

# Sample Inspection Report



1313 Mockingbird Lane  
Chagrin Falls, OH 44023

Prepared for: **James T. Kirk**

Prepared by: **Apex Inspection Services, LLC**  
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## Definitions

**NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection**

|                      |   |
|----------------------|---|
| <b>Acceptable</b>    | <b>Functional with no obvious signs of defect.</b>  |
| <b>Not Present</b>   | <b>Item not present or not found.</b>   |
| <b>Not Inspected</b> | <b>Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.</b> |
| <b>Marginal</b>      | <b>Item is not fully functional and requires repair or servicing.</b>   |
| <b>Defective</b>     | <b>Item needs immediate repair or replacement. It is unable to perform its intended function.</b>                                       |

## General Information

### Property Information

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**Property Address** 1313 Mockingbird Lane  
**City** Chagrin Falls **State** OH **Zip** 44023  
**Contact Name** Clark Kent  
**Phone** 999-999-9999 **Fax** 999-999-9999

### Client Information

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**Client Name** James T. Kirk  
**Client Address** 742 Evergreen Terrace  
**City** Stow **State** OH **Zip** 44224  
**Phone** 999-999-9999 **Fax**

### Inspection Company

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**Inspector Name** Tom Carano  
**Company Name** Apex Inspection Services, LLC  
**Address** 1700 West Market Street  
**City** Akron **State** OH **Zip** 44313  
**Phone** 330-922-5730 **Fax** 330-940-3595  
**E-Mail** TomCarano@ApexInspectionService.com  
**Amount Received** \$325.00

### Conditions

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**Others Present** Buyer, Buyer's Agent **Property Occupied** Occupied  
**Estimated Age** 32 years **Entrance Faces** North  
**Inspection Date** 07/18/2011  
**Start Time** 10:00 AM **End Time** 1:45 PM  
**Electric On** Yes  
**Gas/Oil On** Yes  
**Water On** Yes  
**Temperature** 90 degrees  
**Weather** Partly cloudy **Soil Conditions** Dry  
**Space Below Grade** Basement  
**Building Type** Single family **Garage** Attached garage

General Information (Continued)

Sewage Disposal Septic How Verified Visual Inspection

Water Source Well How Verified Visual Inspection

Additions/Modifications None

Lots and Grounds

Acceptable Driveway: Gravel



Acceptable Walks: Concrete



Acceptable Steps/Stoops: Concrete

Acceptable Porch: Concrete

Acceptable Deck: Treated wood



Lots and Grounds (Continued)

Deck: (continued)



Acceptable

Grading: Minor slope



Acceptable

Vegetation: Ivy, Shrubs, Pachysandra, Trees



**Lots and Grounds (Continued)**

Acceptable **Window Wells:** Drain not present

**Exterior Surface and Components**

**Whole building Exterior Surface**

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- Acceptable **Type:** Wood
- Acceptable **Trim:** Wood
- Acceptable **Fascia:** Wood
- Acceptable **Soffits:** Wood
- Acceptable **Door Bell:**
- Acceptable **Entry Doors:** Metal, Wood
- Acceptable **Patio Door:** Wood sliding



- Acceptable **Windows:** Wood double hung, Wood casement
- Acceptable **Window Screens:** Vinyl mesh
- Acceptable **Basement Windows:** Wood double hung, Steel frame
- Acceptable **Exterior Lighting:** Surface mounted lamps front and rear
- Acceptable **Exterior Electric Outlets:** 110 VAC GFCI
- Acceptable **Hose Bibs:** Rotary



Acceptable **Electric Meter:** Exterior surface mount at side of home

Roof

Garage Roof Surface

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Method of Inspection: Ladder at eaves

Acceptable Material: Asphalt shingle

Type: Gable

Approximate Age: 10 years

Breezeway Roof Surface

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Method of Inspection: Ladder at eaves

Acceptable Material: Asphalt shingle - Loose or damaged shingles



Type: Gable

Approximate Age: 10 years

Main Roof Surface

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Method of Inspection: Ladder at eaves

Acceptable Material: Asphalt shingle - Signs of curling or cupping



Type: Gable

Approximate Age: 10 years

Gazebo Roof Surface

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Method of Inspection: Ground level

Roof (Continued)

Acceptable **Material:** Asphalt shingle - Moss growing on shingles, Possibly due to shade from sun



**Type:** Shed

**Approximate Age:** 10 years

Acceptable **Flashing:** Aluminum

Acceptable **Valleys:** Preformed metal

Acceptable **Plumbing Vents:** PVC

Acceptable **Gutters:** Aluminum

Acceptable **Downspouts:** Aluminum

Acceptable **Leader/Extension:** Hooked into storm drain

**East Chimney**

Acceptable **Chimney:** Ivy should be pulled off brick chimney. Ivy can degrade the integrity of the brick mortar.



Not Inspected **Flue/Flue Cap:** Unable to view due to height

Acceptable **Chimney Flashing:** Aluminum



Garage/Carport

Attached Garage

Type of Structure: Attached Car Spaces: 2

- Acceptable Garage Doors: Wood
Acceptable Door Operation: Mechanized
Acceptable Door Opener: Chamberlain
Acceptable Exterior Surface: Wood
Acceptable Roof: Asphalt shingle
Acceptable Roof Structure: 2x6 Rafter, 2x6 Truss
Acceptable Service Doors: Wood, Metal
Acceptable Ceiling: Finished and textured drywall
Acceptable Walls: Finished drywall
Acceptable Floor/Foundation: Poured slab
Acceptable Hose Bibs: Rotary - Hot and cold
Acceptable Electrical: 110 VAC
Not Present Smoke Detector: Smoke alarm not required but recommended
Acceptable Windows: Wood double hung
Acceptable Gutters: Aluminum
Acceptable Downspouts: Aluminum
Acceptable Leader/Extensions: Hooked into storm drain

Electrical

Service Size Amps: 200 Volts: 120-240 VAC

- Acceptable Service: Copper
Acceptable 120 VAC Branch Circuits: Copper
Acceptable 240 VAC Branch Circuits: Copper
Not Present Aluminum Wiring:
Acceptable Conductor Type: Non-metallic sheathed cable
Acceptable Ground: Rod in ground only
Not Present Smoke Detectors: Smoke alarm not required but recommended

Basement, Covered by a painting Electric Panel

Electrical (Continued)

Acceptable **Manufacturer:** Seimens



**Maximum Capacity:** 200 Amps

Acceptable **Main Breaker Size:** 200 Amps

Acceptable **Breakers:** Copper and Aluminum

Not Present **Fuses:**

Not Present **AFCI:**

Not Present **GFCI:**

**Is the panel bonded?** Yes

Structure

Acceptable **Structure Type:** Wood frame

Acceptable **Foundation:** Block

Not Present **Differential Movement:**

Acceptable **Beams:** Solid wood, Steel I-Beam

Acceptable **Bearing Walls:** Frame

Acceptable **Joists/Trusses:** 2x6

Acceptable **Piers/Posts:** Poured piers and steel posts

Acceptable **Floor/Slab:** Poured slab

Acceptable **Stairs/Handrails:** Wood stairs with wood handrails

Acceptable **Subfloor:** Plywood

Attic

Garage Attic

Method of Inspection: In the attic

Acceptable Roof Framing: 2x6 Rafter, 2x6 Truss

Acceptable Sheathing: Plywood

Acceptable Ventilation: Roof only

Acceptable Insulation: Batts

Acceptable Insulation Depth: 12"



Not Present Vapor Barrier:

Acceptable Wiring/Lighting: 110 VAC lighting circuit

Not Present Moisture Penetration:

Main Attic

Method of Inspection: In the attic

Acceptable Roof Framing: 2x6 Rafter, 2x6 Truss

Acceptable Sheathing: Plywood

Acceptable Ventilation: Roof only



Attic (Continued)

Acceptable **Insulation:** Batts



Acceptable **Insulation Depth:** 12"  
Acceptable **Wiring/Lighting:** 110 VAC lighting circuit  
Not Present **Moisture Penetration:**  
Acceptable **Bathroom Fan Venting:** Electric fan



Basement

Main Basement

Acceptable **Ceiling:** Finished and textured drywall, Exposed framing  
Acceptable **Walls:** Finished drywall, Concrete block  
Acceptable **Floor:** Carpet, Poured - Floor shows evidence of previous water penetration/stains, Previous water tank leaked



Not Present **Floor Drain:**  
Acceptable **Doors:** Hollow wood  
Acceptable **Windows:** Steel frame, Wood double hung

**Basement (Continued)**

Acceptable **Electrical:** 110 VAC, 110 VAC outlets and lighting circuits - Open ground



Acceptable **Smoke Detector:** Hard wired with battery back up and light

Acceptable **HVAC Source:** Heating system register

Acceptable **Insulation:** Batting

Acceptable **Ventilation:** Windows

Acceptable **Plumbing:** Copper, Water softener



Acceptable **Sump Pump:** Submerged, Operational

Not Present **Moisture Location:**

Acceptable **Basement Stairs/Railings:** Wood stairs with wood handrails

## Air Conditioning

### Main AC System

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- Acceptable **A/C System Operation:** Functional
- Acceptable **Condensate Removal:** PVC
- Acceptable **Exterior Unit:** Pad mounted



**Manufacturer:** Trane

**Model Number:** 2TWX4042B1000AA **Serial Number:** 6233MFY1F

**Area Served:** Whole building **Approximate Age:** 5 years

**Fuel Type:** 208-230 VAC **Temperature Differential:** 10 degrees

**Type:** Central A/C **Capacity:** 3.5 Ton

- Acceptable **Visible Coil:** Copper core with aluminum fins
- Acceptable **Refrigerant Lines:** Low pressure and high pressure
- Acceptable **Electrical Disconnect:** Fused
- Acceptable **Exposed Ductwork:** Metal
- Acceptable **Blower Fan/Filters:** Direct drive with electronic filter
- Acceptable **Thermostats:** Individual

## Fireplace/Wood Stove

### Living Room Fireplace

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- Acceptable **Fireplace Construction:** Brick



**Type:** Wood burning

### Fireplace/Wood Stove (Continued)

Acceptable **Smoke Chamber:** Block



Not Inspected **Flue:** Tile - A qualified contractor is recommended to inspect flue.

Acceptable **Damper:** Metal

Acceptable **Hearth:** Raised

### Heating System

#### Basement Heating System

Acceptable **Heating System Operation:** Appears functional

**Manufacturer:** Trane



**Model Number:** 2TEH3F42A1000Aa **Serial Number:** 60718DE2V

**Type:** Forced air **Capacity:** 100,000 BTUHR

**Area Served:** Whole building **Approximate Age:** 5 years

**Fuel Type:** Electric

Not Inspected **Heat Exchanger:** No access to heat exchanger

**Unable to Inspect:** 100%

Acceptable **Blower Fan/Filter:** Direct drive with electronic filter

Acceptable **Distribution:** Metal duct

Not Present **Circulator:**

Acceptable **Draft Control:** Automatic

Acceptable **Controls:** Manual shutoff located on unit

**Devices:** N/A

Acceptable **Humidifier:** April-Aire

Acceptable **Thermostats:** Multi-zone

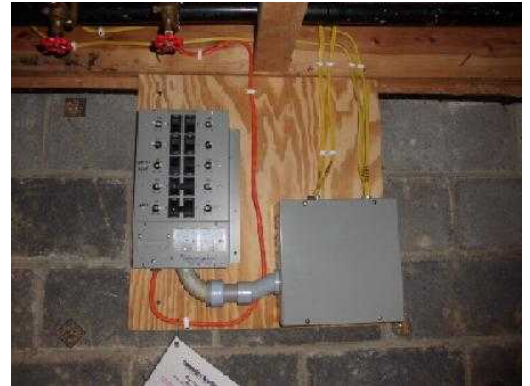
**Suspected Asbestos:** No

Plumbing

Acceptable **Service Line:** ABS, Well water



Acceptable **Main Water Shutoff:** Basement  
Acceptable **Water Lines:** Copper  
Acceptable **Drain Pipes:** PVC - Septic pump and controls present



Acceptable **Service Caps:** Accessible





Plumbing (Continued)

Acceptable Vent Pipes: ABS

Basement Water Heater

Acceptable Water Heater Operation: Functional at time of inspection

Manufacturer: General Electric



Model Number: SE80T12TAH Serial Number: 0111D00262

Type: Electric Capacity: 80 gallons

Approximate Age: 1 year Area Served: Whole building

Acceptable TPRV and Drain Tube: Copper

Bathroom

1st floor Bathroom

Not Present Closet:

Acceptable Ceiling: Finished and textured drywall

Acceptable Walls: Wallpaper

Acceptable Floor: Vinyl floor covering

Acceptable Doors: Hollow wood

Acceptable Windows: Wood double hung

Acceptable Electrical: 110 VAC GFCI

Acceptable Counter/Cabinet: Laminate and wood

Acceptable Sink/Basin: Granite/Porcelain

Acceptable Faucets/Traps: PVC traps, Braided steel supply lines

Not Present Tub/Surround:

Acceptable Shower/Surround: Fiberglass pan and ceramic tile surround

Acceptable Toilets: 1 1/2 gallon tank, American Standard

Acceptable HVAC Source: Heating system register

Not Present Ventilation:

2nd floor, Master Bathroom

Acceptable Closet: Walk In and Large

Acceptable Ceiling: Finished and textured drywall

Acceptable Walls: Finished drywall

Acceptable Floor: Tile

Acceptable Doors: Hollow wood

Acceptable Windows: Wood casement

## Bathroom (Continued)

Acceptable **Electrical:** 110 VAC GFCI  
 Acceptable **Counter/Cabinet:** Laminate and wood  
 Acceptable **Sink/Basin:** Granite/Porcelain  
 Acceptable **Faucets/Traps:** Braided steel supply lines  
 Not Present **Tub/Surround:**  
 Acceptable **Shower/Surround:** Fiberglass pan and ceramic tile surround  
 Acceptable **Toilets:** Eljer, 1 1/2 gallon tank  
 Acceptable **HVAC Source:** Heating system register  
 Acceptable **Ventilation:** Electric ventilation fan

### **2nd floor, Main Bathroom**

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Not Present **Closet:** Walk In and Large  
 Acceptable **Ceiling:** Finished and textured drywall  
 Acceptable **Walls:** Finished drywall  
 Acceptable **Floor:** Tile  
 Acceptable **Doors:** Hollow wood  
 Acceptable **Windows:** Wood casement  
 Acceptable **Electrical:** 110 VAC GFCI  
 Acceptable **Counter/Cabinet:** Laminate and wood  
 Acceptable **Sink/Basin:** Granite/Porcelain  
 Acceptable **Faucets/Traps:** PVC traps, Braided steel supply lines  
 Acceptable **Tub/Surround:** Cast iron tub and tile surround  
 Acceptable **Shower/Surround:** Integrated with bathtub  
 Acceptable **Toilets:** American Standard, 1 1/2 gallon tank  
 Acceptable **HVAC Source:** Heating system register  
 Acceptable **Ventilation:** Electric ventilation fan

## Kitchen

### **1st Floor Kitchen**

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Acceptable **Cooking Appliances:** Sharp  
 Acceptable **Ventilator:** Frigidaire  
 Acceptable **Disposal:** Emerson  
 Acceptable **Dishwasher:** Whirlpool  
**Air Gap Present?** Yes  
 Acceptable **Refrigerator:** Frigidaire  
 Acceptable **Microwave:** Frigidaire  
 Acceptable **Sink:** Corian  
 Acceptable **Electrical:** 110 VAC GFCI  
 Acceptable **Plumbing/Fixtures:** PVC  
 Acceptable **Counter Tops:** Marble  
 Acceptable **Cabinets:** Laminate and wood  
 Acceptable **Pantry:** Single  
 Acceptable **Ceiling:** Finished and textured drywall

**Kitchen (Continued)**

- Acceptable **Walls:** Finished drywall
- Acceptable **Floor:** Hardwood
- Acceptable **Doors:** Hollow wood
- Acceptable **Windows:** Wood double hung, Wood casement
- Acceptable **HVAC Source:** Heating system register

**Bedroom**

**1st Floor Master Bedroom**

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- Acceptable **Walls:** Finsihed drywall
- Acceptable **Ceiling:** Finished and textured drywall
- Not Inspected **Telephone Jack:**
- Acceptable **Closet:** Drywall
- Acceptable **Floor:** Hardwood
- Acceptable **Doors:** Hollow wood
- Acceptable **Windows:** Wood double hung
- Acceptable **Electrical:** 110 VAC
- Acceptable **HVAC Source:** Heating system register
- Not Present **Smoke Detector:** Smoke alarm not required but recommended
- Not Inspected **Television Connection:**

**North Bedroom**

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- Acceptable **Walls:** -Drywall and Paint, Drywall and Paint, -Drywall and Paint, -Drywall and Paint, -Drywall and Paint, -Drywall and Paint, -Drywall and Paint, -Drywall and Paint
- Acceptable **Ceiling:** Finished and textured drywall
- Not Inspected **Telephone Jack:**
- Acceptable **Closet:** Drywall
- Acceptable **Floor:** Hardwood
- Acceptable **Doors:** Hollow wood
- Acceptable **Windows:** Wood double hung
- Acceptable **Electrical:** 110 VAC
- Acceptable **HVAC Source:** Heating system register
- Acceptable **Smoke Detector:** Smoke alarm not required but recommended
- Not Inspected **Television Connection:**

**Northeast corner Bedroom**

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- Acceptable **Walls:** Finsihed drywall
- Acceptable **Ceiling:** Finished and textured drywall
- Not Inspected **Telephone Jack:**
- Acceptable **Closet:** Drywall
- Acceptable **Floor:** Hardwood
- Acceptable **Doors:** Hollow wood
- Acceptable **Windows:** Aluminum double hung
- Acceptable **Electrical:** 110 VAC
- Acceptable **HVAC Source:** Heating system register

Bedroom (Continued)

Acceptable Smoke Detector: Smoke alarm not required but recommended

Not Inspected Television Connection:

Southeast corner Bedroom

Acceptable Walls: -Drywall and Paint, Drywall and Paint, -Drywall and Paint, -Drywall and Paint, -Drywall and Paint, -Drywall and Paint, -Drywall and Paint, -Drywall and Paint

Acceptable Ceiling: Finished and textured drywall

Not Inspected Telephone Jack:

Acceptable Closet: Drywall

Acceptable Floor: Hardwood

Acceptable Doors: Hollow wood

Acceptable Windows: Wood double hung

Acceptable Electrical: 110 VAC

Acceptable HVAC Source: Heating system register

Not Present Smoke Detector: Smoke alarm not required but recommended

Not Inspected Television Connection:

Living Space

2nd Floor Hall Living Space

Acceptable Closet: Single

Acceptable Ceiling: Finished and textured drywall

Acceptable Walls: Finished drywall

Acceptable Floor: Hardwood

Acceptable Doors: Hollow wood

Acceptable Electrical: 110 VAC

Not Present HVAC Source:

Not Present Smoke Detector: Smoke alarm not required but recommended

1st Floor Hall Living Space

Acceptable Closet: Large

Acceptable Ceiling: Finished and textured drywall

Acceptable Walls: Finished drywall

Acceptable Floor: Ceramic tile

Acceptable Doors: Hollow wood

Acceptable Electrical: 110 VAC

Acceptable HVAC Source: Heating system register

Not Present Smoke Detector:

Dining Room Living Space

Acceptable Closet: Single

Acceptable Ceiling: Finished and textured drywall

Acceptable Walls: Finished drywall

Acceptable Floor: Hardwood

Acceptable Doors: Hollow wood

Acceptable Electrical: 110 VAC

Living Space (Continued)

Not Present **Smoke Detector:** Smoke alarm not required but recommended

**Library Living Space**

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Not Present **Closet:** None

Acceptable **Ceiling:** Finished and textured drywall

Acceptable **Walls:** Finished drywall

Acceptable **Floor:** Hardwood

Acceptable **Doors:** None

Acceptable **Electrical:** 110 VAC

Acceptable **HVAC Source:** Heating system register

Not Present **Smoke Detector:** Smoke alarm not required but recommended

**Living Room Living Space**

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Acceptable **Closet:** Large

Acceptable **Ceiling:** Finished and textured drywall

Acceptable **Walls:** Finished drywall

Acceptable **Floor:** Hardwood

Acceptable **Doors:** Sliding glass



Acceptable **Windows:** Wood double hung

Acceptable **Electrical:** 110 VAC

Acceptable **HVAC Source:** Heating system register

Not Present **Smoke Detector:** Smoke alarm not required but recommended

**Basement, TV room Living Space**

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Acceptable **Closet:** Single



Acceptable **Ceiling:** Finished and textured drywall

Acceptable **Walls:** Finished drywall

Living Space (Continued)

Acceptable **Floor:** Carpet  
Acceptable **Windows:** Steel frame



Acceptable **Electrical:** 110 VAC  
Acceptable **HVAC Source:** Heating system register  
Not Present **Smoke Detector:** Smoke alarm not required but recommended  
**Basement, Bedroom Living Space**

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Acceptable **Ceiling:** Finished and textured drywall  
Acceptable **Walls:** Finished drywall  
Acceptable **Floor:** Hardwood  
Acceptable **Doors:** Hollow wood  
Acceptable **Windows:** Wood double hung



Acceptable **Electrical:** 110 VAC  
Acceptable **HVAC Source:** Heating system register  
Not Present **Smoke Detector:** Smoke alarm not required but recommended

**Laundry Room/Area**

**1st Floor Laundry Room/Area**

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- Not Present **Closet:**
- Acceptable **Ceiling:** Finished and textured drywall
- Acceptable **Walls:** Finished drywall
- Acceptable **Floor:** Tile
- Acceptable **Doors:** Hollow wood
- Acceptable **Windows:** Wood double hung
- Acceptable **Electrical:** 110 VAC GFCI
- Acceptable **HVAC Source:** Heating system register
- Acceptable **Laundry Tub:** PVC
- Acceptable **Laundry Tub Drain:** PVC
- Acceptable **Washer Hose Bib:** Gate valves - Shutoffs located under drain tub
- Acceptable **Washer and Dryer Electrical:** 110 VAC, 110-240 VAC
- Acceptable **Dryer Vent:** Metal flex
- Acceptable **Washer Drain:** Drains to laundry tub