



APEX INSPECTIONS

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APEX RESIDENTIAL INSPECTIONS COPY

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07/21/2026



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SCOPE AND LIMITATIONS OF THE INSPECTION

This inspection is limited to **visible and accessible** areas only. The inspector will not enter any area deemed hazardous or unsafe. The purpose of this inspection is to provide an overview of the general condition of the property's systems and components at the time of inspection.

This report reflects the observed conditions at the time of inspection only. It is understood by the client that all comments reflect what's happening at the time of the inspection. **Cosmetic deficiencies** are generally not included unless they indicate major, visually observable defects, as defined in the Inspection Agreement. However, some cosmetic issues may be noted to assist in evaluating other concerns.

Apex Inspections does not provide warranties or guarantees on any inspected components. The report is limited to the date and time of inspection, and Apex Inspections is not responsible for future malfunctions or failures of any systems or components.

Limitations & Exclusions:

- **HVAC Systems:** The inspection includes a visual evaluation per industry standards. **We do not disassemble or inspect concealed portions** of evaporator and condensing coils, heat exchangers (fireboxes), electronic air cleaners, humidifiers, ductwork, or inline dampers.
- **Concealed or Inaccessible Areas:** The inspection is non-invasive. **We do not inspect** components hidden behind walls, floors, ceilings, or underground, including plumbing, electrical, insulation, drainage, and structural elements.
- **Personal Property & Obstructions:** Apex Inspections **does not move** furniture, appliances, vehicles, vegetation, debris, or other objects to gain access to systems or areas.
- **Code & Safety Inspections:** This is **not** a code compliance or safety inspection. Some safety concerns may be noted, but **the inspection is not a substitute for regulatory compliance checks.**

- **Exclusions:** Apex Inspections **does not inspect** septic tanks or drain fields.

Client Acknowledgment & Liability

- The client acknowledges that **some defects may not be detected** if they are intermittent or have been deliberately concealed.
- The client agrees that the maximum liability of Apex Inspections for errors or omissions **shall not exceed the inspection fee**.
- In the event of a dispute, **arbitration is required** before legal action. If litigation is pursued, the client agrees to cover all associated court costs and attorney fees.
- The client, having had the opportunity to accompany the inspector, acknowledges that Apex Inspections **is not liable for future failures or replacements** of any inspected components.

By proceeding with this inspection, the client acknowledges and accepts these **scope and limitations**.



MAINTENANCE ITEM



REPAIR NEEDED

- ⊖ 2.2.1 Roof - Gutters & Downspouts: Downspouts Drain Near House
- ⚙ 2.2.2 Roof - Gutters & Downspouts: Debris in Gutter
- ⊖ 2.2.3 Roof - Gutters & Downspouts: Gutters Missing
- ⊖ 3.1.1 Exterior - Siding, Flashing & Trim: Siding Cracked/Damaged
- ⊖ 3.4.1 Exterior - Decks, Balconies, Porches & Steps: Stairs - Loose Railing
- ⚙ 3.5.1 Exterior - Eaves, Soffits & Fascia: Gap Between Siding and Soffit
- ⊖ 3.6.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Tree Overhang
- ⊖ 4.2.1 Attic - Structural Components & Observations in Attic: Structural Defect in Attic
- ⊖ 5.3.1 Electrical - Branch Wiring Circuits, Breakers & Fuses: Exposed Wires Without Junction Box
- ⊖ 5.3.2 Electrical - Branch Wiring Circuits, Breakers & Fuses: Junction Box Without Cover
- ⊖ 5.3.3 Electrical - Branch Wiring Circuits, Breakers & Fuses: Missing Exterior GFCI Protection
- ⊖ 6.2.1 Basement, Crawlspace & Foundation Structure - Foundation: Foundation Cracks
- ⊖ 6.2.2 Basement, Crawlspace & Foundation Structure - Foundation: Deteriorating Masonry Joints
- ⊖ 6.3.1 Basement, Crawlspace & Foundation Structure - Vapor Retarders (Crawlspace or Basement): No Vapor Barrier
- ⊖ 6.4.1 Basement, Crawlspace & Foundation Structure - Floor Structure: Joists Need Repaired
- ⊖ 6.4.2 Basement, Crawlspace & Foundation Structure - Floor Structure: Unsecure Structural Beam
- ⊖ 6.4.3 Basement, Crawlspace & Foundation Structure - Floor Structure: Improper Structural Support Method
- ⊖ 6.4.4 Basement, Crawlspace & Foundation Structure - Floor Structure: Inadequate Floor Support Jack
- ⊖ 6.7.1 Basement, Crawlspace & Foundation Structure - Plumbing - Pipes, Valves, Fixtures: Improper Plumbing Vent Termination
- ⊖ 6.7.2 Basement, Crawlspace & Foundation Structure - Plumbing - Pipes, Valves, Fixtures: S-Trap Plumbing Configuration
- ⊖ 7.3.1 Kitchen - Dishwasher: Inoperable
- ⊖ 8.3.1 Bedroom 1 - Windows: Loose Inner Window Seal
- ⊖ 8.8.1 Bedroom 1 - Smoke Detectors: Missing
- ⊖ 9.8.1 Bedroom 2 - Smoke Detectors: Missing
- ⊖ 10.3.1 Bedroom 3 - Windows: Window Malfunction
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- ⊖ 11.3.1 Bathroom 1 - Vanity/Sink: Loose Countertop
- ⊖ 11.4.1 Bathroom 1 - Shower/Tub: Inoperable Tub Jets Control Button
- ⊖ 11.5.1 Bathroom 1 - GFCI & AFCI: No GFCI Protection Installed
- ⊖ 11.7.1 Bathroom 1 - Water Supply, Distribution Systems & Fixtures: Corrosion On Fittings
- ⊖ 11.7.2 Bathroom 1 - Water Supply, Distribution Systems & Fixtures: S-Trap in Use
- ⊖ 11.8.1 Bathroom 1 - Lighting Fixtures, Switches & Receptacles: Cover Plates Damaged
- ⊖ 12.3.1 Bathroom 2 - Vanity/Sink: Loose Vanity & Countertop
- ⊖ 12.4.1 Bathroom 2 - Shower/Tub: Loose Shower Fixture
- ⊖ 12.5.1 Bathroom 2 - GFCI & AFCI: No GFCI Protection Installed
- ⊖ 12.7.1 Bathroom 2 - Water Supply, Distribution Systems & Fixtures: Corrosion On Fittings
- ⊖ 12.7.2 Bathroom 2 - Water Supply, Distribution Systems & Fixtures: S-Trap in Use
- ⊖ 12.9.1 Bathroom 2 - Floor: Damaged/Lifted Flooring
- ⊖ 14.3.1 Laundry Room - Laundry Room, Electric, and Tub: Unsecure Utility Sink
- ⊖ 15.3.1 Utilities - Distribution System: Improperly Supported Duct
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- ⊖ 17.5.1 Garage - Garage Door: Weatherstripping Damaged/Missing
- 🔧 17.6.1 Garage - GFCI & AFCI: Missing "No Equipment Ground" Label
- ⊖ 17.8.1 Garage - Lighting Fixtures, Switches & Receptacles: Cover Plates Missing

1: INSPECTION DETAILS

Information

In Attendance

Inspector, Home Owner

Temperature (approximate)

77 Fahrenheit (F)

Style

Single Family

Type of Building

Single Family

Occupancy

Vacant

Weather Conditions

Sunny

2: ROOF

Information

Coverings: Material
Asphalt

**Gutters & Downspouts: Gutter
Material**
Aluminum

Inspection Method
Roof



Roof Type/Style

Gable

**Observations**

2.2.1 Gutters & Downspouts

DOWNSPOUTS DRAIN NEAR HOUSE

Repair Needed

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. Recommend downspout extensions to drain at least 6 feet from the foundation.

[Here is a helpful DIY video](#) on draining water flow away from your house.



East Corner



South Corner

2.2.2 Gutters & Downspouts

DEBRIS IN GUTTER

Maintenance Item

Debris has accumulated in the gutters. Recommend cleaning to facilitate water flow. Here is helpful [DIY Video](#) on how to clean out gutters.

*Will Clean Out*

2.2.3 Gutters & Downspouts

GUTTERS MISSING

Repair Needed

There are no gutters present on the structure. Gutters are recommended because they collect rain water from the roof and direct it away from the building.



Southeast

3: EXTERIOR

Information

Inspection Method

Visual

**Siding, Flashing & Trim: Siding
Material**

Vinyl

Walkways, Patios & Driveways:**Driveway Material**

Gravel

**Decks, Balconies, Porches &
Steps: Appurtenance**

Covered Front Porch W/Steps

**Decks, Balconies, Porches &
Steps: Material**

Wood

Observations

3.1.1 Siding, Flashing & Trim

SIDING CRACKED/DAMAGED

Repair Needed

Cracked or damaged siding was observed, which may allow moisture infiltration and compromise the home's exterior protection. Recommend repairing or replacing the damaged siding to maintain the integrity and weatherproofing of the structure.



South



South



Southeast



Southeast

3.4.1 Decks, Balconies, Porches & Steps

STAIRS - LOOSE RAILING

Loose handrail discovered along stairs during testing. This creates a fall hazard for occupants using the stairs. The handrail brackets should be tightened and reinforced. Consider having a handyman secure all mounting points to ensure proper support.

 Repair Needed



Tightened

3.5.1 Eaves, Soffits & Fascia

GAP BETWEEN SIDING AND SOFFIT

Maintenance Item

A gap was observed between the siding and soffit during exterior inspection. This opening can allow water infiltration and pest entry into the wall cavity and attic space. The gap should be sealed with appropriate caulk or flashing material to prevent moisture damage and unwanted animal access.



3.6.1 Vegetation, Grading, Drainage & Retaining Walls



Repair Needed

TREE OVERHANG

A tree overhang was observed over the roof. Overhanging branches can potentially cause damage to the roof covering, especially during storms or high winds. Additionally, leaves and debris from the tree may accumulate on the roof or in gutters, leading to potential water damage. It is recommended to trim the overhanging branches to prevent future damage and reduce the risk of clogged gutters.



4: ATTIC

Information

Attic Insulation: Insulation Type
Batt

Ventilation: Ventilation Type
Ridge Vents, Soffit Vents

General: Cover Photo



Structural Components & Observations in Attic: Structural Components Were Inspected

Structural components were inspected from the attic space according to the [Home Inspection Standards of Practice](#).

Limitations

Structural Components & Observations in Attic

COULD NOT SEE EVERYTHING IN ATTIC

I could not see and inspect everything in the attic space. The access is restricted and my inspection is limited.

Observations

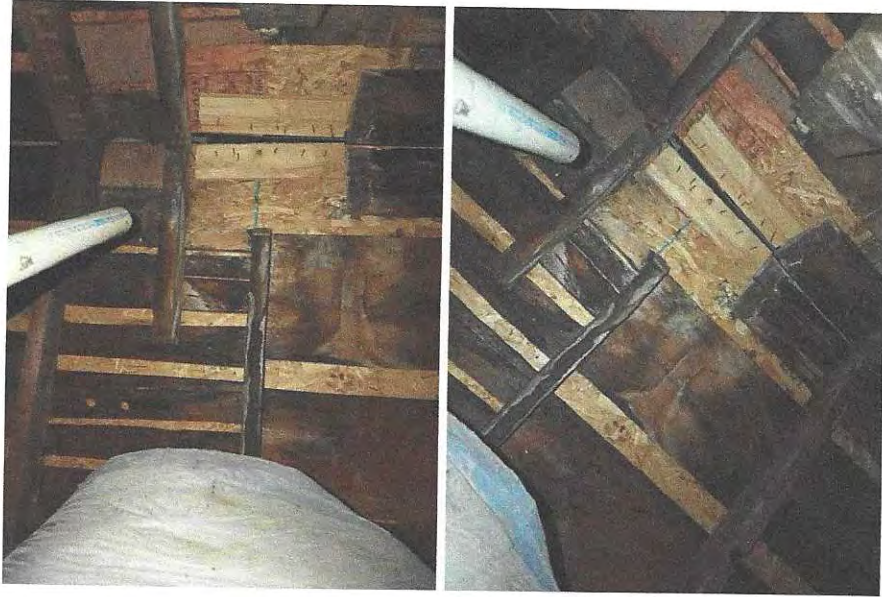
4.2.1 Structural Components & Observations in Attic

STRUCTURAL DEFECT IN ATTIC

Repair Needed

A structural defect was observed in the attic, which may compromise the integrity of the roof or ceiling framing. This could be caused by issues such as damaged or improperly installed beams, trusses, or supports. The defect may affect the overall stability of the structure and could lead to further damage if not addressed promptly. It is recommended to have a qualified contractor or structural engineer evaluate the extent of the damage and recommend repairs to ensure the safety and stability of the property.

This is where cupola was removed
When roof was replaced & sheeting was added.
Non Structural



5: ELECTRICAL

Information

Service Entrance Conductors:
Electrical Service Conductors
 Overhead, 240 Volts

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location
 Crawlspace

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity
 100 AMP



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
 Square D

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type
 Circuit Breaker

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location
 Garage, Upstairs Bathroom

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
 Knob & Tube, Romex

Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP
 Copper

Observations

5.3.1 Branch Wiring Circuits, Breakers & Fuses

EXPOSED WIRES WITHOUT JUNCTION BOX

 **Repair Needed**

Exposed wiring was observed without an appropriate junction box. This condition poses a potential safety hazard, as it exposes electrical connections to damage, moisture, and accidental contact. It is essential to install a junction box to properly enclose the wiring and ensure safety in compliance with electrical codes.

Removed



5.3.2 Branch Wiring Circuits, Breakers & Fuses

JUNCTION BOX WITHOUT COVER Repair Needed

A junction box was found without a cover, leaving exposed wiring and electrical components. This creates a potential safety hazard, as it increases the risk of electrical shock or accidental contact. Installing a proper cover on the junction box is necessary to ensure safety and compliance with electrical standards.

Repaired

5.3.3 Branch Wiring Circuits, Breakers & Fuses

MISSING EXTERIOR GFCI PROTECTION Repair Needed

Exterior electrical receptacles require ground fault circuit interrupter (GFCI) protection to prevent electrical shock hazards. This safety feature interrupts electrical current if a ground fault is detected, significantly reducing the risk of electrocution in wet or outdoor environments. Professional electrical evaluation and installation of GFCI outlets is recommended to ensure proper safety standards are met.

Repaired



6: BASEMENT, CRAWLSPACE & FOUNDATION STRUCTURE

Information

Inspection Method

Visual

Foundation: Material

Limestone

Floor Structure: Material

Wood Beams

Floor Structure: Sub-floor

Plank

Floor Structure:**Basement/Crawlspace Floor**

Concrete, Dirt

Limitations

General

PERSONAL STORAGE/BELONGINGS RESTRICTION

Personal items limited my visual inspection. Moving personal items and storage is not required by the Standards of Practice. I could not see everything. Many things were blocking my inspection.

Basements & Crawlspaces

PERSONAL STORAGE/BELONGINGS RESTRICTION

Personal items limited my visual inspection. Moving personal items and storage is not required by the Standards of Practice. I could not see everything. Many things were blocking my inspection.

Observations

6.2.1 Foundation

FOUNDATION CRACKS

Repair Needed

Cracking noted at the foundation, which is typically consistent with soil movement and may be exacerbated by hydrostatic pressure from water buildup around the foundation. This pressure can cause shifts that lead to further cracking, potentially affecting structural components, foundation, and slabs. It is recommended to have a structural engineer or foundation specialist evaluate the cracks and provide a report on the appropriate course of action and remedy.

Repaired



6.2.2 Foundation

DETERIORATING MASONRY JOINTS

Repair Needed

Mortar joints between masonry units in the foundation are deteriorating and showing signs of wear, separation, or erosion. Deteriorating joints compromise the foundation's ability to shed water and maintain structural integrity. A masonry contractor should evaluate the extent of deterioration and recommend appropriate repointing or repair to prevent water infiltration and further damage.



Southeast



Southeast



Southeast

6.3.1 Vapor Retarders (Crawlspace or Basement)

NO VAPOR BARRIER

Repair Needed

The crawlspace lacks a vapor barrier, which is essential for preventing moisture from the ground from seeping into the air and the wooden structural components of the home. Without a vapor barrier, there is an increased risk of mold growth, wood rot, and structural damage, as well as potential issues with indoor air quality. Installing a vapor barrier will help mitigate these risks and promote a healthier, more stable environment under the home. It is recommended to have a vapor barrier installed to protect the foundation and improve the overall air quality.

6.4.1 Floor Structure

JOISTS NEED REPAIRED

Repair Needed

One or more floor joists are in need of repair due to signs of damage, such as sagging, cracking, or weakening. This can affect the structural integrity of the floor and may lead to further issues if not addressed. It is recommended to have the floor joists evaluated and repaired by a qualified professional to ensure the safety and stability of the structure.



6.4.2 Floor Structure

UNSECURE STRUCTURAL BEAM

Repair Needed

A structural beam in the basement is not properly tied into the foundation, which may compromise the stability of the structure. This could lead to shifting or inadequate load support over time. It is recommended to have a qualified contractor evaluate and properly secure the beam to ensure structural integrity.

Repaired



6.4.3 Floor Structure

IMPROPER STRUCTURAL SUPPORT METHOD Repair Needed

The floor structure is supported using methods that do not meet standard building practices for adequate load distribution and stability. Inadequate or improper support can compromise the structural integrity of the floor system and potentially lead to sagging, movement, or failure over time. A structural engineer should evaluate the current support system and recommend appropriate reinforcement or replacement to ensure safe, code-compliant support.



Repaired

6.4.4 Floor Structure

INADEQUATE FLOOR SUPPORT JACK Repair Needed

A split jack support is being used instead of a solid support jack for the floor structure. Split jacks lack the load-bearing capacity and stability of solid supports, potentially compromising structural integrity. This condition should be evaluated and corrected by a structural professional to ensure the floor system is properly supported and safe.

Repaired



6.7.1 Plumbing - Pipes, Valves, Fixtures

IMPROPER PLUMBING VENT TERMINATION

Repair Needed

The plumbing vent system terminates into the attic rather than extending through the roof to the exterior. Plumbing vents must exit above the roofline to allow sewer gases to safely disperse outdoors. Venting into the attic can cause moisture accumulation, odors, and potential damage to attic framing and insulation. A licensed plumbing contractor should reroute the vent pipe to properly penetrate the roof and terminate above the roofline.



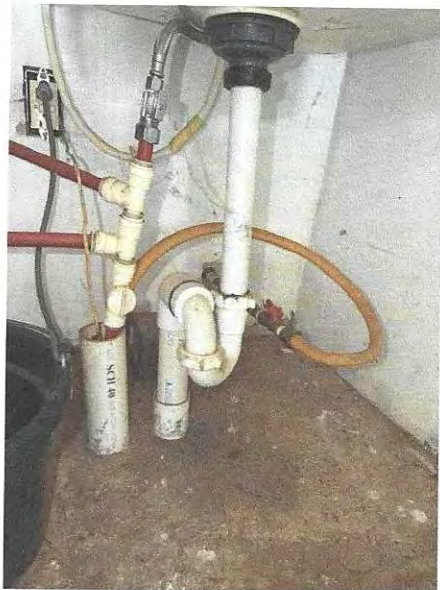
6.7.2 Plumbing - Pipes, Valves, Fixtures

S-TRAP PLUMBING CONFIGURATION

Repair Needed

An S-trap configuration was observed on the plumbing fixture. S-traps can allow siphoning of the water seal in the trap, which may permit sewer gases to enter the home. Modern plumbing standards typically require P-traps instead. A plumbing contractor should evaluate the system and recommend replacement if necessary.

S trap was standard at the time
P trap is newer standard



In garage

7: KITCHEN

Information

General: Cover Photo

Dishwasher: Brand
Kenmore

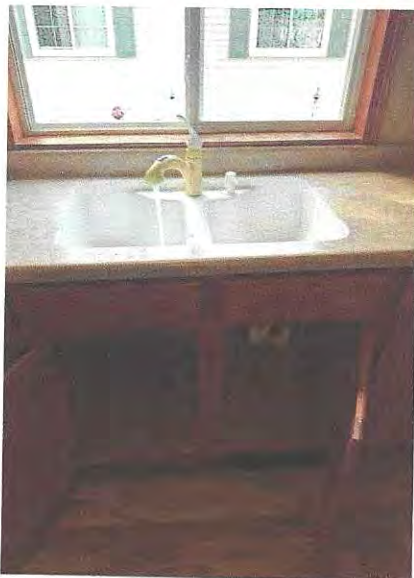
Refrigerator: Brand
Frigidaire

Range/Oven/Cooktop:
Range/Oven Brand
Kenmore

Range/Oven/Cooktop: Exhaust
Hood Type
Re-circulate

Kitchen Sink: Kitchen Sink Water Was Tested

Water testing is a standard procedure during home inspections to verify basic plumbing functionality and potential issues with water pressure and drainage.



Range/Oven/Cooktop: Range/Oven Energy Source
Gas



Observations

7.3.1 Dishwasher

INOPERABLE

Repair Needed

Dishwasher was inoperable using standard controls. Recommend a qualified plumber or contractor evaluate.

8: BEDROOM 1

Information

General: Cover Photo

2nd Floor North



Observations

8.3.1 Windows

LOOSE INNER WINDOW SEAL

The inner seal of the window is loose, which can allow air infiltration and reduce the window's insulating effectiveness. This condition was observed during inspection of the window assembly. A loose seal may lead to drafts, increased energy costs, and potential water infiltration if not addressed. A window repair professional should evaluate the seal and either re-secure or replace it as needed.

Repair Needed



Northeast

8.8.1 Smoke Detectors

MISSING

A smoke detector is missing in the observed area, which could impact fire safety. It is recommended to install a smoke detector in this location to ensure proper coverage and safety.

Repair Needed

9: BEDROOM 2

Information

General: Cover Photo

2nd Floor West



Observations

9.8.1 Smoke Detectors

MISSING



A smoke detector is missing in the observed area, which could impact fire safety. It is recommended to install a smoke detector in this location to ensure proper coverage and safety.

10: BEDROOM 3

Information

General: Cover Photo

1st Floor



Observations

10.3.1 Windows

WINDOW MALFUNCTION

The window does not operate properly and slams shut unexpectedly during use. This indicates a problem with the window hardware, balance system, or frame alignment. Have a window repair professional evaluate and repair or replace the window to ensure safe and reliable operation.

Repair Needed



10.8.1 Smoke Detectors

MISSING

Repair Needed

A smoke detector is missing in the observed area, which could impact fire safety. It is recommended to install a smoke detector in this location to ensure proper coverage and safety.

11: BATHROOM 1

Information

General: Cover Photo

1st Floor



Shower/Tub: Tub Jets In Action



Exhaust Systems: Exhaust Fans Fan/Heat/Light

Observations

11.3.1 Vanity/Sink

LOOSE COUNTERTOP

The vanity countertop is loose, likely due to improperly secured fasteners or worn supports. This can lead to instability and potential damage to the surrounding area. It is recommended to tighten the connections or re-secure the countertop to ensure stability and proper function.

Repair Needed



11.4.1 Shower/Tub

INOPERABLE TUB JETS CONTROL BUTTON

Repair Needed

The on/off button for the tub jets is stuck in the on position and does not respond to user input. The circuit breaker controlling this feature has been turned off as a temporary safety measure. This malfunction prevents normal operation of the jet system and requires professional evaluation to determine whether the button mechanism, electrical wiring, or internal controls need repair or replacement.

11.5.1 GFCI & AFCI

NO GFCI PROTECTION INSTALLED

No GFCI protection present in one or more locations. Recommend licensed electrician upgrade by installing ground fault receptacles in all locations.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

Repair Needed



11.7.1 Water Supply, Distribution Systems & Fixtures

CORROSION ON FITTINGS

During the inspection, I observed corrosion on the supply fittings. This can lead to shorter lifespan of the supply line. Recommend further evaluation and fixing.

Repaired

Repair Needed



11.7.2 Water Supply, Distribution Systems & Fixtures

S-TRAP IN USE

S-traps are an outdated plumbing design that lacks a proper venting mechanism. This configuration can prevent proper drainage and potentially allow sewer gases to enter living spaces.

Same as above

Repair Needed



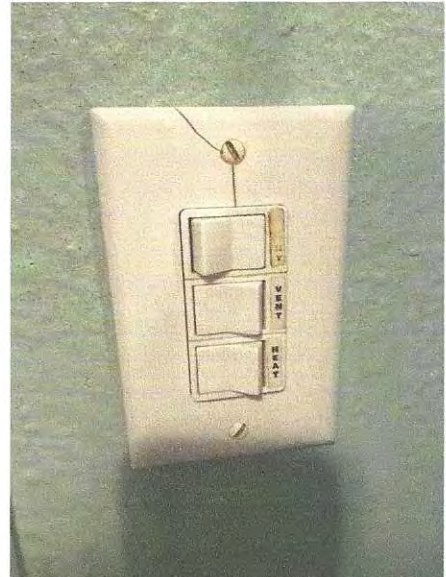
11.8.1 Lighting Fixtures, Switches & Receptacles

COVER PLATES DAMAGED

One or more receptacles have a damaged cover plate. Recommend replacement.

 Repair Needed

Repaired



12: BATHROOM 2

Information

General: Cover Photo
2nd Floor Master

Exhaust Systems: Exhaust Fans
Fan with Light



Observations

12.3.1 Vanity/Sink

LOOSE VANITY & COUNTERTOP

Repair Needed

Both the vanity and countertop in the bathroom are loose, likely due to improperly secured fasteners or worn supports. This can cause instability and potential damage to the surrounding areas. It is recommended to secure both the vanity and countertop to ensure stability and prevent further issues.

12.4.1 Shower/Tub

LOOSE SHOWER FIXTURE

Repair Needed

The shower fixture is unsecured, which may be due to loose connections or improper installation. This can lead to instability, leaks, and potential water damage. It is recommended to secure the fixture properly to ensure safe and reliable operation.

Repaired



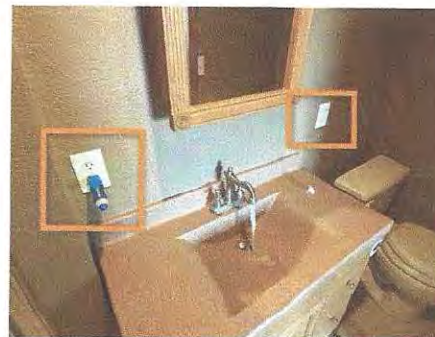
12.5.1 GFCI & AFCI

NO GFCI PROTECTION INSTALLED

Repair Needed

No GFCI protection present in one or more locations. Recommend licensed electrician upgrade by installing ground fault receptacles in all locations.

[Here is a link](#) to read about how GFCI receptacles keep you safe.



12.7.1 Water Supply, Distribution Systems & Fixtures

CORROSION ON FITTINGS

Repair Needed

During the inspection, I observed corrosion on the supply fittings. This can lead to shorter lifespan of the supply line. Recommend further evaluation and fixing.

*Repaired*

12.7.2 Water Supply, Distribution Systems & Fixtures

S-TRAP IN USE

Repair Needed

S-traps are an outdated plumbing design that lacks a proper venting mechanism. This configuration can prevent proper drainage and potentially allow sewer gases to enter living spaces.

Same

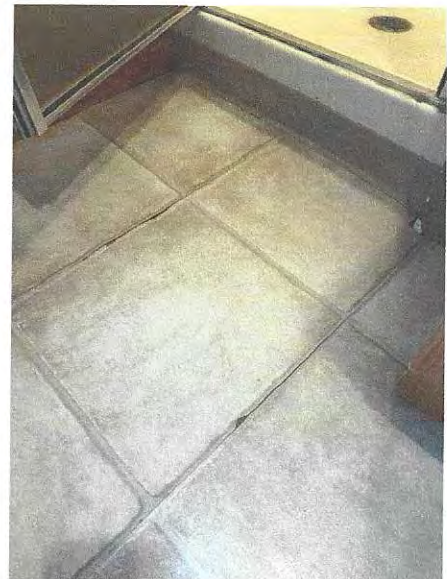


12.9.1 Floor

DAMAGED/LIFTED FLOORING Repair Needed

During inspection, I observed there to be one or more areas of the floor that are damaged and or are lifting/separating. Recommend fix to prevent moisture intrusion to the subfloor.

New Flooring



13: LIVING ROOM

Information

General: Cover Photo



14: LAUNDRY ROOM

Information

Cover Photo**Water Source**

Public

Dryer Power Source

220 Electric

Clothes Dryer: Dryer Vent

Metal (Flex)

Limitations

Clothes Washer

DID NOT INSPECT

LAUNDRY

I did not inspect the clothes washer and dryer fully. These appliances are beyond the scope of a home inspection. I did not operate the appliances. The clothes dryer exhaust pipe must be inspected and cleaned every year to help prevent house fires.

Clothes Dryer

DID NOT INSPECT

LAUNDRY

I did not inspect the clothes washer and dryer fully. These appliances are beyond the scope of a home inspection. I did not operate the appliances. The clothes dryer exhaust pipe must be inspected and cleaned every year to help prevent house fires.

Observations

14.3.1 Laundry Room, Electric, and Tub

UNSECURE UTILITY SINK

The utility sink is not properly secured to the wall or floor, creating instability. This was observed during inspection of the laundry room fixtures. An unsecured sink may shift or tip during use, potentially causing injury or water damage. The sink should be professionally secured with appropriate brackets and fasteners to ensure stability and safe operation.

 Repair Needed

15: UTILITIES

Information

Cooling Equipment Unit: Energy Source/Type
Electric

Cooling Equipment Unit: Location
Exterior Southeast

Main Water Shut-off Device: Location
Basement



Distribution System: Ductwork
Non-insulated

Distribution System: Configuration
Central

Fuel Storage & Distribution Systems: Main Gas Shut-off Location
South Corner
Gas Meter



Heating Equipment: Energy Source

Natural Gas

Heating Equipment: Heat Type
Forced Air

Forced Air

Heating Equipment: Filter Size
16x25x4

16x25x4

Hot Water Systems, Controls, Flues & Vents: Power Source/Type

Gas

**Hot Water Systems, Controls,
Flues & Vents: Capacity**
40 gallons

40 gallons

Hot Water Systems, Controls, Flues & Vents: Location Crawlspace

Crawlspace

Cooling Equipment Unit: Brand
Payne

Payne



Cooling Equipment Unit: Life Expectancy

0-5 Years (New)

Air Conditioning (AC) Unit Life Expectancy Disclaimer:

The estimated life expectancy ranges for the air conditioning system (e.g., central split-system condenser) are approximate industry guidelines only (based on sources like InterNACHI's Standard Estimated Life Expectancy Chart, which lists central AC units at 7-15 years under normal conditions with regular maintenance). These are not guarantees, warranties, predictions, or determinations of remaining service life. Actual lifespan varies significantly due to factors such as installation quality, maintenance history (e.g., coil cleaning, refrigerant levels), usage patterns (moderate in Iowa's cooler climate), environmental conditions (e.g., pollen/dust exposure), refrigerant type/age, and unforeseen defects (e.g., compressor failure, leaks). This visual inspection is non-invasive and limited to observations on the inspection date; it does not include performance testing, leak detection, refrigerant charge evaluation, or predictive analysis of future reliability. Per InterNACHI standards, determining life expectancy is not part of a home inspection scope. Units at or beyond typical ranges increase the likelihood of reduced efficiency, higher repair costs, or failure—recommend professional evaluation by a licensed HVAC technician (including system diagnostics and safety checks) for any aged AC, and budget accordingly for potential repairs or replacement.

Heating Equipment: Brand Payne



Heating Equipment: Heating System Life Expectancy

0-5 Years (New)

Heating Equipment (HVAC) Life Expectancy Disclaimer:

The estimated life expectancy ranges for the heating system (e.g., gas forced-air furnace) are approximate industry guidelines only (based on sources like InterNACHI's Standard Estimated Life Expectancy Chart, which lists furnaces at 15-25 years under normal conditions with regular maintenance). These are not guarantees, warranties, predictions, or determinations of remaining service life. Actual lifespan varies widely due to factors including installation quality, maintenance history, usage intensity (especially in Iowa's cold winters), water quality (if applicable), environmental conditions, and unforeseen issues. This visual inspection does not assess hidden conditions, perform destructive testing, conduct combustion analysis, or predict future performance or failures (e.g., heat exchanger cracks, inducer issues). **Age alone is not a material defect per InterNACHI/ASHI standards.** Systems at or beyond typical ranges warrant professional evaluation by a licensed HVAC technician for safety, efficiency, and reliability—consult one promptly and budget for potential repairs or replacement.

Hot Water Systems, Controls, Flues & Vents: Manufacturer

Richmond

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

Here is a nice maintenance guide from Lowe's to help.



Hot Water Systems, Controls, Flues & Vents: Hot Water System Life Expectancy

20+ Years (Replacement Recommended), 15-20 Years

Life Expectancy Disclaimer:

The estimated life expectancy ranges provided for the hot water system (or any system/component) are general industry guidelines based on average conditions, regular maintenance, and normal wear and tear. Actual lifespan can vary significantly due to factors such as installation quality, usage patterns, water quality, maintenance history, environmental conditions (e.g., in Iowa's cold climate), and other variables. These estimates are not a guarantee, warranty, or prediction of remaining service life. The inspection is visual and non-invasive; it does not determine exact remaining life, perform destructive testing, or predict future performance. Systems near or beyond typical ranges may require professional evaluation or replacement—consult a qualified specialist for detailed assessment.

Limitations

General

PERSONAL STORAGE/BELONGINGS RESTRICTION

Personal items limited my visual inspection. Moving personal items and storage is not required by the Standards of Practice. I could not see everything. Many things were blocking my inspection.

Hot Water Systems, Controls, Flues & Vents

INSULATION COVERING

Inspection of hot water system components may be partially restricted due to insulation covering access points. This can limit the ability to thoroughly evaluate system condition and potential issues.

Observations

15.3.1 Distribution System

IMPROPERLY SUPPORTED DUCT Repair Needed

One of the ducts was observed to be improperly supported, which may lead to sagging, disconnection, or restricted airflow over time. Recommend securing the duct with proper support brackets or hangers to ensure stability and maintain efficient system performance.



15.4.1 Fuel Storage & Distribution Systems

CSST GAS LINE MISSING GROUND Repair Needed

CSST gas piping systems require direct bonding in accordance with manufacturer installation instructions and current fuel gas code standards (e.g., IFGC Section 310.2 or equivalent). Without proper bonding (typically a #6 AWG copper conductor clamped to rigid gas piping or a CSST fitting and connected to the electrical grounding system), the thin-walled tubing is more susceptible to perforation from electrical energy, such as that induced by a nearby lightning strike. This can potentially result in gas leakage, fire, or explosion hazards. Recommend installing ground

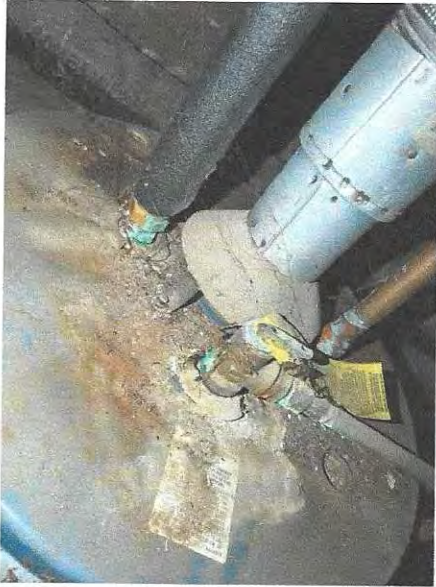


15.6.1 Hot Water Systems, Controls, Flues & Vents

RUST/CORROSION PRESENT Repair Needed

The water heater shows minor corrosion at the bottom, with visible signs of past moisture but no active leaks. While there is no current leakage, the corrosion indicates that there may have been previous water exposure, which could lead to potential issues if left unaddressed. Regular monitoring and preventative maintenance are recommended to ensure the water heater's continued functionality.

Cleaned



16: MISC. INTERIOR

Observations

16.1.1 Steps, Stairways & Railings

MISSING HANDRAIL

 Repair Needed

The interior staircase is missing a handrail, which is a critical safety feature for preventing falls and providing support while ascending or descending. Without a handrail, the staircase may pose a safety risk, particularly for children, elderly individuals, or those with mobility issues. Installing a handrail is recommended to ensure the safety and functionality of the stairs.



16.2.1 Flooring

LOOSE CARPET

 Repair Needed

One or more areas of carpet inside the home were noted to be loose and not properly secured to the subfloor. This condition may present a trip hazard and can worsen with use. Re-securing or re-stretching is recommended.

New carpet



Upstairs Area Between Bedrooms

17: GARAGE

Information

Gutters & Downspouts: Gutter Material
No Gutters

Garage Door: Material
Metal, Insulated

Garage Door: Type
Sectional



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Observations

17.5.1 Garage Door

**WEATHERSTRIPPING
DAMAGED/MISSING**



The garage door is missing weatherstripping or the existing weatherstripping is damaged. Proper weatherstripping is essential to prevent drafts, moisture, dust, and insects from entering the garage. Without it, the garage may experience temperature fluctuations, higher energy costs, and potential water damage during rain. It is recommended to install or replace the weatherstripping around the edges of the door to improve energy efficiency and protect the garage from the elements.



17.6.1 GFCI & AFCI

MISSING "NO EQUIPMENT GROUND" LABEL



Maintenance Item

An ungrounded GFCI outlet without the proper "No Equipment Ground" labeling is a safety concern and a violation of the National Electrical Code (NEC). While GFCI outlets can function without a ground wire by detecting ground faults through current imbalances, the labeling is required to inform users that the outlet lacks a proper equipment ground. This omission could lead to misuse of the outlet with devices that require grounding for safe operation, increasing the risk of electric shock or damage to appliances.



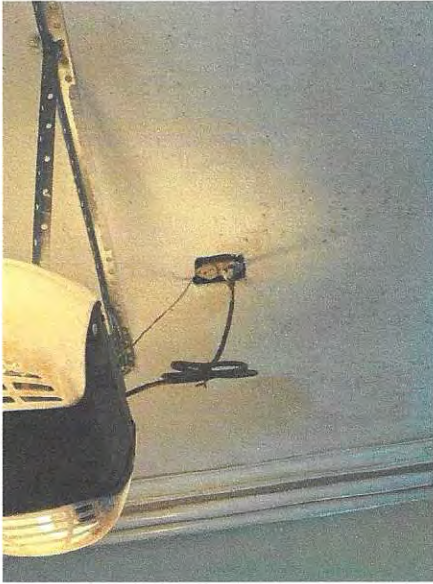
17.8.1 Lighting Fixtures, Switches & Receptacles

COVER PLATES MISSING



Repair Needed

One or more receptacles are missing a cover plate. This causes short and shock risk. Recommend installation of plates.



STANDARDS OF PRACTICE

Inspection Details

Roof

I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Exterior

I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

Attic

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

Electrical

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security,

fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any time-controlled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Basement, Crawlspace & Foundation Structure

I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

Kitchen

10.1 The inspector shall inspect: F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or confirm the operation of every control and feature of an inspected appliance.

Misc. Interior

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.