



Apple Inspections, LLC
P.O. Box 8521
St. Louis, MO 63126

Property Consulting Inspection Report



1234 Your St.
Your Town, MO 62345

Table of Contents

Inspection Agreement	2
Ratings	4
General Information	5
Site Conditions/Exterior Drainage	6
Exterior Walls & Gutters	7
Roofs, Flashing & Chimney	8
Attic Ventilation & Insulation	10
Porch	12
Foundation/Basement	14
General Plumbing	16
Water Heater	17
Heating/Cooling Systems	18
Kitchen	20
Bathroom	21
Additional Fixture	22
Covered Parking	23
Electrical Service	25
Panel Box	26
Fireplaces & Their Flues	27
Interior	28
Summary	31

Inspection Agreement

AUTHORIZATION AND CONTRACT FOR INSPECTION SERVICES

THIS AGREEMENT for Inspection Services, made and entered into this day between "CLIENT"; and Apple Inspections, LLC hereinafter referred to as "EXAMINER". In consideration of the promises and terms contained in this Agreement, the parties agree as follows:

1. Client agrees to pay for inspection in full with one of the following options:

a. Payment at the time of inspection (check, credit card, or cash); Please note, if Client's schedule does not allow you to attend the inspection, payment must be arranged prior to the inspection by contacting Apple Inspections by phone or email.

b. Payment at closing; Payment to be made at closing if the intended closing date is within 45 days and inspection fee is secured by Credit Card or personal check. Please note, if your schedule (Client's) does not allow for attending the inspection, this must be arranged prior to the inspection by contacting Apple Inspections by phone or email. Examiner agrees to forward a copy of the invoice to Client's agent and/or Title Company for payment; however, it is the responsibility of the Client to make certain that payment is made.

If client fails to make such payment, client agrees to pay for all reasonable costs of collection including attorney's fees. Failure to make said payment on time may result in a late fee of \$25 and Client agrees to pay \$25 for each additional 30 days that payment is delayed (if Credit Card payment is not authorized or not accepted).

2. Examiner will undertake a visual inspection of the readily accessible areas of the major systems of the building and improvements. Examiner shall not be required to move furniture, appliances, storage or other items for the purposes of this inspection. Major systems to be inspected are: central heating, central air conditioning (weather permitting), interior plumbing, electrical system, roofing, siding, foundation, basement, insulation and ventilation. The components of such systems and the standards of conduct of the inspection shall be governed by the "Standards of Practice" of the American Society of Home Inspectors, Inc. Client was provided and link to the "Standards of Practice" in inspection schedule confirmation email. Client may also request review a copy of the Standards at time of the inspection. Client agrees to execute a pre-closing review of the building.

3. Items and conditions which are not within the scope of the inspection shall include the following: lead paint, formaldehyde, asbestos, mold, radon gas, toxic or flammable materials, kitchen appliances, pest infestations, playground equipment, swimming pools, spas, recreational equipment, laundry equipment, central vacuum systems, security systems, functional efficiency of insulation, underground or internal drainage or plumbing, systems which are shut down or otherwise secured, private sewer systems, water wells, solar heating systems, radon mitigation systems, heating system accessories and zoning ordinances and local building codes conformity. Auxiliary inspection for radon testing, or infrared camera scan is excluded unless specified above.

4. It is understood and agreed by the parties that Examiner is neither an insurer nor guarantor against defects in the building and improvements inspected. EXAMINER MAKES NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE MERCHANTABILITY OR FITNESS FOR USE OR CONDITION OF THE IMPROVEMENTS INSPECTED. It is agreed that Client will notify Examiner of any defects discovered before repairs are made.

5. Examiner will provide its written summary of Examiner's observations within a reasonable time following the completion of the inspection. The written inspection report will only be delivered after this Agreement is signed and delivered to Examiner. In the interest of expediency, Client may request that Examiner delivers a copy of the report to their agent.

6. Client acknowledges and agrees that the liability of Examiner and his agents or employees for claims for personal injuries or property damage arising out of or related to Examiner's negligence in performing the inspection or preparing the inspection report, Examiner's breach of any obligations under this Agreement or Examiner's negligent misrepresentation, shall be limited to the amount Client paid to Examiner for the inspection services and report. Client hereby acknowledges reading, understanding and agreeing to the foregoing limit of liability.

7. Any controversy or claim between Client and Examiner arising out of or related to this Agreement shall be submitted to arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association. Arbitration shall occur in the County in which the Examiner's principal place of business is located. Judgment on any arbitrator's award may be entered in any court having jurisdiction, and the arbitration award shall be binding on all parties.

8. Client agrees to pay Examiner's actual attorney fees and costs associated with enforcing this Agreement. In the event Client brings a claim against Examiner that is unsuccessful, Client agrees to pay Examiner's actual attorney fees and costs associated with defending said claim and enforcing any arbitration award.

Apple Inspections, LLC

19:55 December 14, 2014
ASHI Certified Inspector
314.392.9313/www.appleinspections.com

Page 3 of 37
Sample_12-2014.inspx
1234 Your St.

Inspection Agreement (Continued)

9. The client agrees the Examiner shall be not held liable for any claim against all persons and/or third party entities which may have been referred by the Examiner.
10. The parties agree the laws of the state of Missouri govern this agreement.
11. The client(s) who signs this agreement hereby declares that he (she) (they) have full authority to bind every other person, who has any interest in the property, to the terms of this agreement. Signature of a spouse binds the other spouse to the terms thereof.
12. This Agreement represents the entire and integrated Agreement between the parties. This Agreement shall be amended only by written agreement signed by both parties. If any court determines that any provision of this contract is not enforceable, then the balance of those clauses shall be enforced.

THIS CONTRACT CONTAINS A BINDING ARBITRATION PROVISION WHICH MAY BE ENFORCED BY THE PARTIES IN ACCORDANCE WITH CHAPTER 435 R.S. MISSOURI.

Inspection Agreement

Inspector Name Paul MacNeill
Company Name Apple Inspections, LLC

1. Address P.O. Box 8521
2. City St. Louis State MO Zip 63126

Client Name: Your name here
Address: Current address
City, State Zip: Your Town, MO 62345
Property Address: 1234 Your St.
City State Zip Your Town, MO 62345

Approved electronically on line.

Signature

Inspection Date: 12-15-2014

Ratings

Please refer to the Material Type/Comments section for a description of the conditions.

(R) - Indicates an item or system which must be - REPORTED - as required by ASHI Standards of Practice.

All ratings are the opinion of this inspector based on his experience and training.

F	FUNCTIONAL	Performing its function and its condition is appropriate for its age and use.
M	MARGINAL	Performing some or all of its functions, but some concern is noted. May not be functioning as intended, and/or a condition exists which may be improper. Recommend maintenance, repair or replacement as needed to become FUNCTIONAL.
D	DEFECTIVE	Not performing its function or its condition is not appropriate for its age or use. Replacement or extensive repair will be required and is recommended to make FUNCTIONAL.
SC	SAFETY CONCERN	A potential or current safety hazard. Correction may be required for "code compliance"; but if not, correction of condition should be considered in the interest of safety.
C	COMMENTS	Condition requiring further explanation. Does not necessarily represent an improper condition or need for repair.
H	HAZARDOUS	A dangerous situation or significant potential for harm noted. Immediate correction is recommended.
GM	GENERAL MAINTENANCE	An item or condition which in the opinion of the inspector, would be classified as routine or general maintenance for most homeowners. It would not be considered as a "hidden defect" but recommendations may be made to help prevent future problems.
Info	[info]	No rating is required, information only.

F M D SC C H GM Info

Apple Inspections, LLC

19:55 December 14, 2014
ASHI Certified Inspector
314.392.9313/www.appleinspections.com

Page 5 of 37
Sample_12-2014.inspx
1234 Your St.

General Information

Property Information

Property Address 1234 Your St.
City Your Town State MO Zip 62345
Real Estate Agent Your Agent
Phone 314.123.456 E-Mail them@agency.com

Client Information

Client Name Your name here
Client Address Current address
City Your Town State MO Zip 62345
Phone 314.123.4567
E-Mail you@yourmail.com

Inspection Company

Inspector Name Paul MacNeill
Company Name Apple Inspections, LLC
Address P.O. Box 8521
City St. Louis State MO Zip 63126
Phone 314-392-9313 Fax 314-822-8030
E-Mail paul@appleinspections.com
File Number sample_12-2014, This is a sample report only
Total Cost for Services provided TBD
Building Inspection TBD Radon Testing TBD
Termite Inspection A termite inspection completed by a 3rd party professional contractor, please refer to their separate report for any concerns, recommendations or questions.
Sewer Lateral A sewer lateral inspection was completed by a separate 3rd party professional contractor that we coordinated, please refer to their report for any concerns, recommendations or questions.
Infrared Camera Available upon request IAQ Air Quality Survey Available upon request

Conditions

Others Present Client, Sewer Lateral Inspector, Termite Inspector, Realtor Property Occupied
Estimated Age 20 years Entrance Faces North
Inspection Date 12/14/2014
Start Time 9:00 AM End Time 12:00 PM
Electric On Yes No Not Applicable
Gas/Oil On Yes No Not Applicable
Water On Yes No Not Applicable
Temperature 45 Degrees
Weather Clear Soil Conditions Dry
Building Type Single family Parking Attached garage
Number of Stories 1 with basement Exterior Finish Brick/stone, Siding
Sewage Disposal Public How Verified Disclosure
Water Source Public How Verified Disclosure




Site Conditions/Exterior Drainage

<u>Component</u>	<u>Material Type/Comments</u>
1. Grade/Slope: FUNCTIONAL	No improper conditions noted.
2. Grade Clearance at Walls: GENERAL MAINTENANCE	Soil contact, Vegetation
3. Downspout Drainage: FUNCTIONAL	On ground, Underground
4. Driveway/Walks: SAFETY CONCERN	Asphalt, typical settlement and deterioration noted. Regular maintenance of re-coating will extend the life., Decorative blocks, stones - -Decorations stones/block steps are not secured. are loose. Recommend properly securing by a qualified landscaping contractor.
5. Retaining Walls: SAFETY CONCERN	Decorative blocks - -Top row of decorations stones/blocks are not secured. Recommend properly securing by a qualified landscaping contractor.



Exterior Walls & Gutters

Apple Inspections conducted a visual inspection of the exterior of the home following the American Society of Home Inspectors Standards of Practice. These standards exclude fences, out buildings, recreational items, screens, awnings, and other seasonal items, Comments on these items are provided as a courtesy and should not be considered exhaustive. The specific cause of defects reported on may not be discernable but could be related to poor material design, poor or improper installation techniques, lack of or deferred maintenance, or unknown concealed conditions such as improper flashing techniques.

<u>Component</u>	<u>Material Type/Comments</u>	
1. Exterior Finish (R): MARGINAL	Brick/Stone Veneer, Vinyl - -Some missing siding noted (considered minor). A repair is recommended.	
2. Soffits/Fascia/Trim: MARGINAL	Aluminum/vinyl covered - -Some loose/missing trim noted. Securing or re-installing may be needed in some areas.	
3. Guttering: FUNCTIONAL	Aluminum	
4. Downspouts: FUNCTIONAL	Aluminum	
5. Electric/Outlets: SAFETY CONCERN	Outlets found at, Front, rear - -A "grounded" type receptacle is present at rear patio but the circuit is not properly grounded. GFCI protection at this outlet would be considered a proper repair for this condition	
6. Hose Bib(s): FUNCTIONAL	Front, Rear	

Roofs, Flashing & Chimney

This inspection report is an opinion of the general conditions of the roofing material at the time of the inspection. Apple Inspections can not offer and opinion as to weather the roof leaks or is subject to leakage in the future unless active leakage was detected during the inspection.

Component

Material Type/Comments

1. Method of Inspection (R): [info]

"walked" the roof

2. Main Roof: FUNCTIONAL

1 layer, Composite shingles, Under layment visible



3. Roof Design: [info]

Gable

4. Observations/Conditions (R): FUNCTIONAL

No improper conditions noted

5. Flashings: MARGINAL

Metal/Lead, Metal/rubber; Rubber/Vinyl plumbing boots have a life expectancy of 8-10 years. Periodic inspection for cracking/deterioration is recommended.
-Rubber "boots" at plumbing vents are deteriorated. We recommend further repair or replacement as needed.



Roofs, Flashing & Chimney (Continued)

6. Chimney/Flues (R): FUNCTIONAL

Metal



Attic Ventilation & Insulation

Attics are only entered when safe clearance is provided. If the attic is viewed from the scuttle a partial view is made and no evaluation to concealed areas can be made and further review is recommended if client is concerned. When stains are present, we can only comment on the condition at the time of inspection.

Component

Material Type/Comments

1. Attic Accessed At (R): [info]

Accessed from, Hallway,

2. Attic Type: [info]

Full



3. Structure: FUNCTIONAL

Trusses

4. Decking: FUNCTIONAL

Plywood

5. Possible Leakage: [info]

No evidence of leakage was noted during inspection

6. Ventilation: COMMENTS

Gable vents, Soffit vents, Ridge vents, Roof vents -
-Ridge vent have been installed when the roof was replaced and gable vents are also present. This creates a mixed, unbalanced vent system. No evidence of failure or problem is observed. One possible solution is to cover the gable vents that are located near/below the ridge vents. Further review and repair as needed is recommended.

7. Insulation (R): GENERAL MAINTENANCE

Batts, Blown/loose, Fiberglass -
-6" to 8" @ 2.5 - We estimate an "R" rating of approximately 14-20 which is considered somewhat low. An "R" rating of at least R38 is recommended in this area. Client may consider upgrading insulation as a future home improvement.

Attic Ventilation & Insulation (Continued)

8. Electrical Conditions: FUNCTIONAL

No improper conditions noted.



9. Attic Fan: FUNCTIONAL

No improper conditions noted.,
Operated from hallway




Porch

Front Porch

<u>Component</u>	<u>Material Type/Comments</u>	
1. Description: [info]	Concrete, Covered	
2. Condition/Observations: FUNCTIONAL	No improper conditions noted.	
3. Safety Conditions: SAFETY CONCERN	No handrail at steps, Add guard rail and balusters - -More than 3 steps noted with no handrail; recommend adding rail as safety measure. -Recommend adding guard railing and balusters along porch.	

Rear Porch

<u>Component</u>	<u>Material Type/Comments</u>	
4. Description: [info]	Concrete, Open	
5. Condition/Observations: FUNCTIONAL	No improper conditions noted.	


Porch (Continued)

6. Safety Conditions: FUNCTIONAL

No safety concerns noted.

Side, Garage Porch

<u>Component</u>	<u>Material Type/Comments</u>
------------------	-------------------------------

7. Description: [info]	Open	
------------------------	------	---



8. Condition/Observations: FUNCTIONAL



No improper conditions noted.

9. Safety Conditions: FUNCTIONAL

No safety concerns noted.

Foundation/Basement

Assessing the structural integrity of a building is beyond the scope of a visual inspection. Structural components behind finished surfaces and storage can not be inspected. Minor cracks are typical in many foundations and many do not represent a structural concern. If non-typical cracks are present or if moderate/significant displacement is present in walls, we routinely recommend further evaluation by a structural engineer. All basements will leak if water is not drained away from the foundation. It is impossible to predict if a basement will leak in the future. This inspection is based on the conditions noted at the time of the inspection and is limited to the readily accessible areas. Inspection may be limited to areas not impaired by current storage or shelving. It should be noted that the single most common contributor to basement moisture penetration is the gutter system failing to divert water away from the foundation.

<u>Component</u>	<u>Material Type/Comments</u>
1. Description: [info]	Full Basement,
2. Basement Floors: FUNCTIONAL	Concrete - Minor shrinkage cracking is to be expected and is considered typical.
3. Bearing Structure: FUNCTIONAL	Steel I-beam
4. 1st Floor Design and Framing (R): FUNCTIONAL Wood joists 2'x10"	
5. Walls(R): FUNCTIONAL	Concrete - Routine shrinkage cracking is considered typical of concrete construction.
6. Moisture Evidence: MARGINAL	At water line - -Active leakage; Current dampness/leakage was noted at the time of inspection. Client may consider further steps to try to reduce or eliminate future leakage. 
7. Floor Drains: [info]	One drain noted: We are unable to verify during the inspection if this drain is adequate or is properly draining.

Foundation/Basement (Continued)

8. Sump Pit/Pump: FUNCTIONAL

Water in pit, No drain tile visible,
Pump works



9. Electrical Conditions: SAFETY CONCERN

Open Junction boxes





10. Windows/Doors: FUNCTIONAL

No improper conditions noted.

General Plumbing

Private water (wells) and sewage disposal systems (septic systems) are not included in this inspection. It is suggested these systems be inspected by a qualified contractor prior to closing. The evaluation of underground sewer lines is beyond the scope of this inspection. A plumbing company or sewer lateral company can be contacted to evaluate these drains with a video camera and provide a report. Client may wish to consider the age of the dwelling, location and site conditions should when making a decision on a sewer lateral inspection. Water quality is not tested. Plumbing supply lines, drain lines and vent pipes behind finished walls can not be inspected.

Connections and piping at the laundry equipment is not tested. Dryers are noted tested during the inspection. This equipment is not moved to inspect in areas behind or under them

<u>Component</u>	<u>Material Type/Comments</u>	
1. Main Water Service (R): [info]	Copper	
2. Main Shut-off Valve (R): [info]	basement, basement	
3. Supply Piping (R): FUNCTIONAL	Copper	
4. Drainage Piping: FUNCTIONAL	PVC, Multiple Stacks, Portions Concealed	
5. Clean-out: [info]	Stack, Exterior	
6. Fixture Venting: FUNCTIONAL	No improper conditions noted.	
7. Fixture Observations: [info]	Laundry connection were not tested	

Water Heater

Most hot water storage tanks manufactured after 2008 require an expansion tank be installed on the cold water line. IRC requires all storage tank water heaters to have a Temperature Pressure Relief Valve (TPRV) installed and the proper discharge pipe. Please note the TPRV is not tested during this inspection due the risk of leakage and damage to personal property. Aggressive or mineral-laden water can damage the valve, rendering it inoperative. Most manufacturer's recommend a licensed plumber should remove and inspect the TPRV at least every three years.

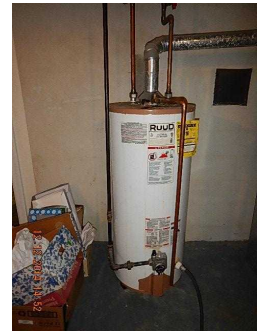
Local building codes and their interpretations, manufacturer's instructions and engineering designs trump general principals. The recommendations made in this report are the opinion of the inspector and are based on the inspectors general knowledge and education.

Component

Material Type/Comments

1. Manufacturer (R): [info]

Ruud -
-The water heater has a capacity of 40 gallons.
-Manufacture year estimated as 1997.



2. Fuel Supply (R): [info]

Gas

3. Operations/Connections: DEFECTIVE

Leak at supply, Tank leaking -
Tank leaking; replacement of unit is recommended.



4. Venting: FUNCTIONAL

Metal vent pipe

5. Relief Valve piping: FUNCTIONAL

No improper conditions noted

6. Fuel Shut-off Valve (R): [info]

Exterior gas meter, Gas valve on a dedicated line

Heating/Cooling Systems

The inspector is not equipped to fully inspect furnace heat exchangers for evidence of cracks or holes as dismantling the unit would be required. This is beyond the scope of the inspection. Closed systems are not inspected due to inaccessibility. The inspector can not light pilots. Thermostats are not checked for calibration or timed functions. Adequate, efficiency, or the even distribution of air throughout the subject unit cannot be addressed by a visual inspection. Air quality, and the interior of the air distribution system is not inspected and excluded. Electronic air cleaners, humidifiers, and dehumidifiers are not inspected, although comments may be included in this report as a convenience. Determining the condition of oil tanks, propane tanks whether exposed or buried is beyond the scope of this inspection. Determining the presence of asbestos can only be performed by laboratory testing and is beyond the scope of the inspection.

The inspector does not perform pressure testing on heat pumps or cooling systems; therefore, no representation is made regarding the coolant charge or line integrity. Exterior A/C units should be kept free of vegetation as part of general maintenance. Keeping filters clean and compressor coils free of lint/debris is recommended for optimum performance. Having the unit serviced annually by a qualified HVAC technician is recommended. The cooling system can not be tested if the outside temperature has been below 60 degrees for the previous 48 hours.

Component

Material Type/Comments

- | | |
|-----------------------------------|--|
| 1. Heating Type (R): [info] | Forced warm air -
-Yearly inspection/cleaning of HVAC units is recommended as part of General Maintenance and keeping the unit at manufacturer efficiency rating. |
| 2. Manufacturer (heating): [info] | Lennox -
-Unit manufacture year 1997. |
| 3. BTU Rating: [info] | 100K BTU |
| 4. Fuel Supply (R): [info] | Gas |
| 5. Burners/Elements: FUNCTIONAL | Glow plug, Jet burners |
| 6. Venting: FUNCTIONAL | Metal |
| 7. Heat Exchanger: [info] | Limited access -
-Access to the heat exchanger is limited; we recommend the unit be inspected by the local Gas Co. or a HVAC contractor. |
| 8. Filter: [info] | Disposable filter -
-16 X 25 X 1 filter. It is recommended that the |



Heating/Cooling Systems (Continued)

Filter: (continued)

filter be changed/cleaned every 30 to 60 days as routine maintenance.

9. Ductwork: FUNCTIONAL

Metal ductwork, interior of ductwork is not inspected. Air flow and air quality are outside the scope of this inspection. Client may consider have the distribution system cleaned by a qualified duct cleaning contractor.

10. Cooling System (R): COMMENTS

Electric, central split system -
-Exterior temperature too low; below 60 degrees in the last 24 hours, to safely operate the system (system not inspected). Operating the system under such conditions is likely to cause damage to the condenser unit.

11. Condenser (R): [info]

Lennox -
-Manufactured year estimated 1997.



Kitchen

ASHI standards exclude household appliances; however, for convenience we have tested the appliances that are present, portable units are not tested. Apple Inspection provides no warranty or the suitability of appliances to the client and any comments are based on the condition noted at the time of the inspection. This inspection does not include timers, calibrations, self cleaning features. It is suggested that a gas safety inspection be conducted by the local gas company on all gas appliances prior to closing.

<u>Component</u>	<u>Material Type/Comments</u>
1. Sink/Faucet: FUNCTIONAL	No improper conditions noted, Spray hose
2. Disposal: FUNCTIONAL	No improper conditions noted.
3. Dishwasher: FUNCTIONAL	Built in
4. Range/Oven: SAFETY CONCERN	Electric - -Recommend adding ant-tip device for safety prior to closing.
5. Microwave Oven: FUNCTIONAL	Heats water
6. Exhaust Fan/Range Hood: FUNCTIONAL	Built into microwave
7. Refrigerator/Freezer: [info]	None present
8. Electrical Outlets: SAFETY CONCERN	GFCI outlets present, Additional GFCI outlets needed - -Additional GFCI protection is recommended; It is recommended that all receptacles along the kitchen counter top and at the island (except refrigerator) be GFCI or be connected on a GFCI circuit for safety.
9. Cabinets & Countertops: MARGINAL	Wood cabinets, Formica top - -Loose counter top present at left side of electric range, a repair is recommended.



Bathroom

The inspection is limited to those components that can be visually inspected. Bathrooms are not evaluated to determine if they meet the needs of the occupants.

Main level, Hallway, Full bath Bathroom

<u>Component</u>	<u>Material Type/Comments</u>
1. Observations: MARGINAL	Door - -Door does not lock and is in need of adjustment/repair.
2. Fixtures: FUNCTIONAL	Tub/Shower, Double vanity
3. Ventilation: FUNCTIONAL	Exhaust Fan
4. Outlets/Switches: FUNCTIONAL	GFCI outlet

Main level, Master, Full bath Bathroom

<u>Component</u>	<u>Material Type/Comments</u>
5. Observations: [info]	No improper conditions noted
6. Fixtures: GENERAL MAINTENANCE	Shower, Single vanity - -Some caulking/grouting recommended at shower.



7. Ventilation: FUNCTIONAL	Window
8. Outlets/Switches: FUNCTIONAL	GFCI outlet

Basement level, Half bath Bathroom

<u>Component</u>	<u>Material Type/Comments</u>
9. Observations: [info]	No improper conditions noted
10. Fixtures: FUNCTIONAL	Single vanity

Bathroom (Continued)

Fixtures: (continued)

11. Ventilation: FUNCTIONAL

Exhaust Fan

12. Outlets/Switches: FUNCTIONAL


GFCI outlet

Additional Fixture

<u>Component</u>	<u>Material Type/Comments</u>
1. Location:	Bar Area, Basement level
2. Fixtures: DEFECTIVE	Wet Bar - -An active leak was noted on the drain line and repair is recommended.
3. Outlet(s): SAFETY CONCERN	GFCI recommended - -A "grounded" type receptacle is present but the circuit is not properly grounded.



Covered Parking

<u>Component</u>	<u>Material Type/Comments</u>
1. Garage/Carport: [info]	2 car, Attached, Garage
2. Roofing (R): [info]	see "main roof"
3. Roof Structure (R): [info]	See "Attic Ventilation section"
4. Exterior Walls (R): [info]	See "Exterior Walls & Gutters" for comments
5. Interior Walls/Framing: FUNCTIONAL	Part drywall, Heavy storage
	
6. Gutters/Drainage: [info]	See 'Exterior Walls & Gutters'
7. Foundation (R): FUNCTIONAL	Concrete
8. Floor: FUNCTIONAL	Concrete; Minor shrinkage cracking is to be expected and is considered typical
9. Vehicle Doors: FUNCTIONAL	1 door, Metal, Overhead
10. Opener(s): FUNCTIONAL	1 opener, Electronic eyes were tested and operated properly
11. Firewall: SAFETY CONCERN	No improper conditions noted.

Covered Parking (Continued)

12. Electrical: SAFETY CONCERN

GFCI recommended -
-It is recommended that all receptacles (except ceiling) be connected on a GFCI circuit for safety.



Electrical Service

Component

Material Type/Comments

1. Exterior Service: SAFETY CONCERN

Exterior meter, Under ground -
-The exterior electric meter has pulled/separated away from the exterior wall/conduit. No slip coupling is visible on the conduit below the electric meter. Recommend having a licensed electrician install a slip coupling and secure meter base to the wall. Absence of an operable slip coupling causes this issue with ground movement. A slip coupling may not have been required when the dwelling was constructed, but is needed in a visible area to properly correct and prevent recurrence.



2. Service Entrance Cable: FUNCTIONAL

200 AMP, In conduit

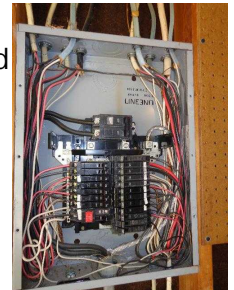
3. Grounding: FUNCTIONAL

Ground stake - A ground wire was present; however, verification of the size/depth of the ground stake could not be made.

Panel Box

This inspection does not include low voltage systems, telephone wiring, intercoms, alarm systems, TV cable, or smoke detectors. Electrical components concealed behind finished surfaces, furnishings and storage could not be inspected. A representative number of outlets and lighting fixtures were tested based on access. Code compliance varies from municipality to municipality and can not be determined during this inspection. It is recommended a licensed electrician be involved for the repair of all electrical issues.

<u>Component</u>	<u>Material Type/Comments</u>
1. Panel Location:	Main panel box
2. Main Service Wires: FUNCTIONAL	Aluminum
3. Main Disconnect (R): [info]	200 AMP, Main panel box
4. Manufacturer (R): [info]	Challenger - -The panel box is rated at 200 amps - 120/240 Volts.
5. Branch Wiring Conductors (R): FUNCTIONAL	Copper, Breakers - -A GFCI breaker is present and operated properly.
6. Miscellaneous Defects: COMMENTS	Circuit directory partly labeled



Fireplaces & Their Flues

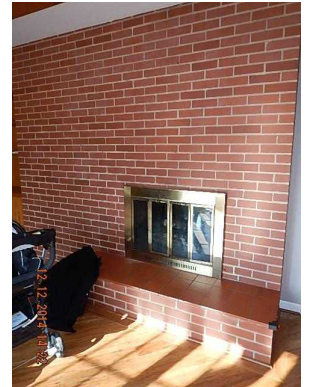
This chimney review was limited to the visible and/or accessible components only. Examination of concealed or inaccessible portions was not possible and is beyond the scope of this inspection. This was a limited inspection. If further review is desired, client is advised to consult with a qualified chimney sweep or fireplace technician prior to closing.

Component

Material Type/Comments

1. Location:

Family room



2. Firebox (R): FUNCTIONAL

Masonry

3. Flue (R): FUNCTIONAL

Masonry-Clay liner; This is a limited inspection for the interior of flue because of limited access. It is always recommended to have a complete chimney inspection by a qualified Chimney Sweep Contractor.

Interior

Access to outlets/windows will be limited if storage or furnishings are present. Evidence of leaking thermal seal at windows include fogging, streaking, or condensation between the panes of insulated glass. Evidence of these conditions can appear and varies with changes in temperature, humidity. These conditions can be obvious at times and impossible to detect at others. For this reason, Apple Inspections can not and will not accept responsibility for leaking seals that were not noticeable at the time of inspection.

<u>Component</u>	<u>Material Type/Comments</u>
1. Doors & Windows: COMMENTS	Insulated glass, Vinyl windows - -Missing window screens were noted at various locations.
2. Walls & Ceilings: FUNCTIONAL	Drywall
3. Floors: FUNCTIONAL	Carpet, Vinyl/sheet goods, Hardwood
4. Stairwells: SAFETY CONCERN	Loose railing - -Loose hand rail noted at front stairwell and a repair is recommended.
5. Other: MARGINAL	Dimmer switch, control - -Dimmer switch not operating properly at dining room. a repair is recommended
6. Smoke Detectors (R): [info]	Present



Final Comments

Limitations and Exclusions;

This inspection was performed according to the "Authorization and Contract for Inspection Services".

Items and conditions which may be present and are not within the scope of the inspection shall include, but are not limited to, the following: in-wall portion of central vacuum systems; low voltage systems including lighting, stereo, telephone, television cable, satellite dish, intercom, data cable, security, alarm, and pet containment systems; complex electronic items; multi zone features of individual HVAC systems; humidifiers and dehumidifiers; self-cleaning feature of ovens; coffee/espresso machines; washers and dryers; swimming pools, filters and heaters; saunas; hot tubs; portable and not permanently installed items; out building/sheds; in-ground barbecue; sprinkler systems and backflow preventer/valves; propane tanks; private sewer systems; private wells; solar heating systems, and heating system accessories; remote controls for built-in items; and electric switches with no know purpose. We suggest contacting the seller, installer or manufacturer literature for the routing and purpose of cabling and switches, and the proper and safe operation of such systems. Pest infestation is excluded although an inspection may have been scheduled though us, please refer to that refer all concerns or questions to that service provider.

Sewer lateral inspection and Termite Inspections are also excluded although the inspection may have been scheduled through us, please refer all concerns or questions to that third party service provider.

No inspection is made for hazardous materials (which includes but is not limited to testing for homes used to manufacture narcotics), except for Radon (if requested). No inspection or testing is made for VOC's or Mold VOC's, separate testing is required. Testing for Total VOC's and Total MVOC's may be requested and would be reported separately. Any inspection and all analysis for TVOC's and TMVOC's is outside the scope of this inspection. Only items listed on this report are inspected. Any items not listed are therefore, excluded from the report.

Please note, this inspection was performed to ASHI (American Society Of Home Inspectors) standards and is not a Building Code Compliance Inspection. Permits for building, remodeling and some repair work may be required by county, and/or local municipalities at the time the work was performed. This inspection is not intended to inspect for code compliant issues. This inspection will document the type of some materials used at the time of construction/updates and will note if functional or defective at the time of the inspection. Local code officials and the fire marshal, and not a home inspector, may make the determination if existing conditions are approved by locally adopted codes. An occupancy inspection may be required prior to moving in to this property, which is a municipal, or county and not a home inspection function. Non-compliant issues should be addressed as part of the inspection performed by code enforcement official(s). Client may consider contacting the local municipality for any information on building permits or inspections completed on any and all renovations if concerned.

If this home was built prior to 1978, this could indicate the potential for presence of lead-based paint. Testing for the present of lead-based paint is outside the scope of this inspection.

Final Comments (Continued)

Product recalls are outside the scope of this inspection.

A representative sample of windows was evaluated and our "best effort" was made to ascertain if thermal seals have failed. Often, a failed seal cannot be determined during the inspection due to varying weather conditions or humidity. Therefore, no representations are made as to the condition of every window. No responsibility is assumed for items not observed during the inspection.

Client is advised that reading this report in its entirety is very important. Realizing that all properties experience some degree of wear, cosmetic considerations are not within the scope of this report. This inspection report is not intended to identify minor and usual cosmetic repairs or maintenance items. Some items which may be considered as cosmetic in nature may be noted to assist you in evaluating maintenance items which are in need of attention. Even the most comprehensive inspection cannot be expected to reveal every condition you may consider significant to ownership. If you feel that an item was overlooked, please inform us as soon as possible so that we may review and/or correct the situation.

A home inspection is designed to better your odds, to provide as many facts as possible so you can make an informed decision. It is not designed or capable of eliminating all risks. For that reason, it should not be considered an insurance policy. It is also not an insurance inspection or an indicator of the insurability of the home or its systems. We know of no insurance company that offers a policy with no deductible, no exclusions, no limits and an indefinite policy period.

Please realize that the inspector and Apple Inspections has an obligation to you to inspect and report on items and systems which we feel are significant to the purchase of the property and are within our area of expertise. The "American Society of Home Inspectors" (ASHI) does set general guidelines and minimum requirements for the home inspection and we strive to meet and exceed these requirements.

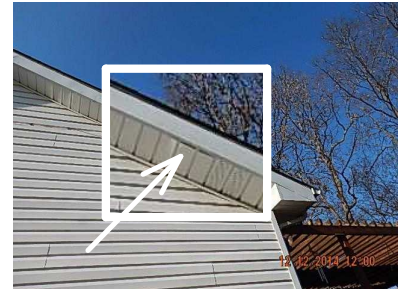
PLEASE Note: The pictures in this report are sample views of conditions found. Similar conditions may be present and other pictures may have been taken but not included in the report due to software and printing limitations.

I appreciate your trust in selecting Apple Inspections, LLC for your inspection needs.
- Paul MacNeill ACI - Owner

MARGINAL Summary

Exterior Walls & Gutters

1. Exterior Finish (R): Brick/Stone Veneer, Vinyl - -Some missing siding noted (considered minor). A repair is recommended.
2. Soffits/Fascia/Trim: Aluminum/vinyl covered - -Some loose/missing trim noted. Securing or re-installing may be needed in some areas.



Roofs, Flashing & Chimney

3. Flashings: Metal/Lead, Metal/rubber; Rubber/Vinyl plumbing boots have a life expectancy of 8-10 years. Periodic inspection for cracking/deterioration is recommended. -Rubber "boots" at plumbing vents are deteriorated. We recommend further repair or replacement as needed.



Foundation/Basement

4. Moisture Evidence: At water line - -Active leakage; Current dampness/leakage was noted at the time of inspection. Client may consider further steps to try to reduce or eliminate future leakage.



MARGINAL Summary (Continued)

Kitchen

5. Cabinets & Countertops: Wood cabinets, Formica top - -Loose counter top present at left side of electric range, a repair is recommended.

Bathroom

6. Main level, Hallway, Full bath Bathroom Observations: Door - -Door does not lock and is in need of adjustment/repair.

Interior

7. Other: Dimmer switch, control - -Dimmer switch not operating properly at dining room. a repair is recommended

DEFECTIVE Summary

Water Heater

1. Operations/Connections: Leak at supply, Tank leaking - Tank leaking; replacement of unit is recommended.



Additional Fixture

2. Fixtures: Wet Bar - -An active leak was noted on the drain line and repair is recommended.



SAFETY CONCERN Summary

Site Conditions/Exterior Drainage

1. Driveway/Walks: Asphalt, typical settlement and deterioration noted. Regular maintenance of re-coating will extend the life., Decorative blocks, stones - -Decorations stones/block steps are not secured. are loose. Recommend properly securing by a qualified landscaping contractor.

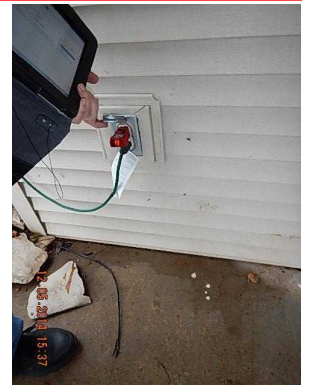


2. Retaining Walls: Decorative blocks - -Top row of decorations stones/blocks are not secured. Recommend properly securing by a qualified landscaping contractor.



Exterior Walls & Gutters

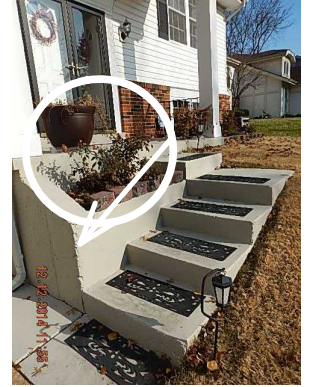
3. Electric/Outlets: Outlets found at, Front, rear - -A "grounded" type receptacle is present at rear patio but the circuit is not properly grounded. GFCI protection at this outlet would be considered a proper repair for this condition



SAFETY CONCERN Summary (Continued)

Porch

4. Front Porch Safety Conditions: No handrail at steps, Add guard rail and balusters - -More than 3 steps noted with no handrail; recommend adding rail as safety measure.
-Recommend adding guard railing and balusters along porch.



Foundation/Basement

5. Electrical Conditions: Open Junction boxes



Kitchen

6. Range/Oven: Electric - -Recommend adding ant-tip device for safety prior to closing.
7. Electrical Outlets: GFCI outlets present, Additional GFCI outlets needed - -Additional GFCI protection is recommended; It is recommended that all receptacles along the kitchen counter top and at the island (except refrigerator) be GFCI or be connected on a GFCI circuit for safety.



Additional Fixture

8. Outlet(s): GFCI recommended - -A "grounded" type receptacle is present but the circuit is not properly grounded.



SAFETY CONCERN Summary (Continued)

Covered Parking

9. Firewall: No improper conditions noted.
10. Electrical: GFCI recommended - -It is recommended that all receptacles (except ceiling) be connected on a GFCI circuit for safety.



Electrical Service

11. Exterior Service: Exterior meter, Under ground - -The exterior electric meter has pulled/separated away from the exterior wall/conduit. No slip coupling is visible on the conduit below the electric meter. Recommend having a licensed electrician install a slip coupling and secure meter base to the wall. Absence of an operable slip coupling causes this issue with ground movement. A slip coupling may not have been required when the dwelling was constructed, but is needed in a visible area to properly correct and prevent recurrence.



Interior

12. Stairwells: Loose railing - -Loose hand rail noted at front stairwell and a repair is recommended.



COMMENTS Summary

Attic Ventilation & Insulation

1. Ventilation: Gable vents, Soffit vents, Ridge vents, Roof vents - -Ridge vent have been installed when the roof was replaced and gable vents are also present. This creates a mixed, unbalanced vent system. No evidence of failure or problem is observed. One possible solution is to cover the gable vents that are located near/below the ridge vents. Further review and repair as needed is recommended.

Heating/Cooling Systems

2. Cooling System (R): Electric, central split system - -Exterior temperature too low; below 60 degrees in the last 24 hours, to safely operate the system (system not inspected). Operating the system under such conditions is likely to cause damage to the condenser unit.

Panel Box

3. Miscellaneous Defects: Circuit directory partly labeled

Interior

4. Doors & Windows: Insulated glass, Vinyl windows - -Missing window screens were noted at various locations.