



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

Property Inspection Report



721 91st Ave S.E.
Lake Stevens , WA 98258

Peace of Mind Home Inspection

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Sample
Sample



10:43 October 10, 2019

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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: sample
Address: sample
City, State Zip: Sample

Property Address: Sample
City State Zip: Sample

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

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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

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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.

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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: _\$485.00_____

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: Sample_____

By: _____ Date: _10/01/2019_____

Peace of Mind Home Inspections, WSHI License #1992

By: _Joseph Barker_____ Date: _10/01/2019_____

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: *Michelle J. ...*

Inspection Date: 10/01/2019

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Definitions

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

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 Sample
City Sample State WA Zip 98258
Contact Name Sample
Phone Sample
Email Sample

Client Information

Client Name Sample
Client Address Sample
City Sample State WA Zip 98258
Phone Sample
Email Sample

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 \$485.00

Conditions

Others Present Buyer's Agent and Buyer Property Occupied Occupied
Estimated Age 81 years Entrance Faces West

Peace of Mind Home Inspection



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General Information (Continued)

Inspection Date 09/30/2019

Start Time 9:00 AM End Time 12:00 PM

Electric On Yes No Not Applicable

Gas/Oil On Yes No Not Applicable

Water On Yes No Not Applicable

Temperature 44 degrees

Weather Sunny Soil Conditions Damp

Space Below Grade Crawl Space

Building Type Single family Garage None

Water Source City How Verified Visual Inspection

Sewage Disposal City How Verified Visual Inspection

Additions/Modifications N/A

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: Concrete
2. Walks: Concrete
3. Steps/Stoops: Concrete
4. Porch: Concrete
5. Patio:
6. Deck: Treated wood
7. Balcony:
8. Grading: Flat
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



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Lots and Grounds (Continued)

16. Fences:
17. Lawn Sprinklers:

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.

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A NP NI M D

Entire house Exterior Surface _____

1. Type: Cedar siding, Cedar tounge and groove - There is multiple locations around the house with cracked caulking. There is two holes by the back door. Recommend a contractor to estimate and evaluate to to remove caulking and replace also to fix the holes.
2. Trim: Wood
3. Fascia: Wood
4. Soffits: Wood
5. Door Bell: Hard wired
6. Entry Doors: Wood, Solid wood w/ Glass window, Glass French doors - **There is some rot on the siding at the back door. Recommend a contractor to estimate and evaluate to repair the siding.**

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Exterior (Continued)

Entry Doors: (continued)



7. Patio Door: Solid wood w/ Glass window
8. Windows: Vinyl slider - The trim on the window in the front on the right side of the door has small amount if rot. The Back window also is showing some rot. Recommend a contractor to estimate and evaluate to replace the trim.



9. Storm Windows:
10. Window Screens: Metal
11. Basement Windows: Vinyl slider
12. Exterior Lighting: Surface mounted lamps front and rear
13. Exterior Electric Outlets: 110 VAC GFCI
14. Hose Bibs: Multi-port
15. Gas Meter: Exterior surface mount at side of home
16. Main Gas Valve: Not visible or not present

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Roof

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

A NP NI M D

Main Roof Surface _____

1. Method of Inspection: On roof
2. Unable to Inspect: 0%
3. Material: Asphalt shingle - **Some of the roof shingles are broke, cracked or worn. Recommend a roofer to estimate and evaluate to replace the ridge cap that is not in good shape.**



4. Type: Gable, Hip
5. Approximate Age: 10 plus years
6. Flashing: Aluminum
7. Valleys: Asphalt shingle
8. Skylights:
9. Plumbing Vents: Galvanized
10. Electrical Mast: Mast with tie back at roof
11. Gutters: Aluminum
12. Downspouts: Aluminum
13. Leader/Extension: Splash block/ under ground

On ridge line, North Chimney _____

14. Chimney: Brick, Metal pipe - **Some of the bricks are starting to flake off. Recommend repairing as necessary.**



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Roof (Continued)

Chimney: (continued)



15. Flue/Flue Cap: Concrete

16. Chimney Flashing: Galvanized - Most of the flashing has been caulked. Recommend a chimney sweep to estimate and evaluate to replace the flashing.



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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 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.

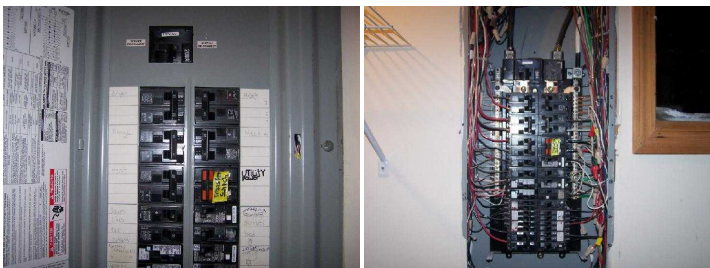
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A NP NI M D

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: Pipe in crawl space
8. Smoke Detectors: Combo smoke/ carbon monoxide detector
9. Carbon Monoxide Detectors: Combo smoke detector/ carbon monoxide detector.

Basement Electric Panel

10. Manufacturer: Seimens



Peace of Mind Home Inspection



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Electrical (Continued)

- 11. Maximum Capacity: 200 Amps
 - 12. Main Breaker Size: 200 Amps
 - 13. Breakers: Copper
 - 14. Fuses:
 - 15. AFCI: 110 volt
 - 16. GFCI: Kitchen and bathrooms
 - 17. Is the panel bonded? Yes No
- Sub panel Electric Panel _____
- 18. Manufacturer: Square D - I was unable to get the dead front off the panel. The dead front was screwed on to the panel.



- 19. Maximum Capacity: 200 Amps
- 20. Main Breaker Size: 200 Amps
- 21. Breakers: Not inspected
- 22. Fuses:
- 23. AFCI: Not inspected
- 24. GFCI: Kitchen and bathrooms
- 25. Is the panel bonded? Yes No

Peace of Mind Home Inspection



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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.

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A NP NI M D

1. Structure Type: Wood frame
2. Foundation: cinder block, 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: Composite wood or plywood
9. Stairs/Handrails: Wood stairs with wood handrails
10. Subfloor: Plywood

Peace of Mind Home Inspection



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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.

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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: Plywood
- 5. Ventilation: Attic fan, Gable, roof and soffit vents
- 6. Insulation: Blown in fiberglass, Batts
- 7. Insulation Depth: 19+ inches
- 8. Vapor Barrier:

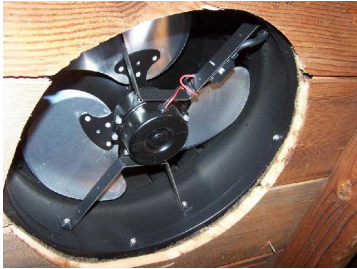
Peace of Mind Home Inspection



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Attic (Continued)

9. Attic Fan: Direct drive



10. House Fan:

11. Wiring/Lighting: 110 VAC

12. Moisture Penetration: Some signs of moisture around the chimney



13. Bathroom Fan Venting: Electric fan/ windows

Basement

The basement 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.

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A NPNI M D

Main Basement

1. Unable to Inspect: 0%
2. Ceiling: Texture paint
3. Walls: Texture paint
4. Floor: Laminate wood, Tile

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Basement (Continued)

- 5. Floor Drain:
- 6. Doors: Solid wood/ with window, Hollow wood
- 7. Windows: Vinyl slider
- 8. Electrical: 110 VAC
- 9. Smoke Detector: Combo smoke/ carbon monoxide detector
- 10. HVAC Source: Wall mount
- 11. Vapor Barrier:
- 12. Insulation: Finished basement unable to inspect
- 13. Ventilation: Windows
- 14. Sump Pump: Submerged
- 15. Moisture Location:
- 16. Basement Stairs/Railings: Wood stairs with wood handrails

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.

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A NP NI M D

East Crawl Space

- 1. Method of Inspection: In the crawl space
- 2. Unable to Inspect: 0%



- 3. Access: Door in wall basement closet
- 4. Moisture Penetration: No moisture present at time of inspection



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Crawl Space (Continued)

- 5. Moisture Location: Not present
- 6. Moisture Barrier: Plastic over dirt
- 7. Ventilation: Vents, Fan



- 8. Insulation: Rigid polystyrene, Fiberglass
- 9. Vapor Barrier:
- 10. Sump Pump:
- 11. Electrical: 110 VAC - A junction box does not have a cover on it. Recommend an electrician to estimate and evaluate to install a cover on junction box.



- 12. HVAC Source: Wall mount

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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.

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Kitchen Fireplace

1. Freestanding Stove: Wood burning
2. Fireplace Construction: Prefab
3. Type: Wood burning
4. Fireplace Insert:
5. Smoke Chamber: Brick
6. Flue: Metal
7. Damper: Metal
8. Hearth: 3 inches thick on floor

1st floor family room Fireplace

9. Freestanding Stove:
10. Fireplace Construction: Prefab
11. Type: Gas log
12. Fireplace Insert: Standard
13. Smoke Chamber: Metal
14. Flue: Metal
15. Damper: Metal
16. Hearth:



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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.

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A NP NI M D

On wall in each room Heating System _____

1. Heating System Operation: Appears functional - The cadet heaters are not on the recall list with cadet.
2. Manufacturer: Unknown manufacturer, Cadet, King
3. Model Number: N/A Serial Number: N/A
4. Type: Wall recessed resistance Capacity: N/A
5. Area Served: Each room Approximate Age: N/A
6. Fuel Type: Electric
7. Heat Exchanger: Not inspected
8. Unable to Inspect: 100%
9. Blower Fan/Filter: N/A
10. Distribution: N/A
11. Circulator: N/A
12. Draft Control: N/A
13. Flue Pipe: N/A
14. Controls: N/A
15. Devices: N/A
16. Humidifier: N/A
17. Thermostats: Individual
18.
19. Tank Location: N/A
20. Suspected Asbestos: No

Peace of Mind Home Inspection



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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.

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A NP NI M D

1. Service Line: Copper
2. Main Water Shutoff: Basement
3. Water Lines: Copper
4. Drain Pipes: ABS
5. Service Caps: Accessible
6. Vent Pipes: Galvanized, ABS - **The vent pipe for the plumbing terminates in the attic. Recommend a plumber to estimate and evaluate to terminate the vent threw the roof.**



7. Gas Service Lines: Insulflex



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Plumbing (Continued)

Basement Kitchen Water Heater

8. Water Heater Operation: Functional at time of inspection



9. Manufacturer: Takagi
10. Model Number: N/A Serial Number: N/A
11. Type: Natural gas Capacity: In line water system
12. Approximate Age: N/A 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.

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A NP NI M D

1/4 Bath Bathroom

1. Closet:
2. Ceiling: Texture paint
3. Walls: Paint and paneling
4. Floor: Tile
5. Doors: Hollow wood

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Bathroom (Continued)

6. Windows: Vinyl casement - The window is not a privacy window. Recommend a glass company to install a privacy window.



7. Electrical: 110 VAC GFCI
8. Counter/Cabinet: Granite 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

Basement Bathroom

17. Closet:
18. Ceiling: Texture paint
19. Walls: Texture paint
20. Floor: Tile
21. Doors: Hollow wood
22. Windows: Vinyl slider
23. Electrical: 110 VAC GFCI - *When I tripped the GFCI outlet there was an open neutral. It was fine before i tripped the outlet.*



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Bathroom (Continued)

- 24. Counter/Cabinet: Granite and wood
- 25. Sink/Basin: One piece sink/counter top
- 26. Faucets/Traps: Delta fixtures with a PVC trap
- 27. Tub/Surround:
- 28. Shower/Surround: Fiberglass pan and ceramic tile surround
- 29. Spa Tub/Surround:
- 30. Toilets: 1 1/2 Gallon Tank
- 31. HVAC Source: Heating system register
- 32. Ventilation: Electric ventilation fan and window

1st floor main Bathroom

- 33. Closet: Large
- 34. Ceiling: Texture paint
- 35. Walls: Texture paint
- 36. Floor: Tile
- 37. Doors: Hollow wood
- 38. Windows: Vinyl casement
- 39. Electrical: 110 VAC GFCI
- 40. Counter/Cabinet: Granite and wood - There is no caulking between the counter and back splash.
Recommend caulking to prevent water from intruding behind the counter.



- 41. Sink/Basin: Molded single bowl
- 42. Faucets/Traps: Delta fixtures with a PVC trap
- 43. Tub/Surround:



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Bathroom (Continued)

44. Shower/Surround: Fiber glass tub shower combo / tile surround - The caulking around the tub and wall is cracking. Recommend recaulking.



45. Spa Tub/Surround: Jetted tub, Fiberglass tub sheet rock surround - **There is no access to the jet motor for the tub. I was unable to see if the motor is grounded. Recommend a contractor to estimate and evaluate to make an access for repairing or replacing motor if necessary and to see if its bonded.**

46. Toilets: 1 1/2 Gallon Tank

47. HVAC Source: Heating system register

48. Ventilation: Electric ventilation fan and window - **The bath vent terminates into the attic. Recommend a contractor to estimate and evaluate to vent piping threwh the roof.**



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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.

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A NPNI M D

1st Floor Kitchen

1. Cooking Appliances: N/A
2. Ventilator: N/A
3. Disposal: In-Sinkerator
4. Dishwasher: N/A
5. Air Gap Present? Yes No
6. Trash Compactor:
7. Refrigerator: N/A
8. Microwave: N/A
9. Sink: Stainless Steel
10. Electrical: 110 VAC GFCI - The outlet by the fire place has an open ground. Recommend an electrician to estimate and evaluate to fix open ground for electrical safety.



11. Plumbing/Fixtures: Stainless Steel
12. Counter Tops: Granite - There was no caulking between the counter top and back splash. Recommend caulking so water won't intrude behind the counter.
13. Cabinets: Wood
14. Pantry: Single small
15. Ceiling: Texture paint
16. Walls: Texture paint
17. Floor: Tile

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Kitchen (Continued)

- 18. Doors: Hollow wood
- 19. Windows: Vinyl slider
- 20. HVAC Source: Heating system register

Basement Kitchen

- 21. Cooking Appliances: N/A
- 22. Ventilator: N/A
- 23. Disposal:
- 24. Dishwasher: N/A
- 25. Air Gap Present? Yes No
- 26. Trash Compactor:
- 27. Refrigerator: N/A
- 28. Microwave: N/A
- 29. Sink: Stainless Steel
- 30. Electrical: 110 VAC GFCI
- 31. Plumbing/Fixtures: Stainless Steel
- 32. Counter Tops: Laminate
- 33. Cabinets: Wood - **The cabinet door is broken. Recommend a contractor to estimate and evaluate to repair the door.**



- 34. Pantry: None
- 35. Ceiling: Texture paint
- 36. Walls: Texture paint
- 37. Floor: Tile
- 38. Doors: None
- 39. Windows:
- 40. HVAC Source: Wall mount

Peace of Mind Home Inspection



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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.

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A NP NI M D

Bed 1 Bedroom

1. Closet: Single small
2. Ceiling: Texture paint
3. Walls: Texture paint
4. Floor: Hardwood
5. Doors: Hollow wood
6. Windows: Vinyl slider
7. Electrical: 110 VAC
8. HVAC Source: Heating system register
9. Smoke Detector: Combo smoke/ carbon monoxide detector
10. Carbon Monoxide Detector: Combo smoke detector/ carbon monoxide detector.

Bed 2 Bedroom

11. Closet: Single small
12. Ceiling: Texture paint
13. Walls: Texture paint
14. Floor: Hardwood
15. Doors: Hollow wood - Bedroom door wont stay locked shut. Recommend adjusting the door
16. Windows: Vinyl slider
17. Electrical: 110 VAC
18. HVAC Source: Heating system register
19. Smoke Detector: Hard wired
20. Carbon Monoxide Detector:

Master Bedroom

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

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Bedroom (Continued)

- 25. Doors: Hollow wood
- 26. Windows: Vinyl slider
- 27. Electrical: 110 VAC
- 28. HVAC Source: Heating system register
- 29. Smoke Detector: Combo smoke/ carbon monoxide detector
- 30. Carbon Monoxide Detector:

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.

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A NP NI M D

Dining Room Living Space

- 1. Closet:
- 2. Ceiling: Texture paint
- 3. Walls: Texture paint
- 4. Floor: Hardwood
- 5. Doors: French doors to outside
- 6. Windows: Vinyl slider
- 7. Electrical: 110 VAC
- 8. HVAC Source: Wall mount
- 9. Smoke Detector:
- 10. Carbon Monoxide Detector:

Family Room Living Space

- 11. Closet: Single small
- 12. Ceiling: Texture paint
- 13. Walls: Texture paint
- 14. Floor: Carpet
- 15. Doors: None
- 16. Windows: Vinyl slider

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Living Space (Continued)

17. Electrical: 110 VAC - on the inside wall there is an open ground.



18. HVAC Source: Wall mount
19. Smoke Detector:
20. Carbon Monoxide Detector:
Entertainment room, Basement Living Space
21. Closet: Single small
22. Ceiling: Texture paint
23. Walls: Texture paint
24. Floor: Laminate wood
25. Doors: Solid wood/ with window
26. Windows: Vinyl slider
27. Electrical: 110 VAC
28. HVAC Source: Wall mount
29. Smoke Detector: Hard wired
30. Carbon Monoxide Detector:

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.

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A NP NI M D

Bathroom Laundry Room/Area

1. Closet:

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Laundry Room/Area (Continued)

- 2. Ceiling: Texture paint
 - 3. Walls: Texture paint
 - 4. Floor: Tile
 - 5. Doors: Hollow wood
 - 6. Windows:
 - 7. Electrical: 110 VAC
 - 8. Smoke Detector:
 - 9. HVAC Source: Wall mount
 - 10. Laundry Tub:
 - 11. Laundry Tub Drain:
 - 12. Washer Hose Bib: Multi-port
 - 13. Washer and Dryer Electrical: 110-240 VAC
 - 14. Dryer Vent: Rigid metal
 - 15. Dryer Gas Line:
 - 16. Washer Drain: Wall mounted drain
 - 17. Floor Drain:
- Basement Kitchen Laundry Room/Area
-
- 18. Closet:
 - 19. Ceiling: Texture paint
 - 20. Walls: Texture paint
 - 21. Floor: Tile
 - 22. Doors:
 - 23. Windows:
 - 24. Electrical: 110 VAC
 - 25. Smoke Detector:
 - 26. HVAC Source: Wall mount
 - 27. Laundry Tub:
 - 28. Laundry Tub Drain:
 - 29. Washer Hose Bib: Multi-port
 - 30. Washer and Dryer Electrical: 110-240 VAC
 - 31. Dryer Vent: Rigid metal
 - 32. Dryer Gas Line:
 - 33. Washer Drain: Wall mounted drain
 - 34. Floor Drain:



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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. Entry Doors: Wood, Solid wood w/ Glass window, Glass French doors - **There is some rot on the siding at the back door. Recommend a contractor to estimate and evaluate to repair the siding.**



2. Windows: Vinyl slider - **The trim on the window in the front on the right side of the door has small amount if rot. The Back window also is showing some rot. Recommend a contractor to estimate and evaluate to replace the trim.**



Roof

3. Main Roof Surface Material: Asphalt shingle - **Some of the roof shingles are broke, cracked or worn. Recommend a roofer to estimate and evaluate to replace the ridge cap that is not in good shape.**





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Marginal Summary (Continued)

4. On ridge line, North Chimney Chimney: Brick, Metal pipe - **Some of the bricks are starting to flake off. Recommend repairing as necessary.**



Attic

5. Main Attic Moisture Penetration: Some signs of moisture around the chimney



Bathroom

6. Basement Bathroom Electrical: 110 VAC GFCI - **When I tripped the GFCI outlet there was an open neutral. It was fine before i tripped the outlet.**

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Sample
Sample



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Bathroom (Continued)

Electrical: (continued)





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Defective Summary

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Roof

1. On ridge line, North Chimney Chimney Flashing: Galvanized - **Most of the flashing has been caulked. Recommend a chimney sweep to estimate and evaluate to replace the flashing.**



Crawl Space

2. East Crawl Space Electrical: 110 VAC - **A junction box does not have a cover on it. Recommend an electrician to estimate and evaluate to install a cover on junction box.**



Plumbing

3. Vent Pipes: Galvanized, ABS - **The vent pipe for the plumbing terminates in the attic. Recommend a plumber to estimate and evaluate to terminate the vent through the roof.**





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Defective Summary (Continued)

Bathroom

4. 1st floor main Bathroom Spa Tub/Surround: Jetted tub, Fiberglass tub sheet rock surround - **There is no access to the jet motor for the tub. I was unable to see if the motor is grounded. Recommend a contractor to estimate and evaluate to make an access for repairing or replacing motor if necessary and to see if its bonded.**

Kitchen

5. Basement Kitchen Cabinets: Wood - **The cabinet door is broken. Recommend a contractor to estimate and evaluate to repair the door.**

