

Peace Of Mind Home Inspections



1234 Sample St. Quiet Town, MN

Prepared for: **Mr and Mrs Valued Client**

Prepared by: **Peace of Mind Home Inspections**

**Helping Customers Buy Thier Homes
With Both Eyes Open!**

Table of Contents

Definitions	2
General Information	2
Inspection Scope of Work	3
Lots and Grounds	4
Exterior	5
Outbuilding	8
Roof	9
Garage/Carport	11
Kitchen	13
Living Space	16
Fireplace/Wood Stove	18
Bedroom	19
Bathroom	20
Basement	22
Laundry Room/Area	23
Attic	25
Electrical	27
Structure	28
Air Conditioning	29
Heating System	30
Plumbing	32
Summary	35

Peace of Mind Home Inspections

23:21 March 08, 2017

Mr and Mrs Valued Client
1234 Sample Street
Page 2 of 43

Definitions

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

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

General Information

Property Information

Property Address 1234 Sample Street
City Quiet Town State MN Zip
Contact Name Buyers Realtor

Client Information

Client Name Mr and Mrs Valued Client

Inspection Company

Inspector Name James Peterson
Company Name Peace of Mind Home Inspections
Phone Peace of Mind Home Inspections
E-Mail POMHOMEINSPECTIONSMN@gmail.com
File Number 2017 Winter SF Sample Report
Amount Received \$450

Conditions

Others Present Buyer's Agent and Buyer Property Occupied Occupied
Inspection Date
Start Time 915 End Time 100
Electric On Yes
Gas/Oil On Yes
Water On Yes
Temperature 30
Weather Very Windy Soil Conditions Damp
Space Below Grade Basement
Building Type Single family Garage Attached
Sewage Disposal City How Verified Multiple Listing Service
Water Source City How Verified Multiple Listing Service
Permits Obtained Not Part of Inspectors Scope of Work How Verified Buyer should check all permits are pulled and completed

Peace of Mind Home Inspections

23:21 March 08, 2017

Mr and Mrs Valued Client
1234 Sample Street
Page 3 of 43

Inspection Scope of Work

Inspection Scope and Limitations

This inspection is based upon the Standards of Practice of the American Society of Home Inspectors. The inspection is subject to the terms and limitations of this Agreement. The inspector will perform a visual inspection and prepare a written report of the apparent condition of the readily accessible installed systems and components of the property existing at the time of the inspection. Latent and concealed defects and deficiencies are excluded from the inspection.

This inspection is intended only as a general guide to help the client make his or her own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor to make any representation as to the advisability of purchase. The inspector's role is to find items that may need correction. The inspector does not advise who should be responsible for the corrections. Buyers, sellers, and real estate agents should decide who makes any corrections. 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 are obscured, camouflaged or otherwise difficult to inspect are also excluded from the inspection.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, mold, 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; sprinkler systems; heat sensors; cosmetics or building code conformity. Radon analysis is also not included as part of this inspection but is available separately from our company for an additional charge. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The parties agree and understand that the Inspector and its employees and agents assume no liability or responsibility for the costs of repairing or replacing any unreported defects or deficiencies, either current or arising in the future, or any property damage, consequential damage or bodily injury of any nature. The client further agrees that the Inspector is liable only up to the cost of the Inspection.

The parties understand and agree that the Inspector and its employees and agents are not insurers or guarantors against defects in the structure, items, components or systems inspected. INSPECTOR MAKES NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE FITNESS FOR USE, CONDITION, PERFORMANCE, REMAINING LIFE OR ADEQUACY OF ANY INSPECTED STRUCTURE, ITEM, COMPONENT, OR SYSTEM.

This Agreement represents the entire agreement between the parties. There are no other agreements, either written or oral, between them. This Agreement shall be amended only by written agreement signed by both parties. This Agreement shall be construed and enforced in accord with the laws of the State of Minnesota.

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

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

Peace of Mind Home Inspections

23:21 March 08, 2017

Mr and Mrs Valued Client
1234 Sample Street
Page 4 of 43

Lots and Grounds

A representative sample of the immediate ground near the home and structures are inspected for improper flat or negative slope. (Ice or snow cover may reduce areas observed)

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

Acceptable Functional with no obvious signs of defect.

Not Present Item not present or not found.

Not Inspected Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.

Marginal Item is not fully functional and requires repair or servicing.

Defective Item needs immediate repair or replacement. It is unable to perform its intended function.

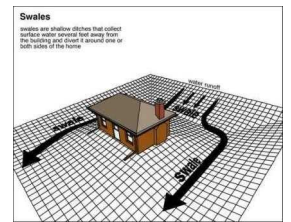
1. Marginal Driveway: Asphalt - Cracks and settlement noted. Recommend filling cracks and sealing driveway as regular maintenance every 2- 4 years



2. Acceptable Walks: Concrete



3. Acceptable Steps/Stoops: Concrete
4. Acceptable Swale: Adequate slope and depth for drainage



5. Marginal Grading: Minor slope / Flat - The grading is flat in some spots (front and rear corners) around the home and the soil should be increased to the proper slope so that water can flow away from the home as needed.



6. Not Present Retaining Walls:
7. Acceptable Vegetation: Trees

Peace of Mind Home Inspections

23:21 March 08, 2017

Mr and Mrs Valued Client
1234 Sample Street
Page 5 of 43

Lots and Grounds (Continued)

8. Marginal Fences: Wood - Recommend staining wood and checking posts as regular maintenance.



9. Marginal Porch: Concrete - Recommend patching crack. Deterioration at the base of post.



10. Acceptable Patio: Paver - By spreading paver locking sand across the bricks/blocks and sweeping it over the entire surface will fill in the crevasses and help with water shed and plant life reduction.



- 11. Acceptable Deck: Wood
- 12. Not Present Balcony:
- 13. Not Present Exterior Surface Drain:
- 14. Not Present Basement Stairwell:

Exterior

A representative sample of the exterior is observed. Recommend Regular monitoring of siding Filling / Caulking of all gaps around windows and on exterior as regular maintenance.

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

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

Main and Garage Exterior Surface

1. Marginal Type: Wood and Brick - Gaps at trim near front window should be caulked. brick fronts have minor separation recommend patching gaps and monitoring. spray foam has been added under the fireplace bump out. May have a gaps that was filled. Recommend cleaning the air intake vent for fresh air to utility room.

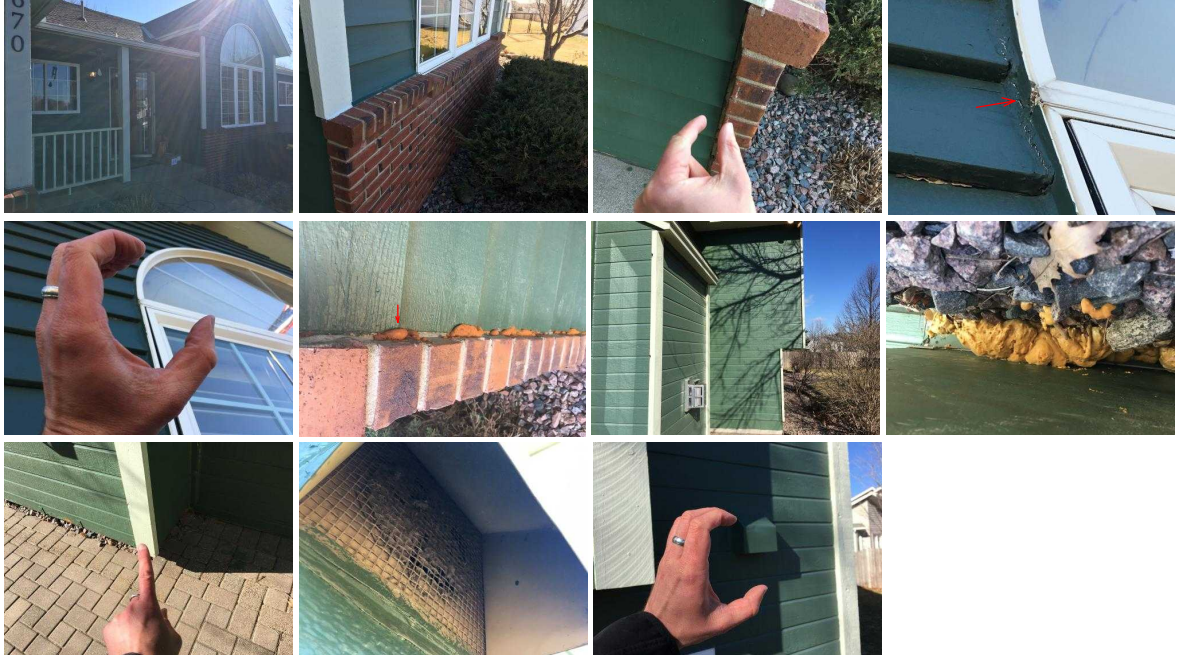
Peace of Mind Home Inspections

23:21 March 08, 2017

Mr and Mrs Valued Client
1234 Sample Street
Page 6 of 43

Exterior (Continued)

Type: (continued)



- 2. Acceptable
- 3. Marginal

Possible lead based paint Homes built on or after 1980 have lower likelihood of lead based paint.
Trim: Wood - **Chipped and peeling paint on trim. As annual maintenance any wood trim should be checked for cracked or chipped paint and if there is cracks or chips in the paint this should be repainted to prevent any possible moisture intrusion which could lead up to deterioration of the material.**



- 4. Acceptable
- 5. Acceptable

Fascia: Wood
Soffits: Wood



- 6. Acceptable

Door Bell: Hard wired



Peace of Mind Home Inspections

23:21 March 08, 2017

Mr and Mrs Valued Client
1234 Sample Street
Page 7 of 43

Exterior (Continued)

7. Marginal Entry Doors: Metal - [Front storm door needs adjustment / repair to close](#)



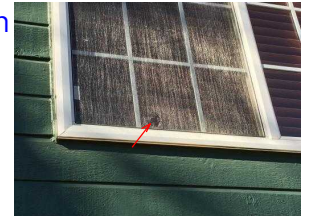
8. Acceptable Patio Door: Wood sliding



9. Acceptable Windows: Vinyl Casement and Sliders

10. Not Present Storm Windows:

11. Marginal Window Screens: Vinyl mesh - [Torn Screen, Not all of the screens were in place. Recommend checking count at your walk through.](#)



12. Not Present Window Wells:

13. Acceptable Basement Windows: Vinyl slider

14. Acceptable Exterior Lighting: Surface mount



15. Acceptable Exterior Electric Outlets: 110 VAC



16. Acceptable Hose Bibs: Gate - [Outside hose bibs should be winterized every fall by turning off water from the inside then opening faucet to drain then closing exterior hose valve 5/6th of the way. Possibly winterized. Recommend verifying with sellers.](#)



Peace of Mind Home Inspections

23:21 March 08, 2017

Mr and Mrs Valued Client
1234 Sample Street
Page 8 of 43

Exterior (Continued)

17. Acceptable Gas Meter: Exterior surface mount at side of home



18. Acceptable Main Gas Valve: Located at gas meter - Emergency Shut off is located at the side of meter. In a emergency the gas can be shut off by lining up the holes.



Outbuilding

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

Acceptable Functional with no obvious signs of defect.

Not Present Item not present or not found.

Not Inspected Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.

Marginal Item is not fully functional and requires repair or servicing.

Defective Item needs immediate repair or replacement. It is unable to perform its intended function.

Rear Outbuilding

1. Marginal Exterior Surface: Wood - [Spray foamed gaps at soffit.](#) [Deteriorated trim](#)



2. Acceptable Roof: Asphalt shingle



3. Not Inspected Walls:

4. Not Inspected Floor:

5. Marginal Foundation: Pavers - [Uneven Pavers on center support should be straightened.](#)



Outbuilding (Continued)

6. Not Inspected Doors: Solid wood - Door locked interior not viewed.



7. Not Inspected, Marginal Windows: Vinyl slider - [Recommend repairing peeling paint and caulking connections](#)



8. Not Present Electrical:

9. Not Present HVAC Source:

Roof

Life expectancy varies greatly on many factors including weather, venting, exposure and foot traffic. Roof inspections are limited to a visual inspection of the roof surface. The active status of roof leaks cannot be determined unless the conditions which cause the leaks to occur are present at the time of inspection. Flat / low pitched roofs, roofs with patching or roofs over 15 years old should all be professionally evaluated prior to closing and every two years after. Interior of gutters not observed in all areas. If inspector can safely access the roof a representative sample is observed.

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

Acceptable Functional with no obvious signs of defect.

Not Present Item not present or not found.

Not Inspected Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.

Marginal Item is not fully functional and requires repair or servicing.

Defective Item needs immediate repair or replacement. It is unable to perform its intended function.

Main Roof Surface

1. Method of Inspection: Ladder at eaves and ground with binoculars.

2. Not Inspected Unable to Inspect: 25% - [Inspector could not safely access roof due to high speed winds.](#)

3. Acceptable Material: Asphalt shingle



4. Type: Gable

5. Approximate Age: 4 to 6

Roof (Continued)

6. Acceptable Flashing: Galvanized - Flashings under siding or roofing is not inspected. Recommend kick out flashings at base of roof to wall connections. Kick out flashings have become common on new construction. They were not common with older homes. These flashings direct water away from the wall along the roof line. We highly recommend these. They are most commonly added when roofing is redone.



7. Acceptable Valleys: Preformed metal
8. Not Present Skylights: Recommend Caulking Glass to Trim Connections and Flashing every two years to prevent leaks.
9. Acceptable Plumbing Vents: PVC



10. Not Present Electrical Mast:
11. Marginal Gutters: Aluminum - Recommend gutters in rear.



12. Acceptable Downspouts: Aluminum
13. Acceptable Leader/Extension: Attached - Recommend gutter is directed onto the driveway. Extensions should always terminate 6-8 feet from the home in a direction that takes water downhill away from home.



- Main Chimney
14. Acceptable Chimney: Metal pipe

Peace of Mind Home Inspections

23:21 March 08, 2017

Mr and Mrs Valued Client
1234 Sample Street
Page 11 of 43

Roof (Continued)

15. Acceptable Flue/Flue Cap: Metal



16. Acceptable Chimney Flashing: Galvanized - Chimney and all other flashings should be checked every 3 years to determine if new sealant is needed as regular home maintenance.

Garage/Carport

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

Acceptable Functional with no obvious signs of defect.

Not Present Item not present or not found.

Not Inspected Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.

Marginal Item is not fully functional and requires repair or servicing.

Defective Item needs immediate repair or replacement. It is unable to perform its intended function.

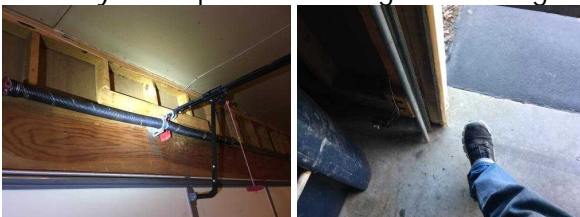
Attached Garage

1. Type of Structure: Attached Car Spaces: 2

2. Marginal Garage Doors: Metal - [Dented. Weather stripping torn.](#)



3. Acceptable Door Operation: Mechanized - Recommend using white lithium grease on springs and rollers once a year to prevent rusting and seizing which can crack overhead springs.



4. Acceptable Door Opener: Craftsman



Peace of Mind Home Inspections

23:21 March 08, 2017

Mr and Mrs Valued Client
1234 Sample Street
Page 12 of 43

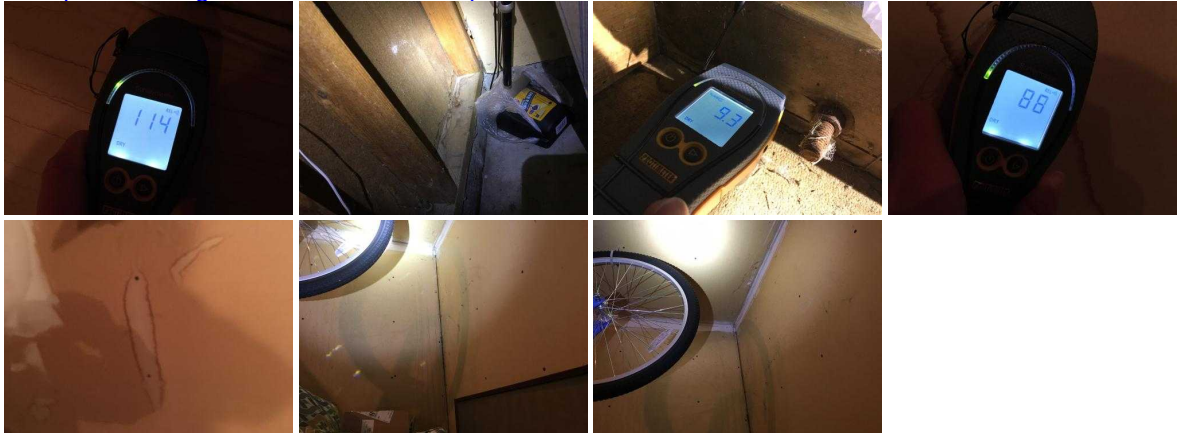
Garage/Carport (Continued)

5. Acceptable Service Doors: Metal



6. Acceptable Ceiling: Fire Rated Drywall - All drywall that is part of the fire barrier should have any gaps or holes patched to maintain a proper fire barrier.

7. Marginal Walls: Fire Rated Drywall - All drywall that is part of the fire barrier should have any gaps or holes patched to maintain a proper fire barrier. Moisture levels of stained areas were within acceptable ranges at the time of inspection.



8. Not Present Windows:

9. Marginal Floor/Foundation: Poured slab - Pitting observed. Crack at corner of block foundation near door. Recommend patching and repair.



10. Not Present Hose Bibs:

11. Not Inspected Lawn Sprinklers: Front and back yard - Not tested due to season, as the sprinkler system is still shut down therefore it was not inspected. Recommend checking with sellers that the system was properly winterized.



Peace of Mind Home Inspections

23:21 March 08, 2017

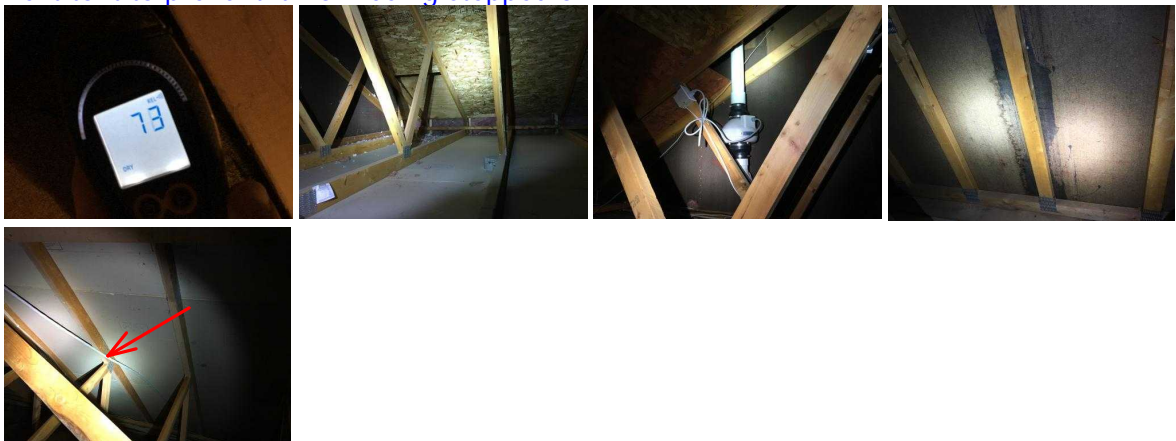
Mr and Mrs Valued Client
1234 Sample Street
Page 13 of 43

Garage/Carport (Continued)

12. Acceptable Electrical: 110 VAC GFCI



13. Marginal Roof Structure: 2x4 Truss - Staining noted on the front wall. Tested within acceptable ranges at the time of inspection. loose wire across framing should be secured. Recommend adding 2x4 next to it to prevent it from being stepped on.



14. Not Present Heating:

Kitchen

Installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. Microwaves are run for a few seconds to avoid any damage of running them empty.

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

Acceptable Functional with no obvious signs of defect.

Not Present Item not present or not found.

Not Inspected Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.

Marginal Item is not fully functional and requires repair or servicing.

Defective Item needs immediate repair or replacement. It is unable to perform its intended function.

1st Floor Kitchen

1. Acceptable Floor: Tile



2. Acceptable Walls: Paint

3. Acceptable Ceiling: Paint

Peace of Mind Home Inspections

23:21 March 08, 2017

Mr and Mrs Valued Client
1234 Sample Street
Page 14 of 43

Kitchen (Continued)

- 4.
- 5. Acceptable

Doors:

Windows: Vinyl slider - The shutters hit the RO water dispenser and cannot be fully opened.



- 6. Acceptable
- 7. Acceptable
- 8. Acceptable
- 9. Acceptable

Counter Tops: Laminate
Cabinets: Wood
Pantry: Single
Electrical: 110 VAC GFCI



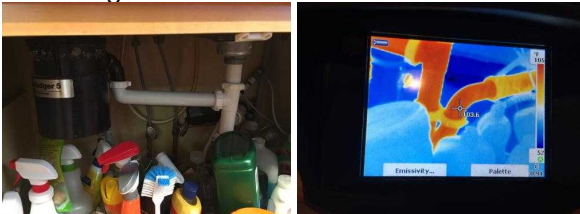
- 10. Defective

Sink: Stainless Steel - Faucet head leaks in rear position.



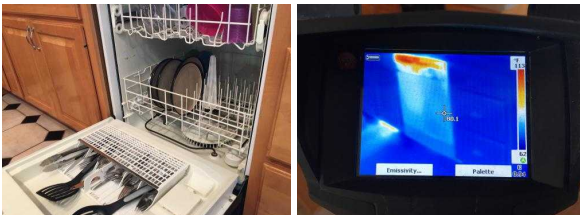
- 11. Acceptable

Plumbing/Fixtures: PVC



- 12. Acceptable
- 13. Acceptable

Disposal: In-Sinkerator
Dishwasher:



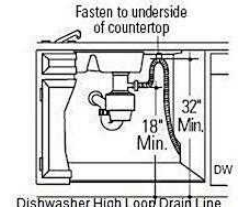
Peace of Mind Home Inspections

23:21 March 08, 2017

Mr and Mrs Valued Client
1234 Sample Street
Page 15 of 43

Kitchen (Continued)

14. Air Gap Present? Yes High loop method



15. Acceptable

Cooking Appliances: The cooking appliances were tested. Ovens are warmed but not brought up to full temp to avoid any ovens being left on while outside the room. This reduces chances of anything being accidentally left on after leaving. No anti tilt bracket observed. These are common on newer stoves and can sometimes be purchased cheaply at used appliance stores.



16. Acceptable

Ventilator: Light Bulb Burnt Out



17. Acceptable

Refrigerator:



18. Acceptable

Microwave:



19. Acceptable

HVAC Source: Heating system register

20. Not Present

Trash Compactor:

Peace of Mind Home Inspections

23:21 March 08, 2017

Mr and Mrs Valued Client
1234 Sample Street
Page 16 of 43

Living Space

Inspector checks a representative sample of the walls, ceiling, floors, doors, outlets and windows. Items behind / below furniture or over 8 feet tall may not be tested due to accessibility. Central vacuums are turned on at the unit with the manual switch (not tested for function at interior connections).

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

Acceptable Functional with no obvious signs of defect.

Not Present Item not present or not found.

Not Inspected Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.

Marginal Item is not fully functional and requires repair or servicing.

Defective Item needs immediate repair or replacement. It is unable to perform its intended function.

All Living Areas Living Space

1. Acceptable Floor: Wood and Carpet - **Floor finish wear observed. Recommend refinishing.**



2. Acceptable

Ceiling: Texture paint

3. Marginal

Walls: Paint - The exterior walls in the lower level were tested with the moisture meter and were within acceptable levels. They were also tested with the thermal camera which no signs of obvious water entry were observed at the time of the inspection. Staining noted in cabinets. Tested within acceptable levels. No plumbing is near this areas and may be from a spill. AV projector not operated as part of inspection



4. Acceptable

Doors: Hollow wood

5. Acceptable

Closet: Single - **Personal belongings limited view.**



Peace of Mind Home Inspections

23:21 March 08, 2017

Mr and Mrs Valued Client
1234 Sample Street
Page 17 of 43

Living Space (Continued)

6. Marginal

Windows: Vinyl Casement and Sliders - Staining noted on most window frames. These areas tested within acceptable ranges at the time of inspection. May be due to condensation or exterior seal / flashing. Recommend further investigation and caulking exterior connections.



7. Acceptable

Electrical: 110 VAC



8. Acceptable

HVAC Source: Heating system register

9. Acceptable

Stair Handrail and Steps

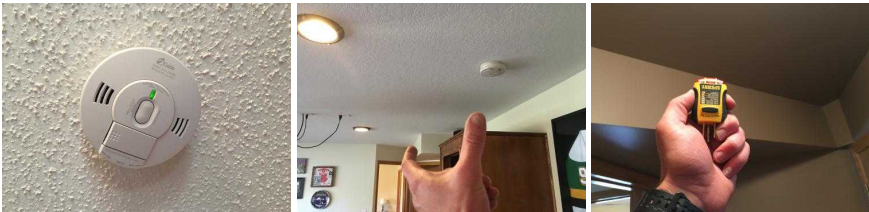


10. Acceptable

Stair Spacing

11. Marginal

Smoke Detector: Battery operated - LL bedroom does not have a smoke detector within 10 feet. Recommend additional smoke detector.



Fireplace/Wood Stove

Due to limited view in fireplaces and importance of not having any gaps a level 2 inspection is recommended on all fireplaces. The inspector does not perform a detailed inspection of components necessary to verify safety. Flue is not inspected as part of the inspection. Inspector does not inspect combustion air components or heat distribution devices.

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

Acceptable Functional with no obvious signs of defect.

Not Present Item not present or not found.

Not Inspected Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.

Marginal Item is not fully functional and requires repair or servicing.

Defective Item needs immediate repair or replacement. It is unable to perform its intended function.

All Fireplace

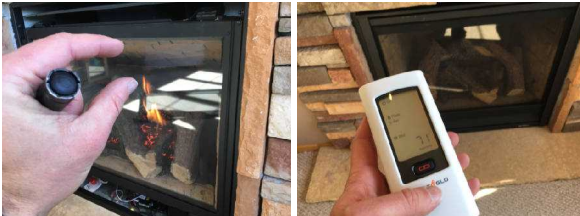
1. Acceptable Fireplace Construction: Stone



2. Acceptable Hearth: Flush mounted

3. Type: Gas log

4. Marginal Fireplace Insert: With thermostatically controlled fan - **The fan was not responsive in the flame height was touching the top of the firebox. The remote did not turn on the fan through the standard operating sequence within a quick time frame. Recommend HVAC contractor tune and evaluate unit**



5. Not Inspected Smoke Chamber: Metal - not observed behind veneer

6. Not Inspected Flue: Due to limited view in fireplaces and importance of not having any gaps a level 2 inspection is recommended on all fireplaces. The inspector does not perform a detailed inspection of components necessary to verify safety. Flue is not inspected as part of the inspection.

7. Not Present Damper:

8. Not Present Freestanding Stove:

9. Acceptable Smoke Detector Present In Room(s)

Peace of Mind Home Inspections

23:21 March 08, 2017

Mr and Mrs Valued Client
1234 Sample Street
Page 19 of 43

Bedroom

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

Acceptable Functional with no obvious signs of defect.

Not Present Item not present or not found.

Not Inspected Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.

Marginal Item is not fully functional and requires repair or servicing.

Defective Item needs immediate repair or replacement. It is unable to perform its intended function.

All Bedroom

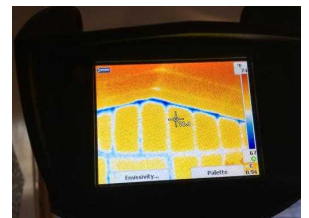
1. Acceptable Floor: Carpet



2. Acceptable Ceiling: Texture paint



3. Acceptable Walls: Paint



4. Acceptable Closet: Large - **Personal belongings limited view.**



5. Acceptable Doors: Hollow wood

6. Marginal Windows: Vinyl Casement and Sliders - **Staining on trim in master tested within acceptable ranges.**



Bedroom (Continued)

7. Acceptable Electrical: 110 VAC



8. Acceptable HVAC Source: Heating system register

9. Acceptable Smoke Detector: Battery operated



Bathroom

Bathroom venting that is inside a wall or obscured / not easily viewed from view from the attic access are not inspected. Tub faucet and shower heads are run but tub is not filled as part of the inspection.

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

Acceptable Functional with no obvious signs of defect.

Not Present Item not present or not found.

Not Inspected Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.

Marginal Item is not fully functional and requires repair or servicing.

Defective Item needs immediate repair or replacement. It is unable to perform its intended function.

All Bathroom

1. Acceptable Floor: Tile



2. Acceptable Ceiling: Texture paint

3. Acceptable Walls: Paint

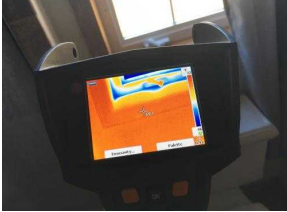
4. Acceptable Doors: Hollow wood

5. Marginal Windows: Vinyl casement - **Staining noted on trim. Tested within acceptable ranges. Arm was loose.**



Bathroom (Continued)

Windows: (continued)



6. Acceptable

Electrical: 110 VAC GFCI



7. Acceptable

Counter/Cabinet: Laminate and wood

8. Acceptable

Sink/Basin: Molded dual bowl



9. Marginal

Faucets/Traps: Delta fixtures with a PVC trap - **Right master drain is showing signs of past leaking. No active leak observed. Recommend cleaning and adding new plumbers putty to threads.**



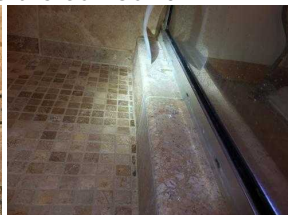
10. Acceptable

Tub/Surround: Porcelain tub and ceramic tile surround



11. Acceptable

Shower/Surround: Porcelain pan and ceramic tile surround



Peace of Mind Home Inspections

23:21 March 08, 2017

Mr and Mrs Valued Client
1234 Sample Street
Page 22 of 43

Bathroom (Continued)

- 12. Not Present Spa Tub/Surround:
- 13. Acceptable Toilets: 1 1/2 Gallon Tank



- 14. Acceptable HVAC Source: Heating system register
- 15. Acceptable Ventilation: Electric ventilation fan



Basement

The inspector randomly samples basement walls with the moisture meter. The inspector is not able to determine the location or adequacy of drain tile outside of the sump pit.

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

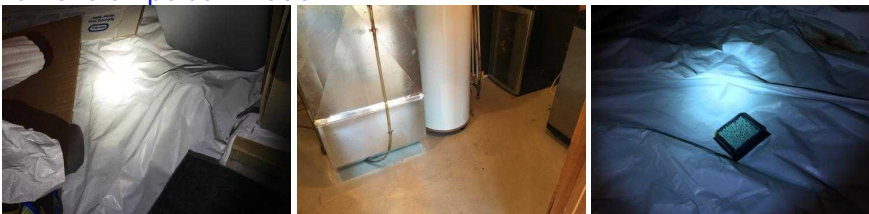
- Acceptable Functional with no obvious signs of defect.
- Not Present Item not present or not found.
- Not Inspected Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
- Marginal Item is not fully functional and requires repair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

Main (Unfinished Areas) Basement

- 1. Not Inspected Unable to Inspect: 85% - Finished Basement / Storage Boxes



- 2. Acceptable Ceiling: Exposed framing
- 3. Acceptable Walls: Exposed framing
- 4. Marginal Floor: Poured and vapor barrier covered gravel. - [Mouse poison noted. Recommend seller remove all poison hidden.](#)



- 5. Not Inspected Floor Drain: Not tested. Recommend cleaning at move in and regularly afterwards.

Basement (Continued)

- 6. Acceptable Doors: Solid wood
- 7. Not Present Windows:
- 8. Acceptable Electrical: 110 VAC outlets and lighting circuits
- 9. Not Present Smoke Detector:
- 10. Acceptable Sump Pump: Pit was dry. Radon system appeared functional. Recommend caulking monometer on the radon reduction pipe in place.



- 11. Acceptable Moisture Location: None observed.
- 12. Acceptable Basement Stairs/Railings: Wood stairs with wood handrails
- 13. Not Present Air to Air Exchanger

Laundry Room/Area

Inspector runs washer and dryers through a normal cycle. The inspector is not next to the machine at all times to listen for any noises during cycles.

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

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

1st Floor Laundry Room/Area

- 1. Acceptable Ceiling: Paint
- 2. Acceptable Walls: Paint
- 3. Acceptable Floor: Tile



- 4. Acceptable Doors: Hollow wood
- 5. Acceptable Windows: Vinyl slider



- 6. Acceptable Electrical: 110 VAC

Peace of Mind Home Inspections

23:21 March 08, 2017

Mr and Mrs Valued Client
1234 Sample Street
Page 24 of 43

Laundry Room/Area (Continued)

7. Acceptable HVAC Source: Heating system register
8. Marginal Laundry Tub: PVC - Springs on lower door are tired and not fully closing recommend adjustment / repair.



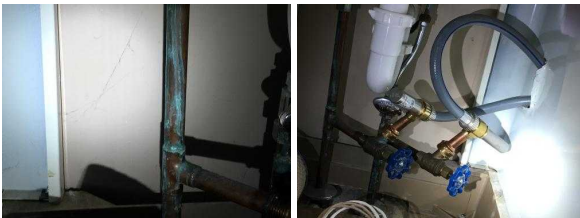
9. Acceptable Laundry Tub Drain: PVC



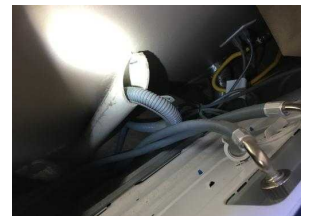
10. Acceptable Washer



11. Marginal Washer Hose Bib: Gate valves - Corrosion noted. Recommend cleaning and monitoring. Standard rubber hoses while fully functional have a shorter life span. When the rubber dries out the hose can crack and bust causing flooding. Recommend steel braided lines to reduce the risks of hose bursts.



12. Acceptable Washer Drain: Wall mounted drain



13. Acceptable Washer and Dryer Electrical: 110 VAC

Peace of Mind Home Inspections

23:21 March 08, 2017

Mr and Mrs Valued Client
1234 Sample Street
Page 25 of 43

Laundry Room/Area (Continued)

14. Acceptable Dryer



15. Acceptable Dryer Vent: Metal flex - Dryer venting requires regular cleaning to prevent buildup of lint in the pipes.

16. Acceptable Dryer Gas Line: Insulflex

17. Not Present Floor Drain: Surface drain - **Recommend disaster pans under washers in rooms without floor drains.**

Attic

Inspector does not move / remove insulation.

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

Acceptable Functional with no obvious signs of defect.

Not Present Item not present or not found.

Not Inspected Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.

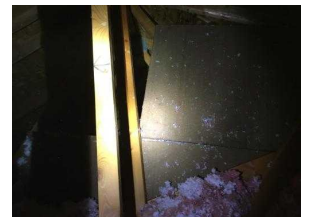
Marginal Item is not fully functional and requires repair or servicing.

Defective Item needs immediate repair or replacement. It is unable to perform its intended function.

Main Attic

1. Method of Inspection: From the attic access

2. Not Inspected Unable to Inspect: 75% - Inspector not able to safely walk in attic without causing ceiling damage. Head and Shoulders entry only. View can sometimes be limited by trusses or rafters. Not inspected for pests.



3. Acceptable Roof Framing: 2x4 Truss



4. Acceptable Sheathing: Particle board



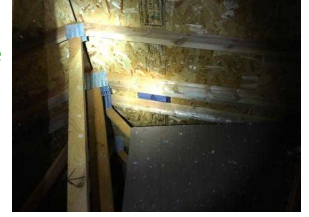
Peace of Mind Home Inspections

23:21 March 08, 2017

Mr and Mrs Valued Client
1234 Sample Street
Page 26 of 43

Attic (Continued)

5. Acceptable, Not Inspected Ventilation: Roof and soffit vents - Soffit chutes were not observed from scuttle. Recommend checking they are in place and that there is not insulation over the soffit vents.



6. Acceptable Insulation: Loose



7. Acceptable Insulation Depth: 14+ - 14 inches of insulation is the modern recommended amount. Many older homes have less which was typical for when they were built. Adding insulation will increase heat efficiency.

8. Not Present Attic Fan: None

9. Not Present Wiring/Lighting:

10. Acceptable, Not Inspected Moisture Penetration: No Obvious Stains Observed



11. Acceptable Bathroom Fan Venting: Electric fan - Bathroom venting that is inside a wall or obscured / not easily viewed from view from the attic access are not inspected.



Peace of Mind Home Inspections

23:21 March 08, 2017

Mr and Mrs Valued Client
1234 Sample Street
Page 27 of 43

Electrical

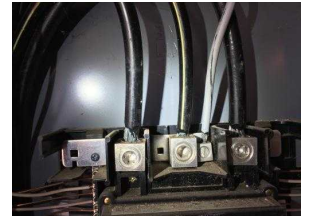
Low voltage and timed systems (Alarms, Stereos, Speakers, Landscape Lighting, Etc..) Not inspected as part of a general home inspection. Inspector does not measure amperage, voltage and impedance.

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

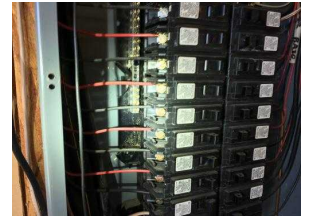
Acceptable	Functional with no obvious signs of defect.
Not Present	Item not present or not found.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Marginal	Item is not fully functional and requires repair or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

1. Service Size Amps: 150 Volts: 110-240 VAC

2. Acceptable Service: Aluminum



3. Acceptable 120 VAC Branch Circuits: Copper



4. Acceptable Ungrounded Outlets Observed None Observed

5. Acceptable 240 VAC Branch Circuits: Copper and aluminum

6. Acceptable Aluminum Wiring: No Single Stand Aluminum wiring observed on 110v wires - Wires are evaluated in the electrical box only. Aluminum Wiring has been known to be at a higher risk for house fires. This is because the single strand aluminum wire material vibrates more than copper sometimes causing it to become loose. There are remedies that will secure the lines properly. A electrician can describe these to you.

7. Acceptable Conductor Type: Romex



8. Acceptable Ground: Plumbing and rod in ground - Grounding rod not observed. Assumed connected.

Garage Electric Panel

9. Acceptable Manufacturer: Square D



Peace of Mind Home Inspections

23:21 March 08, 2017

Mr and Mrs Valued Client
1234 Sample Street
Page 28 of 43

Electrical (Continued)

- 10. Maximum Capacity: 150 amps
- 11. Acceptable Main Breaker Size: 150 amps
- 12. Acceptable Breakers: Copper and Aluminum - Breakers were within acceptable temperature ranges at the time of inspection.



- 13. Not Present Fuses:
- 14. Not Present AFCI:
- 15. Acceptable GFCI: At GFCI receptacles only
- 16. Is the panel bonded? Yes

Structure

Items marked NI were not visible or covered. Components covered with finishing materials are not inspected.

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

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

- 1. Acceptable Structure Type: Wood frame - Mostly Covered
- 2. Not Inspected Foundation: Covered



- 3. Not Inspected Differential Movement: Mostly Covered
- 4. Acceptable Joists/Trusses: I Joists - Mostly Covered



Structure (Continued)

5. Acceptable, Not Inspected Piers/Posts: Poured piers and wood posts - Mostly Covered



6. Acceptable Floor/Slab: Poured slab and gravel - Mostly Covered. gravel has vapor barrier

7. Acceptable, Not Inspected Stairs/Handrails: Wood stairs with wood handrails - Mostly Covered



8. Acceptable, Not Inspected Subfloor: Composite manufactured materials - Mostly Covered

Air Conditioning

Window units are considered personal property and not inspected. Inspector will test at a interior vent to make sure the air is discharging cooler than room temp.

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

Acceptable Functional with no obvious signs of defect.

Not Present Item not present or not found.

Not Inspected Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.

Marginal Item is not fully functional and requires repair or servicing.

Defective Item needs immediate repair or replacement. It is unable to perform its intended function.

Main AC System

1. Not Inspected A/C System Operation: Appears serviceable - To avoid possible compressor damage due to outside temperature below 60 degrees in the last 24 hours, the unit was not tested.

2. Acceptable Exterior Unit: Pad mounted



3. Manufacturer: Carrier



4. Area Served: Whole building Approximate Age: 2014

5. Refrigerant Type Older. Unit runs on r22 Type refrigerant which is very good at what it does but was bad for

Air Conditioning (Continued)

Refrigerant Type (continued)

the environment. It was discontinued from production in 2015. recommend topping off refrigerant at first sign of limited cooling.

- 6. Acceptable Visible Coil: Aluminum
- 7. Acceptable Electrical Disconnect: Tumble switch



- 8. Not Inspected Thermostats: Individual

Heating System

Heating system inspection are limited to only the areas observed by looking at the front of the access panel. In most cases very little of the heat exchanger can be reasonably observed. HVAC professionals suggest a ORSAT test and partial dismantling of the furnace to conduct a scope inspection of the exterior of the heat exchanger. This is a good idea for all furnaces over 5 years old and recommended by the manufacturer annually on units over 10 years old. This should be done prior to the closing on a purchase. Locating or identifying underground fuel tanks is not part of the inspection. There are professionals that can assist with this.

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

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

Main Heating System

- 1. Acceptable Heating System Operation: Functional at time of inspection



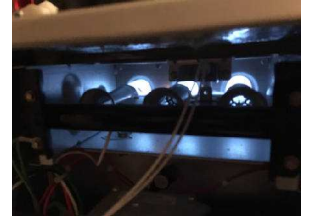
- 2. Manufacturer: Carrier



- 3. Type: Forced air Capacity: 60,000 btu
- 4. Area Served: Whole building Approximate Age: 2013
- 5. Fuel Type: Natural gas

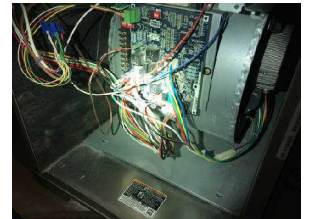
Heating System (Continued)

6. Acceptable Heat Exchanger: 3 Burner - Manufacturers recommend inspection by a qualified heating specialist annually once unit is 10 years old. no recent service stickers observed. All units should have a professional HVAC inspection prior to purchase and annually thereafter if over 10 years old. Manufacturers estimated life expectancy 25 - 40 years depending on model and efficiency. Recommend HVAC inspection specifically asking for the following. ORSAT combustion testing to check for carbon monoxide or heat exchanger issues as well as a visual inspection of the heat exchanger to look for areas that may have stress cracks or compromised heat exchangers.

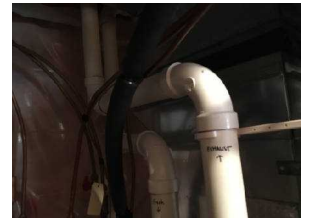


7. Unable to Inspect: 85% (Interior Components)

8. Acceptable Distribution: Metal duct



9. Acceptable Flue Pipe: PVC



10. Acceptable Condensate Removal: Plastic tubing

11. Not Inspected, Marginal Humidifier: April-Aire - the controls did not power up when dual was turned. recommend further investigation. Humidifier filter should be changed regularly as manufacturer recommends. Humidifiers are not tested. In the fall the water should be turned on and the damper opened. The owner should read the user manuals to fully understand the settings to avoid causing excessive humidity which can cause condensation or other damage.



12. Acceptable Thermostats: Individual

13. Not Present Secondary Heating System

14. Suspected Asbestos: No - All homes built before 1980 have a chance of asbestos being in some building material. See www.EPA.gov/Asbestos for more questions.

15. Not Present Fuel Tank: None Observed.

16. Tank Location: None Observed

Plumbing

Water quality testing is not part of the inspection. A representative sample of the plumbing, supply and drain pipes are inspected.

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

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

1. Acceptable Service Line: Copper



2. Acceptable, Not Inspected Main Water Shutoff: Basement

3. Marginal Water Lines: Copper - Signs of past leaking noted under sink. no active leak observed. Saddle valve observed. Recommend monitoring these. They can last for years however they can be prone to leaks as the rubber seals dry out.



4. Acceptable Drain Pipes: PVC - Inspectors cannot determine the condition of the pipe from the home to the street. If you are concerned about this, you should consider having a plumber run a camera through the lines to establish its condition.



5. Acceptable Service Caps: Accessible



6. Not Inspected Vent Pipes: PVC

Plumbing (Continued)

7. Acceptable Gas Service Lines: Copper



Basement Water Heater

8. Marginal Water Heater Operation: Functional at time of inspection - Older unit. rust and scale noted. recommend planning for replacement. Manufacturers recommend (on new units) draining water softer annually to flush debris in the tank. Use caution and follow manufacturers instructions. Manufacturers estimate life of most units to be between 7 and 12 years



9. Manufacturer: Ruud
10. Type: Natural gas Capacity: 40 Gal.
11. Approximate Age: 1990s Area Served: Whole building
12. Acceptable Flue Pipe: Single wall



13. Defective TPRV and Drain Tube: Copper - signs of past leaking. drain is leaking



14. Acceptable Water Temp

15. Acceptable, Not Inspected Water Softener Water softener appears functional. The unit was not tested or run through a full refresh cycle since this takes sometimes several hours which could cause a drain back up or leak while nobody is at the home to monitor.



16. Not Inspected Reverse Osmosis System RO systems are not tested or checked for purity.

Final Comments

The inspection report is considered the walk through, verbal explanations on site / any further communications, photo disc and written report combined. Each area of reporting listed above is provided to give the customer as much information as possible. Some areas photographed are done so to provide you with additional information. So I encourage you to look at the photo disc in detail to give you a better idea of the condition of some of the items photographed. No representation of the remaining effective life of any component or system is implied. The general inspection is to test the general functionality and soundness of readily observable components. The report is not considered valid until buyer has signed pre inspection agreement. The buyer signs two agreements. One is kept by each party. The only intended user is the client identified on the pre inspection agreement. Peace of Mind Home Inspections LLC assumes no liability to third parties in connection with the inspection and report. The report cannot be distributed or resold without written permission from Peace of Mind Home Inspections LLC. All diagrams are used for educational purposes within fair use guidelines.

The inspection report is a snap shot in time. Displaying what was readily visible on the day of inspection. The inspector will not be able to anticipate seasonal issues or effects from larger than average storms. Recommendations for further evaluation / investigation or consultation should be done before closing when possible. Marginal can also mean below average or a recommendation for improvement. Any items indicated as marginal or defective should be investigated further / given proper attention by a qualified contractor. It is the buyers discretion if they want further inspection on any items marked marginal or defective.

We wish you the best of luck with your new home.

Warm Regards,
Peace of Mind Home Inspections LLC

Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. Driveway: Asphalt - Cracks and settlement noted. Recommend filling cracks and sealing driveway as regular maintenance every 2- 4 years



2. Grading: Minor slope / Flat - The grading is flat in some spots (front and rear corners) around the home and the soil should be increased to the proper slope so that water can flow away from the home as needed.



3. Fences: Wood - Recommend staining wood and checking posts as regular maintenance.



4. Porch: Concrete - Recommend patching crack. Deterioration at the base of post.

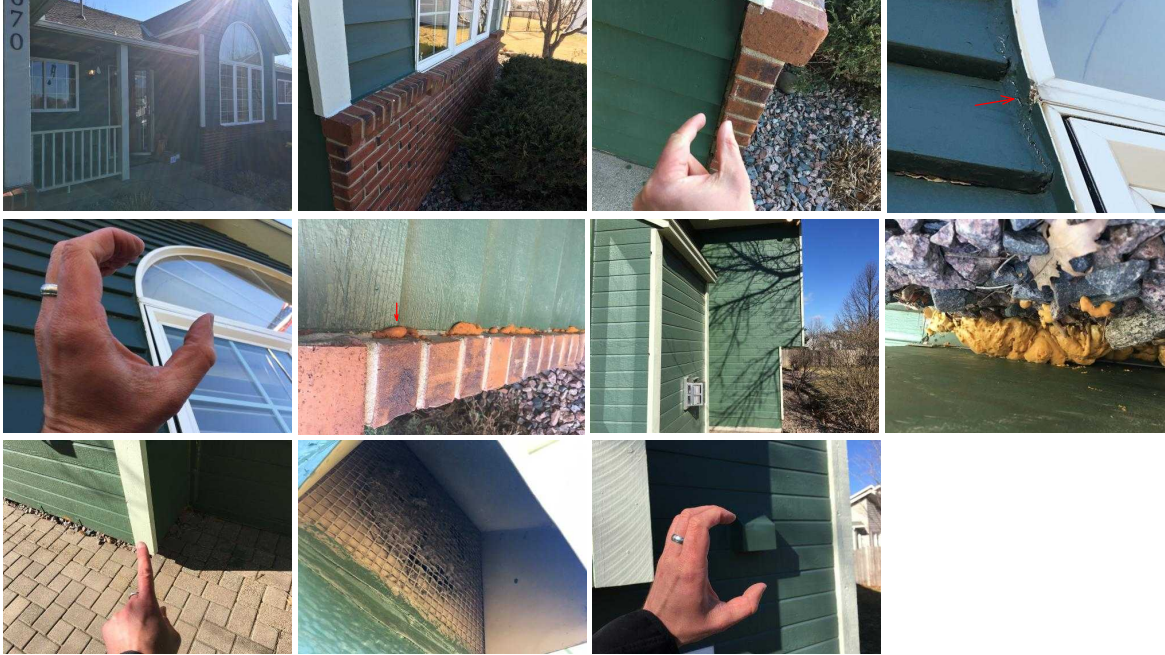


Exterior

5. Main and Garage Exterior Surface Type: Wood and Brick - Gaps at trim near front window should be caulked. brick fronts have minor separation recommend patching gaps and monitoring. spray foam has been added under the fireplace bump out. May have a gaps that was filled. Recommend cleaning the air intake vent for fresh air to utility room.

Exterior (Continued)

Type: (continued)



6. Trim: Wood - Chipped and peeling paint on trim. As annual maintenance any wood trim should be checked for cracked or chipped paint and if there is cracks or chips in the paint this should be repainted to prevent any possible moisture intrusion which could lead up to deterioration of the material.
7. Entry Doors: Metal - Front storm door needs adjustment / repair to close
8. Window Screens: Vinyl mesh - Torn Screen, Not all of the screens were in place. Recommend checking count at your walk through.



Outbuilding

9. Rear Outbuilding Exterior Surface: Wood - Spray foamed gaps at soffit. Deteriorated trim

Outbuilding (Continued)

Exterior Surface: (continued)



10. Rear Outbuilding Foundation: Pavers - [Uneven Pavers on center support should be straightened.](#)



11. Rear Outbuilding Windows: Vinyl slider - [Recommend repairing peeling paint and caulking connections](#)



Roof

12. Gutters: Aluminum - [Recommend gutters in rear.](#)



Garage/Carport

13. Attached Garage Garage Doors: Metal - [Dented. Weather stripping torn.](#)



14. Attached Garage Walls: Fire Rated Drywall - [All drywall that is part of the fire barrier should have any gaps or holes patched to maintain a proper fire barrier. Moisture levels of stained areas were within acceptable ranges at the time of inspection.](#)

Garage/Carport (Continued)

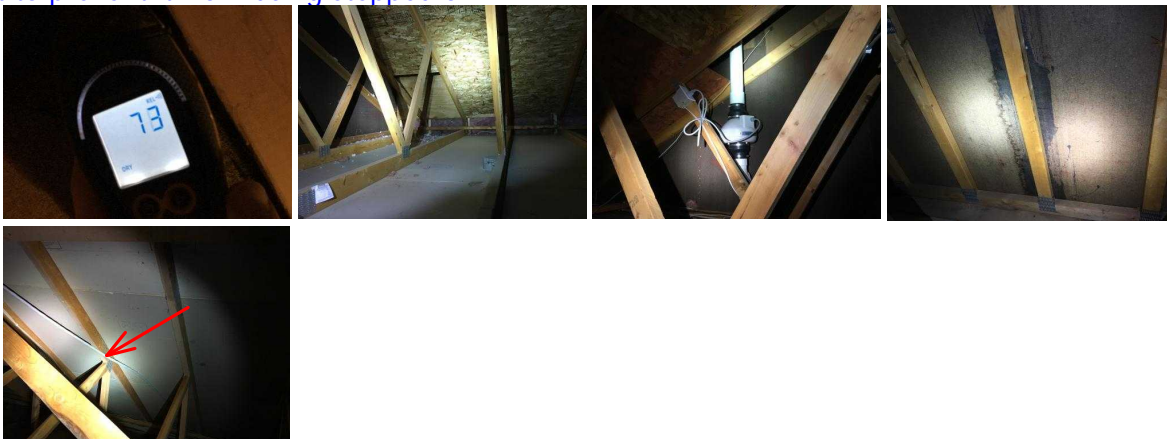
Walls: (continued)



15. Attached Garage Floor/Foundation: Poured slab - **Pitting observed. Crack at corner of block foundation near door. Recommend patching and repair.**



16. Attached Garage Roof Structure: 2x4 Truss - **Staining noted on the front wall. Tested within acceptable ranges at the time of inspection. loose wire across framing should be secured. Recommend adding 2x4 next to it to prevent it from being stepped on.**



Living Space

17. All Living Areas Living Space Walls: Paint - **The exterior walls in the lower level were tested with the moisture meter and were within acceptable levels. They were also tested with the thermal camera which no signs of obvious water entry were observed at the time of the inspection. Staining noted in cabinets. Tested within acceptable levels. No plumbing is near this areas and may be from a spill. AV projector not operated as part of inspection**

Peace of Mind Home Inspections

23:21 March 08, 2017

Mr and Mrs Valued Client
1234 Sample Street
Page 39 of 43

Living Space (Continued)

Walls: (continued)



18. All Living Areas Living Space Windows: Vinyl Casement and Sliders - Staining noted on most window frames. These areas tested within acceptable ranges at the time of inspection. May be due to condensation or exterior seal / flashing. Recommend further investigation and caulking exterior connections.



19. All Living Areas Living Space Smoke Detector: Battery operated - LL bedroom does not have a smoke detector within 10 feet. Recommend additional smoke detector.



Fireplace/Wood Stove

20. All Fireplace Fireplace Insert: With thermostatically controlled fan - The fan was not responsive in the flame height was touching the top of the firebox. The remote did not turn on the fan through the standard operating sequence within a quick time frame. Recommend HVAC contractor tune and evaluate unit

Fireplace/Wood Stove (Continued)

Fireplace Insert: (continued)



Bedroom

21. All Bedroom Windows: Vinyl Casement and Sliders - [Staining on trim in master tested within acceptable ranges.](#)



Bathroom

22. All Bathroom Windows: Vinyl casement - [Staining noted on trim. Tested within acceptable ranges. Arm was loose.](#)



23. All Bathroom Faucets/Traps: Delta fixtures with a PVC trap - [Right master drain is showing signs of past leaking. No active leak observed. Recommend cleaning and adding new plumbers putty to threads.](#)



Marginal Summary (Continued)

Basement

24. Main (Unfinished Areas) Basement Floor: Poured and vapor barrier covered gravel. - [Mouse poison noted. Recommend seller remove all poison hidden.](#)

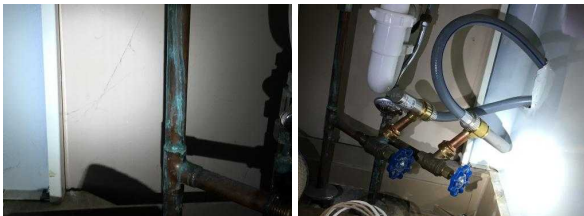


Laundry Room/Area

25. 1st Floor Laundry Room/Area Laundry Tub: PVC - [Springs on lower door are tired and not fully closing recommend adjustment / repair.](#)

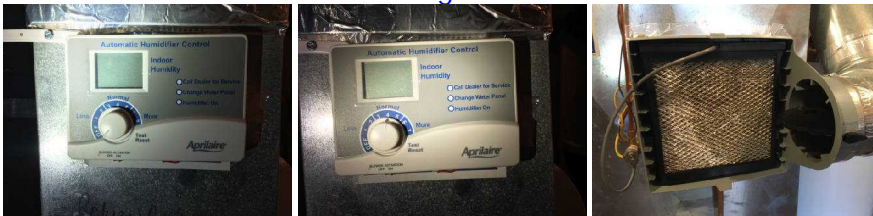


26. 1st Floor Laundry Room/Area Washer Hose Bib: Gate valves - [Corrosion noted. Recommend cleaning and monitoring. Standard rubber hoses while fully functional have a shorter life span. When the rubber dries out the hose can crack and bust causing flooding. Recommend steel braided lines to reduce the risks of hose bursts.](#)



Heating System

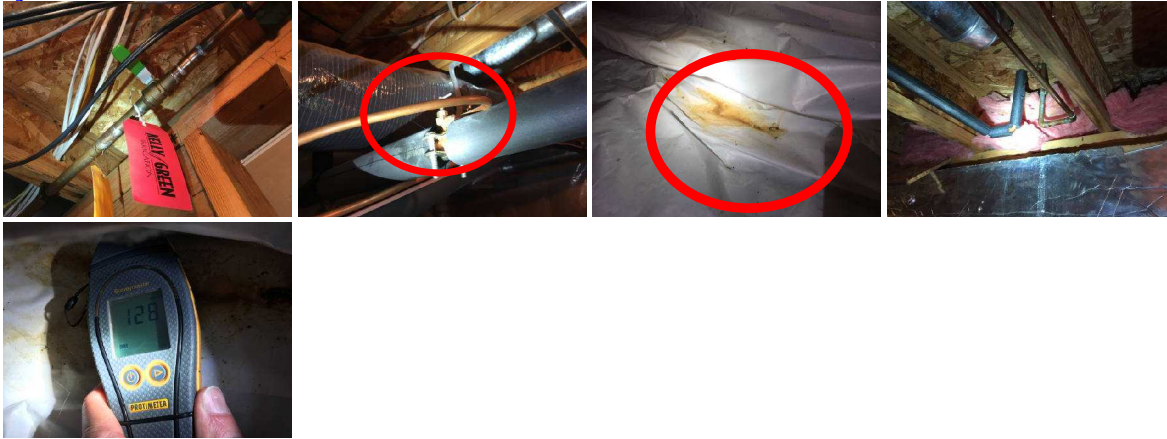
27. Main Heating System Humidifier: April-Aire - [the controls did not power up when dual was turned. recommend further investigation. Humidifier filter should be changed regularly as manufacturer recommends. Humidifiers are not tested. In the fall the water should be turned on and the damper opened. The owner should read the user manuals to fully understand the settings to avoid causing excessive humidity which can cause condensation or other damage.](#)



Marginal Summary (Continued)

Plumbing

28. Water Lines: Copper - Signs of past leaking noted under sink. no active leak observed. Saddle valve observed. Recommend monitoring these. They can last for years however they can be prone to leaks as the rubber seals dry out.



29. Basement Water Heater Water Heater Operation: Functional at time of inspection - Older unit. rust and scale noted. recommend planning for replacement. Manufacturers recommend (on new units) draining water softer annually to flush debris in the tank. Use caution and follow manufacturers instructions. Manufacturers estimate life of most units to be between 7 and 12 years



Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Kitchen

1. 1st Floor Kitchen Sink: Stainless Steel - **Faucet head leaks in rear position.**



Plumbing

2. Basement Water Heater TPRV and Drain Tube: Copper - **signs of past leaking. drain is leaking**

