

**APEX Home Allies, LLC**  
HOME MAINTENANCE CONSULTATION

*Items listed are general recommendations but not necessarily issues identified that need remediation.  
This list was customized by APEX Home Allies but can be adjusted by customer.*

**PROPERTY SUMMARY**

**ADDRESS:**

Style:  Sq. Ft.:  Year Built:  Bedrooms:  Baths:  Water:  Septic/Sewer:	<p><b>FEATURES</b></p> Construction:  Roof:  Central Heating & Air: [ Y   N ] Washer & Dryer: [ Y   N ] Refrigerator: [ Y   N ] Stove: [ Y   N ] Pool & Spa: [ Y   N ] Sidewall & Dock: [ Y   N ]	<p><b>OTHER INFORMATION</b></p> Vacant   Vacant w/Furniture   Occupied  Rainfall last 30 days: inches____  Persons Present at Consultation: Seller   Buyer   Inspector  Listing Agent:  Selling Agent:
<b>Restrictions to the Process:</b>		
NOTES:		

**ROOFING SYSTEM**

ITEM	CURRENT CONDITION	ADVISORY
Primary Material		
Secondary Material		
Clean Material		
Clean Gutters & Downspout		
Penetrations' Flashing		
Overhanging Trees /Debris		
Ventilation		
Insulation		
NOTES:		

**STRUCTURE** [Interior & Exterior]

ITEM	CURRENT CONDITION	ADVISORY
Grading / Drain		
Vegetation /Mulch		
Sidewalks / Driveways		
Foundation		
Walls: ( <i>Exterior</i> ) Seal, Paint		
Walls: ( <i>Interior</i> )		
Doors: Weather Strips		
Windows: Seal, Caulk		
Garage Door		
NOTES:		

**PLUMBING**

ITEM	CURRENT CONDITION	ADVISORY
Supply Line: /Check for Leaks		
Water Pressure		
Filter		
Shutoff Location /Protection		
Waste Line Access		
<b><i>Water Heater</i></b>		
Location		
Pan		
Flush Water Heater		
Turn off if Shutting off Water		
<b><i>Kitchen</i></b>		
Caulking around Sinks		
Exhaust Fans		
<b><i>Bathrooms</i></b>		
Caulking around Sinks		
Caulking around Tub		
Shower Pan Water Escape		
Toilet Bowl Flap		
Toilet Base /Flange		
Water to Remain in Bowl		
Exhaust Fans		
<b><i>Irrigation</i></b>		
Sprinkler Heads		
Adjust Away from AC /Walls		
NOTES:		

**ELECTRICAL**

ITEM	CURRENT CONDITION	ADVISORY
Service Entry		
Service Ground Connection		
Main Disconnect Accessible		
GFCI / AFCI Test		
Waterproof Outdoor Fixtures		
NOTES:		

**AIR CONDITIONING SYSTEM**

ITEM	CURRENT CONDITION	ADVISORY
Unit Size [TONS]		
Compressor Pad		
Compressor & Fan Quiet		
Condensate Line Flow		
Clean Condenser Fins		
Evaporator Coil		
Filter Replacement / Location		
Dehumidifier		
Temp when House Vacant		
NOTES:		

**HEATING SYSTEM**

ITEM	CURRENT CONDITION	ADVISORY
Location		
Rating		
NOTES:		

**APPLIANCES & MACHINERY**

ITEM	CURRENT CONDITION	ADVISORY
<b><i>Dishwasher</i></b>		
Rubber Seal		
High Efficiency Detergent		
<b><i>Stove</i></b>		
Burners		
Exhaust Fan /Efficiency		
<b><i>Oven</i></b>		
Door Seal		
<b><i>Microwave</i></b>		
Exhaust Fan		
<b><i>Refrigerator</i></b>		
Door Seals		
Water Line		
Temperatures		
Filter		
<b><i>Disposal</i></b>		
Cutting & Grinding Efficiency		
<b><i>Washing Machine</i></b>		
Hoses /Hot & Cold Source		
Flood Tested		
Drain		
<b><i>Clothes Dryer</i></b>		
Vent		
NOTES:		

**APPLIANCES & MACHINERY Cont'd**

ITEM	CURRENT CONDITION	ADVISORY
<b><i>Ceiling Fans</i></b>		
Balance		
Reverse in Winter /Clockwise		
<b><i>Garage Door Opener</i></b>		
Controls /Wall Mount		
Safety Test		
<b><i>Smoke Detectors</i></b>		
Test		
Battery Replacement		
<b><i>Carbon Monoxide Detectors</i></b>		
Test		
Battery Replacement		
<b><i>Fireplace</i></b>		
Flue Door Operation		
Flue Cap Present		
Fire Brick or Panel		
Chimney Cap		
NOTES:		