



Apr 16th, 2026

123 Anywhere St, Wasilla, AK 99654

Home Inspection Report

PREPARED FOR:

Jane Doe

INSPECTED BY:

Ed Peace / Peace of Mind Home Inspection
LLC



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HOME INSPECTION REPORT

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Crawl Space

Fireplace/Wood stove

Summary

Inspection Details

INSPECTOR 1

Ed Peace

Peace of Mind Home Inspection LLC

Address **3440 North Inspiration
Loop, Wasilla, Alaska 99654**

Phone

Email **ed.peace.ak@gmail.com**

CLIENT

Jane Doe

Phone **(800) 555-1212**

Email **anyone@email.com**

ADDITIONAL INFO

📅 Inspection date **Apr 16th, 2026**

● Property Occupied **Occupied**

● Building Type **Single Family**





● Year Built **2020**

● Water Source **Well**

● Sewage/Disposal **Septic**

HOME INSPECTION REPORT

Definitions

-  **Inspected**
The Item or component was inspected and no material defects were observed. Cosmetic issues may have been observed.
-  **Maintenance/Secondary Concern**
The Item or component is of secondary importance or requires regular maintenance for continued optimal performance. These items should be corrected but not critical.
-  **Requires Attention**
The Item or component is not functioning as intended requires maintenance or repair as soon as possible.
-  **Safety or Health**
May impact the safety or health of the occupants and requires attention.

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

Flagged items will show up in summary view.

1. Grounds

1.1 DRIVEWAY

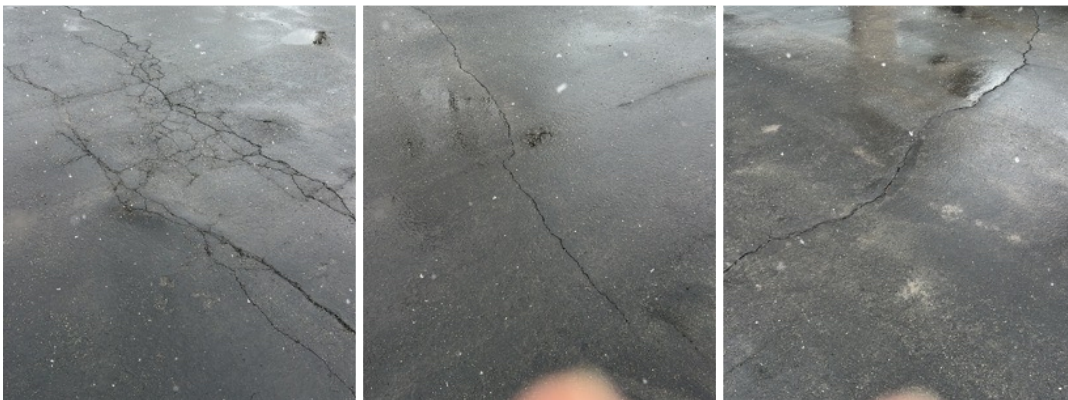
 Inspected

DESCRIPTION: Asphalt

COMMENTS:

 Requires Attention

Heavy crack(s) on surface of the driveway and will cause water intrusion and further deterioration of the asphalt. Recommend a asphalt contractor to assess and repair as necessary.



Recommend sealing crack(s) and resurfacing as needed

1.2 STEPS/STOOPS

Inspected

DESCRIPTION: Wood

1.3 GRADING/DRAINAGE

Inspected

DESCRIPTION: Minor slope

MEDIA:



1.4 PORCH/PATIO

Inspected

DESCRIPTION: Treated wood

1.5 DECK/BALCONY

Maintenance/Secondary Concern

Inspected

DESCRIPTION: Treated wood

COMMENTS:

Maintenance/Secondary Concern

Handrails were not graspable

The handrails were made of 2x4 material and were not graspable. This porch and deck are less than 4 steps high so technically handrails are not required but since they are present it would be recommended to change their style so they are more usable.



2. Exterior

2.1 TYPE

Inspected

DESCRIPTION: Engineered Wood

TRIM: Engineered wood

2.2 SOFFITS/FASCIA

Inspected

DESCRIPTION: Composite material

2.3 WINDOWS

Inspected

DESCRIPTION: Vinyl

2.4 EXTERIOR DOORS

Inspected

DESCRIPTION: Fiberglass

MEDIA:



COMMENTS:

Maintenance/Secondary Concern

seal at the bottom of the door is worn and will cause air leakage. recommend replacement.

2.5 HOSE BIBS

COMMENTS:

Hose bibs were not inspected due to winterization.

2.6 GAS METER

Inspected

DESCRIPTION: Side of house

INFORMATION:

valve wrench was present

LOCATION: East

2.7 DOOR BELL

DESCRIPTION: Hard wired

3. Roof

3.1 TYPE

Inspected

DESCRIPTION: Gable, Hip

METHOD OF INSPECTION: On roof

MATERIAL: Asphalt shingle, Archtictural Shingle

3.2 GUTTERS

Inspected

DESCRIPTION: Aluminum

COMMENTS:

Maintenance/Secondary Concern

The gutter on the west side of the garage roof has leaves and debris and need to be cleaned.



3.3 DOWNSPOUTS/LEADERS/EXTENSIONS

Inspected

DESCRIPTION: Aluminum

3.4 FLASHING

Inspected

3.5 VALLEYS

Inspected

DESCRIPTION: Asphalt shingle

3.6 PLUMBING VENTS

Inspected

DESCRIPTION: ABS

4. Garage

House has a three car garage with 2 garage doors facing east.

4.1 TYPE

DESCRIPTION: Attached

4.2 GARAGE DOORS

Inspected

4.3 DOOR OPENER SMALL DOOR

Inspected

DESCRIPTION: Chamberlain

4.4 SERVICE DOORS

Inspected

DESCRIPTION: Metal, Fire rated

4.5 FLOOR/FOUNDATION

Inspected

COMMENTS:

Unable to inspect the entire wall/floor due to stored items and cars present in the garage

4.6 ELECTRICAL

Inspected

DESCRIPTION: 110 volts, GFCI

4.7 WINDOWS

Inspected

DESCRIPTION: Vinyl, Single hung

4.8 DOOR OPENER LARGE

Inspected

COMMENTS:

Safety or Health

Garage Door Safety Sensor Improper Height and Obstruction Potential

Garage door safety sensor is mounted significantly higher than the typical installation height of 6" above the floor. Additionally, stored items are positioned in close proximity, potentially interfering with the sensor's beam path.



5. Structure

5.1 TYPE

Inspected

DESCRIPTION: Wood frame

5.2 FOUNDATION

Inspected

DESCRIPTION: Block

5.3 BEAMS

Inspected

DESCRIPTION: Solid wood

5.4 JOISTS/TRUSSES

Inspected

DESCRIPTION: 2 x 12

COMMENTS:


Finishes block visual inspection of joist(s)/truss(es)

5.5 SUBFLOOR

DESCRIPTION: Plywood

6. Electrical

6.1 SERVICE


 Inspected

DESCRIPTION: Aluminum

SERVICE AMPS AND VOLTS: 220 VAC, 200 amps

GROUND: Rod in ground only

6.2 MAIN PANEL

 Safety or Health

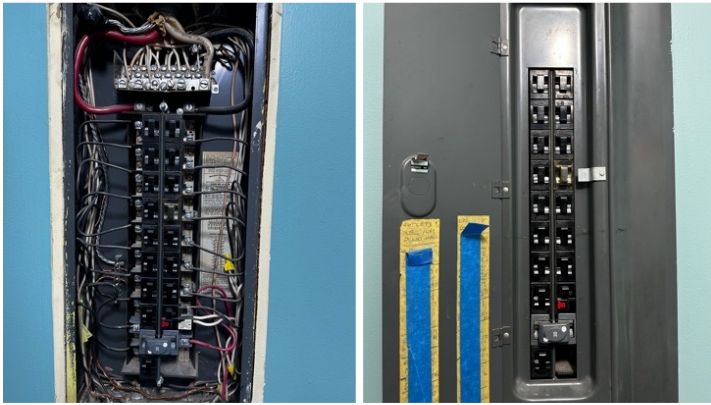
DESCRIPTION: ITE

CAPACITY: 100 amps

COMMENTS:

Obsolete electrical panel

The main electrical panel is an obsolete electrical panel that is no longer supported by the manufacturer and is known to have safety and reliability concerns. These older panels may fail to trip properly, can overheat, and may not meet modern electrical safety standards. Recommend review by a licensed electrical contractor for review and replacement.



IFE Push-matic electrical panel with dead-front panel off

6.3 GFCI/AFCI

DESCRIPTION: AFCI not present

COMMENTS:

 Requires Attention

AFCI were not available with this vantage panel. would recommend upgrading the electric service and include adding arc fault protection.

Recommend that a qualified contractor evaluate and estimate repairs

6.4 BRANCH CIRCUITS

 Inspected


DESCRIPTION: Copper

6.5 SMOKE DETECTORS

 Inspected

DESCRIPTION: Battery operated

6.6 CARBON MONOXIDE DETECTORS

 Inspected

DESCRIPTION: Battery operated

7. Plumbing

Water is provided by a well and service equipment located in the crawlspace. Pressure measured 50 psi which is adequate. Main water shut-off is located next to the pressure tank.

7.1 SERVICE LINE

DESCRIPTION: Copper

MEDIA:



7.2 MAIN WATER SHUTOFF

Inspected

DESCRIPTION: Basement

LOCATION: Crawlspace

7.3 WATER LINES

Inspected

DESCRIPTION: PEX

7.4 DRAIN PIPES

Inspected

DESCRIPTION: ABS

7.5 FUEL SERVICE LINES

Inspected

DESCRIPTION: Insulflex

7.6 WATER HEATER

DESCRIPTION: Tank

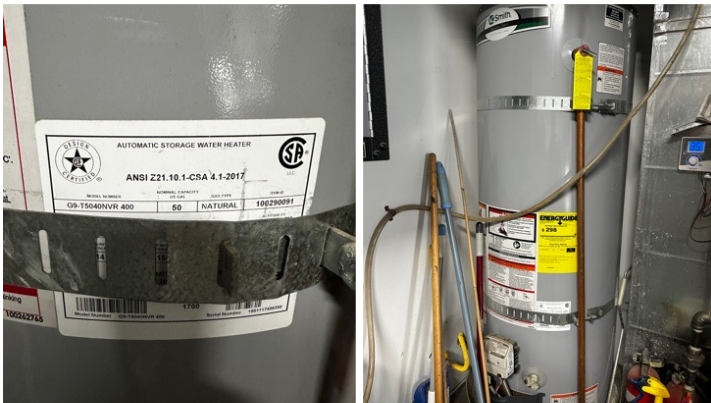
MANUFACTURER: A.O. Smith

CAPACITY: 50 gal

FUEL: Natural gas

LOCATION: Garage

MEDIA:



COMMENTS:

Water heater is nearing the end of its design life. typical water heater lifespan is 7-12 years and this unit is 12 years old.

8. Attic

8.1 METHOD OF INSPECTION

DESCRIPTION: Unable to inspect due to cars blocking attic access

ATTIC ACCESS: Hatch

UNABLE TO INSPECT: 100%

9. Heating/Cooling

9.1 THERMOSTAT(S)

Inspected

DESCRIPTION: Programmable

LOCATION: Kitchen

MEDIA:



9.2 HEATING SYSTEM

Inspected

DESCRIPTION: Forced air

MANUFACTURER: York

FUEL TYPE: Natural gas

LOCATION: Garage

9.3 DISTRIBUTION

DESCRIPTION: Metal duct, Insulated Duct

9.4 BLOWER FAN/FILTERS

Inspected

DESCRIPTION: Disposable filter

9.5 HUMIDIFIER

DESCRIPTION: April-Aire

LOCATION: Garage

MEDIA:



COMMENTS:

Unit was recently serviced and had a new filter

10. Bathroom

10.1 ELECTRICAL

Inspected

DESCRIPTION: 110 volts, GFCI

10.2 COUNTER/CABINET

Inspected

DESCRIPTION: Laminate, Tile

10.3 SINK/BASIN

Inspected

DESCRIPTION: Single, Double

10.4 FAUCETS/TRAPS

Inspected

DESCRIPTION: Delta, Moen, PVC

10.5 TOILETS

Inspected

DESCRIPTION: 1.6 gallon tank, Kohler

10.6 TUB/SHOWER/SURROUND

Inspected

DESCRIPTION: Fiberglass tub

10.7 VENTILATION

Inspected

DESCRIPTION: Electric fan

11. Kitchen

11.1 ELECTRICAL

Inspected

DESCRIPTION: 110 volts, GFCI

11.2 COUNTERTOPS

Requires Attention

DESCRIPTION: Laminate

COMMENTS:

Maintenance/Secondary Concern

Countertop Corner Seam Separation

The laminate countertop shows a visible separation at the corner joint seam, with a gap and deteriorated or missing seam filler or caulking. This can lead to water intrusion into the wood underlayment, causing swelling of the countertop and potentially create an environment for microbial growth.

Location - Kitchen corner adjacent to the stove



11.3 CABINETS

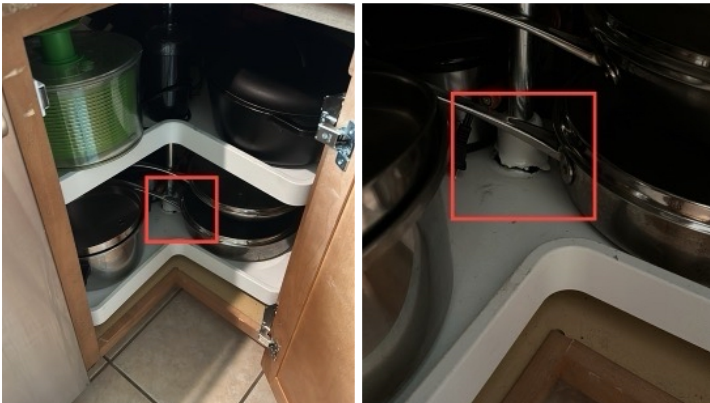
Inspected

DESCRIPTION: Wood

COMMENTS:

Maintenance/Secondary Concern

Corner cabinet lazy susan was broken around the center pole and requires replacement.



11.4 SINK

Inspected

DESCRIPTION: Double, Stainless steel

11.5 PLUMBING/FIXTURES

Inspected

DESCRIPTION: Chrome, Stainless steel

11.6 DISPOSAL

Inspected

DESCRIPTION: InSinkErator

11.7 DISHWASHER

Inspected

DESCRIPTION: Bosch

11.8 RANGE/OVEN

Inspected

DESCRIPTION: Samsung

FUEL SOURCE: Gas

MEDIA:



11.9 MICROWAVE

Inspected

DESCRIPTION: Samsung

11.10 REFRIGERATOR

Inspected

DESCRIPTION: Samsung

12. Interior

12.1 ELECTRICAL

Inspected

12.2 CEILING

DESCRIPTION: Texture paint, Drywall

MEDIA:



COMMENTS:

Maintenance/Secondary Concern

Ceiling-Wall Joint Separation and Cracking

Visible separation and cracking along the ceiling-to-wall joint, with uneven finishing and minor gaps noted at the seam.

Testing with a moisture meter showed no indication of water damage and appears to be cosmetic in nature



12.3 WALLS

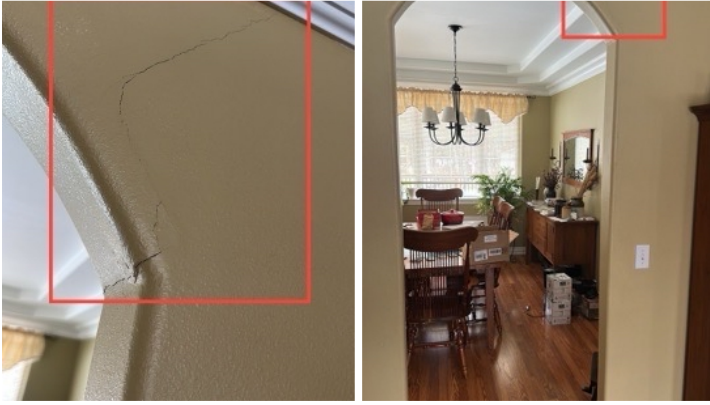
Inspected

COMMENTS:

Maintenance/Secondary Concern

Cracking at Arched Wall Opening Corner in archway from living to dining room

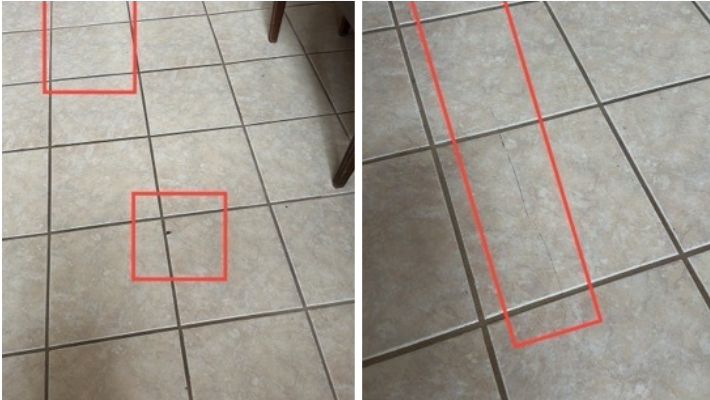
Cracking is visible at the corner of the arched wall opening, extending vertically and along the curve, with minor separation noted at the joint.



12.4 FLOOR

DESCRIPTION: Laminate, Tile

MEDIA:



COMMENTS:

Maintenance/Secondary Concern

Cracked Floor Tile Observed

A hairline crack was observed running across two of the floor tiles, indicating localized damage to the tile surface. One additional tile was chipped.



12.5 DOORS

Inspected

DESCRIPTION: Hollow wood

12.6 WINDOWS

Inspected

DESCRIPTION: Vinyl

COMMENTS:

Maintenance/Secondary Concern

Bedroom window has a small star-like impact crack on the inside pane.



12.7 SMOKE DETECTOR

Inspected

12.8 CARBON MONOXIDE DETECTOR

Inspected

13. Laundry

13.1 LOCATION

DESCRIPTION: Second floor

13.2 DRYER VENT

DESCRIPTION: Rigid metal

COMMENTS:

Maintenance/Secondary Concern

Recommend cleaning dryer vent to ensure proper airflow and to prevent a fire hazard. cleaning the outside vent will allow the damper to close properly.



13.3 FLOOR DRAIN/PAN

COMMENTS:

Maintenance/Secondary Concern

Laundry room is on the second level and no drainage exists or a way to capture water leaks.
Recommend installing a drain pan

14. Crawl Space

14.1 METHOD OF INSPECTION

Inspected

DESCRIPTION: In the crawl space

ACCESS: Hatch in floor

14.2 VAPOR BARRIER

Inspected

DESCRIPTION: Under entire home, Plastic

15. Fireplace/Wood stove

15.1 TYPE

DESCRIPTION: Gas




COMMENTS:

Fireplace was not tested as the gas was not turned on

Summary

HOME INSPECTION REPORT

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*.

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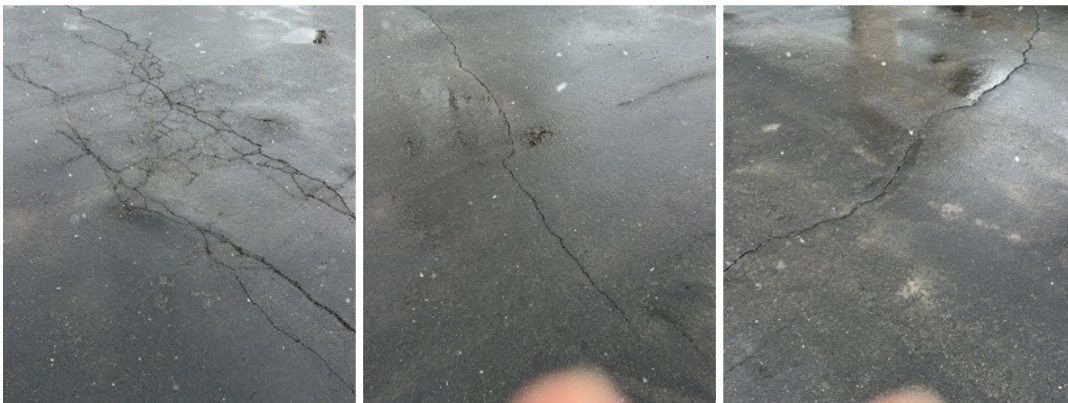
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1.1 DRIVEWAY

COMMENTS:

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1.5 DECK/BALCONY

COMMENTS:

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Handrails were not graspable

The handrails were made of 2x4 material and were not graspable. This porch and deck are less than 4 steps high so technically handrails are not required but since they are present it would be recommended to change their style so they are more usable.



2. Exterior

2.4 EXTERIOR DOORS

COMMENTS:

 Maintenance/Secondary Concern

seal at the bottom of the door is worn and will cause air leakage. recommend replacement.

3. Roof

3.2 GUTTERS

COMMENTS:

 Maintenance/Secondary Concern

The gutter on the west side of the garage roof has leaves and debris and need to be cleaned.



4. Garage

4.8 DOOR OPENER LARGE

COMMENTS:

 Safety or Health

Garage Door Safety Sensor Improper Height and Obstruction Potential

Garage door safety sensor is mounted significantly higher than the typical installation height of 6" above the floor. Additionally, stored items are positioned in close proximity, potentially interfering with the sensor's beam path.



6. Electrical

6.3 GFCI/AFCI

COMMENTS:

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11. Kitchen

11.2 COUNTERTOPS

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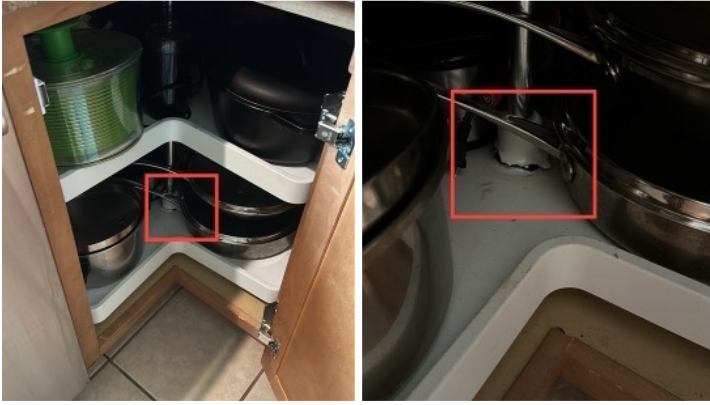


11.3 CABINETS

COMMENTS:

 Maintenance/Secondary Concern

Corner cabinet lazy susan was broken around the center pole and requires replacement.



12. Interior

12.2 CEILING

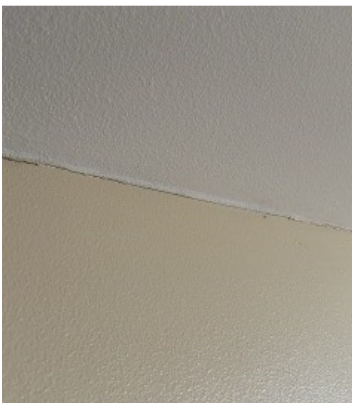
COMMENTS:

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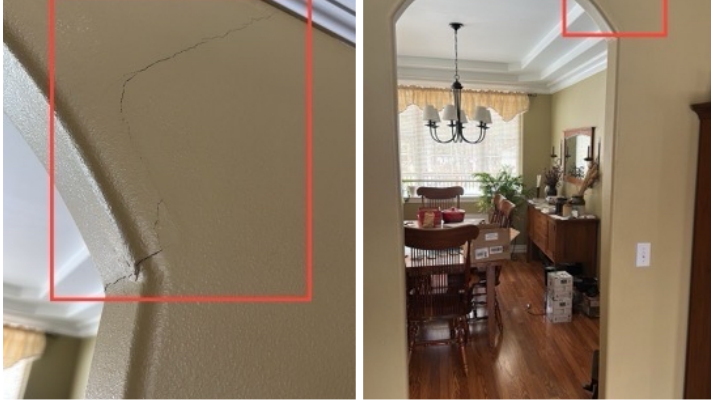
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12.4 FLOOR

COMMENTS:

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12.6 WINDOWS

COMMENTS:

 Maintenance/Secondary Concern

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13. Laundry

13.2 DRYER VENT

COMMENTS:

Maintenance/Secondary Concern

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13.3 FLOOR DRAIN/PAN

COMMENTS:

Maintenance/Secondary Concern

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