



Joseph Barker
23528 165th AVE SE
Monroe, WA 98272
(425)346-7008
jbinspections17@gmail.com

Property Inspection Report



Peace of Mind Home Inspection

Page 1 of 36



17:47 July 13, 2022

Table of Contents

Inspection Agreement	3
Definitions	7
General Information	7
Lots and Grounds	8
Exterior	9
Roof	10
Garage/Carport	11
Electrical	12
Structure	14
Attic	15
Crawl Space	16
Air Conditioning	17
Fireplace/Wood Stove	18
Heating System	18
Plumbing	20
Bathroom	21
Kitchen	24
Bedroom	25
Living Space	27
Laundry Room/Area	29

Peace of Mind Home Inspection

Page 2 of 36



17:47 July 13, 2022

Table of Contents (continued)

Summary

30

Peace of Mind Home Inspection

Page 3 of 36



17:47 July 13, 2022

Inspection Agreement

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

A NP NI M D

Inspector Name: Joseph Barker
Company Name: Peace of Mind Home Inspections
Address: 23528 165th Ave S.E.
City State Zip: Monroe WA 98272

Client Name:
Address: 123 some ware
City, State Zip: Marysville WA 98271

Property Address: 123 some ware
City State Zip: Marysville WA 98271

1. Date:

This Inspection Agreement (the "Agreement") is made between (the "Client") and (the "Inspector") for a Standard Home Inspection of the residence located at (the "Residence"). The Standard Home Inspection shall be performed and completed for (the Client)

GENERAL PURPOSE AND SCOPE OF INSPECTION

The purpose of a home inspection is to assess the condition of the Residence at the time of the inspection using visual observations, simple tools, and normal homeowner operational control, and to report deficiencies of specific systems and components. Unless specifically excluded below, a Washington State Licensed Home Inspector is responsible for performing a visual and noninvasive inspection of the readily accessible systems and components of a home as identified and described in Washington Administrative Code ("WAC") sections 308-408C-070 through -180 (EXHIBIT A to this Agreement), to the extent such systems and components exist at the Residence. Such components and systems include the roof, foundation, exterior, heating system, air-conditioning system, structure, plumbing and electrical systems, and other aspects of the home as may be identified in WAC 308-408C-070 through -180 (EXHIBIT A to this Agreement), to the extent such systems and components exist at the Residence. The Inspector shall prepare a written report of the general condition of those systems and components as they appear at the time of the inspection. The inspection report is a written opinion of what was visible and evident at the time of the inspection. The report is not a listing of repairs to be made and is not intended for use as a guide in re-negotiating or making a determination about a real estate transaction. Items that are not listed in the inspection report were not inspected and are not included under the scope of the inspection service provided. A home inspection is not technically exhaustive and does not identify concealed conditions or latent defects. The Inspector is acting as a licensed home inspector and is not acting as a licensed engineer or expert in any specific

Peace of Mind Home Inspection

Page 4 of 36



17:47 July 13, 2022

Inspection Agreement (Continued)

craft or trade. If the Inspector recommends consulting other specialized experts, Client should do so and such consultation will be at the Client's expense and should be done prior to the end of any inspection contingency. Not all conditions are apparent at the time of inspection, and the written report is not a substitute for any seller disclosure statement as may be required by law.

Inclusion of additional items to be inspected or items to be deleted from the inspection may be negotiated and/or mutually agreed upon by the Client and the Inspection Firm as indicated in an addendum to this Agreement. An additional fee may be assessed.

OUTSIDE THE SCOPE OF THE INSPECTION

The following are specifically NOT within the scope of this inspection, unless otherwise agreed to in an addendum to this Agreement:

Investigation of mold, asbestos, lead paint, water, soil, air quality or other environmental issues. </

Inspection of any area which is not exposed to view, is concealed, or is inaccessible because of soils, walls, floors, carpets, ceilings, furnishings, or any other obstruction is not included in this inspection. CLIENT AGREES TO ASSUME ALL THE RISK

FOR ALL CONDITIONS WHICH ARE CONCEALED FROM VIEW AT THE TIME OF THE INSPECTION.

Destructive testing or dismantling beyond normal home owner access.

All Exclusions and Limitation listed in WAC 308-408C-030(1) through (20) (EXHIBIT A to this Agreement).

Determining compliance with installation guidelines, construction documents, manufacturer's specifications, building codes, local ordinances, zoning regulations, covenants, or other restrictions, including local interpretations thereof.

Defining the manufacturer or issues directly or indirectly related to drywall from the Peoples Republic of China.

WOOD DESTROYING ORGANISMS: Pursuant to RCW 18.280.190, a licensed home inspector who is not also licensed as a pest inspector under chapter 15.58 RCW shall only refer in his or her report to rot or conducive conditions for wood destroying organisms and shall refer the identification of or damage by wood destroying insects to a structural pest inspector licensed under chapter 15.58 RCW.

LIMITATION OF LIABILITY: This Agreement, the inspection and the inspection report do NOT CONSTITUTE A GUARANTEE OR WARRANTY of any kind, nor do they substitute for any seller disclosure statement as may be required by law. The Inspector's liability for acts and omissions in the inspection or the inspection report shall be LIMITED TO THE AMOUNT OF THE FEE PAID BY THE CLIENT FOR THE INSPECTION.

ONE-YEAR TIME LIMITATION ON CLAIMS: NO LEGAL ACTION OR PROCEEDING OF ANY KIND, INCLUDING THOSE SOUNDING IN TORT OR CONTRACT, CAN BE COMMENCED AGAINST THE INSPECTOR OR ITS OFFICERS, AGENTS OR EMPLOYEES MORE THAN ONE (1) YEAR AFTER THE DATE OF THE SUBJECT INSPECTION. TIME IS EXPRESSLY OF THE

Peace of Mind Home Inspection

Page 5 of 36



17:47 July 13, 2022

Inspection Agreement (Continued)

ESSENCE HEREIN. THIS TIME PERIOD IS SHORTER THAN OTHERWISE PROVIDED BY LAW.

NOTICE AND WAIVER OF CLAIMS: To the extent a claim or complaint is not otherwise barred by the one-year time limitation on claims (above), Client agrees and understands that ANY CLAIM(S) OR COMPLAINT(S) ARISING OUT OF OR RELATED TO ANY ALLEGED ACT OR OMISSION OF THE INSPECTOR SHALL BE REPORTED IN WRITING TO THE INSPECTOR WITHIN TEN (10) BUSINESS DAYS OF DISCOVERY. Unless there is an emergency condition the client agrees to ALLOW THE INSPECTOR A REASONABLE PERIOD OF TIME TO INVESTIGATE THE CLAIM(S) OR COMPLAINT(S) by, among other things, re-inspection before the client or anyone acting on the client's behalf repairs, replaces, alters, or modifies the system or component that is the subject matter of the claim or complaint. Clients understands and agrees that ANY FAILURE TO TIMELY NOTIFY THE INSPECTOR AND ALLOW ADEQUATE TIME TO INVESTIGATE AS STATED ABOVE SHALL CONSTITUTE A COMPLETE BAR AND WAIVER OF ANY AND ALL CLAIMS THE CLIENT MAY HAVE AGAINST THE INSPECTOR RELATED TO THE ALLEGED ACT OR OMISSION IN THE INSPECTION OR INSPECTION REPORT, unless otherwise prohibited by law.

MEDIATION AND BINDING ARBITRATION: Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud, or misinterpretation arising out of, from or related to, this Agreement or arising out of, from or related to the inspection or inspection report shall be submitted first to a Non-Binding Mediation, and absent a voluntary settlement through Non-Binding Mediation, to be followed by final and Binding Arbitration as conducted by the Construction Dispute Resolution Services, LLC (under its "Home Inspection Arbitration Rules and Procedures," a copy of which is available at <http://www.constructiondisputes-cdrs.com>), or another Arbitration service if mutually agreed upon in writing by the parties. If the dispute is submitted to Binding Arbitration, the decision of the Arbitrator appointed there under shall be final and binding and the enforcement of the Arbitration Award may be entered in any Court or administrative tribunal having jurisdiction thereof. NOTICE: CLIENT AND INSPECTOR WAIVE ANY RIGHT OR OPPORTUNITY TO LITIGATE DISPUTES THROUGH A COURT AND HAVE A JUDGE OR JURY DECIDE THE DISPUTES. CLIENT AND INSPECTOR HAVE INSTEAD AGREED TO RESOLVE DISPUTES THROUGH MEDIATION AND BINDING ARBITRATION.

SEVERABILITY: Client and Inspector agree that should a Court or Arbitrator of Competent Jurisdiction determine and declare that any portion of this agreement is void, voidable, or unenforceable, the remaining provisions and portions shall remain in full force and effect.

LICENSED HOME INSPECTOR: This inspection will be performed by a principal, manager, officer, associate, agent, or employee of the Inspector who is licensed as a home inspector by the State of Washington. Should the inspection be performed by a person who is not licensed as a home inspector by the State of Washington, all provisions in the above sections entitled "Limitation of Liability," "Notice and Waiver of Claims," "One-Year Time Limitation on Claims," and "Mediation and Binding Arbitration" are void.

Peace of Mind Home Inspection

Page 6 of 36



17:47 July 13, 2022

Inspection Agreement (Continued)

INSPECTION FEE: Client agrees to pay the Inspector an inspection fee in the amount indicated below as consideration for the Standard Home Inspection contemplated by this Agreement. Unless otherwise agreed to by Client and Inspector, payment of the inspection fee is due on site prior to the commencement of the inspection. Client's failure to pay the inspection fee when due is a material breach of this Agreement.

Inspection Fee:

Total Fees: \$465.00_____

By signing below Client acknowledges that he/she has read, understands and agrees to the scope of the inspection, has full capacity and legal authority to sign the Agreement, and agrees to all of the terms and conditions of this Agreement. Client also acknowledges that he/she was provided with a copy of this Agreement prior to the inspection unless prevented by circumstances from doing so. Peace of Mind Home Inspections

CLIENT: _____

By: _____ Date: __10/22/2020_____

Peace of Mind Home Inspections, WSHI License #1992

By: _Joseph Barker_____ Date: _10/22/2020_____

ATTACHMENTS: Exhibit A WAC-408C, et seq.

Additional Home inspector laws and rules may be found at
www.dol.wa.gov/business/homeinspectors/hilawsrules.html

Signature:

Inspection Date: 10/22/2020

Peace of Mind Home Inspection

Page 7 of 36



17:47 July 13, 2022

Definitions

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

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

General Information

Property Information

Property Address 123 some ware
City Marysville State WA Zip 98271
Contact Name
Phone 00000
Email 00000

Client Information

Client Name
Client Address 00000
City Marysville State WA Zip 98271
Phone 00000
Email 00000

Inspection Company

Inspector Name Joe Barker
Company Name Peace of Mind Home Inspection
Address 23528 165th Ave S.E.
City Monroe State WA Zip 98272
Phone (425)346-7008
Email jbinspections17@gmail.com
Amount Received \$465.00

Conditions

Others Present Home Owner Property Occupied Occupied
Estimated Age 30 years Entrance Faces East

Peace of Mind Home Inspection

Page 8 of 36



17:47 July 13, 2022

General Information (Continued)

Inspection Date 10/22/2020

Start Time 3:00 PM End Time 5:30 PM

Electric On Yes No Not Applicable

Gas/Oil On Yes No Not Applicable

Water On Yes No Not Applicable

Temperature 52 degrees

Weather Partly sunny Soil Conditions Damp

Space Below Grade Crawl Space

Building Type Single family Garage Attached

Water Source City How Verified Visual Inspection

Sewage Disposal City How Verified Visual Inspection

Additions/Modifications None

Permits Obtained N/A How Verified Visual Inspection

Lots and Grounds

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

A NP NI M D

1. Driveway: Aggregate
2. Walks: Aggregate
3. Steps/Stoops: Aggregate
4. Porch: Aggregate
5. Patio: Aggregate
6. Deck:
7. Balcony:
8. Grading: Minor slope
9. Swale:
10. Vegetation: Trees/plant/ shrubs
11. Window Wells:
12. Retaining Walls:
13. Basement Stairwell:
14. Basement Stairwell Drain:
15. Exterior Surface Drain:

Peace of Mind Home Inspection



17:47 July 13, 2022

Lots and Grounds (Continued)

16. Fences: Wood
17. Lawn Sprinklers: Front and back yard

Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors, and representative number of windows; Eaves, soffits, and fascias; And vegetation with respect to their effect on the condition of the building. The home inspector shall: describe wall cladding materials; operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe; Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise entertainment, or athletic facilities); Detached buildings or structures; or presence or condition of buried fuel storage tanks. The home inspector is not required to : move personal items, panels, furniture, equipment, plant life, soil, snow ice, or debris that obstructs access or visibility.

The exterior of the home was inspected and reported on with the above information. while the inspector makes every effort to find all areas of concern. Some areas can go unnoticed. please be aware that the inspector has your best interest in mind. any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

A NP NI M D

Entire house Exterior Surface

1. Type: Cedar siding
2. Trim: Wood
3. Fascia: Wood
4. Soffits: Wood
5. Door Bell: Hard wired
6. Entry Doors: Wood
7. Patio Door: Glass sliding
8. Windows: Aluminum slider, Non-opening
9. Storm Windows:
10. Window Screens: Metal
11. Basement Windows:
12. Exterior Lighting: Surface mounted lamps front and rear

Peace of Mind Home Inspection

Page 10 of 36



17:47 July 13, 2022

Exterior (Continued)

13. Exterior Electric Outlets: 110 VAC GFCI - **On the right of the garage the outlet on the eve has no cover plate. Recommend installing a cover plate for electrical safety.**



14. Hose Bibs: Multi-port
15. Gas Meter: Exterior surface mount at side of home
16. Main Gas Valve: Not visible or not present

Roof

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

A NPNI M D

Main Roof Surface _____

- Method of Inspection: On roof
- Unable to Inspect: 0%
- Material: Asphalt shingle
- Type: Hip
- Approximate Age: over 5 years
- Flashing: Aluminum
- Valleys: Preformed metal
- Skylights: Insulated glass
- Plumbing Vents: ABS
- Electrical Mast: Mast with tie back at roof

Peace of Mind Home Inspection

Page 11 of 36



17:47 July 13, 2022

Roof (Continued)

11. Gutters: Aluminum - On the left upper roof there is a nail that came loose it is only nailed into the fascia. Recommend to move the nail so it will go into the end of the roof rafter.



12. Downspouts: Aluminum
13. Leader/Extension: Under ground
On side of the house Chimney _____
14. Chimney: Brick
15. Flue/Flue Cap: Brick and mortar
16. Chimney Flashing: Galvanized

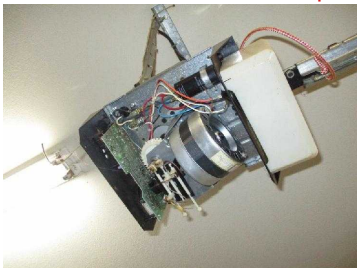
Garage/Carport

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

A NP NI M D

Attached/Front Garage _____

1. Type of Structure: wood framing Car Spaces: 2
2. Garage Doors: Metal
3. Door Operation: Mechanized
4. Door Opener: Lift Master - The door opener on the right is pulled apart and is not working. Recommend a door company to estimate and evaluate to replace the door opener.



Peace of Mind Home Inspection



17:47 July 13, 2022

Garage/Carport (Continued)

5. Exterior Surface: Cedar siding
6. Roof: Asphalt shingle
7. Roof Structure: Unable to inspect garage is sheet rocked
8. Service Doors: Fire rated - **The spring hinge is not set tight enough. Recommend to tighten the spring so the door shuts by all the way by itself.**



9. Ceiling: Fire rated
10. Walls: Fire rated
11. Floor/Foundation: Poured slab
12. Hose Bibs: Multi-port
13. Electrical: 110 VAC GFCI
14. Smoke Detector:
15. Heating:
16. Windows: Aluminum slider
17. Gutters: Aluminum
18. Downspouts: Aluminum
19. Leader/Extensions: Under ground

Electrical

The home inspector shall observe; Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and compatibility of their ampacities and voltages; The operation of representative number of installed ceiling fans, lighting fixtures, switches and receptacles located in the house, garage, and on the dwelling exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to; Insert any tool, probe, or testing device inside panels; Test or operate any over current device except ground fault circuit interrupters; dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not part of the primary

Peace of Mind Home Inspection



17:47 July 13, 2022

Electrical (Continued)

electrical distribution system; or Built-in vacuum equipment.

The electrical system of the home was inspected and reported on the on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind.

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

A NP NI M D

1. Service Size Amps: 200 Volts: 240 volts
2. Service: Aluminum
3. 120 VAC Branch Circuits: Copper
4. 240 VAC Branch Circuits: Copper
5. Aluminum Wiring:
6. Conductor Type: Romex
7. Ground: The panel was grounded
8. Smoke Detectors: Battery operated
9. Carbon Monoxide Detectors: Plug in to electrical outlet

Garage Electric Panel

10. Manufacturer: Cutler-Hammer
11. Maximum Capacity: 200 Amps
12. Main Breaker Size: 200 Amps
13. Breakers: CU/AL
14. Fuses:
15. AFCI:
16. GFCI: Kitchen/ Bathrooms/ Garage/ out side
17. Is the panel bonded? Yes No

Peace of Mind Home Inspection



17:47 July 13, 2022

Structure

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected. Enter under floor crawl spaces, basements and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report methods used to observe under floor crawl spaces and attics; Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any areas or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concerns, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that a licensed, qualified contractors be used in your further inspection or repair as it relates to the comments in this inspection report.

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

A NP NI M D

1. Structure Type: Wood frame
2. Foundation: Poured
3. Differential Movement:
4. Beams: Solid wood
5. Bearing Walls: Frame
6. Joists/Trusses: 2x12
7. Piers/Posts: Poured piers and wood posts
8. Floor/Slab: O.S.B
9. Stairs/Handrails: Wood stairs with wood handrails
10. Subfloor: O.S.B

Peace of Mind Home Inspection



17:47 July 13, 2022

Attic

The attic of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concerns, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that a licensed, qualified contractors be used in your further inspection or repair as it relates to the comments in this inspection report.

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

A NPNI M D

Main Attic

1. Method of Inspection: In the attic
2. Unable to Inspect: 0%
3. Roof Framing: 2x4 Rafter



4. Sheathing: O.S.B.
5. Ventilation: Roof and soffit vents
6. Insulation: Blown in



7. Insulation Depth: 6"
8. Vapor Barrier:
9. Attic Fan:
10. House Fan:
11. Wiring/Lighting: 110 VAC
12. Moisture Penetration:

Peace of Mind Home Inspection



17:47 July 13, 2022

Attic (Continued)

13. Bathroom Fan Venting: Electric fan/ windows - **There is two bath vents that are terminated in the attic at a roof vent not there own vent. Recommend a licensed roofer to estimate and evaluate to re-vent the bath vent to there own vents.**



Crawl Space

The crawl space of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concerns, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that a licensed, qualified contractors be used in your further inspection or repair as it relates to the comments in this inspection report.

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

A NP NI M D

Main Crawl Space

1. Method of Inspection: In the crawl space
2. Unable to Inspect: 0%
3. Access: Wood access in floor
4. Moisture Penetration:
5. Moisture Location: Not present
6. Moisture Barrier: Plastic over dirt
7. Ventilation: Vents
8. Insulation: Fiberglass
9. Vapor Barrier:
10. Sump Pump:
11. Electrical:
12. HVAC Source: Heating system register

Peace of Mind Home Inspection

Page 17 of 36



17:47 July 13, 2022

Air Conditioning

The air conditioning of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concerns, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that a licensed, qualified contractors be used in your further inspection or repair as it relates to the comments in this inspection report.

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

A NPNI M D

Out side of house AC System

1. A/C System Operation: Functional - **There is no service dates on the A/C unit. Recommend a HVAC company to estimate and evaluate to service the A/C unit.**



2. Condensate Removal: Un able to inspect unit due to it is inaccessible.
3. Exterior Unit: Pad mounted
4. Manufacturer: Trane
5. Model Number: TTR036C100A2 Serial Number: Mii36NNAF
6. Area Served: Whole building Approximate Age: 23 years
7. Fuel Type: 208-230 Temperature Differential: N/A
8. Type: Central A/C Capacity: Not listed
9. Visible Coil: Not visible
10. Refrigerant Lines: Suction line and liquid line
11. Electrical Disconnect: Breaker disconnect
12. Exposed Ductwork: Insulated flex
13. Blower Fan/Filters: Unable to inspect
14. Thermostats: Programmable

Peace of Mind Home Inspection



17:47 July 13, 2022

Fireplace/Wood Stove

The fireplace/wood stove of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concerns, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that a licensed, qualified contractors be used in your further inspection or repair as it relates to the comments in this inspection report.

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

A NP NI M D

Family Room Fireplace

1. Freestanding Stove:
2. Fireplace Construction: Brick
3. Type: Wood burning
4. Fireplace Insert:
5. Smoke Chamber: Brick
6. Flue: Tile
7. Damper: Metal
8. Hearth: Raised

Heating System

The heating system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concerns, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that a licensed, qualified contractors be used in your further inspection or repair as it relates to the comments in this inspection report.

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

A NP NI M D

Garage Heating System

1. Heating System Operation: Adequate - **The service record shows that the furnace has not been serviced in a will. Recommend a licensed HVAC company to estimate and evaluate to service the Furnace.**

Peace of Mind Home Inspection

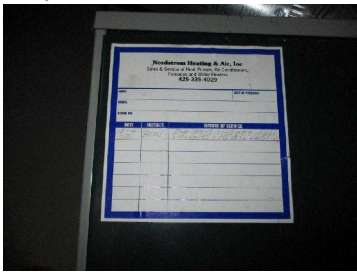
Page 19 of 36



17:47 July 13, 2022

Heating System (Continued)

Heating System Operation: (continued)



2. Manufacturer: Trane
3. Model Number: TDD080R936EO Serial Number: R514S9B1G
4. Type: Wall recessed resistance Capacity: 80,000 Btu
5. Area Served: Whole building Approximate Age: Not present
6. Fuel Type: Natural gas
7. Heat Exchanger: 4 Burner
8. Unable to Inspect: 0%
9. Blower Fan/Filter: Direct drive with disposable filter
10. Distribution: Insulflex duct
11. Circulator: Pump
12. Draft Control: Automatic
13. Flue Pipe: Double wall - **Where the flue terminates on the roof the roof jack is rusted. Recommend a licensed roofer to estimate and evaluate to replace the roof jack.**



14. Controls: Limit switch
15. Devices: Temp gauge
16. Humidifier:
17. Thermostats: Programmable
18.
19. Tank Location: None
20. Suspected Asbestos: No

Peace of Mind Home Inspection



17:47 July 13, 2022

Plumbing

The home inspector shall observe interior water supply and distribution system including piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; interior drain, waste, and vent system, including traps, drain, waste and vent piping; piping supports and pipe insulation; leaks and functional drainage; Hot water system: water heating equipment; normal operating controls; automatic safety controls; and chimneys flues and vents; Fuel storage and distributions systems including; interior fuel storage equipment, supply piping, venting and supports leaks and Sump pumps; The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve closet flush valves, fixtures, and hose faucets; Observe Water conditioning systems; Fire and lawn systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas except as to functional flow and functional; swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design or use of proper materials.

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain lines for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized or cast iron drain lines can be obstructed and barely working during inspection but fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please beware that the inspector has your best interest in mind. Any repair items mentioned in this should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

A NP NI M D

1. Service Line: Copper
 2. Main Water Shutoff: Garage
 3. Water Lines: Copper
 4. Drain Pipes: ABS
 5. Service Caps: Accessible
 6. Vent Pipes: ABS
 7. Gas Service Lines: Cast iron
- Garage Water Heater
-
8. Water Heater Operation: Adequate - **There is no service dates on the hot water tank. Recommend a licensed plumber to estimate and evaluate to service the hot water tank.**

Peace of Mind Home Inspection

Page 21 of 36



17:47 July 13, 2022

Plumbing (Continued)

Water Heater Operation: (continued)



- 9. Manufacturer: General Electric
- 10. Model Number: SG50T12AA01 Serial Number: GENG1102131446
- 11. Type: Natural gas Capacity: 50 Gal.
- 12. Approximate Age: Not present Area Served: Whole building
- 13. Flue Pipe: Double wall
- 14. TPRV and Drain Tube: Copper TPRV/ Copper drain tube.

Bathroom

The bathroom of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concerns, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that a licensed, qualified contractors be used in your further inspection or repair as it relates to the comments in this inspection report.

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

A NP NI M D

1/2 bath, 1st floor main Bathroom

- 1. Closet:
- 2. Ceiling: Texture paint
- 3. Walls: Texture paint
- 4. Floor: Tile
- 5. Doors: Hollow wood
- 6. Windows:

Peace of Mind Home Inspection



17:47 July 13, 2022

Bathroom (Continued)

7. Electrical: 110 VAC GFCI - **The GFCI outlet will not trip when testing. Recommend a licensed electrician to estimate and evaluate to replace the outlet.**



8. Counter/Cabinet: Laminate and wood
9. Sink/Basin: Molded single bowl
10. Faucets/Traps: Delta fixtures with a PVC trap
11. Tub/Surround:
12. Shower/Surround:
13. Spa Tub/Surround:
14. Toilets: 1 1/2 Gallon Tank
15. HVAC Source: Heating system register
16. Ventilation: Electric ventilation fan
-
- 2nd floor main Bathroom
17. Closet:
18. Ceiling: Texture paint
19. Walls: Texture paint
20. Floor: Tile
21. Doors: Hollow wood
22. Windows:
23. Electrical: 110 VAC GFCI
24. Counter/Cabinet: Laminate and wood
25. Sink/Basin: Molded single bowl
26. Faucets/Traps: Delta fixtures with a PVC trap
27. Tub/Surround: Fiber glass tub shower combo fiber glass surround
28. Shower/Surround:
29. Spa Tub/Surround:
30. Toilets: 1 1/2 Gallon Tank
31. HVAC Source: Heating system register
32. Ventilation: Electric ventilation fan - **The fan did not work when i was testing it. Recommend a**

Peace of Mind Home Inspection



17:47 July 13, 2022

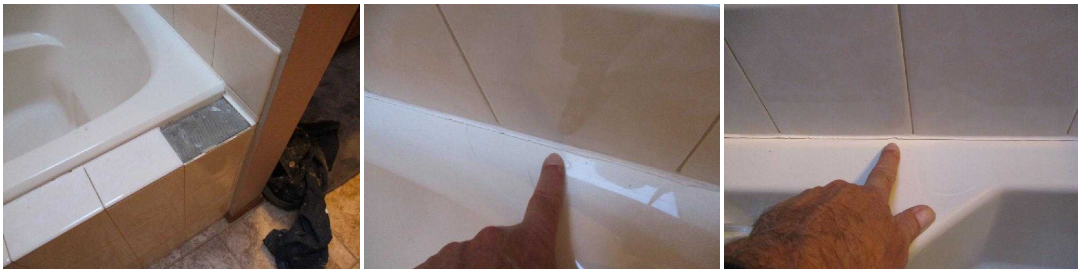
Bathroom (Continued)

Ventilation: (continued)

licensed contractor to estimate and evaluate to replace the fan.

Master Bathroom

33. Closet: Large
34. Ceiling: Texture paint
35. Walls: Texture paint
36. Floor: Tile
37. Doors: Hollow wood
38. Windows: Aluminum slider
39. Electrical: 110 VAC GFCI
40. Counter/Cabinet: Tile/ wood
41. Sink/Basin: Molded single bowl
42. Faucets/Traps: Delta fixtures with a PVC trap
43. Tub/Surround:
44. Shower/Surround: Fiberglass pan and fiberglass surround
45. Spa Tub/Surround: Soaker tub/ tile surround - The tile on the edge of the tub is missing and the caulking around the tub is cracking. Recommend a tile setter to estimate and evaluate to replace the tile and re-caulk around the tub.



46. Toilets: 1 1/2 Gallon Tank - The toilet is really loose. Recommend a licensed contractor to estimate and evaluate to re-set the toilet and possibly the closet flange.



47. HVAC Source: Heating system register

Peace of Mind Home Inspection



17:47 July 13, 2022

Bathroom (Continued)

48. Ventilation: Electric ventilation fan and window

Kitchen

The kitchen of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concerns, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that a licensed, qualified contractors be used in your further inspection or repair as it relates to the comments in this inspection report.

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

A NP NI M D

1st Floor Kitchen

1. Cooking Appliances: N/A - **The warming burner is not burning all the way it may have plugged burner ports. Recommend to have the stove serviced by a qualified service company.**



- 2. Ventilator: N/A
- 3. Disposal: N/A
- 4. Dishwasher: N/A
- 5. Air Gap Present? Yes No
- 6. Trash Compactor:
- 7. Refrigerator: N/A
- 8. Microwave:
- 9. Sink: Porcelain Coated

Peace of Mind Home Inspection



17:47 July 13, 2022

Kitchen (Continued)

10. Electrical: 110 VAC GFCI - The outlet under the sink there is exposed wires and no cover on the electrical box. Recommend a licensed electrician to estimate and evaluate to put the wires in the box with an outlet and cover.



11. Plumbing/Fixtures: Stainless Steel
12. Counter Tops: Laminate and wood
13. Cabinets: Wood
14. Pantry: Single small
15. Ceiling: Texture paint
16. Walls: Texture paint
17. Floor: Tile
18. Doors: Hollow wood
19. Windows: Aluminum slider
20. HVAC Source: Heating system register

Bedroom

The bedrooms of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concerns, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that a licensed, qualified contractors be used in your further inspection or repair as it relates to the comments in this inspection report.

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

A NP NI M D

Bed 1 Bedroom

1. Closet: Single small
2. Ceiling: Texture paint
3. Walls: Texture paint

Peace of Mind Home Inspection



17:47 July 13, 2022

Bedroom (Continued)

- 4. Floor: Carpet
- 5. Doors: Hollow wood
- 6. Windows: Aluminum slider
- 7. Electrical: 110 VAC
- 8. HVAC Source: Heating system register
- 9. Smoke Detector: Battery operated
- 10. Carbon Monoxide Detector: Plug in to electrical outlet

Bed 2 Bedroom

- 11. Closet: Single small
- 12. Ceiling: Texture paint
- 13. Walls: Texture paint
- 14. Floor: Carpet
- 15. Doors: Hollow wood
- 16. Windows: Aluminum slider
- 17. Electrical: 110 VAC
- 18. HVAC Source: Heating system register
- 19. Smoke Detector: Battery operated
- 20. Carbon Monoxide Detector: Plug in to electrical outlet

Master Bedroom

- 21. Closet: Walk In and Large
- 22. Ceiling: Texture paint
- 23. Walls: Texture paint
- 24. Floor: Carpet
- 25. Doors: Hollow wood
- 26. Windows: Aluminum slider
- 27. Electrical: 110 VAC
- 28. HVAC Source: Heating system register
- 29. Smoke Detector: Battery operated
- 30. Carbon Monoxide Detector: Plug in to electrical outlet

Peace of Mind Home Inspection

Page 27 of 36



17:47 July 13, 2022

Living Space

The living space of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concerns, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that a licensed, qualified contractors be used in your further inspection or repair as it relates to the comments in this inspection report.

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

A NPNI M D

Dining Room Living Space

1. Closet:
2. Ceiling: Texture paint
3. Walls: Texture paint
4. Floor: Tile
5. Doors:
6. Windows: Aluminum slider
7. Electrical: 110 VAC
8. HVAC Source: Heating system register
9. Smoke Detector: Battery operated
10. Carbon Monoxide Detector: Plug in to electrical outlet

Formal Dinning Room Living Space

11. Closet:
12. Ceiling: Texture paint
13. Walls: Texture paint
14. Floor: Hardwood
15. Doors:
16. Windows: Aluminum slider
17. Electrical: 110 VAC
18. HVAC Source: Heating system register
19. Smoke Detector: Battery operated
20. Carbon Monoxide Detector: Plug in to electrical outlet

Family Room Living Space

21. Closet:
22. Ceiling: Texture paint
23. Walls: Texture paint
24. Floor: Carpet

Peace of Mind Home Inspection

Page 28 of 36



17:47 July 13, 2022

Living Space (Continued)

25. Doors:
26. Windows: Aluminum slider
27. Electrical: 110 VAC - To the right of the back door the outlets hot and neutral are reversed.
Recommend a licensed electrician to estimate and evaluate to correct the wiring for electrical safety.



28. HVAC Source: Heating system register
29. Smoke Detector: Battery operated
30. Carbon Monoxide Detector: Plug in to electrical outlet

Media Living Space

31. Closet:
32. Ceiling: Texture paint
33. Walls: Texture paint
34. Floor: Carpet
35. Doors: Hollow wood
36. Windows: Aluminum slider
37. Electrical: 110 VAC
38. HVAC Source: Heating system register
39. Smoke Detector: Battery operated
40. Carbon Monoxide Detector: Plug in to electrical outlet

Entry formal room Living Space

41. Closet: Single small
42. Ceiling: Texture paint
43. Walls: Texture paint
44. Floor: Hardwood
45. Doors: Solid wood
46. Windows: Aluminum slider
47. Electrical: 110 VAC
48. HVAC Source: Heating system register

Peace of Mind Home Inspection



17:47 July 13, 2022

Living Space (Continued)

49. Smoke Detector: Battery operated
50. Carbon Monoxide Detector: Plug in to electrical outlet

Laundry Room/Area

The laundry room/area of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concerns, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that a licensed, qualified contractors be used in your further inspection or repair as it relates to the comments in this inspection report.

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

A NP NI M D

In room before garage Laundry Room/Area _____

1. Closet:
2. Ceiling: Texture paint
3. Walls: Texture paint
4. Floor: Tile
5. Doors: Fire rated to Garage, Hollow wood
6. Windows:
7. Electrical: 110 VAC GFCI
8. Smoke Detector: Battery operated
9. HVAC Source: Heating system register
10. Laundry Tub:
11. Laundry Tub Drain:
12. Washer Hose Bib: Multi-port
13. Washer and Dryer Electrical: 110 VAC, 220 VAC
14. Dryer Vent: Rigid metal
15. Dryer Gas Line:
16. Washer Drain: Wall mounted drain
17. Floor Drain:

Peace of Mind Home Inspection

Page 30 of 36



17:47 July 13, 2022

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.

Exterior

1. Exterior Electric Outlets: 110 VAC GFCI - **On the right of the garage the outlet on the eve has no cover plate. Recommend installing a cover plate for electrical safety.**



Garage/Carport

2. Attached/Front Garage Service Doors: Fire rated - **The spring hinge is not set tight enough. Recommend to tighten the spring so the door shuts by all the way by itself.**



Air Conditioning

3. Out side of house AC System A/C System Operation: Functional - **There is no service dates on the A/C unit. Recommend a HVAC company to estimate and evaluate to service the A/C unit.**



Peace of Mind Home Inspection

Page 31 of 36

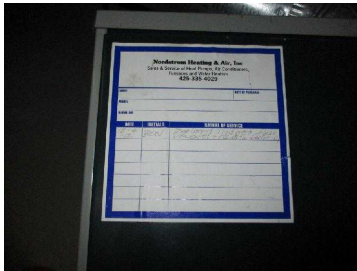


17:47 July 13, 2022

Marginal Summary (Continued)

Heating System

4. Garage Heating System Heating System Operation: Adequate - **The service record shows that the furnace has not been serviced in a will. Recommend a licensed HVAC company to estimate and evaluate to service the Furnace.**



Plumbing

5. Garage Water Heater Water Heater Operation: Adequate - **There is no service dates on the hot water tank. Recommend a licensed plumber to estimate and evaluate to service the hot water tank.**



Kitchen

6. 1st Floor Kitchen Cooking Appliances: N/A - **The warming burner is not burning all the way it may have plugged burner ports. Recommend to have the stove serviced by a qualified service company.**



Peace of Mind Home Inspection

Page 32 of 36



17:47 July 13, 2022

Marginal Summary (Continued)

Peace of Mind Home Inspection

Page 33 of 36



17:47 July 13, 2022

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.

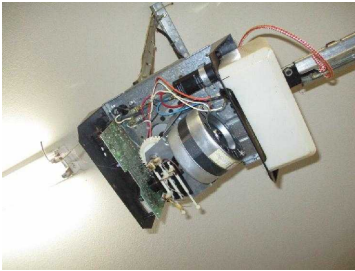
Roof

1. Gutters: Aluminum - On the left upper roof there is a nail that came loose it is only nailed into the fascia. Recommend to move the nail so it will go into the end of the roof rafter.



Garage/Carport

2. Attached/Front Garage Door Opener: Lift Master - The door opener on the right is pulled apart and is not working. Recommend a door company to estimate and evaluate to replace the door opener.



Attic

3. Main Attic Bathroom Fan Venting: Electric fan/ windows - There is two bath vents that are terminated in the attic at a roof vent not there own vent. Recommend a licensed roofer to estimate and evaluate to re-vent the bath vent to there own vents.

Peace of Mind Home Inspection

Page 34 of 36



17:47 July 13, 2022

Attic (Continued)

Bathroom Fan Venting: (continued)



Heating System

4. Garage Heating System Flue Pipe: Double wall - **Where the flue terminates on the roof the roof jack is rusted. Recommend a licensed roofer to estimate and evaluate to replace the roof jack.**



Bathroom

5. 1/2 bath, 1st floor main Bathroom Electrical: 110 VAC GFCI - **The GFCI outlet will not trip when testing. Recommend a licensed electrician to estimate and evaluate to replace the outlet.**



6. 2nd floor main Bathroom Ventilation: Electric ventilation fan - **The fan did not work when i was testing it. Recommend a licensed contractor to estimate and evaluate to replace the fan.**
7. Master Bathroom Spa Tub/Surround: Soaker tub/ tile surround - **The tile on the edge of the tub is missing and the caulking around the tub is cracking. Recommend a tile setter to estimate and evaluate to replace the tile and re-caulk around the tub.**

Peace of Mind Home Inspection

Page 35 of 36



17:47 July 13, 2022

Bathroom (Continued)

Spa Tub/Surround: (continued)

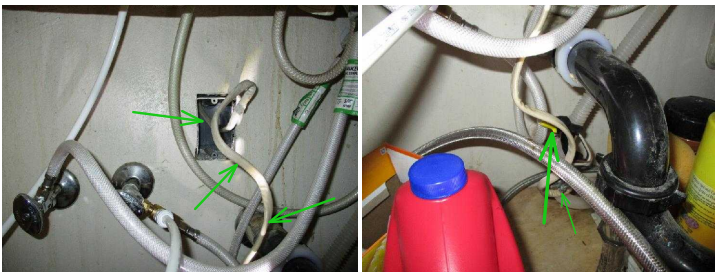


8. Master Bathroom Toilets: 1 1/2 Gallon Tank - **The toilet is really loose. Recommend a licensed contractor to estimate and evaluate to re-set the toilet and possibly the closet flange.**



Kitchen

9. 1st Floor Kitchen Electrical: 110 VAC GFCI - **The outlet under the sink there is exposed wires and no cover on the electrical box. Recommend a licensed electrician to estimate and evaluate to put the wires in the box with an outlet and cover.**



Peace of Mind Home Inspection

Page 36 of 36



17:47 July 13, 2022

Defective Summary (Continued)

Living Space

10. Family Room Living Space Electrical: 110 VAC - To the right of the back door the outlets hot and neutral are reversed. Recommend a licensed electrician to estimate and evaluate to correct the wiring for electrical safety.

