

# Peace Of Mind Home Inspections



123 Sample Street  
Quiet Town, MN

Prepared for: **Mr and Mrs Happy Buyers**

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

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

# Peace of Mind Home Inspections

22:15 November 27, 2018

Mr and Mrs Happy Buyers  
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## Definitions

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

## Inspection Scope of Work

### Inspection Scope and Limitations

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

This inspection is intended only as a general guide to help the client make his or her own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor to make any representation as to the advisability of purchase. The inspector's role is to find items that may need correction. The inspector does not advise who should be responsible for the corrections. Buyers, sellers, and real estate agents should decide who makes any corrections. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which are obscured, camouflaged or otherwise difficult to inspect are also excluded from the inspection.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, mold, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; sprinkler systems; heat sensors; cosmetics or building code conformity. Radon analysis is also not included as part of this inspection but is available separately from our company for an additional charge. Any general comments about these systems and conditions are informational only and do not represent an inspection.

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

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

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

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## General Information

### Property Information

Property Address 123 Sample Street  
City Quiet Town State MN Zip  
Contact Name Trusted Agent

### Client Information

Client Name Mr and Mrs Happy Buyers

### Inspection Company

Inspector Name James Peterson  
Company Name Peace of Mind Home Inspections  
Phone Peace of Mind Home Inspections  
E-Mail POMHOMEINSPECTIONS@MN@gmail.com  
File Number 2018 Sample Report  
Amount Received 450

### Conditions

Others Present Buyer's Agent and Buyer Property Occupied Occupied  
Inspection Date 9/28/2018  
Start Time 7:55 End Time 1:00  
Electric On Yes  
Gas/Oil On Yes  
Water On Yes  
Temperature 65  
Weather Partly cloudy Soil Conditions Damp  
Space Below Grade Basement  
Building Type Single family Garage Attached  
Sewage Disposal City How Verified Multiple Listing Service  
Water Source City How Verified Multiple Listing Service  
Permits Obtained Not Part of Inspectors Scope of Work How Verified Buyer should check all permits are pulled and completed

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## Lots and Grounds

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

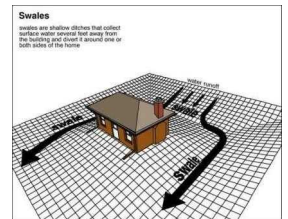
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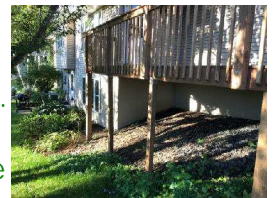
1. Marginal Driveway: Concrete - Cracks noted. Recommend filling cracks in driveway as regular maintenance every 2- 4 years, Trip Hazard. Uneven areas may be a trip hazard. recommend grinding down top edge and caulking gaps then monitoring.



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



4. Marginal Grading: Minor slope / Flat - The ideal grading would be to bring up material (dirt, gravel, etc) a few inches around the base of the home and have it slope down and outward allowing water to flow away from the home. The grading is flat in some spots (rear) around the home and the soil should be increased to the proper slope so that water can flow away from the home as needed.



5. Marginal Retaining Walls: Block - Smaller wall on side of home leaning on side of home. Recommend correction.



6. Marginal Vegetation: Trees - Any trees that hang over the roof or rub against the home should be trimmed back to prevent damage to the material as well as moisture intrusion into any material.



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## Lots and Grounds (Continued)

7. Acceptable Fences: Chain link - Some areas leaning. This is commonly from seasonal frost cycles. Recommend monitoring and trying to reduce rainwater accumulation in these areas.



8. Acceptable Porch: Concrete



9. Marginal Patio: Concrete and paver. - Uneven pads/ pavers. Recommend leveling to avoid trip hazards.



10. Marginal Deck: Wood - Footings /posts below ground or rocks not fully observed. Assumed proper depth. Post is canted. Recommend monitoring. No flashing was observed above the ledger board. Flashing helps keep water from getting behind the ledger board and getting along the home exterior material. There is a flashing across the top of the first row of decking which will provide a similar function



## Exterior

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

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Acceptable Functional with no obvious signs of defect.

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Main and Garage Exterior Surface



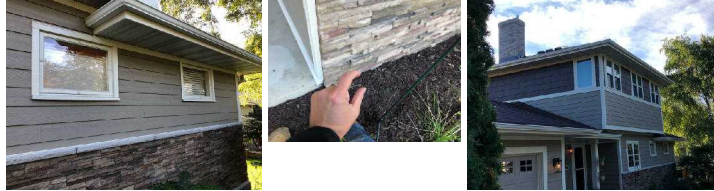
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## Exterior (Continued)

1. Acceptable, Not Inspected Type: Stone and Vinyl - Recommend removing mulch at the base of the front stone to ensure there is a 4 inch gap between any grading and the stonework for proper drainage.



2. Not Inspected Possible lead based paint homes built 1979 and prior could have lead-based paint. Lead based paint can be a safety concern if ingested. Recommend checking out the lead-based paint brochure at [www.epa.com](http://www.epa.com) for more information.

3. Acceptable Trim: Vinyl and Wood

4. Acceptable, Not Inspected Fascia: Metal - Covered by siding or gutters, unable to inspect the underlying wood

5. Acceptable Soffits: Metal

6. Defective Door Bell: Battery operated - Inoperative



7. Marginal Entry Doors: Wood and Metal - Due to peeling paint on the service door to garage we recommend painting trim and door to protect wood.



8. Marginal Windows: double hung - Loose or damaged glazing. Some of the windows have glazing that is starting to fail that should be redone as the glazing is what holds the window pane in place and keeps up the efficiency of the heating and cooling.



9. Acceptable, Not Inspected Storm Windows: Wood framed and glass - A representative sample of storm windows were tested.

10. Acceptable Window Screens: Vinyl mesh

11. Not Inspected, Marginal Window Wells: Drain not present - Recommend removing debris, Dirt level in the well is closer than 6 inches to window which could allow for water entry or early deterioration. recommend removing dirt and having first 6 inches of material that is 6 inches below well be gravel for good drainage.



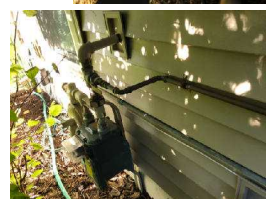
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## Exterior (Continued)

12. Marginal      Basement Windows: Wood casement - Recommend painting exposed wood with peeling paint. Then caulking side and bottom connections as regular maintenance
13. Acceptable      Exterior Lighting: Surface mount
14. Marginal      Exterior Electric Outlets: 110 VAC GFCI - Loose outlet in front. Recommend securing for safety reasons.
15. Acceptable      Hose Bibs: Gate - Outside hose bibs should be winterized every fall by turning off water from the inside then opening faucet to drain then closing exterior hose valve 5/6th of the way.
16. Acceptable      Gas Meter: Exterior surface mount at side of home
17. Marginal      Exterior Foundation Cracks. No significant displacement observed. Recommend patching and monitoring cracks and gaps in skim coat over foundation. Cracks are typically a result of moisture build up then rising as the ground heaving as it freezes or original settlement.
18. Acceptable, Not Inspected Exterior Venting Not all vents could be closely observed due to brush and slope on right side of home. Recommend trimming back bushes and checking vents at least once a year.





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## Roof

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

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### Main Roof Surface

1. Method of Inspection: On roof
2. Not Inspected Unable to Inspect: 25%
3. Marginal Material: Asphalt shingle - Significant granular loss. Some of the areas appear to have been scraped by a roof rake. Its recommended to get a roof rake that has rollers on the bottom. This may indicate that roof raking is recommended to reduce chances of ice damming. The granular loss and scratched areas will shorten life of the roof. Recommend qualified contractor evaluate the roof and seal all holes and tears. Exposed nail heads. There are some nail heads in the shingles that are exposed. These nail heads should be caulked or sealed to prevent any possible moisture intrusion into the roofing material. Lifted shingles in rear near gutters. There are couple of shingles that appear to be lifting up in center or edges. These should be properly secured and flush with the surrounding shingles to avoid being wind blown and torn. Roof past half of its estimated useful life



4. Type: Hip
5. Approximate Age: 15 to 20+ years old or older on house. 3 on addition
6. Not Inspected, Marginal Flashing: Galvanized - The kick out flashing on the front right side is shorter than recommended typically a 4 inch kick out flashing is recommended. Other areas such as where the upper siding meets the house and garage roof slopes recommend kick out flashings. Flashings under siding or roofing is not inspected. Kick out flashings have become common on new construction. They were not common with older homes. These flashings direct water away from the wall along the roof line. We highly recommend these. They are most commonly added when roofing is redone.



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## Roof (Continued)

7. Acceptable, Not Inspected Vents Recommend caulking top and sides of flashings as well as nail heads on flashings upon move in. (requires temps above 55 degrees.) flashings should be checked every 3 years to determine if new sealant is needed as regular home maintenance.

8. Acceptable Valleys: Preformed metal

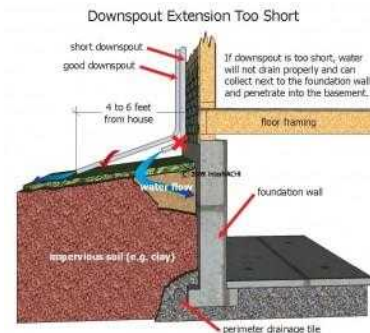
9. Acceptable Plumbing Vents: PVC

10. Acceptable Electrical Mast: Surface mount - Recommend monitoring mast and anchor connections as regular maintenance.

11. Marginal Gutters: Aluminum - Front gutters clogged. Not all of interior could be viewed. Recommend cleaning and checking function at move in.

12. Acceptable Downspouts: Aluminum

13. Marginal Leader/Extension: Shorter than recommended - Some not attached. Extensions should always terminate 6-8 feet from the home in a direction that takes water downhill away from home.



Main Chimney

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## Roof (Continued)

14. Acceptable Chimney: Brick



15. Not Inspected, Marginal Flue/Flue Cap: Metal / Tile / Mortar - Recommend adding rain/snow cap, Not all of the chimney could be inspected due to the height of the roof



16. Acceptable, Not Inspected Chimney Flashing: Galvanized - Chimney and all other flashings should be checked every 3 years to determine if new sealant is needed as regular home maintenance.

## Garage/Carport

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### Attached Garage

1. Type of Structure: Attached Car Spaces: 2

2. Acceptable Garage Doors: Metal



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



4. Acceptable Door Opener: Genie



5. Acceptable Service Doors: Wood

6. Acceptable Ceiling Exposed framing

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## Garage/Carport (Continued)

7. Not Inspected, Marginal Wall Exposed framing - Missing fire rated drywall over the house attic access. Recommend patching cracks near attic and monitoring. All drywall that is part of the fire barrier should have any gaps or holes patched to maintain a proper fire barrier. Due to the amount of personal items or shelving along the walls the inspector was not able to get a good look at all the wall material. Acceptable moisture levels observed on stained areas. Evidence of past water staining that tested within acceptable levels when measured. Recommend further investigation / monitoring.



8. Marginal Windows: Non-opening - Staining noted underneath. Unable to reach stained area for testing. Appears to be historic leaking not a active leak. Recommend further investigation and monitoring



9. Not Inspected, Marginal Floor/Foundation: Poured slab - Recommend patching gaps in mortar on far side of garage and monitoring. Floor cracks and pitting spots are noted. It is recommended to seal the cracks and pitting to prevent further deterioration. No signs of significant separation or displacement observed unless otherwise stated. Due to the amount of personal belongings covering the floor the inspector was not able to get a good look at the entire floor for any indications of further cracking or problems.



10. Not Present Hose Bibs:  
11. Not Present Lawn Sprinklers:  
12. Marginal Electrical: 110 VAC GFCI - Non-GFCI circuit - recommend GFCI circuit (receptacle or circuit breaker) be installed within garages



13. Acceptable Roof Structure: 2x4 Truss  
14. Not Present Garage Heater  
15. Not Present Heating:



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## Kitchen

Installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders are tested by using normal operating controls to activate the primary function. Microwaves are run for a few seconds to avoid any damage of running them empty. Damaged or non powered / disconnected are not inspected or tested

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### 1st Floor Kitchen

1. Acceptable Floor: Wood



2. Acceptable Walls: Paint

3. Acceptable Ceiling: Paint

4. Marginal Windows: Vinyl double hung - The right lock on the right window is not closing under normal force. This may indicate that the window opening is not true and could affect drafting.



5. Acceptable Counter Tops: Solid Surface

6. Marginal Cabinets: Wood - Some cabinet doors were not fully closing and may need to be sanded or adjusted



7. Acceptable, Not Inspected Pantry: Single - Personal belongings limited view



8. Marginal Electrical: 110 VAC GFCI - Non-GFCI circuit - recommend GFCI circuit (receptacle or circuit breaker) be installed within arm's reach of any water source. counter near sink.





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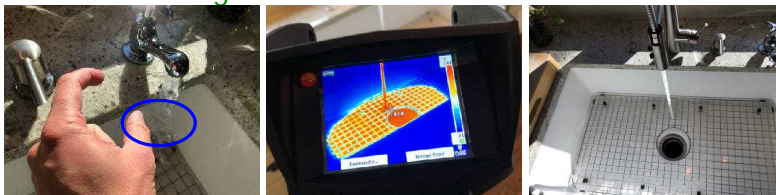
## Kitchen (Continued)

Electrical: (continued)



9. Marginal

Sink: Stainless Steel - The small faucet is too short and is putting water on to the countertop. Recommend longer faucet head.



10. Marginal

Plumbing/Fixtures: PVC - Signs of past leaking. Acceptable levels were noted where tested under sink. recommend cleaning pipes checking connections and monitoring



11. Acceptable

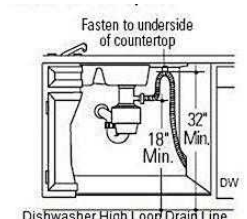
Disposal: Functional

12. Marginal

Dishwasher: Functional - Needs new dish racks rusted



13. Air Gap Present? Yes High loop method



14. Acceptable, Not Inspected Cooking Appliances: Functional - The cooking appliances were tested. Ovens are warmed but not brought up to full temp to avoid any ovens being left on while outside the room. This reduces chances of anything being accidentally left on after leaving.



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## Kitchen (Continued)

Cooking Appliances: (continued)



15. Acceptable Ventilator: Functional - Older unit may not vent outside anymore after 2nd story addition. The new unit over the range appeared to be venting outside



16. Acceptable Refrigerator: Functional - Some dings in the door and crack in one of the trays



17. Acceptable Microwave: Functional  
18. Acceptable HVAC Source: Heating system register  
19. Not Present Trash Compactor:

## Living Space

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

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All Living Area's Living Space

1. Acceptable Floor: Wood, Tile and Carpet

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## Living Space (Continued)

Floor: (continued)



2. Marginal

Ceiling: Texture paint - There are cracks in the paint of the ceiling. No signs of significant separation or displacement of the ceiling material were observed. The cracks may be due expansion and contraction. recommend filling with paintable caulking monitoring. Tested consistent with unaffected areas.



3. Acceptable

Walls: Paint and paneling

4. Marginal

Doors: Wood - missing striker plate to the LL closet.



5. Acceptable, Not Inspected Closet: Single - The interior of the closets were check for any cracks or problems with the paint or walls and there were no issues were observed at the time of the inspection. The doors were tested to ensure they shut properly and for the bifold doors to make sure that they stay on the track as well as the handles and knobs are secure. Personal belongings limited view

6. Marginal

Windows: Vinyl and Wood Double Hung and Casement - Storm windows in front were possibly painted shut. cracked framing noted on right side.



7. Acceptable

Electrical: 110 VAC



8. Acceptable

HVAC Source: Heating system register



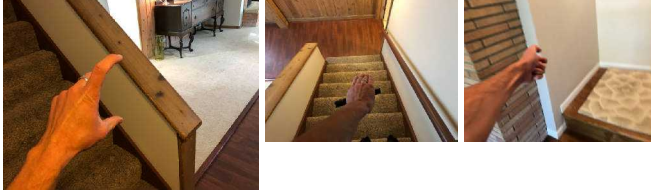
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## Living Space (Continued)

9. Marginal Stair Handrail and Steps recommend handrail in short steps to landing. Recommend handrails return on ends to avoid people catching items on the railing. basement. guardrails to low to basement Recommend handrails be 34 to 36 inches high.



10. Marginal Stair Spacing Rise and run no longer confirm to modern safety standards. use caution. Step near front door over 7.5 inches could be a trip hazard. recommend using caution.



11. Marginal Smoke Detector: Battery operated - recommend co detector near bedroom by front door. other over 10 feet. It is recommended to have smoke and carbon monoxide detectors on each level of the home and within 10 feet of all bedrooms.



## Fireplace/Wood Stove

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

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### All Fireplace

1. Acceptable Fireplace Construction: Brick





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## Fireplace/Wood Stove (Continued)

2. Marginal      Hearth: Raised - Cracked mantle on main level. Recommend monitoring. Hearth should be 16 inches on wood burning fireplaces.



3. Type: Wood and gas

4. Acceptable      Fireplace Insert: Standard

5. Marginal      Fire Box / Smoke Chamber: Block - Recommend glass doors on wood burning fireplaces.



6. Not Present, Not Inspected Clean Out None observed

7. Not Inspected, Marginal Flue: Tile and Metal liner - Dirty Recommend cleaning. Due to limited view in fireplaces and importance of not having any gaps a level 2 inspection is recommended on all fireplaces. The inspector does not perform a detailed inspection of components necessary to verify safety. Flue / Smoke Chamber are not inspected as part of the inspection. Inspector does not inspect combustion air components or heat distribution devices. Soot / Creosote build up in chimney can limit view. Recommend cleaning once a year when in use.



8. Acceptable      Damper: Metal

9. Not Present      Freestanding Stove:

10. Marginal      Smoke / CO Detector Present In Room(s) In adjoining rooms. It is recommended to have a smoke and carbon monoxide detector in every room that has a fireplace

## Bedroom

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### All Bedroom

1. Marginal      Floor: Wood, Tile and Carpet - Hole drilled in wood floor. Main level. Possible asbestos tiles (LL) recommend checking out the EPA's website at [www.epa.gov](http://www.epa.gov)



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## Bedroom (Continued)

Floor: (continued)



2. Marginal

Ceiling: Texture paint - There are cracks in the paint of the ceiling. No signs of significant separation or displacement of the ceiling material were observed. The cracks may be due expansion and contraction or settlement of the addition. recommend filling with paintable caulking monitoring



3. Marginal

Walls: Paint - Thinner cracks and small compressed area near LL bedroom window observed. Recommend monitoring.



4. Acceptable, Not Inspected Closet: Large - Personal belongings limited view



5. Marginal

Doors: Wood - The LL door is sticking, Doors need trimming/adjustment. Damaged frame.



6. Not Inspected, Marginal Windows: Vinyl Double Hung and Casement - Some of the windows have a separate piece of glass inserted between the controls and the window. Which prevented the inspector from reaching the controls and testing these windows. The windows on the main level or higher from the ground than standard egress windows. And may be difficult for someone to exit during an emergency. Recommend building temporary stairs especially if children are going to be in the room. Modern safety guidelines recommend windows be within 44 inches of the ground.

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## Bedroom (Continued)

Windows: (continued)



7. Marginal

Electrical: 110 VAC - **Reversed polarity noted in green bedroom on 2 prong outlet. There are some non grounded or 2 prong receptacles. If possible it is recommended to replace the 2 prong receptacles with the proper grounded three-prong receptacles.**



8. Acceptable

HVAC Source: Heating system register

9. Marginal

Smoke Detector: Battery operated - **Missing in LL bedroom. Smoke detectors are recommended in each bedroom of the home.**



## Bathroom

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

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

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

### All Bathroom

1. Not Inspected, Marginal Floor: Tile - **The in floor heat in master bathroom was not responsive after operating the thermostat. Recommend further investigation and repair if needed.**



2. Acceptable

Ceiling: Texture paint

3. Acceptable

Walls: Paint

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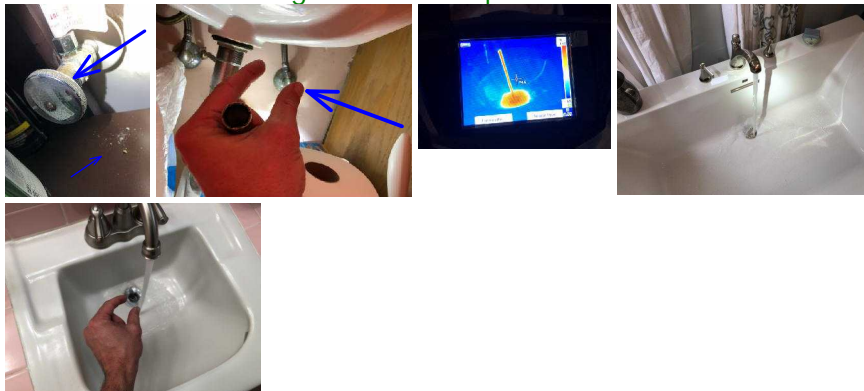
## Bathroom (Continued)

- 4. Acceptable Doors: Wood
- 5. Acceptable Windows: Vinyl double hung
- 6. Acceptable Electrical: 110 VAC GFCI

- 7. Marginal Counter/Cabinet: Solid surface top and wood - The caulking or grout where the countertop meets in master the wall or the backsplash is starting to fail and should be redone to prevent any possible moisture intrusion along the back of the wall.



- 8. Not Inspected, Marginal Sink/Basin: Porcelain coated - No shut offs observed at the main level bathroom sink plumbing. Missing stopper. Corrosion noted on the lower level bathroom sink plumbing recommend monitoring. Valves not operated.



- 9. Acceptable Faucets/Traps: Delta fixtures with a PVC trap



- 10. Marginal Tub/Surround: Porcelain tub and ceramic tile surround - ( Main Level ) Loose grout between the tiles in the surround, Recommend repair to avoid any more water from getting behind wall. Moisture behind the wall can cause damage or growth. Recommend further investigation or repair. stopper not working. Recommend caulking faucet head and control covers on top and sides to reduce chances of water damage. Staining in potential growth noted on the backside of the shower. This may have been from previous water damage. Recommend further investigation and repair as needed. No active leak observed at the time of inspection.

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## Bathroom (Continued)

Tub/Surround: (continued)



11. Acceptable

Shower/Surround: Porcelain pan and ceramic tile surround - **Steam Shower Was Functional.**



12. Not Present

Spa Tub/Surround:

13. Acceptable

Toilets: 1 1/2 Gallon Tank



14. Acceptable

HVAC Source: Heating system register

15. Acceptable

Ventilation: Electric ventilation fan





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## Laundry Room/Area

Inspector runs washer and dryers through a normal cycle. The inspector is not next to the machine at all times to listen for any noises during cycles. Damaged, disconnected and non powered units are not tested.

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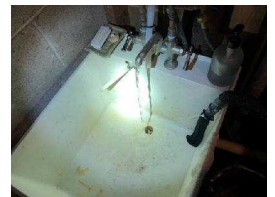
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Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

### Basement Laundry Room/Area

1. Not Inspected Floor Drain: Surface drain - Floor drain was under the washer. Not tested. Recommend cleaning at move in and regularly afterwards.



2. Acceptable Laundry Tub: PVC

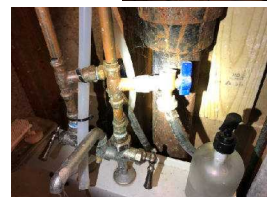


3. Acceptable Laundry Tub Drain: PVC

4. Acceptable Washer

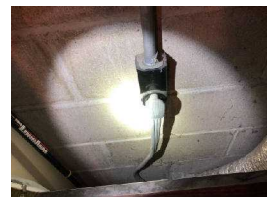


5. Acceptable Washer Hose Bib: Ball Valves with Standard Rubber lines - Standard rubber hoses while fully functional have a shorter life span. When the rubber dries out the hose can crack and bust causing flooding. Recommend steel braided lines to reduce the risks of hose bursts. These can be purchased for around \$15 and are easily installed similar to attaching a garden hose.



6. Acceptable Washer Drain: Drains to laundry tub

7. Acceptable Washer and Dryer Electrical: 110-240 VAC





## Laundry Room/Area (Continued)

8. Marginal      Dryer finish inside barrel worn. older unit.



9. Acceptable      Dryer Vent: Metal flex - Dryer venting requires regular cleaning to prevent buildup of lint in the pipes. Recommend inspecting and cleaning at move in.

10. Not Inspected Dryer Gas Line: Cast iron



## Basement

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

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Acceptable      Functional with no obvious signs of defect.

Not Present      Item not present or not found.

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

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

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

### Main (Unfinished Areas) Basement

1. Not Inspected Unable to Inspect: 70% - Finished Basement / Storage Boxes

2. Acceptable      Ceiling: Exposed framing

3. Acceptable      Walls: Block



4. Acceptable      Floor: Poured



5. Acceptable, Not Inspected Floor Drain: Surface drain - Many older floor drains did not have / were not required to have back flow prevention features. We highly recommend floor drains that have these features to reduce the chances of a back up. Also it is a good idea to add sewer back up to your home owners insurance.

6. Acceptable      Doors: Wood

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## Basement (Continued)

7. Acceptable Windows: Wood casement
8. Acceptable Electrical: 110 VAC - Non GFCI circuit. recommend GFCI protection in unfinished basement circuits.
9. Not Present Sump Pump: None observed
10. Marginal Moisture Location: Near laundry room and on bedroom side of the level - Elevated moisture levels noted in the laundry room. These levels reached the maximum measurable amount of the moisture meter (99.9%) however no active water entry was observed. There was also some at risk moisture level readings in the lower bedroom between the bed and the closet. These areas may require exterior grading improvements, cleaning the gutters above and adding exterior gutter extensions that are longer. It would be recommended to fill and seal any gaps and Paint the concrete walls with water resistant paint. As a final option drain tile and sump pump will also help run the water out of the area surrounding the basement. The inspector tested multiple walls in the lower level. The areas with the wood paneling tested within acceptable levels. The infrared camera showed some cooler signatures which may be indicative of drafting or evaporation from possibly damp concrete blocks. Recommend further investigation or monitoring as desired



11. Acceptable Basement Stairs/Railings: Wood stairs with wood handrails
12. Not Present Air to Air Exchanger

## Plumbing

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

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

- |               |  |
|---------------|--|
| Acceptable    | Functional with no obvious signs of defect.  |
| Not Present   | Item not present or not found.   |
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| Defective     | Item needs immediate repair or replacement. It is unable to perform its intended function.                                       |

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## Plumbing (Continued)

1. Acceptable Service Line: Copper

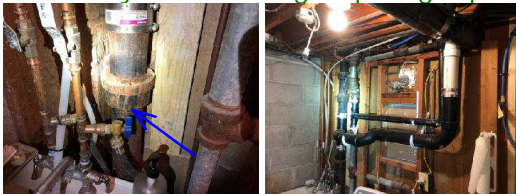


2. Acceptable, Not Inspected Main Water Shutoff: Basement - Valves are not operated as part of the inspection, It is recommended to work the main shut off valve at least twice a year to prevent corrosion build up on the inside of the line this way it will ensure that it functions properly when it is needed to shut off.

3. Marginal Water Lines: Copper and PEX - Corroded pipes showed signs of past leaking above the furnace. Recommend further evaluation and repair as needed by a plumber



4. Marginal Drain Pipes: ABS, Cast iron and Galvanized - Staining noted at wax ring near the washing machine. Recommend repairing wax ring and monitoring. Inspectors cannot determine the condition of the pipe from the home to the street. If you are concerned about this, you should consider having a plumber run a camera through the lines to establish its condition. Sewer / Water Line insurance is available at a very low cost and is a good idea. Galvanized drainpipe present. galvanized and cast iron drain pipes are known for building up material on the inside or eventually deteriorating requiring replacement.

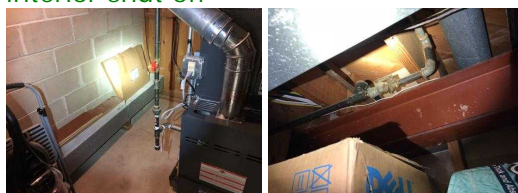


5. Acceptable Service Caps: Accessible



6. Not Inspected Vent Pipes: Galvanized and pvc

7. Acceptable, Not Inspected Gas Service Lines: Cast iron - No main interior shut off observed. Recommend interior shut off



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## Plumbing (Continued)

8. Acceptable, Not Inspected Main Gas Valve: Located at gas meter - Emergency Shut off is located at the side of meter. In a emergency the gas can be shut off by lining up the holes or turning 90 degrees. Valve not operated.

### Basement Water Heater

9. Marginal Water Heater Operation: Functional at time of inspection - Unit dented. Manufacturers recommend (on new units) draining water heater annually to flush debris in the tank. Use caution and follow manufacturers instructions. Manufacturers estimate life of most units to be between 7 and 12 years.



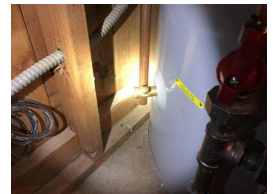
10. Manufacturer: American



11. Type: Natural gas Capacity: 75 Gal.  
12. Approximate Age: 2016 Area Served: Whole building  
13. Acceptable Flue Pipe: Single wall



14. Acceptable TPRV and Drain Tube: Copper



15. Marginal Water Temp Water temp was 140+. Water temps exceeding 125 can cause 3rd degree burns in a few seconds. Recommend turning down at move in. We recommend the temps be checked at move in to make sure they haven't changed. 110 and below are recommended if small children are present.



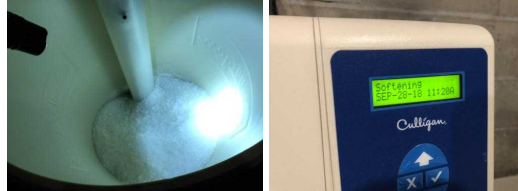
16. Acceptable, Not Inspected Water Softner Water softener appears functional. The unit was not tested or run through a full refresh cycle since this takes sometimes several hours which could cause a drain back up or leak while nobody is at the home to monitor.





## Plumbing (Continued)

### Water Softner (continued)



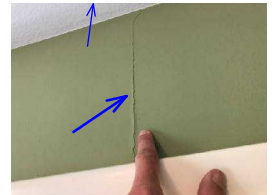
## Structure

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

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1. Not Inspected, Marginal Structure Type: Wood frame - Cracks noted in multiple locations across the first floor. This may be due to some settlement of the addition finding its place. Recommend patching and monitoring. Mostly Covered



2. Acceptable, Not Inspected Foundation: Block - Mostly Covered



3. Not Inspected, Marginal Differential Movement: Potential bowing and stair step cracks. Mostly Covered. there were stairstep cracks and some minor in word deflection or bowing on the wall facing the front of the house in the laundry room. This is typically a sign of wet ground freezing and the frozen ground pushing on the wall. The bowing is in early stages. Recommend cleaning the gutters improving the grading extending the gutter extensions and sealing cracks and monitoring.





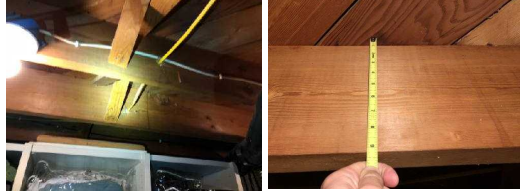
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## Structure (Continued)

4. Acceptable, Not Inspected Joists/Trusses: 2x10 - Mostly Covered



5. Acceptable, Not Inspected Piers/Posts: Steel posts - Mostly Covered



6. Acceptable, Not Inspected Floor/Slab: Poured slab - Mostly Covered

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

8. Acceptable, Not Inspected Subfloor: Dimensional wood - Mostly Covered

## Electrical

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

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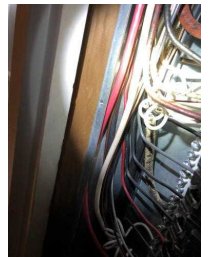
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Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

1. Service Size Amps: 100 Volts: 110-240 VAC

2. Acceptable Service: Aluminum



3. Acceptable 120 VAC Branch Circuits: Copper



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## Electrical (Continued)

4. Marginal Ungrounded Outlets Observed **Ungrounded outlets observed. These are common in older homes but antiquated. Recommend further investigation at <https://www.nachi.org/ungrounded-electrical-receptacles.htm>**



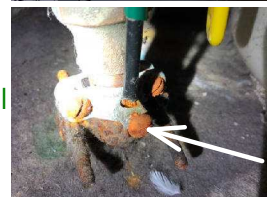
5. Acceptable 240 VAC Branch Circuits: Copper and aluminum

6. Acceptable, Not Inspected Aluminum Wiring: No Single Strand Aluminum wiring observed on 110v wires - Wires are evaluated in the electrical box only. Aluminum Wiring has been known to be at a higher risk for house fires. This is because the single strand aluminum wire material vibrates more than copper sometimes causing it to become loose. There are remedies that will secure the lines properly. A electrician can describe these to you.

7. Acceptable Conductor Type: Armored cable. Romex and tinned copper cloth wrapped

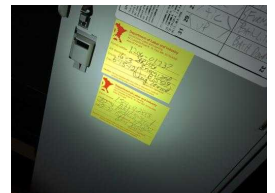


8. Marginal Ground: Plumbing and rod in ground - **Grounding rod not observed. Assumed connected. Corrosion noted on electrical ground connections. recommend cleaning or replacing corroded components to maintain electrical grounding.**



Recessed in wall Electric Panel

9. Acceptable Manufacturer: General Electric

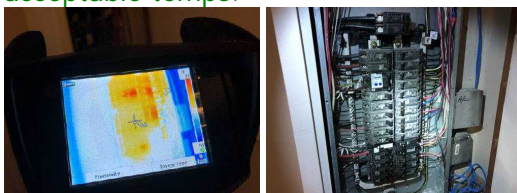


10. Maximum Capacity: 100 Amps

11. Acceptable Main Breaker Size: 100 Amps



12. Acceptable Breakers: Copper and Aluminum - **Panel full or near full capacity, Breakers were within acceptable temps.**



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## Electrical (Continued)

13. Not Inspected Fuses: None Observed

14. Acceptable AFCI: 110 / 220volt



15. Acceptable GFCI: At GFCI receptacles only

16. Is the panel bonded? Yes

## Heating System

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

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Acceptable Functional with no obvious signs of defect.

Not Present Item not present or not found.

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

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

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

### Main Heating System

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

2. Manufacturer: Coleman and Goodman



3. Type: Forced air Capacity: 60,000 btu and 40000

4. Area Served: Whole building Approximate Age: 2015 +\-

5. Fuel Type: Natural gas

6. Acceptable Heat Exchanger: 3 and 2 Burner - Manufacturers recommend inspection by a qualified heating specialist annually once unit is 10 years old. All units should have a professional HVAC inspection prior to purchase and annually thereafter if over 10 years old. ORSAT combustion testing to check for carbon monoxide or heat exchanger issues as well as a visual inspection of the heat exchanger to look for areas that may have stress cracks or compromised heat exchangers. No recent service stickers observed.



Manufacturers estimated life expectancy 25 - 40 years depending on model and efficiency. Recommend HVAC inspection specifically asking for the following.

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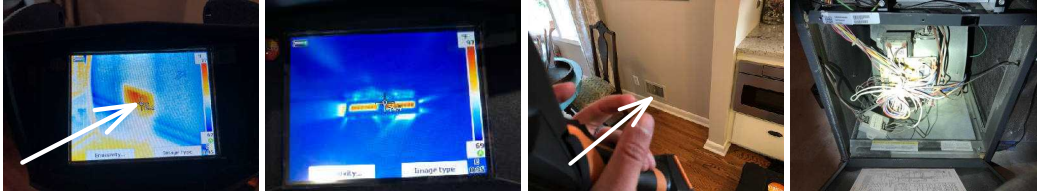
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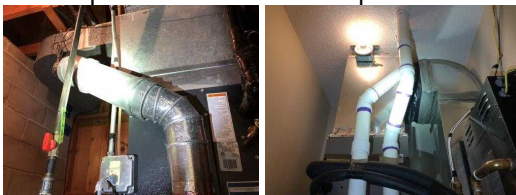
## Heating System (Continued)

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

8. Marginal Distribution: Metal duct - limited air flow in dining area near kitchen. recommend checking dampers and further investigation.



9. Acceptable Flue Pipe: Double wall and pvc



10. Acceptable, Not Inspected Condensate Removal: Plastic tubing - Recommend monitoring and cleaning the pump as regular maintenance.

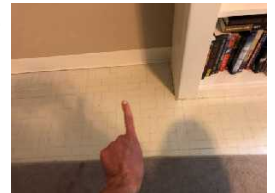


11. Acceptable Thermostats: Individual

12. Acceptable Thermostat Location HVAC Living Room

13. Not Present Secondary Heating System

14. Suspected Asbestos: Yes - Tiles in LL bedroom. All homes built before 1980 have a chance of asbestos being in some building material. See [www.EPA.gov/Asbestos](http://www.EPA.gov/Asbestos) for more questions.



15. Not Present Fuel Tank: None Observed.

16. Tank Location: None Observed



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## Air Conditioning

Due to the weather outside, the AC unit was not turned on and tested.

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### Main AC System

1. Acceptable A/C System Operation: Functional



2. Acceptable Cooling Method Central AC System

3. Acceptable Exterior Unit: Pad mounted



4. Manufacturer: Goodman and Unitary

5. Area Served: Whole building Approximate Age: 2014 +/-

6. Refrigerant Type R410A Newer Refrigerant

7. Acceptable Visible Coil: Aluminum - It is recommended to keep the fins Clean and Clear of all debris to ensure the AC unit as the proper flow of refrigerant and the ability to keep the exterior cool as needed.



8. Acceptable Electrical Disconnect: Tumble switch



9. Acceptable Thermostats: Multi-zone

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## Attic

Inspector does not move / remove insulation.

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### Main Attic

1. Method of Inspection: From the attic access
2. Acceptable Unable to Inspect: 75% - Inspector not able to safely walk in attic without causing ceiling damage. Head and Shoulders entry only. View can sometimes be limited by trusses or rafters. Not inspected for pests.
3. Acceptable Roof Framing: 2x4 Truss



4. Acceptable Sheathing: Particle board
5. Acceptable Ventilation: Roof and soffit vents



6. Acceptable Insulation: Loose
7. Acceptable Insulation Depth: 16" + - 16 inches of insulation is the modern recommended amount. Many older homes have less which was typical for when they were built. 12 inches is considered sufficient in most older homes. Adding insulation will increase heat efficiency.
8. Not Present Attic Fan: None
9. Not Present Wiring/Lighting:
10. Acceptable, Not Inspected Moisture Penetration: No Obvious Stains Observed



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

## Attic (Continued)

Bathroom Fan Venting: (continued)



## Final Comments

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

The inspection report is a snap shot in time. Displaying what was readily visible on the day of inspection. The inspector will not be able to anticipate seasonal issues or effects from larger than average storms. Recommendations for further evaluation / investigation or consultation should be done before closing when possible. Marginal can also mean below average or a recommendation for improvement. Defective may also indicate an actual or potential safety concern. Any items indicated as marginal or defective should be investigated further / given proper attention by a qualified contractor prior to closing. It is the buyers discretion if they want further inspection on any items marked marginal or defective. When moisture meters are used the inspector is looking for high saturation levels from a obvious active leak with active levels over 20% on a Wood Moisture Equivalent scale. The inspector is not using the meter to determine the presence or possibility of growth or mold. If the inspector does observe potential growth we discuss it and we strongly advise that a professional mold inspection is performed prior to closing.

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

Warm Regards,  
Peace of Mind Home Inspections LLC

## Marginal Summary

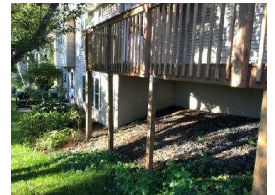
This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

### Lots and Grounds

1. Driveway: Concrete - Cracks noted. Recommend filling cracks in driveway as regular maintenance every 2- 4 years, Trip Hazard. Uneven areas may be a trip hazard. recommend grinding down top edge and caulking gaps then monitoring.



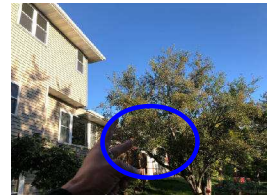
2. Grading: Minor slope / Flat - The ideal grading would be to bring up material (dirt, gravel, etc) a few inches around the base of the home and have it slope down and outward allowing water to flow away from the home. The grading is flat in some spots (rear) around the home and the soil should be increased to the proper slope so that water can flow away from the home as needed.



3. Retaining Walls: Block - Smaller wall on side of home leaning on side of home. Recommend correction.



4. Vegetation: Trees - Any trees that hang over the roof or rub against the home should be trimmed back to prevent damage to the material as well as moisture intrusion into any material.



5. Patio: Concrete and paver. - Uneven pads/ pavers. Recommend leveling to avoid trip hazards.



6. Deck: Wood - Footings /posts below ground or rocks not fully observed. Assumed proper depth. Post is canted. Recommend monitoring. No flashing was observed above the ledger board. Flashing helps keep water from getting behind the ledger board and getting along the home exterior material. There is a flashing across the top of the first row of decking which will provide a similar function



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## Lots and Grounds (Continued)

Deck: (continued)



### Exterior

7. Entry Doors: Wood and Metal - Due to peeling paint on the service door to garage we recommend painting trim and door to protect wood.



8. Windows: double hung - Loose or damaged glazing. Some of the windows have glazing that is starting to fail that should be redone as the glazing is what holds the window pane in place and keeps up the efficiency of the heating and cooling.



9. Window Wells: Drain not present - Recommend removing debris, Dirt level in the well is closer than 6 inches to window which could allow for water entry or early deterioration. recommend removing dirt and having first 6 inches of material that is 6 inches below well be gravel for good drainage.



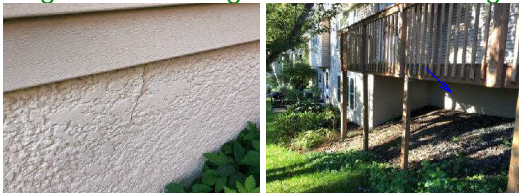
10. Basement Windows: Wood casement - Recommend painting exposed wood with peeling paint. Then caulking side and bottom connections as regular maintenance



11. Exterior Electric Outlets: 110 VAC GFCI - Loose outlet in front. Recommend securing for safety reasons.



12. Exterior Foundation Cracks. No significant displacement observed. Recommend patching and monitoring cracks and gaps in skim coat over foundation. Cracks are typically a result of moisture build up then rising as the ground heaving as it freezes or original settlement.



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## Marginal Summary (Continued)

### Roof

13. Main Roof Surface Material: Asphalt shingle - Significant granular loss. Some of the areas appear to have been scraped by a roof rake. It's recommended to get a roof rake that has rollers on the bottom. This may indicate that roof raking is recommended to reduce chances of ice damming. The granular loss and scratched areas will shorten life of the roof. Recommend qualified contractor evaluate the roof and seal all holes and tears. Exposed nail heads. There are some nail heads in the shingles that are exposed. These nail heads should be caulked or sealed to prevent any possible moisture intrusion into the roofing material. Lifted shingles in rear near gutters. There are couple of shingles that appear to be lifting up in center or edges. These should be properly secured and flush with the surrounding shingles to avoid being wind blown and torn. Roof past half of its estimated useful life



14. Flashing: Galvanized - The kick out flashing on the front right side is shorter than recommended typically a 4 inch kick out flashing is recommended. Other areas such as where the upper siding meets the house and garage roof slopes recommend kick out flashings. Flashings under siding or roofing is not inspected. Kick out flashings have become common on new construction. They were not common with older homes. These flashings direct water away from the wall along the roof line. We highly recommend these. They are most commonly added when roofing is redone.



15. Gutters: Aluminum - Front gutters clogged. Not all of interior could be viewed. Recommend cleaning and checking function at move in.



16. Leader/Extension: Shorter than recommended - Some not attached. Extensions should always terminate 6-8 feet from the home in a direction that takes water downhill away from home.

## Roof (Continued)

### Leader/Extension: (continued)



17. Main Chimney Flue/Flue Cap: Metal / Tile / Mortar - Recommend adding rain/snow cap, Not all of the chimney could be inspected due to the height of the roof



## Garage/Carport

18. Attached Garage Wall Exposed framing - Missing fire rated drywall over the house attic access. Recommend patching cracks near attic and monitoring. All drywall that is part of the fire barrier should have any gaps or holes patched to maintain a proper fire barrier. Due to the amount of personal items or shelving along the walls the inspector was not able to get a good look at all the wall material. Acceptable moisture levels observed on stained areas. Evidence of past water staining that tested within acceptable levels when measured. Recommend further investigation / monitoring.



19. Attached Garage Windows: Non-opening - Staining noted underneath. Unable to reach stained area for testing. Appears to be historic leaking not a active leak. Recommend further investigation and monitoring



20. Attached Garage Floor/Foundation: Poured slab - Recommend patching gaps in mortar on far side of garage and monitoring. Floor cracks and pitting spots are noted. It is recommended to seal the cracks and pitting to prevent further deterioration. No signs of significant separation or displacement observed unless otherwise stated. Due to the amount of personal belongings covering the floor the inspector was not able to get a good look at the entire floor for any indications of further cracking or problems.



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## Garage/Carport (Continued)

Floor/Foundation: (continued)



21. Attached Garage Electrical: 110 VAC GFCI - Non-GFCI circuit - recommend GFCI circuit (receptacle or circuit breaker) be installed within garages



## Kitchen

22. 1st Floor Kitchen Windows: Vinyl double hung - The right lock on the right window is not closing under normal force. This may indicate that the window opening is not true and could affect drafting.



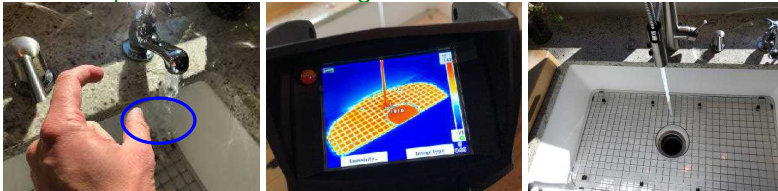
23. 1st Floor Kitchen Cabinets: Wood - Some cabinet doors were not fully closing and may need to be sanded or adjusted



24. 1st Floor Kitchen Electrical: 110 VAC GFCI - Non-GFCI circuit - recommend GFCI circuit (receptacle or circuit breaker) be installed within arm's reach of any water source. counter near sink.



25. 1st Floor Kitchen Sink: Stainless Steel - The small faucet is too short and is putting water on to the countertop. Recommend longer faucet head.





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## Marginal Summary (Continued)

26. 1st Floor Kitchen Plumbing/Fixtures: PVC - Signs of past leaking. Acceptable levels were noted where tested under sink. recommend cleaning pipes checking connections and monitoring



27. 1st Floor Kitchen Dishwasher: Functional - Needs new dish racks rusted



## Living Space

28. All Living Area's Living Space Ceiling: Texture paint - There are cracks in the paint of the ceiling. No signs of significant separation or displacement of the ceiling material were observed. The cracks may be due expansion and contraction. recommend filling with paintable caulking monitoring. Tested consistent with unaffected areas.



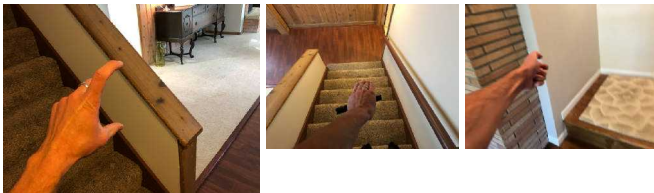
29. All Living Area's Living Space Doors: Wood - missing striker plate to the LL closet.



30. All Living Area's Living Space Windows: Vinyl and Wood Double Hung and Casement - Storm windows in front were possibly painted shut. cracked framing noted on right side.



31. All Living Area's Living Space Stair Handrail and Steps recommend handrail in short steps to landing. Recommend handrails return on ends to avoid people catching items on the railing. basement. guardrails to low to basement Recommend handrails be 34 to 36 inches high.



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## Marginal Summary (Continued)

32. All Living Area's Living Space Stair Spacing Rise and run no longer confirm to modern safety standards. use caution. Step near front door over 7.5 inches could be a trip hazard. recommend using caution.



33. All Living Area's Living Space Smoke Detector: Battery operated - recommend co detector near bedroom by front door. other over 10 feet. It is recommended to have smoke and carbon monoxide detectors on each level of the home and within 10 feet of all bedrooms.



## Fireplace/Wood Stove

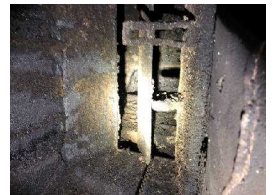
34. All Fireplace Hearth: Raised - Cracked mantle on main level. Recommend monitoring. Hearth should be 16 inches on wood burning fireplaces.



35. All Fireplace Fire Box / Smoke Chamber: Block - Recommend glass doors on wood burning fireplaces.



36. All Fireplace Flue: Tile and Metal liner - Dirty Recommend cleaning. Due to limited view in fireplaces and importance of not having any gaps a level 2 inspection is recommended on all fireplaces. The inspector does not perform a detailed inspection of components necessary to verify safety. Flue / Smoke Chamber are not inspected as part of the inspection. Inspector does not inspect combustion air components or heat distribution devices. Soot / Creosote build up in chimney can limit view. Recommend cleaning once a year when in use.



37. All Fireplace Smoke / CO Detector Present In Room(s) In adjoining rooms. It is recommended to have a smoke and carbon monoxide detector in every room that has a fireplace

## Bedroom

38. All Bedroom Floor: Wood, Tile and Carpet - Hole drilled in wood floor. Main level. Possible asbestos tiles (LL) recommend checking out the EPA's website at [www.epa.gov](http://www.epa.gov)



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## Bedroom (Continued)

Floor: (continued)



39. All Bedroom Ceiling: Texture paint - There are cracks in the paint of the ceiling. No signs of significant separation or displacement of the ceiling material were observed. The cracks may be due expansion and contraction or settlement of the addition. recommend filling with paintable caulking monitoring



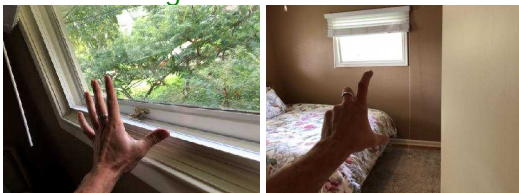
40. All Bedroom Walls: Paint - Thinner cracks and small compressed area near LL bedroom window observed. Recommend monitoring.



41. All Bedroom Doors: Wood - The LL door is sticking, Doors need trimming/adjustment. Damaged frame.



42. All Bedroom Windows: Vinyl Double Hung and Casement - Some of the windows have a separate piece of glass inserted between the controls and the window. Which prevented the inspector from reaching the controls and testing these windows. The windows on the main level or higher from the ground than standard egress windows. And may be difficult for someone to exit during an emergency. Recommend building temporary stairs especially if children are going to be in the room. Modern safety guidelines recommend windows be within 44 inches of the ground.



43. All Bedroom Electrical: 110 VAC - Reversed polarity noted in green bedroom on 2 prong outlet. There are some non grounded or 2 prong receptacles. If possible it is recommended to replace the 2 prong receptacles with the proper grounded three-prong receptacles.

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## Bedroom (Continued)

Electrical: (continued)



44. All Bedroom Smoke Detector: Battery operated - Missing in LL bedroom. Smoke detectors are recommended in each bedroom of the home.



## Bathroom

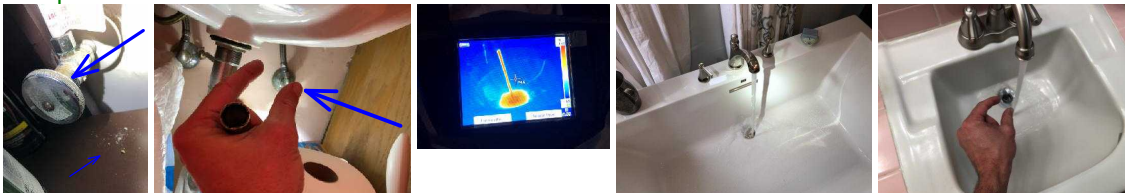
45. All Bathroom Floor: Tile - The in floor heat in master bathroom was not responsive after operating the thermostat. Recommend further investigation and repair if needed.



46. All Bathroom Counter/Cabinet: Solid surface top and wood - The caulking or grout where the countertop meets in master the wall or the backsplash is starting to fail and should be redone to prevent any possible moisture intrusion along the back of the wall.



47. All Bathroom Sink/Basin: Porcelain coated - No shut offs observed at the main level bathroom sink plumbing. Missing stopper. Corrosion noted on the lower level bathroom sink plumbing recommend monitoring. Valves not operated.



48. All Bathroom Tub/Surround: Porcelain tub and ceramic tile surround - ( Main Level ) Loose grout between the tiles in the surround, Recommend repair to avoid any more water from getting behind wall. Moisture behind the wall can cause damage or growth. Recommend further investigation or repair. stopper not working. Recommend caulking faucet head and control covers on top and sides to reduce chances of water damage. Staining in potential growth noted on the backside of the shower. This may have been from previous water damage. Recommend further investigation and repair as needed. No active leak observed at the time of inspection.



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## Bathroom (Continued)

Tub/Surround: (continued)



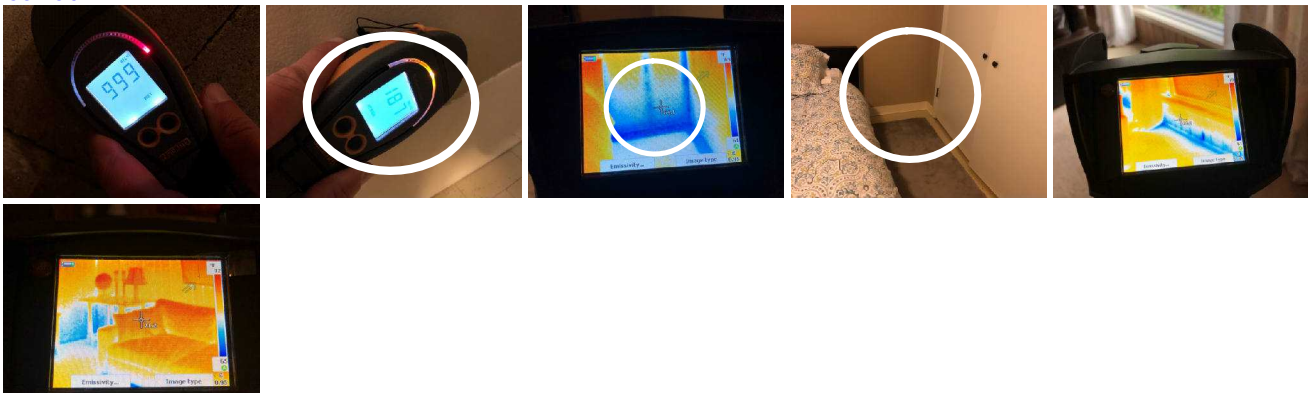
## Laundry Room/Area

49. Basement Laundry Room/Area Dryer finish inside barrel worn. older unit.



## Basement

50. Main (Unfinished Areas) Basement Moisture Location: Near laundry room and on bedroom side of the level - Elevated moisture levels noted in the laundry room. These levels reached the maximum measurable amount of the moisture meter (99.9%) however no active water entry was observed. There was also some at risk moisture level readings in the lower bedroom between the bed and the closet. These areas may require exterior grading improvements, cleaning the gutters above and adding exterior gutter extensions that are longer. It would be recommended to fill and seal any gaps and Paint the concrete walls with water resistant paint. As a final option drain tile and sump pump will also help run the water out of the area surrounding the basement. The inspector tested multiple walls in the lower level. The areas with the wood paneling tested within acceptable levels. The infrared camera showed some cooler signatures which may be indicative of drafting or evaporation from possibly damp concrete blocks. Recommend further investigation or monitoring as desired



## Plumbing

51. Water Lines: Copper and PEX - Corroded pipes showed signs of past leaking above the furnace. Recommend further evaluation and repair as needed by a plumber

## Plumbing (Continued)

### Water Lines: (continued)



52. Drain Pipes: ABS, Cast iron and Galvanized - Staining noted at wax ring near the washing machine. Recommend repairing wax ring and monitoring. Inspectors cannot determine the condition of the pipe from the home to the street. If you are concerned about this, you should consider having a plumber run a camera through the lines to establish its condition. Sewer / Water Line insurance is available at a very low cost and is a good idea. Galvanized drainpipe present. galvanized and cast iron drain pipes are known for building up material on the inside or eventually deteriorating requiring replacement.



53. Basement Water Heater Water Heater Operation: Functional at time of inspection - Unit dented. Manufacturers recommend (on new units) draining water heater annually to flush debris in the tank. Use caution and follow manufacturers instructions. Manufacturers estimate life of most units to be between 7 and 12 years.

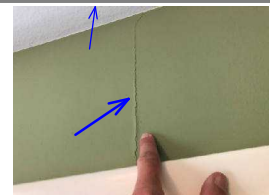


54. Basement Water Heater Water Temp Water temp was 140+. Water temps exceeding 125 can cause 3rd degree burns in a few seconds. Recommend turning down at move in. We recommend the temps be checked at move in to make sure they haven't changed. 110 and below are recommended if small children are present.



## Structure

55. Structure Type: Wood frame - Cracks noted in multiple locations across the first floor. This may be due to some settlement of the addition finding its place. Recommend patching and monitoring. Mostly Covered



56. Differential Movement: Potential bowing and stair step cracks. Mostly Covered. there were stairstep cracks and some minor in word deflection or bowing on the wall facing the front of the house in the laundry room. This is typically a sign of wet ground freezing and the frozen ground pushing on the wall. The bowing is in early stages. Recommend cleaning the gutters improving the grading extending the gutter extensions and sealing

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## Marginal Summary (Continued)

Differential Movement: (continued)  
cracks and monitoring.



### Electrical

57. Ungrounded Outlets Observed Ungrounded outlets observed. These are common in older homes but antiquated. Recommend further investigation at <https://www.nachi.org/ungrounded-electrical-receptacles.htm>

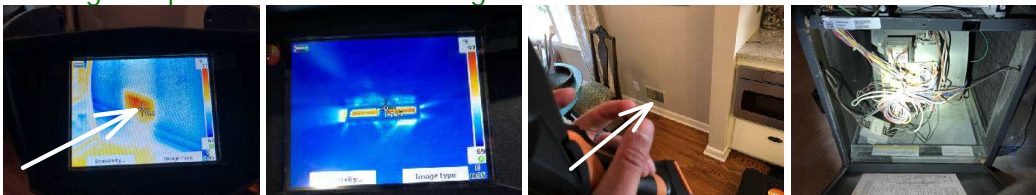


58. Ground: Plumbing and rod in ground - Grounding rod not observed. Assumed connected. Corrosion noted on electrical ground connections. recommend cleaning or replacing corroded components to maintain electrical grounding.



### Heating System

59. Main Heating System Distribution: Metal duct - limited air flow in dining area near kitchen. recommend checking dampers and further investigation.



## 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.

### Exterior

1. Door Bell: Battery operated - [Inoperative](#)

