



Home Inspection Report



Address: 123 Any Street, Anytown, CA

Prepared for: Joe Buyer

Date: 08/09/2007



Apex Home Inspection

**Chris McDougall
Owner / Inspector**



Phone: (831) 726-3646 Fax: (831) 726-1992



Apex Home Inspection

Chris McDougall
Owner / Inspector

440 Snyder Ave. Aromas, CA 95004

Phone: (831) 726-3646 Fax: (831) 726-1992



Detailed Report Index

INSPECTION CONDITIONS	1
GROUNDS	3
EXTERIOR	6
CRAWLSPACE - FOUNDATION - BASEMENT:	9
ROOF SYSTEM	12
PLUMBING	14
HEATING - AIR CONDITIONING	17
ELECTRICAL SYSTEM	20
GARAGE - CARPORT	24
INTERIOR	26
ATTIC	30
KITCHEN - APPLIANCES	31
LAUNDRY	33
BATHROOMS	33

A summary report is provided at the end of the detailed report for quick reference the deficiencies noted in the report.



Apex Home Inspection

Chris McDougall

Owner / Inspector

440 Snyder Ave. Aromas, CA 95004

Phone: (831) 726-3646 Fax: (831) 726-1992



INSPECTION CONDITIONS

CLIENT & SITE INFORMATION:

CLIENT NAME:	Joe Buyer
INSPECTION SITE:	123 Any Street, Anytown, CA
REPORT #:	77778229
DATE OF INSPECTION:	08/09/2007
TIME OF INSPECTION:	09:00 AM
INSPECTOR(S):	Chris McDougall (831) 726-3646
PRESENT DURING THE INSPECTION:	Buyers. Buyer's Agent. Sellers. Inspector. Buyers agent's assistant.

CLIMATIC CONDITIONS:

WEATHER:	Mostly sunny.
SOIL CONDITIONS:	Damp.
APPROXIMATE OUTSIDE TEMPERATURE:	60-70 degrees

BUILDING CHARACTERISTICS:

ESTIMATED AGE OF HOUSE:	25 years.
BUILDING TYPE:	Single family residence.
STORIES:	2.
SPACE BELOW GRADE:	Partial slab and partial crawlspace.

UTILITY SERVICES:

WATER SOURCE:	Public.
SEWAGE DISPOSAL:	Public.
UTILITIES STATUS:	All of the utilities were on at the time of our inspection.

OTHER INFORMATION:

COMMENTS:	In the report the location of items will be referred to as being located on the front, right, left and rear of the home. Our perspective is from the exterior of the home looking at the front door. The security system is not part of our inspection. We recommend evaluation by a qualified technician.
-----------	--



Apex Home Inspection

Chris McDougall

Owner / Inspector

440 Snyder Ave. Aromas, CA 95004

Phone: (831) 726-3646 Fax: (831) 726-1992



PAYMENT INFORMATION:

TOTAL FEE:

450.00

PAID BY:

Check. Thank You.

REPORT LIMITATIONS

This report is a privileged and non-transferable report and may not be reproduced or transmitted without the written permission of the inspection company which inspected the subject property.

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. Determining whether items have been recalled by the manufacturer is beyond the scope of our inspection.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with trades people or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to Construction Arbitration Services Inc. in accordance with the Rules and Procedures of the Expedited Arbitration of Home Inspection, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the inspection company who performed the inspection of the subject property and their insurance carrier to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

It is recommended that any deficiencies and components/systems related to these deficiencies noted in the report be evaluated/inspected and repaired as needed by licensed contractors/professionals prior to the close of escrow. Further evaluation prior to the close of escrow is recommended so a properly licensed professional can evaluate our concerns further and inspect the remainder of the system or component for additional concerns that may be outside of the scope of our inspection. Please call our office for any clarifications or further questions.

GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. Decks, patios and patio covers which are not attached to the home not part of our inspection. Decks which are wet or covered with moss are typically very slippery and should be approached with caution. We recommend cleaning any deck which has a build up of moss or lichen. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation, structural repairs or alterations. Our inspection of the driveway is limited to within 100 feet of the residence.

GRADING & DRAINAGE:

SITE CONDITIONS:



Moderate slope. General condition appeared serviceable with the exception of the following item(s): We recommend routing the gutter downspout terminations away from the home. This should help significantly with site drainage. The grade at the foundation appeared to be high at the left front of the home. We recommend lowering the soil level to prevent moisture damage and to deter pests.

DRIVEWAY:

TYPE:

Asphalt.

CONDITION:



General condition appeared serviceable with the exception of the following item(s): Common cracks were noted. We recommend sealing these cracks to prevent erosion. Damage is noted along the edge of the driveway. We recommend repair.

SIDEWALKS:

TYPE:

Concrete. Exposed aggregate.

CONDITION:



General condition appeared serviceable with the exception of the following item(s): Surface raised/settled, tripping hazards were noted at the front sidewalk. This is a safety / liability issue. Correction is recommended.

FRONT DECK/PORCH:

TYPE:

Concrete.

CONDITION:



The general condition appeared serviceable with the exception of the following item(s) listed below. Cracks in the stucco appeared to indicate settlement of the deck/porch. We recommend further evaluation and repair by a licensed contractor.

RIGHT DECK/PORCH:

TYPE:

Wood. Waterproof coating.

CONDITION:



Deck surface was covered. We were unable to fully view the deck. Cracks and damage were noted to the deck grouting and stucco on the railing. This material will not be waterproof. Leakage will damage framing members below. No drains were visible on the deck. Correction is recommended. Moisture stains on the underside of the deck indicate present leakage. Significant fungus growth was noted on the underside of deck. Probing revealed significant areas of damage. Refer to a qualified termite report for further information. We recommend further evaluation and repairs by a licensed contractor. The underside of the deck was not accessible because there was no access opening. Correction is recommended.

RAILINGS:

Appeared serviceable at the time of inspection.

REAR PATIO:

TYPE:

Concrete. Exposed aggregate

CONDITION:

The patio was high at the foundation. This can cause damage to the framing members and siding. Correction is recommended. The general condition appeared serviceable at the time of inspection with the exception of the following item(s) listed below. The patio was improperly sloped in towards the garage. We recommend repair or replacement of the patio to route the water away from the home. You may wish to consult with a contractor specializing in grading.

EXTERIOR

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and may not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Inspection of stairs which are not directly attached to the home are outside of the scope of our inspection.

WALLS:

MATERIAL:

Stucco.

SIDING CONDITION:



General condition appeared serviceable with the exception of the following item(s): The gutters were installed prior to stucco installation and some went into the stucco creating an opening in the siding. There is the potential for moisture intrusion. We recommend further evaluation and repairs by a licensed contractor.

TRIM:

MATERIAL:

Wood.

TRIM CONDITION:

General condition appeared serviceable with the exception of the following item(s): Damage or deterioration was noted to the paint or finish in a few areas. We recommend painting.

EAVE CONDITION:

General condition appeared serviceable with the exception of the following item(s): Moisture stains and damage were noted at the eave on the right rear corner and front middle of the home. This may be an indication of gutters which are backing up or a leaking roof. Refer to the gutter and roof sections for further information. We recommend repair.

FACIA CONDITION:



General condition appeared serviceable with the exception of the following item(s): Damage was noted to the fascia on the right rear corner of the home. Damage or deterioration was noted to the paint or finish in a few areas. We recommend painting. Damage was noted to the fascia at the right front and front middle of the home. We recommend repair or replacement. Refer to a qualified termite report for further information.

FRONT STAIRS:

TYPE:	Concrete.
CONDITION:	Appeared serviceable at the time of inspection.
HAND RAILS AND RAILINGS:	There did not appear to be a gripable type hand rail installed at the stairs. This is a potential safety hazard. We recommend installing gripable type handrails for safety enhancement.

RIGHT STAIRS:

TYPE:	Wood. Tile.
CONDITION:	The general condition appeared serviceable with the exception of the following item(s) listed below. Cracks at grout lines may allow leakage. Refer to a qualified termite report for further information. We recommend further evaluation and repairs by a licensed contractor.
HAND RAILS AND RAILINGS:	There did not appear to be a gripable type hand rail installed at the stairs. This is a potential safety hazard. We recommend installing gripable type handrails for safety enhancement.

REAR STAIRS:

TYPE:	Wood. Tile.
--------------	-------------

CONDITION:



The general condition appeared serviceable with the exception of the following item(s) listed below. A dry moisture stain was noted on the underside of the stairs. This may indicate past or present leakage. We recommend further evaluation and repairs by a licensed contractor. The window next to the stairs did not appear to be tempered glass. This is a safety hazard. We recommend the installation of a tempered window for safety enhancement.

HAND RAILS AND RAILINGS:

There did not appear to be a gripable type hand rail installed at the stairs. This is a potential safety hazard. We recommend installing gripable type handrails for safety enhancement.

CHIMNEY 1:

LOCATION:

Middle.

MATERIAL:

Metal flue/wood frame with stucco siding.

CONDITION:

The chimney was not fully visible due to height. The inspection of the chimney is a visual inspection only and is not a warranty or guarantee of the fireplace(s), chimney(s). We make no seismic damage assessments on the chimneys. Because the interior of the chimney is not visible our inspections are limited. We recommend a complete inspection of the chimney and fireplace by a Qualified "Fireplace Inspector."

CHIMNEY CAP CONDITION:

A proper cap was installed and appeared serviceable.

SCREEN CONDITION:

A spark screen was installed and appeared serviceable.

CRAWLSPACE - FOUNDATION - BASEMENT:

FOUNDATION/CRAWL SPACE:

DOOR LOCATION/CONDITION:



The door to the crawlspace was located on the exterior right side of the home. The door to the crawlspace appeared serviceable at the time of our inspection. Damage was noted to the crawlspace door frame. We recommend lowering the soil level to prevent further damage. Refer to a qualified termite report for further information.

ACCESSIBILITY:

Ducts restricted access to several areas. The following areas in the crawlspace were not fully visible. Left side. The distance from the grade to the beams was too small. Beams should be at least 12 inches from grade. You may wish to have trenches dug to access the entire crawlspace.

CRAWL SPACE CONDITION:

General condition appeared serviceable with the exception of the following item(s): Evidence of rodent activity was noted in the crawlspace. We recommend consulting with a qualified exterminator. Cellulose (wood) debris noted below home. We recommend removal to deter pests. Soil was damp in the crawlspace. Evidence of past moisture noted. Refer to the gutter section for further information. There is a white discoloration on the soil which may be mold or fungus. Typically this is caused by a drainage issue or inadequate ventilation. We recommend further evaluation by an expert in the field of bio organic growth. Determining air quality is beyond the scope of our inspection.

FOUNDATION - TYPE:

Poured concrete perimeter. Masonry block.

FOUNDATION CONDITION:



General condition appeared serviceable with the exception of the following item(s): We were unable to determine if there are foundation bolts installed on the home because of the type of beam installation. This is a potential structural stability concern because the house might not perform in an earthquake. We recommend consulting with a foundation contractor to determine if the installation of retrofit earthquake bolts is necessary or possible. We were unable to determine if the foundation was re-enforced with re-bar. Unre-enforced masonry is typically less resistant to cracking and settlement. I am guessing that it is an unre-enforced masonry foundation which appears to be performing fairly well. Cracks were noted in the foundation at the middle front. Although there did not appear to be any lateral movement of the foundation, it is important to keep the foundation acting as one continuous piece. When cracks are formed, sections of the foundation may settle at different rates. We recommend consulting with a foundation contractor and making repairs if necessary.

VENTILATION:



General condition appeared serviceable with the exception of the following item(s): Damage noted to vent screen(s) at the front of home. We recommend repairs to prevent pests from entering the crawlspace. Damage noted to vent screen(s) at the rear of home. We recommend repairs to prevent pests from entering the crawlspace.

GIRDER CONDITION:



Appeared serviceable at the time of our inspection. Earth contact was noted to one of the girders at the front left. This can attract pests and damage to the wood. We recommend lowering the soil where necessary to prevent earth to wood contact.

SUB-FLOOR CONDITION:

Appeared serviceable at the time of our inspection.

INSULATION CONDITION:

Partial insulation was installed on the sub-floor below the home. Although it may not have been a requirement when the home was built, you may wish to install additional insulation for better heat retention.

RIM-JOIST

The rim joists were not fully visible.

FLOOR JOISTS:

Appeared serviceable at the time of our inspection.

MUD SILL CONDITION:

The mud sill was not visible due to construction type.

PIER CONDITIONS:

Appeared serviceable at the time of our inspection.

ROOF SYSTEM

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof, skylights, or flashings leak or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof, skylights, and flashings are absolutely water tight is to observe them during a prolonged rainfall. Many times, this situation is not present during the inspection. The interior of the chimney flue was not inspected at this time. We recommend that you retain a qualified chimney sweep to clean and evaluate the flue. Gutters and sub surface drains are not water tested for leakage or blockage. Regular maintenance of drainage systems is required to avoid water problems at the roof and foundation.

ROOF:

STYLE:

Flat/Low slope. Hip & gable.

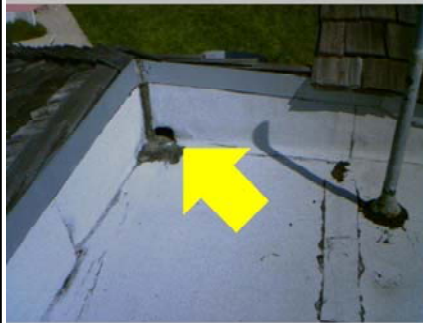
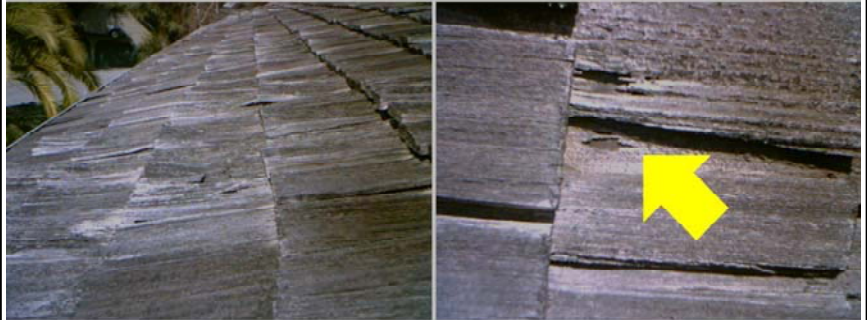
TYPE:

Wood Shake. Wood shake is typically less fire resistant than other materials such as composition or metal. Consider upgrading for safety enhancement. Built up with a cap sheet.

HOW INSPECTION WAS PERFORMED:

Walked on the roof. The upper story of the roof was not inspected due to height. We recommend that a licensed roofing contractor inspect the upper section of the roof.

ROOF COVERING CONDITION:



Weathering and aging was noted to some of the roof shakes. Some of the shakes were weathered through to the tar paper underneath. It is important to replace weathered through shakes to prevent damage to the underlayment. The roofing material appears

to be nearing the end of it's useful life. We recommend replacement of the damaged shakes and further evaluation by a licensed roofing contractor. Cupping was noted to sections of the roofing material. This is when the shingles distort into a cup shape which can trap water. Roofs with this condition do not shed water properly and can be more prone to leakage. There appears to be a single drain through the parapet wall. A single drain can become clogged which can lead to a buildup of water on the roof. If a significant amount of water builds up, it can cause structural damage to the home. We recommend having a contractor install a second drain through the parapet wall.

GUTTERS:

TYPE & CONDITION:

Full gutters were installed. General condition appeared serviceable with the exception of the following item(s): A moderate amount of debris was noted in the gutters. We recommend cleaning to prevent the gutters from backing up. Rusting was noted to the inside of the gutters. Moisture stains down the chimney appear to indicate that the gutters leak at this location. Correction is recommended.

DOWNSPOUTS:

General condition appeared serviceable with the exception of the following item(s): Downspout terminations were close to the home. This can cause unwanted moisture below the home. Also on steep slopes this can cause erosion next to the foundation. We recommend extending the downspout terminations away from the building for proper drainage. Subsurface drains noted, but not tested.

FLASHINGS:

TYPE:

Metal.

CONDITION:



General condition of the visible sections appeared serviceable with the exception of the following item(s): Rusting was noted to the flashings. You may wish to paint the flashing or have new flashings installed the next time that a new roof is installed. A proper kickout flashing at the rear garage roof to wall connection was not visible. This can allow water intrusion. We recommend having kick out flashings installed by a licensed roofing contractor. A proper

kickout flashing at the rear roof to chimney connection was not visible. This can allow water intrusion. We recommend having kick out flashings installed by a licensed roofing contractor.

VENT CAPS:

CONDITION:



General condition appeared serviceable with the exception of the following item(s): One of the vent caps appeared to be missing. We recommend replacement of the vent cap to prevent moisture intrusion.

SKYLIGHTS:

CONDITION:

General condition appeared serviceable with the exception of the following item(s): Because the skylight(s) were dirty at the time of the inspection, it was difficult to determine if the dual glazing was fogged. We recommend cleaning and evaluation.

PLUMBING

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. City sewer service, septic systems and all underground pipes are not part of this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. Only the hose faucets which are attached to the home are tested during our inspection. You may wish to test any which are away from the home. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

MAIN LINE AND SHUT OFF LOCATION:

LOCATION-SIZE-MATERIAL:



Left Side of home. 1 inch. Copper.

CONDITION:

The visible section of the main line appeared serviceable. Valve not tested.

WATER PRESSURE:

80PSI. This is within the normal range of between 40 and 80 PSI.

SUPPLY PLUMBING:

MATERIAL:

Combination of materials. Copper. Galvanized.

CONDITION:



General condition appeared serviceable with the exception of the following item(s): Supply plumbing lacked support in the crawlspace. We recommend strapping to prevent strain on the pipes.

WASTE PLUMBING:

MATERIAL:

Cast Iron. Plastic (ABS). Sections of the plumbing below the home appeared to be manufactured under the name of Polaris and Centaur. This brand of plumbing is the subject of a class action lawsuit because there have been many documented cases of the plumbing failing. In most cases the plumbing fails/cracks at the glue line near the couplings. The defective plumbing was manufactured between 1984 and 1990. More information can be found at <http://www.abspipes.com>. No such cracks were visible during our inspection.

CONDITION:

General condition appeared serviceable with the exception of the following item(s): Older cast iron / galvanized plumbing was noted. It was functioning properly at the time of our inspection. We recommend monitoring in the future. Stucco had been installed over a clean out for the waste plumbing at the front of the home. Correction is recommended.

HOSE FAUCETS:

CONDITION:

Appeared serviceable at the time of our inspection. Faucets which are not attached to the home are not tested. No anti-siphon valves were installed at the exterior faucets. These protect the potable water supply from backflow with a vacuum breaker. Although these may not have been required at the time the home was built, we recommend upgrading.

FUEL SYSTEM & SHUT OFF LOCATION:

TYPE-LOCATION-CONDITION:



Gas meter and shut off was located on the left side of the home. System appeared serviceable at the time of our inspection.

WATER HEATER 1:

LOCATION:

Exterior closet located at the rear of the home.

TYPE:

Gas.

SIZE:

40 Gallons.

CONDITION:

The general condition appeared serviceable with the exception of the following item(s). Water heater did not appear to be strapped to current standards. This is a potential safety hazard. The most common standard calls for two 16 gauge straps, one at the top 1/3 and the other at the bottom 1/3. Both straps must be secured with 3"X1/4" lag bolts to the studs in the wall. Check with local building department for any additional conditions that may be required in this city. In most transactions, the seller is required to strap water heaters to current standards before the transfer of title. We recommend installing blocking behind the unit to keep it from moving backward during an earthquake.

PLUMBING:

A pressure relief valve was installed on the unit. The inspector does not perform a test of the TPR valve. A water shutoff valve was installed.

COMBUSTION AIR:

Appeared serviceable.

VENTING:



Fogging of glasses indicates gas leakage.

Back venting was noted at the draft hood. This means that instead of sucking in air at the draft hood vent gases are actually escaping. This is a health/safety hazard and correction is needed. We recommend further evaluation and repairs by a licensed venting contractor.

CLOSET CONDITION:

General condition appeared serviceable with the exception of the following item(s): The door to the water heater closet was in need of adjustment. Stored items were noted in the water heater closet. This is a possible fire/safety hazard. We recommend removal of all stored items.

WATER HEATER 2:

LOCATION:

Garage.

TYPE:

Gas.

SIZE:

50 Gallons

CONDITION:

Appeared serviceable. Straps appeared serviceable. The water heater burner flame was at least 18 inches off the garage floor.

PLUMBING:

A pressure relief valve was installed on the unit. The inspector does not perform a test of the TPR valve. A water shutoff valve was installed.

COMBUSTION AIR:

Appeared serviceable.

VENTING:

Vent pipe appeared serviceable.

HEATING - AIR CONDITIONING

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector.

NOTE: Asbestos materials have been commonly used in heating systems.

Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not

a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy. It is suggested that all homes with fuel burning systems have a carbon monoxide detector installed for added safety.

HEATING SYSTEM #1 DESCRIPTION:

LOCATION:	Utility Area.
SYSTEM TYPE:	Forced air furnace.
FUEL TYPE AND NOTES:	Natural Gas.
CAPACITY OF UNIT:	100,000 BTU's

HEATING SYSTEM #1:

CONDITION:



General condition appeared serviceable with the exception of the following item(s): The furnace was an older unit. The typical lifespan of a furnace is between fifteen and twenty years. Many furnaces last well beyond this age. Because it was not fully visible, we recommend a leak test be performed by a heating contractor on the heat exchanger. We also recommend a yearly servicing by a heating contractor. A flexible type gas line was installed at the furnace. These flex lines can be subject to damage and leakage during earth quakes. They can also rub against the sheet metal of the furnace causing damage. We recommend upgrading the flex type gas line to a hard plumbing where it enters the unit for safety enhancement.

BURNERS:

Burner flame appeared typical.

COMBUSTION AIR:

Appeared serviceable at the time of our inspection.

VENTING:

The visible sections of the vent plumbing appeared serviceable.

AIR FILTERS:



The filter was dirty. We recommend installing a new filter. The filter(s) were located inside the panel in the furnace. We

NORMAL CONTROLS:
DISTRIBUTION TYPE:
CONDITION OF DUCTS:

recommend cleaning or replacement of the filter every three months during the winter season when the unit is in use.

Appeared serviceable at the time of our inspection.

Ducts and registers.



Several of the ducts were in contact with the ground in the crawlspace. We recommend strapping the ducts up to prevent moisture intrusion and damage. Crushed duct(s) were noted in the crawlspace. We recommend repair or replacement of the crushed sections of the ducts. A disconnected duct was noted in the crawlspace below the left front section of the home. We recommend repair. Damage was noted to the insulation in the crawlspace. We recommend repair or replacement. Evidence of rodent activity was noted inside the ducts. This is a possible health hazard. We recommend cleaning and evaluation by a qualified heating contractor. You may also wish to consult with a qualified exterminator.

CONDITION OF REGISTERS:

The registers were not fully visible due to stored items. No air volume was noted at the register at the end of the left hallway. A licensed mechanical contractor should be called to make further analysis of the ductwork system. Improper type of floor registers were used. These may present a tripping hazard. We recommend replacement with registers designed for use on the floor.



Apex Home Inspection

Chris McDougall

Owner / Inspector

440 Snyder Ave. Aromas, CA 95004

Phone: (831) 726-3646 Fax: (831) 726-1992



HEATING SYSTEM #2 DESCRIPTION:

LOCATION:	Family room.
SYSTEM TYPE:	Radiant heat.
FUEL TYPE AND NOTES:	Electric.

HEATING SYSTEM #2:

CONDITION:	Appeared serviceable at the time of our inspection. The unit responded properly to normal controls.
------------	---

HEATING SYSTEM #3 DESCRIPTION:

LOCATION:	Master bedroom.
SYSTEM TYPE:	Radiant heat.
FUEL TYPE AND NOTES:	Electric.

HEATING SYSTEM #3:

CONDITION:	Appeared serviceable at the time of our inspection. The unit responded properly to normal controls.
------------	---

ELECTRICAL SYSTEM

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly. Electrical panels and outlets which are not attached to the home are not inspected. We recommend testing of these by a licensed electrician.

SERVICE:

TYPE AND CONDITION:	Underground. 110/220 Volt. Circuit breakers. Appeared serviceable at the time of our inspection.
AMPS:	200.
RATING AT MAIN PANEL:	200 amps.

CONDUCTORS:

ENTRANCE CABLE TYPE:	Aluminum.
BRANCH WIRING TYPE:	Copper. Aluminum (220 volt OK).

ELECTRICAL MAIN PANEL:

MAIN PANEL & SHUT OFF
LOCATION:



Located at the exterior right of the home.

MAIN PANEL CONDITIONS:

Grounding system was present. General condition appeared serviceable with the exception of the following item(s): Screw(s) were missing from the dead front cover of the panel. This is a safety hazard because a child could open the panel and touch the internal components. Correction is recommended.

INTERIOR WIRING:

OUTLETS:

A representative number was tested and the outlets generally appeared serviceable. Polarity and grounding within six feet of the plumbing fixtures appeared serviceable.

GFCI OUTLETS:

The GFCI outlets in the bathrooms responded properly to test button operation and appear to function properly. There were no GFCI outlets installed in either of the kitchens. This is a safety hazard. GFCI outlets have a circuit breaker which will shut off the flow of electricity in the event of a ground fault. In other words, they shut off if you get shocked. Although GFCI outlets may not have been a requirement when this house was built, we recommend upgrading for safety enhancement.

LIGHTS:

The general condition appeared serviceable at the time of the inspection with the exception of the following item(s): Some of the light fixtures were either missing bulbs or the bulbs did not respond to test. We recommend changing the bulbs. If this does not fix the problem, we recommend further evaluation by a electrician.

GARAGE WIRING:

GARAGE WIRING NOTES:

A representative sample of the outlets was taken and in general they appeared serviceable with the following exception(s). The water softener outlet in the garage did not appear to be protected by a GFCI. These type of outlets are protected by a safety device which shuts off if you were to get shocked. Although they may not have been required when the home was built, we recommend upgrading to GFCI protected outlets for safety enhancement.

EXTERIOR WIRING:

OUTLET CONDITIONS:

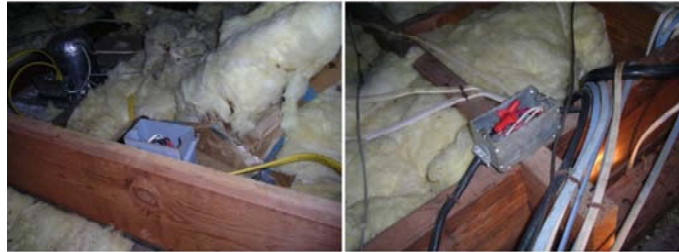
General condition appeared serviceable with the exception of the following item(s): Outlet(s) at the rear of the home did not respond to test. We recommend evaluation by a licensed electrician.

SWITCHES AND LIGHTS CONDITIONS:

General condition appeared serviceable with the exception of the following item(s): The base of the light on the left side of the home was not properly sealed. We recommend sealing the base of the light to prevent moisture intrusion.

ATTIC AND CRAWLSPACE WIRING:

ATTIC WIRING NOTES:



The general condition appears serviceable with the exception of the following item(s) listed below. Several junction box(s) missing covers in the attic. This is a potential fire/safety hazard. Correction is recommended.

CRAWLSPACE WIRING NOTES:

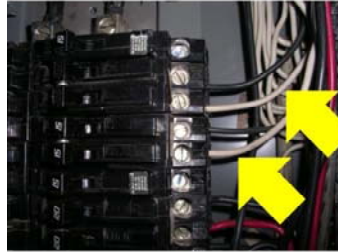


Abandoned wiring was noted in the crawlspace. We were unable to determine if this wiring was still live. This is a potential safety hazard. We recommend further evaluation and repair by a licensed electrician. Some of the wiring in the crawlspace lacked support. Correction is recommended. Junction box(s) missing covers in the crawlspace. This is a potential fire/safety hazard. Correction is recommended.

SUB-PANEL 1:

LOCATION:
CONDITION:

Garage.



General condition appeared serviceable with the exception of the following item(s): Knock outs missing covers in the sub-panel correction is recommended. The color coding of the wires was improper. If a neutral line is being used as a hot conductor, it should be color coded as such. Correction is recommended.

SUB-PANEL 2:

LOCATION:
CONDITION:

Utility room.



Luckily that wire does not carry current.

General condition appeared serviceable with the exception of the following item(s): Knock outs missing covers in the sub-panel correction is recommended. Wood screws were used to secure the dead front cover to the panel. This is improper because they have sharp ends and can damage the protective coating in the wires inside the panel. We recommend installing proper screws. This is a potential safety hazard. Correction is recommended.

GARAGE - CARPORT

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

TYPE:

LOCATION:

Attached. Three car. Garage.

FLOOR:

CONDITION:



Cracks were noted on the floor of the garage. Repairs will be necessary. We recommend evaluation and repair by a licensed contractor. The rear left corner of the garage floor appeared to be settled. This is typically caused by the patio drainage issue We recommend further evaluation and repair by a licensed contractor.

WALLS:

CONDITION:



General condition appeared serviceable with the exception of the following item(s): Moisture stains were noted on the back wall wall of the garage. Bio-organic growth was noted in the same location on the wall of the garage. Molds or fungus typically are caused by water leakage or improper ventilation. This is likely due to the patio slope. We recommend further evaluation by a qualified tradesperson. Some types of molds can be hazardous to your health. You may wish to have an air quality test performed to determine if a hazardous condition exists as this is outside of the scope of our inspection.

CEILING:

CONDITION:

Appeared serviceable at the time of our inspection.

VEHICLE DOOR(S):

CONDITION:



General condition appeared serviceable with the exception of the following item(s): Damage was noted to the right and left garage vehicle door. We recommend repair or replacement. The exterior of the garage doors were in need of paint.

AUTOMATIC OPENER

CONDITION:

Automatic door opener(s) responded properly to test and appear serviceable. Automatic reverse function of the garage door was tested and appeared to be functioning properly. Sensor reverse function of the garage door opener was tested and appears to be functioning properly.

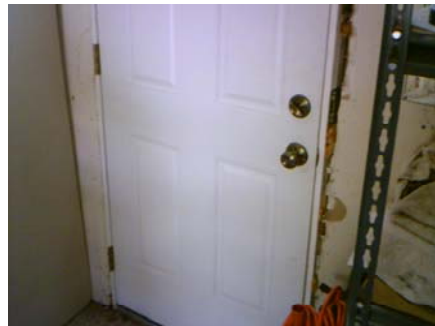
DOOR TO LIVING SPACE:

CONDITION:

General condition appeared serviceable with the exception of the following item(s): Self closer was functioning properly. The door was in need of adjustment.

EXTERIOR DOOR:

CONDITION:



This door was installed out of plumb. Correction is recommended. No trim was installed around the door. Correction is recommended.

INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. The paint on the walls is not tested for the presence of lead based paint. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Window flashings are not usually visible, therefore their condition cannot be reported on. Inspection of window coverings is outside of the scope of our inspection. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Door thresholds may present tripping hazards. We recommend exercising caution when stepping over door thresholds.

DOORS:

MAIN ENTRY DOOR:

The weather stripping appeared serviceable. The hardware appeared serviceable. General condition appeared serviceable with the exception of the following item(s): Front door was in need of adjustment. The threshold at the door was improperly sloped. This can cause unwanted moisture damage to the threshold and door jam. Correction is recommended. Damage was noted to the threshold at the front door. We recommend repair or replacement.

INTERIOR DOORS:

Appeared serviceable at the time of inspection. Hardware operational.

CLOSET DOORS:

Hardware operational. General condition appeared serviceable with the exception of the following item(s): Closet doors were off their track in the master bedroom. We recommend adjustment.

RIGHT EXTERIOR DOOR(S):



The weather stripping appeared serviceable. The hardware appeared serviceable. Damage was noted to the door jam. Refer to a qualified termite report for further information. We recommend repair or replacement of the door jam. The threshold at the door was improperly sloped. This can cause unwanted moisture damage to the threshold and door jam. Correction is recommended. Damage was noted to the threshold at the door. We recommend repair or replacement.

REAR EXTERIOR DOOR(S):

The weather stripping appeared serviceable. The hardware appeared serviceable. Damage or deterioration was noted to the paint or finish on the door. We recommend painting or re-finishing the door to prevent premature deterioration.

WINDOWS:

TYPE:

Metal. Sliding. Dual pane.

CONDITION:



General condition appeared serviceable with the exception of the following item(s): The dual pane windows were dirty at the time of our inspection. This makes determining the presence of fogged windows difficult. A few areas of what appeared to be bio-organic growth were noted on the windows and or window sills. Some types of mold can be hazardous to your health. You may wish to have this condition further inspected by a qualified expert in the field of bio-organic growth to determine if a hazardous condition exists as this is outside of the scope of our inspection. Some of the windows tracks were rough when opened. This can be an indication that the plastic sliders on the base of the window are missing or worn out. We recommend repair or replacement of the sliders as time permits. Scratches were noted in the windows on the family room. We recommend repair or replacement.

FOGGED WINDOW(S):



General condition appeared serviceable with the exception of the following item(s): Dual glazing appears to be fogged on windows in the following areas: family room. This is an indication that the seals on the windows have failed. On some types the windows can be re-sealed and on others it is necessary to replace the window. We recommend a full evaluation of all the windows in the home and repairs by a qualified window technician.

WALLS:

MATERIAL & CONDITION:

Drywall. Appeared serviceable at the time of our inspection.

CEILINGS:

TYPE & CONDITION:



Drywall. Appeared serviceable at the time of our inspection. Flaking paint was noted on the ceiling in the foyer. Some types of older paint may contain lead which can be a health hazard. You may wish to have the paint tested to determine if it contains lead as this is outside of the scope of our inspection. We recommend scraping and re-painting. What may be termite tubes was noted in the left rear downstairs bedroom closet. Refer to a qualified termite report for further information.

PRIOR REPAIRS:

Prior repairs were noted to the ceiling(s) in the following location(s): Dining room. We recommend asking the seller of the home as to the history of the repairs.

FLOORS:

TYPE & CONDITION:

Carpet. Vinyl. Wood. Tile. General condition appeared serviceable with the exception of the following item(s): Floor squeaks were noted. This is typically an indication that the nails or glue holding the sub-floor to the joists has come apart. This can be corrected by installing screws through the sub-floor into the joists near the area where the floor is squeaking. The area(s) in the home where the floors have slight steps up present a tripping hazard. Correction is recommended safety enhancement.

VINYL FLOOR CONDITION:

General condition appeared serviceable with the exception of the following item(s): Stains were noted in the vinyl flooring in the following area(s): Laundry/utility room and master bathroom. The flooring in the laundry room and master bathroom was loose. We recommend repair or replacement. Damage or deterioration was noted to the vinyl type flooring in the following area(s): Upstairs kitchen. We recommend repair as time permits.

TILE FLOOR CONDITION:

General condition appeared serviceable with the exception of the following item(s): Damaged or cracked tile was noted in the following area(s): Left hallway bathroom. We recommend repair as time permits.

SMOKE / FIRE DETECTOR:

COMMENTS:

A smoke detector was noted in the downstairs hallway. No smoke detector found in the upstairs family room. This is a safety hazard. Correction is recommended. Smoke detector was noted in the master bedroom. Although it may not have been a requirement when the home was built, we recommend installing smoke detectors just inside the doors of each bedroom. Smoke detector(s) were noted but not tested. We recommend periodic testing of smoke detectors to ensure batteries are charged. We also recommend changing smoke detector batteries upon move in and twice a year there after.

STAIRS & HANDRAILS:

CONDITION:

Appeared serviceable at the time of our inspection. Stair handrail serviceable.

FIREPLACE/WOOD BURNING DEVICE #1:

LOCATION:

Livingroom.

TYPE:

Prefabricated metal.

CONDITION:



Fireplace appeared serviceable. A small opening was noted just above the rear fire plate in the fireplace. I was unable to determine if this is supposed to have this opening or if a cover had been removed. We recommend further evaluation and repairs by a qualified technician. We also recommend asking the seller if the fireplace has been modified.

DAMPER CONDITION:

Appeared serviceable at the time of our inspection.

HEARTH CONDITION:

Appeared serviceable at the time of our inspection.

CARBON MONOXIDE DETECTOR:

CONDITION:

There did not appear to be a carbon monoxide detector installed. We recommend the installation of a carbon monoxide detector for safety enhancement.

ATTIC

ATTIC AND INSULATION:

ACCESSIBILITY:

Partial attic. The inspection of the upper and lower right attics was limited because section(s) of the attic were too small to enter.

CONDITION:



The general condition of the attic appeared serviceable with the exception of the following item(s). Evidence of rodent activity was noted. You may wish to have treatment carried out by a licensed exterminator. Evidence of wood boring pest activity was noted in the attic. We recommend referring to a termite report for further information. Dry moisture stains were noted in the attic. These may be from a current leak. We recommend evaluation of the roof by a licensed roofing contractor. Two asbestos like vent pipes were noted in the attic. Asbestos is a potential health hazard. We recommend testing to determine if the vent pipes contain asbestos. We recommend removal by a licensed contractor.

FRAMING TYPE, SIZE & CONDITION:

2X6 rafter framing. 2X4 rafter framing. Attic framing appeared serviceable.

ROOF DECKING TYPE & CONDITION:

Solid decking. Skip sheathing. Appeared serviceable.

VENTILATION:

There appeared to be minimal ventilation in the attic. The installation of additional vents is recommended. There did not appear to be any eave vents installed. We recommend the installation of eave vents for proper attic air flow. This will help with the longevity of the roofing material and the insulation of the home.

INSULATION DEPTH:

6-7 inches.

INSULATION TYPE AND CONDITION:

Fiberglass batts. Appeared serviceable at the time of our inspection.

KITCHEN - APPLIANCES

Inspection of refrigerators, stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

KITCHEN SINK:

CONDITION:

Appeared serviceable at the time of the inspection.

KITCHEN SINK PLUMBING:

CONDITION:

Faucet appeared serviceable. Plumbing below the sink appeared serviceable.

COUNTERS & CABINETS

CONDITION:



General condition appeared serviceable with the exception of the following item(s): Calking is recommended for the kitchen counter behind the sink. Drawer(s) Missing. We recommend replacement of drawer(s). One of the handles was damaged. We recommend repair or replacement of the damaged handles.

RANGE/COOK TOP AND OVEN:

TYPE:

Gas. Electric. Combination.

RANGE/COOKTOP CONDITION:

Appeared serviceable at the time of our inspection.

OVEN CONDITION:

Appeared serviceable at the time of our inspection. The oven responded properly to normal controls.



Apex Home Inspection

Chris McDougall

Owner / Inspector

440 Snyder Ave. Aromas, CA 95004

Phone: (831) 726-3646 Fax: (831) 726-1992



VENTILATION:

TYPE AND CONDITION:

No fan/hood present. Although it is not a current requirement, you may wish to install a ventilation fan/hood.

DISHWASHER:

CONDITION:

Appeared serviceable at the time of our inspection. The unit responded properly to test on the normal cycle. A proper air gap device was present on drain line. The handle on the dish washer was loose. Correction is recommended.

GARBAGE DISPOSAL:

CONDITION:

Appeared serviceable at the time of our inspection. Wiring appears serviceable.

WATER FILTER:

CONDITION:

A water filtration system was noted below the kitchen sink. Determining water quality is beyond the scope of our inspection. No inspection was performed on the system.

UNIT 2 KITCHEN SINK:

CONDITION:

Appeared serviceable at the time of the inspection.

UNIT 2 KITCHEN SINK PLUMBING:

CONDITION:

Faucet appeared serviceable. Plumbing below the sink appeared serviceable. The aerator is missing from the kitchen faucet.

UNIT 2 COUNTERS & CABINETS

CONDITION:

General condition appeared serviceable with the exception of the following item(s): The face was loose on several of the drawers in the kitchen. We recommend repair.

UNIT 2 RANGE/COOK TOP AND OVEN:

TYPE:

Electric.

RANGE/COOKTOP CONDITION:

General condition appeared serviceable with the exception of the following item(s): There did not appear to be an anti tip bracket installed on the stove. This is a safety / burn hazard. This keeps the range from tipping if a child were to open the door to the oven and use it as a step while something was being cooked on the stove. We recommend an anti-tip bracket be installed.



Apex Home Inspection

Chris McDougall

Owner / Inspector

440 Snyder Ave. Aromas, CA 95004

Phone: (831) 726-3646 Fax: (831) 726-1992



OVEN CONDITION:

Appeared serviceable at the time of our inspection. The oven responded properly to normal controls.

UNIT 2 VENTILATION:

TYPE AND CONDITION:

No fan/hood present. Although it is not a current requirement, you may wish to install a ventilation fan/hood.

LAUNDRY

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned. We highly recommend removal and cleaning of the dryer vent line at least once a year. The build up of lint in these lines is the cause of hundreds of house fires per year. Cleaning the vent pipe can significantly reduce the risk of a fire.

LAUNDRY:

LOCATION:

Utility room.

WIRING:

The 110 volt outlet appeared serviceable and tested properly grounded at the time of our inspection. 220 volt dryer outlet responded properly to test and appeared serviceable.

PLUMBING:

The supply plumbing appeared serviceable. The waste plumbing appeared serviceable. Gas service pipe was provided and appeared serviceable.

VENTING:

Dryer venting was provided and appeared serviceable.

BATHROOMS

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

MASTER BATHROOM:

SINK CONDITION:

Appeared serviceable.

FAUCET & PLUMBING:

Appeared serviceable.

CABINET- MIRROR- DRAWER CONDITION:

Appeared serviceable.

CONDITION OF TOILET:

Appeared serviceable. Toilet was labeled 1.6 gallon per flush and appeared to be low flow.

**TUB/SHOWER PLUMBING
FIXTURES:**



Drain appeared serviceable. Shower head appeared serviceable. Shower head was labeled 2.5 GPM and appears to be low flow. Leakage was noted at the faucet handles. We recommend repair or replacement of this fixture by a licensed plumbing contractor.

SHOWER CONDITION:

Shower walls appeared serviceable. The shower floor appeared serviceable.

ENCLOSURE CONDITION:

General condition appeared serviceable with the exception of the following item(s): The stripping was missing from the bottom of the enclosure door. This can allow moisture out of the enclosure. We recommend replacement of the stripping.

BATHROOM MAINTENANCE:

We recommend caulking/grouting for just outside the shower at the floor connection. We recommend caulking/grouting the top of the shower enclosure walls.

VENTILATION:

The window in the bathroom appeared to be operational.

HEATING:

Electric radiant heater with a fan. Appeared serviceable. The unit responded properly to normal controls.

1/2 BATHROOM:

SINK CONDITION:

Appeared serviceable.

FAUCET & PLUMBING:

Appeared serviceable.

**CABINET- MIRROR- DRAWER
CONDITION:**

The general condition of the cabinet appeared serviceable with the exception of the item(s): We recommend the installation of caulking at the counter behind the sink.

CONDITION OF TOILET:

The general condition appears serviceable with the exception of the following item(s) listed below. Toilet did not appear to be low flow. You may wish to upgrade to a low flow type fixture for water conservation.

VENTILATION:

The window in the bathroom appeared to be operational.



Apex Home Inspection

Chris McDougall

Owner / Inspector

440 Snyder Ave. Aromas, CA 95004

Phone: (831) 726-3646 Fax: (831) 726-1992



RIGHT HALLWAY BATHROOM:

SINK CONDITION:

Appeared serviceable.

FAUCET & PLUMBING:

Appeared serviceable.

**CABINET- MIRROR- DRAWER
CONDITION:**

Appeared serviceable.

CONDITION OF TOILET:

Appeared serviceable. Toilet was labeled 1.6 gallon per flush and appeared to be low flow.

**TUB/SHOWER PLUMBING
FIXTURES:**

Drain appeared serviceable. Shower head appeared serviceable. Shower head was labeled 2.5 GPM and appears to be low flow. The general condition appeared serviceable with the exception of the following item(s): Constant dripping was seen at the tub spout/shower head. We recommend repair or replacement of the fixture.

TUB CONDITION:

The bathtub appeared serviceable.

SHOWER CONDITION:

Shower walls appeared serviceable.

BATHROOM MAINTENANCE:

The general condition appeared serviceable with the exception of the following item(s): Caulking/grouting is recommended at the tub to wall connection. Caulking/grouting is recommended at the tub to floor connection.

VENTILATION:

The window in the bathroom appeared to be operational.

LEFT HALLWAY BATHROOM:

SINK CONDITION:

Appeared serviceable.

FAUCET & PLUMBING:

The general condition appears serviceable with the exception of the following item(s) listed below. The drain stopper was missing from the sink.

**CABINET- MIRROR- DRAWER
CONDITION:**

The general condition of the cabinet appeared serviceable with the exception of the item(s): Loose hinge(s) were noted on the cabinet doors. We recommend adjustment.

CONDITION OF TOILET:

Appeared serviceable. Toilet was labeled 1.6 gallon per flush and appeared to be low flow.

**TUB/SHOWER PLUMBING
FIXTURES:**

Appeared serviceable. Shower head appeared serviceable. One of the shower heads appeared to be low flow while the other did not. The drain was slow at the bathtub. This is typically an indication of partial blockage in the "p" trap. We recommend contacting a plumbing contractor to clean the trap.

TUB CONDITION:

The general condition appeared serviceable with the exception of the following item(s): Cracked tiles were noted next to the tub. We recommend repair of these tiles. We are unable to determine if the window in the shower area was tempered. This is a potential safety hazard. We recommend verifying if the window is tempered or not.



Apex Home Inspection

Chris McDougall
Owner / Inspector

440 Snyder Ave. Aromas, CA 95004

Phone: (831) 726-3646 Fax: (831) 726-1992



SHOWER CONDITION:

Shower walls appeared serviceable. The shower floor appeared serviceable.

ENCLOSURE CONDITION:

General condition appeared serviceable with the exception of the following item(s): The stripping was missing from the bottom of the enclosure door. This can allow moisture out of the enclosure. We recommend replacement of the stripping.

BATHROOM MAINTENANCE:

Caulking/grouting is recommended at the tub to edge connection.

VENTILATION:

The ventilation fan appeared serviceable and responded properly to test. The window in the bathroom appeared to be operational.

HEATING:

Electric radiant heater with a fan. Appeared serviceable. The unit responded properly to normal controls.



Apex Home Inspection

Chris McDougall

Owner / Inspector

440 Snyder Ave. Aromas, CA 95004

Phone: (831) 726-3646 Fax: (831) 726-1992



Inspection Report Summary

Address: 123 Any Street, Anytown, CA

Date: 08/09/2007

The below listed items were observed as not in proper working condition, and in need of repair or replacement. **Some comment items have supporting photographs imported into the Detailed Report for your review.** The report summary page is provided as a courtesy for quicker access to the information within the inspection report. It is not intended as a substitute for reading the detailed inspection report.

It is recommended that any deficiencies and components/systems related to these deficiencies noted in the report be evaluated/inspected and repaired as needed by licensed contractors/professionals prior to the close of escrow. Further evaluation prior to the close of escrow is recommended so a properly licensed professional can evaluate our concerns further and inspect the remainder of the system or component for additional concerns that may be outside of the scope of our inspection. Please call our office for any clarifications or further questions.

SAFETY / HEALTH DEFICIENT ITEMS:

Each of the following items require immediate evaluation and repair by qualified tradespeople.

GROUNDS

SIDEWALKS:

CONDITION:

General condition appeared serviceable with the exception of the following item(s): Surface raised/settled, tripping hazards were noted at the front sidewalk. This is a safety / liability issue. Correction is recommended.

EXTERIOR

FRONT STAIRS:

HAND RAILS AND RAILINGS:

There did not appear to be a gripable type hand rail installed at the stairs. This is a potential safety hazard. We recommend installing gripable type handrails for safety enhancement.

RIGHT STAIRS:

HAND RAILS AND RAILINGS:

There did not appear to be a gripable type hand rail installed at the stairs. This is a potential safety hazard. We recommend installing gripable type handrails for safety enhancement.

REAR STAIRS:

CONDITION:

The general condition appeared serviceable with the exception of the following item(s) listed below. A dry moisture stain was noted on the underside of the stairs. This may indicate past or present leakage. We recommend further evaluation and repairs by a licensed contractor. The window next to the stairs did not appear to be tempered glass. This is a safety hazard. We recommend the installation of a tempered window for safety enhancement.



Apex Home Inspection

Chris McDougall

Owner / Inspector

440 Snyder Ave. Aromas, CA 95004

Phone: (831) 726-3646 Fax: (831) 726-1992



HAND RAILS AND RAILINGS:

There did not appear to be a gripable type hand rail installed at the stairs. This is a potential safety hazard. We recommend installing gripable type handrails for safety enhancement.

PLUMBING

WATER HEATER 1:

VENTING:

Back venting was noted at the draft hood. This means that instead of sucking in air at the draft hood vent gases are actually escaping. This is a health/safety hazard and correction is needed. We recommend further evaluation and repairs by a licensed venting contractor.

HEATING - AIR CONDITIONING

HEATING SYSTEM #1:

CONDITION:

General condition appeared serviceable with the exception of the following item(s): The furnace was an older unit. The typical lifespan of a furnace is between fifteen and twenty years. Many furnaces last well beyond this age. Because it was not fully visible, we recommend a leak test be performed by a heating contractor on the heat exchanger. We also recommend a yearly servicing by a heating contractor. A flexible type gas line was installed at the furnace. These flex lines can be subject to damage and leakage during earth quakes. They can also rub against the sheet metal of the furnace causing damage. We recommend upgrading the flex type gas line to a hard plumbing where it enters the unit for safety enhancement.

CONDITION OF DUCTS:

Several of the ducts were in contact with the ground in the crawlspace. We recommend strapping the ducts up to prevent moisture intrusion and damage. Crushed duct(s) were noted in the crawlspace. We recommend repair or replacement of the crushed sections of the ducts. A disconnected duct was noted in the crawlspace below the left front section of the home. We recommend repair. Damage was noted to the insulation in the crawlspace. We recommend repair or replacement. Evidence of rodent activity was noted inside the ducts. This is a possible health hazard. We recommend cleaning and evaluation by a qualified heating contractor. You may also wish to consult with a qualified exterminator.

ELECTRICAL SYSTEM

ELECTRICAL MAIN PANEL:

MAIN PANEL CONDITIONS:

Grounding system was present. General condition appeared serviceable with the exception of the following item(s): Screw(s) were missing from the dead front cover of the panel. This is a safety hazard because a child could open the panel and touch the internal components. Correction is recommended.

INTERIOR WIRING:

GFCI OUTLETS:

The GFCI outlets in the bathrooms responded properly to test button operation and appear to function properly. There were no GFCI outlets installed in either of the kitchens. This is a safety hazard. GFCI outlets have a circuit breaker which will shut off the flow of electricity in the event of a ground fault. In other words, they shut off if you get shocked. Although GFCI outlets may not have been a requirement when this house was built, we recommend upgrading for safety enhancement.



Apex Home Inspection

Chris McDougall

Owner / Inspector

440 Snyder Ave. Aromas, CA 95004

Phone: (831) 726-3646 Fax: (831) 726-1992



GARAGE WIRING:

GARAGE WIRING NOTES:

A representative sample of the outlets was taken and in general they appeared serviceable with the following exception(s). The water softener outlet in the garage did not appear to be protected by a GFCI. These type of outlets are protected by a safety device which shuts off if you were to get shocked. Although they may not have been required when the home was built, we recommend upgrading to GFCI protected outlets for safety enhancement.

ATTIC AND CRAWLSPACE WIRING:

ATTIC WIRING NOTES:

The general condition appears serviceable with the exception of the following item(s) listed below. Several junction box(s) missing covers in the attic. This is a potential fire/safety hazard. Correction is recommended.

CRAWLSPACE WIRING NOTES:

Abandoned wiring was noted in the crawlspace. We were unable to determine if this wiring was still live. This is a potential safety hazard. We recommend further evaluation and repair by a licensed electrician. Some of the wiring in the crawlspace lacked support. Correction is recommended. Junction box(s) missing covers in the crawlspace. This is a potential fire/safety hazard. Correction is recommended.

SUB-PANEL 2:

CONDITION:

General condition appeared serviceable with the exception of the following item(s): Knock outs missing covers in the sub-panel correction is recommended. Wood screws were used to secure the dead front cover to the panel. This is improper because they have sharp ends and can damage the protective coating in the wires inside the panel. We recommend installing proper screws. This is a potential safety hazard. Correction is recommended.

INTERIOR

SMOKE / FIRE DETECTOR:

COMMENTS:

A smoke detector was noted in the downstairs hallway. No smoke detector found in the upstairs family room. This is a safety hazard. Correction is recommended. Smoke detector was noted in the master bedroom. Although it may not have been a requirement when the home was built, we recommend installing smoke detectors just inside the doors of each bedroom. Smoke detector(s) were noted but not tested. We recommend periodic testing of smoke detectors to ensure batteries are charged. We also recommend changing smoke detector batteries upon move in and twice a year there after.

ATTIC

ATTIC AND INSULATION:

CONDITION:

The general condition of the attic appeared serviceable with the exception of the following item(s). Evidence of rodent activity was noted. You may wish to have treatment carried out by a licensed exterminator. Evidence of wood boring pest activity was noted in the attic. We recommend referring to a termite report for further information. Dry moisture stains were noted in the attic. These may be from a current leak. We recommend evaluation of the roof by a licensed roofing contractor. Two asbestos like vent pipes were noted in the attic. Asbestos is a potential health hazard. We recommend testing to



Apex Home Inspection

Chris McDougall

Owner / Inspector

440 Snyder Ave. Aromas, CA 95004

Phone: (831) 726-3646 Fax: (831) 726-1992



determine if the vent pipes contain asbestos. We recommend removal by a licensed contractor.

KITCHEN - APPLIANCES

UNIT 2 RANGE/COOK TOP AND OVEN:

RANGE/COOKTOP CONDITION:

General condition appeared serviceable with the exception of the following item(s): There did not appear to be an anti tip bracket installed on the stove. This is a safety / burn hazard. This keeps the range from tipping if a child were to open the door to the oven and use it as a step while something was being cooked on the stove. We recommend an anti-tip bracket be installed.

HABITABILITY / SECURITY DEFICIENT ITEMS:

Each of the following items are in need of repair or replacement for everyday normal use.

GROUNDS

FRONT DECK/PORCH:

CONDITION:

The general condition appeared serviceable with the exception of the following item(s) listed below. Cracks in the stucco appeared to indicate settlement of the deck/porch. We recommend further evaluation and repair by a licensed contractor.

RIGHT DECK/PORCH:

CONDITION:

Deck surface was covered. We were unable to fully view the deck. Cracks and damage were noted to the deck grouting and stucco on the railing This material will not be waterproof. Leakage will damage framing members below. No drains were visible on the deck. Correction is recommended. Moisture stains on the underside of the deck indicate present leakage. Significant fungus growth was noted on the underside of deck. Probing revealed significant areas of damage. Refer to a qualified termite report for further information. We recommend further evaluation and repairs by a licensed contractor. The underside of the deck was not accessible because there was no access opening. Correction is recommended.

REAR PATIO:

CONDITION:

The patio was high at the foundation. This can cause damage to the framing members and siding. Correction is recommended. The general condition appeared serviceable at the time of inspection with the exception of the following item(s) listed below. The patio was improperly sloped in towards the garage. We recommend repair or replacement of the patio to route the water away from the home. You may wish to consult with a contractor specializing in grading.

EXTERIOR

WALLS:

SIDING CONDITION:

General condition appeared serviceable with the exception of the following item(s): The gutters were installed prior to stucco installation and some went into the stucco creating an opening in the siding. There is the potential for moisture intrusion. We recommend further evaluation and repairs by a licensed contractor.

RIGHT STAIRS:



Apex Home Inspection

Chris McDougall

Owner / Inspector

440 Snyder Ave. Aromas, CA 95004

Phone: (831) 726-3646 Fax: (831) 726-1992



CONDITION:

The general condition appeared serviceable with the exception of the following item(s) listed below. Cracks at grout lines may allow leakage. Refer to a qualified termite report for further information. We recommend further evaluation and repairs by a licensed contractor.

CRAWLSPACE - FOUNDATION - BASEMENT:

FOUNDATION/CRAWL SPACE:

DOOR LOCATION/CONDITION:

The door to the crawlspace was located on the exterior right side of the home. The door to the crawlspace appeared serviceable at the time of our inspection. Damage was noted to the crawlspace door frame. We recommend lowering the soil level to prevent further damage. Refer to a qualified termite report for further information.

ACCESSIBILITY:

Ducts restricted access to several areas. The following areas in the crawlspace were not fully visible. Left side. The distance from the grade to the beams was too small. Beams should be at least 12 inches from grade. You may wish to have trenches dug to access the entire crawlspace.

CRAWL SPACE CONDITION:

General condition appeared serviceable with the exception of the following item(s): Evidence of rodent activity was noted in the crawlspace. We recommend consulting with a qualified exterminator. Cellulose (wood) debris noted below home. We recommend removal to deter pests. Soil was damp in the crawlspace. Evidence of past moisture noted. Refer to the gutter section for further information. There is a white discoloration on the soil which may be mold or fungus. Typically this is caused by a drainage issue or inadequate ventilation. We recommend further evaluation by an expert in the field of bio organic growth. Determining air quality is beyond the scope of our inspection.

FOUNDATION CONDITION:

General condition appeared serviceable with the exception of the following item(s): We were unable to determine if there are foundation bolts installed on the home because of the type of beam installation. This is a potential structural stability concern because the house might not perform in an earthquake. We recommend consulting with a foundation contractor to determine if the installation of retrofit earthquake bolts is necessary or possible. We were unable to determine if the foundation was re-enforced with re-bar. Unre-enforced masonry is typically less resistant to cracking and settlement. I am guessing that it is an unre-enforced masonry foundation which appears to be performing fairly well. Cracks were noted in the foundation at the middle front. Although there did not appear to be any lateral movement of the foundation, it is important to keep the foundation acting as one continuous piece. When cracks are formed, sections of the foundation may settle at different rates. We recommend consulting with a foundation contractor and making repairs if necessary.

ROOF SYSTEM

ROOF:

ROOF COVERING CONDITION:

Weathering and aging was noted to some of the roof shakes. Some of the shakes were weathered through to the tar paper underneath. It is important to replace weathered through shakes to prevent damage to the underlayment. The roofing material appears to be nearing the end of its useful life. We recommend replacement of the damaged shakes and further evaluation by a licensed roofing contractor. Cupping was noted to sections of the roofing material. This is when the shingles distort into a cup shape which can trap water. Roofs with this condition do not shed water properly and can be



Apex Home Inspection

Chris McDougall

Owner / Inspector

440 Snyder Ave. Aromas, CA 95004

Phone: (831) 726-3646 Fax: (831) 726-1992



more prone to leakage. There appears to be a single drain through the parapet wall. A single drain can become clogged which can lead to a buildup of water on the roof. If a significant amount of water builds up, it can cause structural damage to the home. We recommend having a contractor install a second drain through the parapet wall.

FLASHINGS:

CONDITION:

General condition of the visible sections appeared serviceable with the exception of the following item(s): Rusting was noted to the flashings. You may wish to paint the flashing or have new flashings installed the next time that a new roof is installed. A proper kickout flashing at the rear garage roof to wall connection was not visible. This can allow water intrusion. We recommend having kick out flashings installed by a licensed roofing contractor. A proper kickout flashing at the rear roof to chimney connection was not visible. This can allow water intrusion. We recommend having kick out flashings installed by a licensed roofing contractor.

VENT CAPS:

CONDITION:

General condition appeared serviceable with the exception of the following item(s): One of the vent caps appeared to be missing. We recommend replacement of the vent cap to prevent moisture intrusion.

PLUMBING

WASTE PLUMBING:

MATERIAL:

Cast Iron. Plastic (ABS). Sections of the plumbing below the home appeared to be manufactured under the name of Polaris and Centaur. This brand of plumbing is the subject of a class action lawsuit because there have been many documented cases of the plumbing failing. In most cases the plumbing fails/cracks at the glue line near the couplings. The defective plumbing was manufactured between 1984 and 1990. More information can be found at <http://www.abspipes.com>. No such cracks were visible during our inspection.

ELECTRICAL SYSTEM

EXTERIOR WIRING:

OUTLET CONDITIONS:

General condition appeared serviceable with the exception of the following item(s): Outlet(s) at the rear of the home did not respond to test. We recommend evaluation by a licensed electrician.

SWITCHES AND LIGHTS CONDITIONS:

General condition appeared serviceable with the exception of the following item(s): The base of the light on the left side of the home was not properly sealed. We recommend sealing the base of the light to prevent moisture intrusion.

GARAGE - CARPORT

FLOOR:

CONDITION:

Cracks were noted on the floor of the garage. Repairs will be necessary. We recommend evaluation and repair by a licensed contractor. The rear left corner of the garage floor appeared to be settled. This is typically caused by the patio drainage issue We recommend further evaluation and repair by a licensed contractor.



Apex Home Inspection

Chris McDougall

Owner / Inspector

440 Snyder Ave. Aromas, CA 95004

Phone: (831) 726-3646 Fax: (831) 726-1992



WALLS:

CONDITION:

General condition appeared serviceable with the exception of the following item(s): Moisture stains were noted on the back wall wall of the garage. Bio-organic growth was noted in the same location on the wall of the garage. Molds or fungus typically are caused by water leakage or improper ventilation. This is likely due to the patio slope. We recommend further evaluation by a qualified tradesperson. Some types of molds can be hazardous to your health. You may wish to have an air quality test performed to determine if a hazardous condition exists as this is outside of the scope of our inspection.

INTERIOR

WINDOWS:

CONDITION:

General condition appeared serviceable with the exception of the following item(s): The dual pane windows were dirty at the time of our inspection. This makes determining the presence of fogged windows difficult. A few areas of what appeared to be bio-organic growth were noted on the windows and or window sills. Some types of mold can be hazardous to your health. You may wish to have this condition further inspected by a qualified expert in the field of bio-organic growth to determine if a hazardous condition exists as this is outside of the scope of our inspection. Some of the windows tracks were rough when opened. This can be an indication that the plastic sliders on the base of the window are missing or worn out. We recommend repair or replacement of the sliders as time permits. Scratches were noted in the windows on the family room. We recommend repair or replacement.

FOGGED WINDOW(S):

General condition appeared serviceable with the exception of the following item(s): Dual glazing appears to be fogged on windows in the following areas: family room. This is an indication that the seals on the windows have failed. On some types the windows can be re-sealed and on others it is necessary to replace the window. We recommend a full evaluation of all the windows in the home and repairs by a qualified window technician.

CEILINGS:

TYPE & CONDITION:

Drywall. Appeared serviceable at the time of our inspection. Flaking paint was noted on the ceiling in the foyer. Some types of older paint may contain lead which can be a health hazard. You may wish to have the paint tested to determine if it contains lead as this is outside of the scope of our inspection. We recommend scraping and re-painting. What may be termite tubes was noted in the left rear downstairs bedroom closet. Refer to a qualified termite report for further information.

FIREPLACE/WOOD BURNING DEVICE #1:

CONDITION:

Fireplace appeared serviceable. A small opening was noted just above the rear fire plate in the fireplace. I was unable to determine if this is supposed to have this opening or if a cover had been removed. We recommend further evaluation and repairs by a qualified technician. We also recommend asking the seller if the fireplace has been modified.

OTHER MINOR DEFICIENT ITEMS:



Apex Home Inspection

Chris McDougall

Owner / Inspector

440 Snyder Ave. Aromas, CA 95004

Phone: (831) 726-3646 Fax: (831) 726-1992



The following items are noted in the report and should receive eventual attention. The majority of these deficiencies are the result of normal wear and tear, or lack of regular preventative maintenance.

GROUNDS

GRADING & DRAINAGE:

SITE CONDITIONS:

Moderate slope. General condition appeared serviceable with the exception of the following item(s): We recommend routing the gutter downspout terminations away from the home. This should help significantly with site drainage. The grade at the foundation appeared to be high at the left front of the home. We recommend lowering the soil level to prevent moisture damage and to deter pests.

DRIVEWAY:

CONDITION:

General condition appeared serviceable with the exception of the following item(s): Common cracks were noted. We recommend sealing these cracks to prevent erosion. Damage is noted along the edge of the driveway. We recommend repair.

EXTERIOR

TRIM:

TRIM CONDITION:

General condition appeared serviceable with the exception of the following item(s): Damage or deterioration was noted to the paint or finish in a few areas. We recommend painting.

FACIA CONDITION:

General condition appeared serviceable with the exception of the following item(s): Damage was noted to the fascia on the right rear corner of the home. Damage or deterioration was noted to the paint or finish in a few areas. We recommend painting. Damage was noted to the fascia at the right front and front middle of the home. We recommend repair or replacement. Refer to a qualified termite report for further information.

CRAWLSPACE - FOUNDATION - BASEMENT:

FOUNDATION/CRAWL SPACE:

VENTILATION:

General condition appeared serviceable with the exception of the following item(s): Damage noted to vent screen(s) at the front of home. We recommend repairs to prevent pests from entering the crawlspace. Damage noted to vent screen(s) at the rear of home. We recommend repairs to prevent pests from entering the crawlspace.

GIRDER CONDITION:

Appeared serviceable at the time of our inspection. Earth contact was noted to one of the girders at the front left. This can attract pests and damage to the wood. We recommend lowering the soil where necessary to prevent earth to wood contact.

INSULATION CONDITION:

Partial insulation was installed on the sub-floor below the home. Although it may not have been a requirement when the home was built, you may wish to install additional insulation for better heat retention.

ROOF SYSTEM

GUTTERS:



Apex Home Inspection

Chris McDougall

Owner / Inspector

440 Snyder Ave. Aromas, CA 95004

Phone: (831) 726-3646 Fax: (831) 726-1992



TYPE & CONDITION:

Full gutters were installed. General condition appeared serviceable with the exception of the following item(s): A moderate amount of debris was noted in the gutters. We recommend cleaning to prevent the gutters from backing up. Rusting was noted to the inside of the gutters. Moisture stains down the chimney appear to indicate that the gutters leak at this location. Correction is recommended.

DOWNSPOUTS:

General condition appeared serviceable with the exception of the following item(s): Downspout terminations were close to the home. This can cause unwanted moisture below the home. Also on steep slopes this can cause erosion next to the foundation. We recommend extending the downspout terminations away from the building for proper drainage. Subsurface drains noted, but not tested.

PLUMBING

SUPPLY PLUMBING:

CONDITION:

General condition appeared serviceable with the exception of the following item(s): Supply plumbing lacked support in the crawlspace. We recommend strapping to prevent strain on the pipes.

WASTE PLUMBING:

CONDITION:

General condition appeared serviceable with the exception of the following item(s): Older cast iron / galvanized plumbing was noted. It was functioning properly at the time of our inspection. We recommend monitoring in the future. Stucco had been installed over a clean out for the waste plumbing at the front of the home. Correction is recommended.

HOSE FAUCETS:

CONDITION:

Appeared serviceable at the time of our inspection. Faucets which are not attached to the home are not tested. No anti-siphon valves were installed at the exterior faucets. These protect the potable water supply from backflow with a vacuum breaker. Although these may not have been required at the time the home was built, we recommend upgrading.

WATER HEATER 1:

CONDITION:

The general condition appeared serviceable with the exception of the following item(s). Water heater did not appear to be strapped to current standards. This is a potential safety hazard. The most common standard calls for two 16 gauge straps, one at the top 1/3 and the other at the bottom 1/3. Both straps must be secured with 3"X1/4" lag bolts to the studs in the wall. Check with local building department for any additional conditions that may be required in this city. In most transactions, the seller is required to strap water heaters to current standards before the transfer of title. We recommend installing blocking behind the unit to keep it from moving backward during an earthquake.

CLOSET CONDITION:

General condition appeared serviceable with the exception of the following item(s): The door to the water heater closet was in need of adjustment. Stored items were noted in the water heater closet. This is a possible fire/safety hazard. We recommend removal of all stored items.

HEATING - AIR CONDITIONING

HEATING SYSTEM #1:



Apex Home Inspection

Chris McDougall

Owner / Inspector

440 Snyder Ave. Aromas, CA 95004

Phone: (831) 726-3646 Fax: (831) 726-1992



AIR FILTERS:

The filter was dirty. We recommend installing a new filter. The filter(s) were located inside the panel in the furnace. We recommend cleaning or replacement of the filter every three months during the winter season when the unit is in use.

ELECTRICAL SYSTEM

INTERIOR WIRING:

LIGHTS:

The general condition appeared serviceable at the time of the inspection with the exception of the following item(s): Some of the light fixtures were either missing bulbs or the bulbs did not respond to test. We recommend changing the bulbs. If this does not fix the problem, we recommend further evaluation by a electrician.

SUB-PANEL 1:

CONDITION:

General condition appeared serviceable with the exception of the following item(s): Knock outs missing covers in the sub-panel correction is recommended. The color coding of the wires was improper. If a neutral line is being used as a hot conductor, it should be color coded as such. Correction is recommended.

GARAGE - CARPORT

VEHICLE DOOR(S):

CONDITION:

General condition appeared serviceable with the exception of the following item(s): Damage was noted to the right and left garage vehicle door. We recommend repair or replacement. The exterior of the garage doors were in need of paint.

DOOR TO LIVING SPACE:

CONDITION:

General condition appeared serviceable with the exception of the following item(s): Self closer was functioning properly. The door was in need of adjustment.

INTERIOR

DOORS:

MAIN ENTRY DOOR:

The weather stripping appeared serviceable. The hardware appeared serviceable. General condition appeared serviceable with the exception of the following item(s): Front door was in need of adjustment. The threshold at the door was improperly sloped. This can cause unwanted moisture damage to the threshold and door jam. Correction is recommended. Damage was noted to the threshold at the front door. We recommend repair or replacement.

CLOSET DOORS:

Hardware operational. General condition appeared serviceable with the exception of the following item(s): Closet doors were off their track in the master bedroom. We recommend adjustment.

RIGHT EXTERIOR DOOR(S):

The weather stripping appeared serviceable. The hardware appeared serviceable. Damage was noted to the door jam. Refer to a qualified termite report for further information. We recommend repair or replacement of the door jam. The threshold at the door was improperly sloped. This can cause



Apex Home Inspection

Chris McDougall

Owner / Inspector

440 Snyder Ave. Aromas, CA 95004

Phone: (831) 726-3646 Fax: (831) 726-1992



unwanted moisture damage to the threshold and door jam. Correction is recommended. Damage was noted to the threshold at the door. We recommend repair or replacement.

REAR EXTERIOR DOOR(S):

The weather stripping appeared serviceable. The hardware appeared serviceable. Damage or deterioration was noted to the paint or finish on the door. We recommend painting or re-finishing the door to prevent premature deterioration.

FLOORS:

TYPE & CONDITION:

Carpet. Vinyl. Wood. Tile. General condition appeared serviceable with the exception of the following item(s): Floor squeaks were noted. This is typically an indication that the nails or glue holding the sub-floor to the joists has come apart. This can be corrected by installing screws through the sub-floor into the joists near the area where the floor is squeaking. The area(s) in the home where the floors have slight steps up present a tripping hazard. Correction is recommended safety enhancement.

VINYL FLOOR CONDITION:

General condition appeared serviceable with the exception of the following item(s): Stains were noted in the vinyl flooring in the following area(s): Laundry/utility room and master bathroom. The flooring in the laundry room and master bathroom was loose. We recommend repair or replacement. Damage or deterioration was noted to the vinyl type flooring in the following area(s): Upstairs kitchen. We recommend repair as time permits.

TILE FLOOR CONDITION:

General condition appeared serviceable with the exception of the following item(s): Damaged or cracked tile was noted in the following area(s): Left hallway bathroom. We recommend repair as time permits.

ATTIC

ATTIC AND INSULATION:

VENTILATION:

There appeared to be minimal ventilation in the attic. The installation of additional vents is recommended. There did not appear to be any eave vents installed. We recommend the installation of eave vents for proper attic air flow. This will help with the longevity of the roofing material and the insulation of the home.

KITCHEN - APPLIANCES

COUNTERS & CABINETS

CONDITION:

General condition appeared serviceable with the exception of the following item(s): Calking is recommended for the kitchen counter behind the sink. Drawer(s) Missing. We recommend replacement of drawer(s). One of the handles was damaged. We recommend repair or replacement of the damaged handles.

VENTILATION:

TYPE AND CONDITION:

No fan/hood present. Although it is not a current requirement, you may wish to install a ventilation fan/hood.



Apex Home Inspection

Chris McDougall

Owner / Inspector

440 Snyder Ave. Aromas, CA 95004

Phone: (831) 726-3646 Fax: (831) 726-1992



DISHWASHER:

CONDITION:

Appeared serviceable at the time of our inspection. The unit responded properly to test on the normal cycle. A proper air gap device was present on drain line. The handle on the dish washer was loose. Correction is recommended.

UNIT 2 KITCHEN SINK PLUMBING:

CONDITION:

Faucet appeared serviceable. Plumbing below the sink appeared serviceable. The aerator is missing from the kitchen faucet.

UNIT 2 COUNTERS & CABINETS

CONDITION:

General condition appeared serviceable with the exception of the following item(s): The face was loose on several of the drawers in the kitchen. We recommend repair.

UNIT 2 VENTILATION:

TYPE AND CONDITION:

No fan/hood present. Although it is not a current requirement, you may wish to install a ventilation fan/hood.

BATHROOMS

MASTER BATHROOM:

TUB/SHOWER PLUMBING FIXTURES:

Drain appeared serviceable. Shower head appeared serviceable. Shower head was labeled 2.5 GPM and appears to be low flow. Leakage was noted at the faucet handles. We recommend repair or replacement of this fixture by a licensed plumbing contractor.

ENCLOSURE CONDITION:

General condition appeared serviceable with the exception of the following item(s): The stripping was missing from the bottom of the enclosure door. This can allow moisture out of the enclosure. We recommend replacement of the stripping.

BATHROOM MAINTENANCE:

We recommend caulking/grouting for just outside the shower at the floor connection. We recommend caulking/grouting the top of the shower enclosure walls.

1/2 BATHROOM:

CABINET- MIRROR- DRAWER CONDITION:

The general condition of the cabinet appeared serviceable with the exception of the item(s): We recommend the installation of caulking at the counter behind the sink.

CONDITION OF TOILET:

The general condition appears serviceable with the exception of the following item(s) listed below. Toilet did not appear to be low flow. You may wish to upgrade to a low flow type fixture for water conservation.

RIGHT HALLWAY BATHROOM:

TUB/SHOWER PLUMBING FIXTURES:



Apex Home Inspection

Chris McDougall

Owner / Inspector

440 Snyder Ave. Aromas, CA 95004

Phone: (831) 726-3646 Fax: (831) 726-1992



Drain appeared serviceable. Shower head appeared serviceable. Shower head was labeled 2.5 GPM and appears to be low flow. The general condition appeared serviceable with the exception of the following item(s): Constant dripping was seen at the tub spout/shower head. We recommend repair or replacement of the fixture.

BATHROOM MAINTENANCE:

The general condition appeared serviceable with the exception of the following item(s): Caulking/grouting is recommended at the tub to wall connection. Caulking/grouting is recommended at the tub to floor connection.

LEFT HALLWAY BATHROOM:

FAUCET & PLUMBING:

The general condition appears serviceable with the exception of the following item(s) listed below. The drain stopper was missing from the sink.

CABINET- MIRROR- DRAWER CONDITION:

The general condition of the cabinet appeared serviceable with the exception of the item(s): Loose hinge(s) were noted on the cabinet doors. We recommend adjustment.

TUB/SHOWER PLUMBING FIXTURES:

Appeared serviceable. Shower head appeared serviceable. One of the shower heads appeared to be low flow while the other did not. The drain was slow at the bathtub. This is typically an indication of partial blockage in the "p" trap. We recommend contacting a plumbing contractor to clean the trap.

TUB CONDITION:

The general condition appeared serviceable with the exception of the following item(s): Cracked tiles were noted next to the tub. We recommend repair of these tiles. We are unable to determine if the window in the shower area was tempered. This is a potential safety hazard. We recommend verifying if the window is tempered or not.

ENCLOSURE CONDITION:

General condition appeared serviceable with the exception of the following item(s): The stripping was missing from the bottom of the enclosure door. This can allow moisture out of the enclosure. We recommend replacement of the stripping.

BATHROOM MAINTENANCE:

Caulking/grouting is recommended at the tub to edge connection.