observed to be in generally satisfactory condition and no significant reportable defects or deficiencies were present at the time of inspection unless otherwise noted in this report.

3.0 Interior

SUBSECTION	# DEFECTS/ DEFICIENCIES
3.1 Walls	—
3.2 Floors	—
3.3 Ceilings	—
3.4 Doors	1
3.5 Windows	—
3.6 Closets and Closet Doors	—
3.7 Light Fixtures, Switches & Receptacles (outlets)	—
3.8 Hall Bathroom	3
3.9 Master Bathroom	1
3.10 Kitchen	1
3.11 Countertops & Cabinets	—
3.12 Laundry Hookups	—

3.1 Walls

Information

3.1.1 Wall Condition Generally Satisfactory

The interior walls were inspected for defects which includes cracks, holes, bowing, leaning, water staining, water damage, deterioration, plumb, and overall condition.

No significant deficiencies were observed at the time of inspection unless otherwise noted in this report. The walls were in satisfactory condition.

3.2 Floors

Information

3.2.1 Floor Coverings Overall

The interior floor coverings were inspected for defects which include gaps, damage, lifting, sagging, water staining, water damage, soft areas, and overall condition.

No significant deficiencies were observed at the time of inspection unless otherwise noted in this report. The floor coverings were considered to be in satisfactory condition by your inspector.

3.3 Ceilings

Information

3.3.1 Ceiling Condition Satisfactory

Interior ceilings were inspected by looking for damage, water staining, condition, etc.

No significant reportable deficiencies were present at the time of inspection unless otherwise noted in this report.

Overall the ceilings were observed to be in satisfactory condition.

3.4 Doors

Information

3.4.1 Doors Overall: Some repair and improvements recommended

Defects/ Deficiencies

3.4.2 Door(s) Do Not Close/Latch Properly



Service: Handyman

One or more interior doors were observed to not close or latch properly. I recommend full evaluation of all doors by a qualified handyman with repairs made as necessary.

3.5 Windows

Information

3.5.1 Windows Overall: Tested Representative Number of Windows, Satisfactory

3.6 Closets and Closet Doors

Information

3.6.1 Closet Doors: Tested Representative Number of Closet Doors

3.6.2 Closet Doors - Commensurate With the Age and Condition of the Home

Overall the closet doors were observed to be mostly satisfactory, commensurate with the age and condition of the home. Some closet doors had loose hinges and/or stick and rub the floor or door frame slightly, which is relatively common, and some minor repair, adjustment and maintenance is recommended.

3.7 Light Fixtures, Switches & Receptacles (outlets)

Information

3.7.1 Receptacles (outlets)

A representative number of accessible outlets were tested with a testing device which tests for open grounds, reverse polarity and GFCI trip protection. No reportable deficiencies were present at the time of inspection, unless otherwise noted in this report.

3.7.2 Interior Light Fixtures & Switches - Satisfactory

A representative number of interior light switches were inspected by operating and verifying functionality. No reportable deficiencies were present at the time of inspection unless otherwise noted in this report. Overall the light fixtures and switches were observed to be in satisfactory condition.

3.8 Hall Bathroom

Information

3.8.1 Water Temperature: Satisfactory



3.8.2 Bathroom Fixtures Satisfactory

Water was run through the drains of readily accessible sinks, tubs and showers for an extended period of time, and the areas under these drains (if applicable) were then inspected looking for indications of leaks. No leaks were observed at the time of inspection unless otherwise noted in this report.

3.8.3 Functional Flow - Satisfactory

Functional Flow in the bathrooms was observed to be satisfactory.

Functional Flow and Water Pressure Explained:

Water pressure is the amount of force from the water main into the home. Water pressure is measured in pounds per square inch (PSI), and normal, good water pressure is typically between 40 and 80 PSI.

Functional flow is the volume of water flowing through the pipes and arriving at individual fixtures.

3.8.4 GFCI Satisfactory

The GFCI outlets were tested and observed to be satisfactory.

Defects/ Deficiencies

3.8.5 Inadequate Caulking

Recommendations

Service: Handyman

Bathtub, shower or other areas of the bathroom was observed to have poor caulking. Some gaps that are moisture intrusion risks were not properly caulked.

Recommend cleaning and caulking bathtub where it meets the floor, and sealing any gaps to prevent moisture intrusion into the walls or floors by a qualified handyman.



3.8.6 Toilet Loose/Not Secured

Recommendations

Service: Handyman

Toilet is not secured to the floor adequately and was loose. This can cause leakage around the base flange and can lead to subfloor damage. Recommend replacement of the wax gasket and fastening the toilet properly by a qualified handyman or plumber.

3.8.7 Showerhead leaking

Recommendations

Service: Handyman Diy

Showerhead is leaking and can result in a water damage. Recommend replacement by a handyman or plumber.



3.9 Master Bathroom

Information

3.9.1 Water Temperature: Satisfactory

3.9.2 Bathroom Fixtures Satisfactory

Water was run through the drains of readily accessible sinks, tubs and showers for an extended period of time, and the areas under these drains (if applicable) were then inspected looking for indications of leaks. No leaks were observed at the time of inspection unless otherwise noted in this report.

Defects/ Deficiencies

3.9.3 Inadequate Caulking

Recommendations

Service: Handyman

Bathtub, shower or other areas of the bathroom was observed to have poor caulking. Some gaps that are moisture intrusion risks were not properly caulked.

Recommend cleaning and caulking bathtub where it meets the floor, and sealing any gaps to prevent moisture intrusion into the walls or floors by a qualified handyman.



3.10 Kitchen

Information

3.10.1 Functional Flow - Satisfactory

Functional Flow in the kitchen was observed to be satisfactory.

3.10.2 GFCI Satisfactory

GFCI outlet(s) were tested and found to be satisfactory.

Defects/ Deficiencies

3.10.3 Inadequate Caulking

Recommendations

Service: Qualified Professional

There were areas of the kitchen where caulking was inadequate and water damage is possible. I recommend further evaluation by a qualified contractor with repairs made as deemed necessary.

3.11 Countertops & Cabinets

Information

3.11.1 Cabinets Generally Satisfactory

Cabinets were inspected by looking for cracks, damage, and overall condition. Overall the cabinets were observed to be in satisfactory condition.

3.11.2 Countertops Generally Satisfactory

Countertops were inspected by looking for cracks, damage, and overall condition. Overall the countertops were observed to be in generally satisfactory condition.

3.12 Laundry Hookups

Information

3.12.1 Laundry Hookups

Hot and cold faucets and a drain pipe were observed to be in satisfactory condition and not leaking.

4.0 Heating

SUBSECTION	# DEFECTS/ DEFICIENCIES
4.1 Normal Operating Controls	—

4.2 Equipment	—
---------------	---

4.1 Normal Operating Controls

Information

4.1.1 Operating Controls: Functions Satisfactorily

4.2 Equipment

Information

4.2.1 Brand: Bryant

4.2.2 Energy Source: Electric

4.2.3 Heat Type: Electric Wall Heater

4.2.4 Equipment Overall - Satisfactory

The heating equipment was inspected, looking for pest infestation, signs of leaks or old leaks, rust or corrosion throughout the system, including on plumbing, radiators, valves and other components. When possible the burners are observed for a flame check. Equipment was observed to be satisfactory and no reportable defects were observed unless otherwise noted in this report.

7.0 Electrical

SUBSECTION	# DEFECTS/ DEFICIENCIES
7.1 Main Electrical Panel(s) (Load Center)	—
7.2 Branch Wiring Circuits, Breakers & Fuses	—
7.3 GFCI & AFCI	—
7.4 Smoke Detectors	1
7.5 Carbon Monoxide Detectors	1

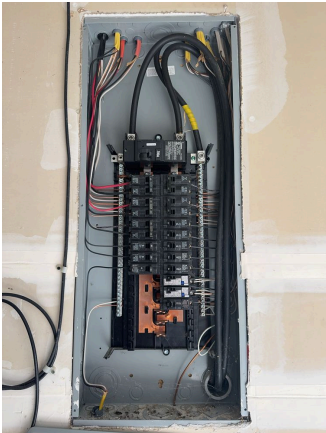
7.1 Main Electrical Panel(s) (Load Center)

Information

- 7.1.1 Main Panel Location: Garage
- 7.1.2 Amp Service Rating: 200 AMP
- 7.1.3 Panel Manufacturer: Siemens
- 7.1.4 Panel Type: Circuit Breaker, Main Panel(s)
- 7.1.5 Load Center - Electrical Panel

The electrical panel "dead front" was removed and the panel, switches and wiring was inspected for condition and defects. Inspector looks for defects such as but not limited to:

Main service amperage was inspected to ensure it is within acceptable rating for the panel, proper wire gauge and breaker switch rating, double tapped lugs and breakers, open knockouts, scorched wiring, the presence of solid strand aluminum wiring, white wires used for electrical current (hot) that are not re-identified, rust in the panel, breaker switches match the panel/type, panel brands and types that are deemed to be safety hazards such as Federal Pacific Stab-Lok, and other electrical defects your inspector is trained to identify.



7.2 Branch Wiring Circuits, Breakers & Fuses

Information

- 7.2.1 Main Service Conductors: Stranded Aluminum
- 7.2.2 Branch Wire 15 and 20 AMP: Copper
- 7.2.3 Branch Wire 25 AMP or Above: Copper
- 7.2.4 Branch Circuits

Home branch circuit wiring consists of wiring that distributes electricity to switches, receptacles, and appliances. Most conductors are hidden behind floor, wall and ceiling coverings and cannot be evaluated by the inspector. The Inspector does not remove cover plates and inspection of branch wiring is limited to proper response to testing of switches and a representative number of electrical receptacles.

7.2.5 Wiring Method: Insulated Copper Wire

Limitations

7.2.6 Finished Walls

Inspection visibility limited by finished walls and surfaces.

7.3 GFCI & AFCI

Information

7.3.1 GFCI Protection - Satisfactory

GFCI protection was present in all required interior locations.

7.3.2 AFCI Protection - Satisfactory

AFCI protection was present in all required interior locations.

7.4 Smoke Detectors

Defects/ Deficiencies

7.4.1 Inadequate Smoke Detectors

 Safety Concerns

Service: Handyman Diy

One or more smoke detectors not present. This is a safety hazard.

- Recommend adding interconnected smoke detectors in each sleeping room, outside each separate sleeping area in the immediate vicinity of the bedrooms and on each additional story of the dwelling, including basements and habitable attics but not including crawl spaces. Missing smoke detector outside master bedroom in hallway.

7.5 Carbon Monoxide Detectors

Defects/ Deficiencies

7.5.1 Inadequate CO Detectors

 Safety Concerns

Service: Handyman Diy

An inadequate number and/or placement of CO detectors was noted in home. Recommend installation of CO detectors in accordance with local and state laws.

8.0 Plumbing

SUBSECTION	# DEFECTS/ DEFICIENCIES
8.1 General	—
8.2 Main Water Shut-off Device	—
8.3 Drain, Waste, & Vent Systems	—
8.4 Water Supply, Distribution Systems & Fixtures	—
8.5 Hot Water Systems, Controls, Flues & Vents	—

8.1 General

Information

8.1.1 Water Source: Public

8.2 Main Water Shut-off Device

Information

8.2.1 Location: Garage



8.3 Drain, Waste, & Vent Systems

Information

8.3.1 Material: ABS

8.3.2 Septic / Sewer: Septic Tank / Septic System

8.4 Water Supply, Distribution Systems & Fixtures

Information

8.4.1 Distribution Material: PEX

8.4.2 Water Supply Material: Not Visible/Not Apparent

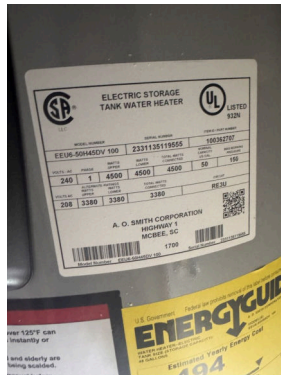
8.4.3 Functional Flow: Functional flow is the volume of water flowing through the pipes and arriving at individual fixtures., Satisfactory: Functional flow was visually tested and observed to be adequate and/or satisfactory., Satisfactory

8.4.4 Water Pressure: Water pressure is the amount of force from the water main into the home and is measured in pounds per square inch (PSI). Good water pressure is 40-80 PSI., Satisfactory: Water pressure was tested and observed to be within 40-80 PSI.

8.5 Hot Water Systems, Controls, Flues & Vents

Information

8.5.1 Water Heater: 50 gallon



Data tag



8.5.2 Location: Utility Closet

8.5.3 Manufacturer: Rheem

I recommend flushing & servicing your water heater tank annually for optimal performance. The generally accepted safe water temperature is 120 degrees Fahrenheit.

8.5.4 Power Source/Type: Electric

8.5.5 Water Heater Inspection

The visible and/or accessible areas of the water heater was inspected for condition, installation, proper TPR valve discharge, and other deficiencies.

9.0 Basement / Crawlspace

SUBSECTION	# DEFECTS/ DEFICIENCIES
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9.1 Basements & Crawlspaces

—

9.1 Basements & Crawlspaces

Information

9.1.1 Crawlspace/Basement Type: Vapor Barrier Present, Unfinished

9.1.2 Inspection Method: Crawlspace Access, Visual

9.1.3 Material: Concrete

9.1.4 Interior Foundation

Interior foundation was inspected by looking for damage, cracks, bowing, leaning, displacement, etc. No reportable deficiencies were present at the visible portions of the foundation at the time of inspection unless otherwise noted in this report. Overall the foundation was observed to be in satisfactory condition.



11.0 Attached Garage

SUBSECTION	# DEFECTS/ DEFICIENCIES
11.1 Attached Garage	—
11.2 Garage Walls & Firewalls	—
11.3 Garage Door/Overhead Door	—
11.4 Occupant Door (From garage to inside of home)	—

11.1 Attached Garage

Information

11.1.1 Personal Items - Impeded Visual Accessibility

The garage had a heavy amount of personal items present that prevented visual inspection of all areas.



11.2 Garage Walls & Firewalls

Information

11.2.1 Fire Separation (firewalls)

Wall fire separation was observed to be satisfactory. Drywall was satisfactory along walls and ceilings that shared living space.

11.3 Garage Door/Overhead Door

Information

11.3.1 Garage Door - Satisfactory

The garage door was inspected looking for defects, rust or corrosion, smooth operation, or other reportable defects. The garage door was observed to be satisfactory at the time of inspection. Door opens manually

11.4 Occupant Door (From garage to inside of home)

Information

11.4.1 Occupant Entrance Door

Door was observed to be self closing and not fire rated.

12.0 Structure

SUBSECTION	# DEFECTS/ DEFICIENCIES
12.1 General	—
12.2 Floor Structure	—
12.3 Wall Structure	—
12.4 Ceiling Structure	—
12.5 Roof Structure & Attic	—

12.1 General

Information

12.1.1 **Inspection Method:** Limited Basement/Crawlspace Access, Limited Attic Access

12.2 Floor Structure

Information

12.2.1 **Basement/Crawlspace Floor:** Soil With Vapor Barrier

12.2.2 **Material:** Wood Joists

12.2.3 **Sub-floor:** Plywood/OSB

12.2.4 **Floor Structure**

No signs of deficiencies of the visible and accessible floor structure were observed at the time of inspection, unless otherwise noted in this report.

12.3 Wall Structure

Information

12.3.1 **Construction Type:** Wood Stud

12.3.2 **Wall Structure**

No signs of deficiencies were observed at the time of inspection, unless otherwise noted in this report.

12.4 Ceiling Structure

Information

12.4.1 **Ceiling Construction Type:** Wood Joists

12.4.2 **Ceiling Structure**

No signs of defects or deficiencies were observed at the time of inspection, unless otherwise noted in this report.

12.5 Roof Structure & Attic

Information

12.5.1 **Material:** Wood Truss System, OSB

12.5.2 **Type:** Gable

12.5.3 **Roof Structure**

No reportable deficiencies were observed at the time of inspection, unless otherwise noted in this report.

13.0 Attic, Insulation & Ventilation

SUBSECTION	# DEFECTS/ DEFICIENCIES
13.1 Attic General	1
13.2 Attic Insulation	—
13.3 Ventilation	—
13.4 Exhaust Systems	2

13.1 Attic General

Information

13.1.1 Limited Attic Accessibility

The attic was not fully accessible for entry and inspection. A partial walking inspection was performed limited by obstructions.

Defects/ Deficiencies

13.1.2 Possible Mold-Like Substance
Observed

Recommendations

Service: Qualified Professional

The attic had areas where a mold-like substance was observed. I recommend further evaluation by a qualified mold professional with remediation made as deemed necessary.



Mold like substance

13.2 Attic Insulation

Information

13.2.1 Insulation Type: Blown, Batt

13.2.2 Attic Insulation

Attic insulation was observed to be satisfactory.

13.2.3 Attic Not 100% Accessible or Visible

Not all areas of the attic were readily accessible. Inspection included all areas that were readily accessible.



13.3 Ventilation

Information

13.3.1 **Ventilation Type:** Passive "turtle" vents (roof), Soffit Vents

13.3.2 Attic Ventilation

Attic ventilation was observed to be satisfactory.

13.4 Exhaust Systems

Defects/ Deficiencies

13.4.1 Bathroom Vents Into Attic

 Recommendations

Service: Hvac Professional

The hallway bathroom vent was observed terminating into the attic. This is a defect that should be taken seriously as it can cause significant moisture damage and mold growth. Recommend a qualified attic contractor properly terminate all bathroom vents to the exterior.



Hallway bathroom duct

13.4.2 Duct(s) Loose/Disconnected

 Recommendations

Service: Hvac Professional

HVAC ductwork was observed to be loose or disconnected. This can lead to moisture or pest intrusion into the ducts, and can lead to damage. I recommend repair by a qualified HVAC contractor.



Laundry room duct

14.0 Roof

SUBSECTION	# DEFECTS/ DEFICIENCIES
14.1 General	—
14.2 Coverings	21
14.3 Roof Penetrations & Flashings	—

14.1 General

Information

14.1.1 Inspection Method: Walked The Roof

Because of variations in installation requirements of the huge number of different roof-covering materials installed over the years, this Home Inspection Report does not include confirmation of proper installation. Home Inspectors are trained to identify common deficiencies and to recognize conditions that require evaluation by a specialist. Inspection of the roof typically includes visual evaluation of the roof structure, roof-covering materials, flashing, and roof penetrations like chimneys, mounting hardware for roof-mounted equipment, attic ventilation devices, ducts for evaporative coolers, and combustion and plumbing vents. The roof inspection does not include leak-testing and will not certify or warranty the roof against future leakage.

What's inspected: Roof exterior

- Inspection of the roof structure from the exterior typically includes:
- the general roof structure appearance;
 - roof-covering material condition;
 - flashing protecting roof-covering material penetrations, changes in roof-covering materials, and transitions where roof slopes change;
 - condition of combustion, plumbing and attic ventilation vents and devices;
 - chimney conditions; and
 - roof drainage systems and components.

14.1.2 Roof Type/Style: Gable

14.2 Coverings

Information

14.2.1 Roof Covering

The roof covering was inspected for visible defects such as discoloration, curling, lifting, buckling, de-lamination, granule loss, damage, missing shingles, exposed nail heads, rusted nail heads, improper installation, overexposed shingles, etc.



14.2.2 Material: Asphalt

14.2.3 Roof Covering Type: 3-Tab Composition Shingles

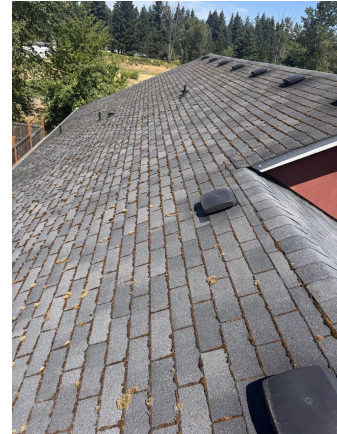
Defects/ Deficiencies

14.2.4 Moss/Algae Growth

Recommendations

Service: Handyman

Areas of the roof were observed to have moss or algae growth. This will retain moisture, and will contribute to deterioration, premature aging, or damage to the roof covering. Recommend repair by a qualified handyman or roof contractor.



14.2.5 Granule Loss

Maintenance Items

Service: Monitor

Granule loss was observed. Granule loss is usually a result of weathering. Over time, the bond between the granules and asphalt deteriorates, and granules will be loosened and carried away by runoff. Prolonged exposure to hail can also loosen granules. This is a normal part of the roof covering aging process, however it is a sign that the roof covering is wearing.

14.2.6 Exposed Nail Head(s)

Recommendations

Service: Roofing Contractor

Exposed nail heads were observed on the roof covering, ridge areas and roof penetration flashings. Exposed nails can rust. As the nail rusts, its diameter shrinks but the original hole stays the same size.

I recommend evaluation of the roof covering and repairs made as deemed necessary by a qualified roofing contractor.



14.3 Roof Penetrations & Flashings

Information

14.3.1 Roof Flashing Information & Limitations

Visible portions of the flashings were inspected looking for significant deficiencies (drip edge, sidewall, headwall, counter, step, etc - as applicable). Typically most areas of flashings are not visible as they are covered by the roof covering material and/or the wall cladding (as applicable), and these areas are excluded from this inspection. Therefore functionality has to be determined by looking for moisture intrusion on ceilings where the flashing was presumed to be in place, or on the roof decking from within the attic (as accessible).

14.3.2 Roof Protrusions Information

The plumbing stack vents, their related rain boots, and other roof penetrations were inspected by looking at their clearance, the integrity of their boots, for proper installation, or any significant defects.