



# APEX HOME INSPECTIONS

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## HOME ADDRESS

[Redacted for privacy of sample report]

## CLIENT NAME

[Redacted for privacy of sample report]



## DATE

10/20/2015

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## SUMMARY

### 9. DOORS & THRESHOLDS

Garage Service Door - **Defective**

Lower left jamb (looking from the outside) is rotten, as well as the lower left portion of the door. The door also drags across the garage floor slab when opened.

Patio Door – **Defective**

Stationary panel rotten wood style lower corner.

### 18. DECKS

Deck Stairs - **Defective**

No grippable handrail on stairs from the deck to grade.

### 27. FIREWALL

**Marginal**

The firewall joints are tight but are not taped and penetrations are not sealed

### 41. WALLS & CEILING

Exterior Basement Walls - **Marginal**

Paint is peeling and begging to show signs of water intrusion on South Wall.

### 47. APPLIANCE ITEMS

Dryer Venting - **Marginal**

Flexible ducting should be changed to metal ducting.

### 81. KITCHEN ELECTRICAL

**Defective**

No GCFI protection for the kitchen at outlets or panel

### 101. BATHROOM ELECTRICAL

**Defective**

No GCFI protection for bathroom at outlets or panel

## 113. SMOKE DETECTORS

**Defective**

No smoke detectors in all 3 bedrooms. No CO detector within 10' of bedroom doorways.

## RATINGS GUIDE

S	Satisfactory	Item appears to be properly functioning. No immediate repair or replacement advised.
M	Marginal	Item appears to be functioning, but is at or near the point of replacement or repair.
D	Defective	Item is not functioning properly and is in need of repair/replacement.
H	Hazardous	Item presents a health or safety concern
NV	Not Visible	Item is concealed and cannot be evaluated at time of inspection
NA	Not Applicable	
N	Note	See notes at bottom of section for further description and/or picture

## EXTERIOR

### 1 ROOF

**Material:** Asphalt Shingles - Architectural

Condition **S** M D H NV NA N

### 2 ROOF VALLEYS & FLASHING

**Material:** No valleys, step flashing on common wall between house and garage

Condition **S** M D H NV NA N

### 3 PLUMBING VENTS

**Number:** 1 **Size:** 3"

Condition **S** M D H NV NA N

### 4 CHIMNEY

**Material:** Metal Chimney

Condition **S** M D H NV NA N

### 5 ROOF VENTS

**Style:** Exhaust Vents

Condition **S** M D H NV NA N

6 DRIVEWAY

**Material:** Gravel

Condition **S** M D H NV NA N

7 WALKWAYS

**Material:** Concrete in the front, patio pavers along the side

Condition **S** M D H NV NA N

8 STEPS & STOOP

Condition **S** M D H NV NA N

9 DOORS & THRESHOLDS

**Location:** Garage Service Door

Condition S M **D** H NV NA **N**



Lower left jamb (looking from the outside) is rotten, as well as the lower left portion of the door. The door also drags across the garage floor slab when opened.

**Location:** Front Entry Door

Condition **S** M D H NV NA N

**Location:** Patio Door

Condition S M **D** H NV NA **N**



Stationary panel rotten wood style lower corner.

#### 10 WINDOWS

Condition **S** M D H NV NA N

#### 11 FACIA & SOFFIT

**Material:** Wood, painted

Condition **S** M D H NV NA N

#### 12 SIDING

**Material:** Masonite Lap Siding with Plywood Board & Batten Vertical across the front

Condition **S** M D H NV NA N

#### 13 EXTERIOR CAULKING

Condition **S** M D H NV NA N

#### 14 FOUNDATION

**Material:** Concrete Block

Condition **S** M D H NV NA N

#### 15 AIR CONDITIONING CONDENSER

**Brand:** Bristol      **Level:** Yes      **Clean:** Yes

(Air Conditioning will not be tested in cool/cold weather)

#### 16 EXTERIOR ELECTRICAL

**Service Entrance:** Underground

Exterior Outlets and Fixtures Condition **S** M D H NV NA N

## 17 GRADE / DRAINAGE SURROUNDING FOUNDATION

Condition **S** M D H NV NA N

## 18 DECKS & OPEN PORCHES

**Material:** Treated Lumber, painted

Condition S M **D** **H** NV NA **N**

No grippable handrail on stairs from the deck to grade.

## GARAGE

### 19. GARAGE STYLE

**Style:** Attached      **Number of Stalls:** 1

### 20. EXTERIOR WALL COVERING

**Material:** Masonite Lap Siding

Condition **S** M D H NV NA N

### 21. SOFFITS, FASCIA, TRIM

**Material:** Wood, painted

Condition **S** M D H NV NA N

### 22. GARAGE ROOF

**Material:** Architectural Asphalt Shingles

Condition **S** M D H NV NA N

### 23. WALL FRAMING

Condition **S** M D H NV NA N

### 24. ROOF FRAMING

Condition **S** M D H NV NA N

### 25. OVERHEAD DOORS

**Material:** Steel

**Door Opener:** Yes

Condition **S** M D H NV NA N

#### 26. SERVICE DOOR

Condition S M **D** H NV NA **N**

Noted in section 9

#### 27. FIREWALL

Condition S **M** D H NV NA **N**



The firewall joints are tight but are not taped and penetrations are not sealed

#### 28. GARAGE HEAT

Condition S M D H NV **NA** N

#### 29. GARAGE ELECTRICAL

Condition **S** M D H NV NA N

#### 30. GARAGE FLOOR

**Material:** Concrete

Condition **S** M D H NV NA **N**

The crack by the service door has been sealed.



### 31. STAIRS

Condition **S** M D H NV NA N

### 32. HANDRAIL

Condition **S** M D H NV NA N

### 33. BASEMENT FLOOR

**Material:** Concrete

Condition **S** M D H NV NA N

### 34. FOUNDATION

**Material:** Concrete Block

Condition **S** M D H NV NA N

### 35. FLOOR SYSTEM

**Material:** 2x10 Joists, 16" O.C.

Condition **S** M D H NV NA N

### 36. FLOOR SHEATHING ABOVE

**Material:** Plywood

Condition **S** M D H NV NA N

### 37. STRUCTURAL BEAMS

Material \_\_\_\_\_

Condition S M D H NV **NA** N

### 38. SUPPORT COLUMNS

Material \_\_\_\_\_

Condition S M D H NV **NA** N

### 39. INSULATION

**Material:** No insulation in basement

Condition S M D H NV **NA** N

### 40. ELECTRICAL OUTLETS & FIXTURES

Condition **S** M D H NV NA N

## BASEMENT / LOWER LEVEL

**Finished:** Partially

### 41. WALLS & CEILING

Condition S **M** D H NV NA **N**



Paint is peeling and begging to show signs of water intrusion on South Wall.

### 42. FLOOR

**Material:** Carpet

Condition **S** M D H NV NA N

### 43. WINDOWS

Style \_\_\_\_\_

Proper Egress? \_\_\_\_\_

Condition S M D H NV **NA** N

### 44. ELECTRICAL OUTLETS & FIXTURES

Condition **S** M D H NV NA N

## LAUNDRY ROOM

**Location:** Basement

### 45. WALLS & CEILINGS

Condition **S** M D H NV NA N

### 46. ELECTRICAL OUTLETS & FIXTURES

Condition **S** M D H NV NA N

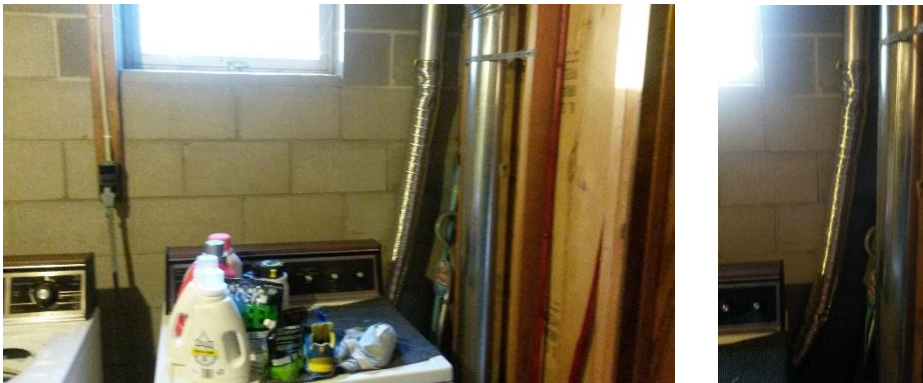
### 47. APPLIANCE ITEMS

**Laundry Tub** \_\_x\_\_ **Clothes Washer** \_\_x\_\_ **Clothes Dryer** \_\_x\_\_ (style: electric)

(Appliances not tested for function)

**Dryer Venting Condition** S **M** D H NV NA **N**

Flexible ducting should be changed to solid metal ducting.



## ELECTRICAL SERVICE

### 48. SERVICE PANEL

**Location:** Basement

**Other Panels:** No

**Visible Condition of Wiring** **S** M D H NV NA N

**Amperage Rating at Service Panel:** 200A

#### 49. CIRCUIT PROTECTION

**Style:** Circuit Breakers

**Labeled Circuits:** Partially

**GFCI Breakers:** None

**Arc Fault Breakers:** None

**Inspector's Tag:** Yes. Inspected May, 1994.

#### 50. MAIN SERVICE CONDUCTORS

**Material:** Copper

Condition **S** M D H NV NA N

#### 51. BRANCH WIRING CONDUCTORS

**Material:** Copper

Condition **S** M D H NV NA N

#### 52. EXPANSION AVAILABLE

Yes

#### 53. GROUNDING

**Grounded to:** Ground Rod

Condition **S** M D H NV NA N

### PLUMBING SYSTEM

#### 54. WATER SUPPLY

**City or Well:** Well **Size of Service:** 1"

#### 55. WATER METER / WELL TANK

**Location:** Rear Room of Basement

**Shut-off valve:** Yes

#### 56. SUPPLY PIPING

**Material:** Copper

Condition **S** M D H NV NA N

57. DRAIN, WASTE, & VENT PIPING

**Material:** PVC

Condition **S** M D H NV NA N

58. CLEANOUTS

**Location:** Laundry Room

Condition **S** M D H NV NA N

59. GAS PIPING

Material \_\_\_\_\_

Main Shut-off Valve \_\_\_\_\_ Appliance Shut-off Valves \_\_\_\_\_ Dirt Legs \_\_\_\_\_

Condition S M D H NV **NA** N

60. WATER HEATER

**Brand:** NV **BTU's:** NV **Gallons:** 52

**Supply Shut-off Valve:** Yes **Manufactured Date:** NV

**Combustion Venting Condition** **S** M D H NV NA N

61. WATER SOFTENER

**Yes** **Brand:** Kenmore

(Not tested for function)

62. FLOOR DRAIN

Condition **S** M D H NV NA N

63. SUMP

Basket? \_\_\_\_\_ Condition S M D H NV **NA** N

Pump? \_\_\_\_\_ Condition S M D H NV **NA** N

## HEATING SYSTEM

### 64. HEATING SYSTEM

**Type:** Forced Air      **Manufactured Date:** NV      **Fuel:** Fuel Oil

**Fuel Piping to Furnace Condition**    **S**   M   D   H   NV   NA   N

### 65. FURNACE

**Brand:** Fredrick      **BTU:** NV

**Model #:** NV      **Serial #:** NV

(Heat exchanger and other non-visible parts not inspected)

### 66. EXHAUST VENTING

**Chimney Flue**      Type: Metal      Size: 6"

**Vent Connector**      Type: NA      Size: NA

Condition    **S**   M   D   H   NV   NA   N

### 67. FRESH COMBUSTION AIR INTAKE

Size \_\_\_\_\_ Condition   S   M   D   H   NV   **NA**   N

### 68. FILTER

**Electronic or Standard:** Standard      **Size:** 20"x20"x1"      **Built-in Humidifier:** no

### 69. DUCTWORK/ PLENUMS

Condition    **S**   M   D   H   NV   NA   N

### 70. CENTRAL AIR CONDITIONING

**Yes / No:** Yes

Visible Condition    **S**   M   D   H   NV   NA   N

**Viewed in Operation:** No

(Air conditioning will not be tested in cool/cold weather)

### 71. SUPPLEMENTAL HEAT

**Yes / No:** No    Location \_\_\_\_\_    Type \_\_\_\_\_

## KITCHEN

### 72. KITCHEN HEAT

**Visible Heat Source:** Yes

Condition **S** M D H NV NA N

### 73. WALLS

Condition **S** M D H NV NA N

### 74. CEILING

Condition **S** M D H NV NA N

### 75. FLOORS

**Material:** Vinyl Tile

Condition **S** M D H NV NA N

### 76. CABINETS

Condition **S** M D H NV NA N

### 77. COUNTERTOPS

**Material:** Formica

Condition **S** M D H NV NA N

### 78. WINDOWS

**Style:** Casement

Condition **S** M D H NV NA N

### 79. GAS PIPING

Condition S M D H NV **NA** N

### 80. PLUMBING

Condition **S** M D H NV NA N

### 81. ELECTRICAL

**GFCI:**  - No

Condition of Fixtures and Outlets  M D H NV NA N

## 82. APPLIANCES

(Appliances not tested for function)

**Range**  (Type: electric) **Microwave**  (Hood: Yes)

**Refrigerator**  **Disposal**  **Dishwasher**  **Other** \_\_\_\_\_

## LIVING ROOM / DINING ROOM

### 83. LIVING / DINING HEAT

**Visible Heat Source:** Yes

Condition  M D H NV NA N

### 84. WALLS

Condition  M D H NV NA N

### 85. CEILING

Condition  M D H NV NA N

### 86. FLOORS

**Material:** Carpet

Condition  M D H NV NA N

### 87. WINDOWS

**Style:** Casement

Condition  M D H NV NA N

### 88. ELECTRICAL

Condition  M D H NV NA N

### 89. FIREPLACE

**Yes / No:** No **Fuel:**  **\_NA\_**



**BATHROOMS**

	1	2	3	4
90. Location	Lower	Main Level		
91. Style	½ Bath	Full Bath		
92. Heat Supply	Yes	Yes		
93. Walls	S	S		
94. Ceiling	S	S		
95. Floor	S	S		
96. Windows	NA	Casement – S		
97. Mechanical Fan	S	NA		
98. Water Flow	S	S		
99. Leaks Evident?	NO	NO		
100. Electrical Fixtures	S	S		
101. GCFI?	<b>D</b> -NO	<b>D</b> -NO		
102. Caulking/Grout	S	S		
103. Fixtures				
Tub	NA	S		
Shower in Tub	NA	S		
Shower Stall	NA	NA		
Water Closet	S	S		
Shut-off Valve	YES	S		
Lavatory	S	S		
Other				

**BATHROOM NOTES**

101. GCFI – **Defective**

No GCFI protection for bathroom at outlets or panel

## BEDROOMS

	1	2	3	4
104. Location	Main Floor S	Main Floor E	Main Floor NE	
105. Walls	S	S	S	
106. Ceiling	S	S	S	
107. Floor Area	120 ft <sup>2</sup>	192 ft <sup>2</sup>	99ft <sup>2</sup>	
108. Floor	Tile – S	Carpet – S	Carpet – S	
109. Window Condition	S	S	S	
110. Window Egress	Yes	Yes	Yes	
111. Electrical Outlets	S	S	S	
112. Lights / Switches	S	S	S	
113. Smoke Detector	<b>D</b> – no	<b>D</b> – no	<b>D</b> – no	
114. Closet Light Fixture	NA	NA	NA	
115. Visible Heat Source	Yes	Yes	Yes	
116. Cold Air Return	Yes	Yes	Yes	

## BEDROOM NOTES

113. Smoke Detectors – **Defective**

No smoke detectors in all 3 bedrooms. No CO detector within 10' of bedroom doorways.

## HALLS & STAIRWAYS

### 117. WALLS

Condition **S** M D H NV NA N

### 118. CEILINGS

Condition **S** M D H NV NA N

### 119. STAIRS

Condition S M D H NV **NA** N

### 120. HANDRAIL

Condition S M D H NV **NA** N

### 121. GUARDRAIL

Condition S M D H NV **NA** N

### 122. ELECTRICAL FIXTURES & OUTLETS

Condition **S** M D H NV NA N

### 123. SMOKE DETECTORS

Condition **S** M D H NV NA N

## ATTIC

**Visibility:** Good

### 124. ACCESS

**Type:** Trap Door      **Location:** Bedroom Closet

Condition **S** M D H NV NA N

### 125. RAFTERS

Condition **S** M D H NV NA N

## 126. ROOF SHEATHING

Condition **S** M D H NV NA N

## 127. VENTILATION.

**Style:** Passive, Roof Vents and Soffit Vents with Chutes

Condition **S** M D H NV NA N

## 128. INSULATION

**Material:** Fiberglass R38

Condition **S** M D H NV NA N

## 129. EXHAUST FAN DUCTING

Condition S M D H NV **NA** N

## 130. ELECTRICAL OUTLETS AND FIXTURES

Condition S M D H NV **NA** N