



Apr 3rd, 2026

3444 N Inspiration loop, Wasilla, AK 99654

# Home Inspection Report

PREPARED FOR:

INSPECTED BY:

Ed Peace / Peace of Mind Home Inspection  
LLC



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## HOME INSPECTION REPORT

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**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**

## ADDITIONAL INFO

 Inspection date **Apr 3rd, 2026**

● Property Occupied **Occupied**

● Building Type **Single Family**

● Weather **Sunny**

● Temperature **42 °F**






● Year Built **2005**

● 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**  
The Item or component requires regular maintenance for continued optimal performance.
-  **Recommendation**  
The Item or component appears operational, but inspector recommends action be taken for conditions that are beyond cosmetic.
-  **Requires Attention**  
The Item or component is not functioning as intended requires maintenance or repair. Recommend repair or further evaluation by a qualified contractor.
-  **Safety**  
The item or component appears to be unsafe and should be corrected as soon as possible a qualified contractor.

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



DESCRIPTION: Asphalt

COMMENTS:

Typical cracking noted

Recommend sealing crack(s) and resurfacing as needed

Due to snow or ice cover, portions were unable to be inspected

### 1.2 STEPS/STOOPS

---

DESCRIPTION: Wood

LOCATION: East

COMMENTS:

Handrail not graspable

The handrail is made of 2x4 material and is not graspable. There are only 3 risers so a handrail is not technically required.

### 1.3 STEPS/STOOPS 2

Inspected

---

DESCRIPTION: Wood

INFORMATION:

steps off back deck were in good condition

LOCATION: West

COMMENTS:

Recommendation

Non-graspable handrail

handrail is made from 2x4 material and is not graspable. This can be hazardous particularly for the elderly when transitioning the stairs.

### 1.4 GRADING/DRAINAGE

Inspected

---

DESCRIPTION: Minor slope

COMMENTS:

The general grade appears to be properly sloped away from foundation

### 1.5 PORCH/PATIO

Inspected

---

DESCRIPTION: Treated wood

LOCATION: East

### 1.6 DECK/BALCONY

Inspected

**DESCRIPTION:** Treated wood

**LOCATION:** West

**COMMENTS:**

Deck built on grade. Unable to inspect the underside.

---

Regular maintenance is required as decks are susceptible to all weather conditions

## 2. Exterior

### 2.1 TYPE

Inspected

Recommendation

---

**DESCRIPTION:** Wood

**TRIM:** Wood

**INFORMATION:**

Painted wood horizontal lap siding surrounds the house. most is in good condition with a few minor areas around the rear deck showing signs of age and water damage due to close proximity to the deck surface.

### 2.2 SOFFITS/FASCIA

Recommendation

---

**DESCRIPTION:** Wood

**INFORMATION:**

facia board above the porch show sign of water staining in the corner by the gutter. Recommend closer examination by qualified contractor determine if the facia board should be replaced.

**LOCATION:** East

**MEDIA:**



Peeling paint indicated water leakage behind the gutter and is causing some deterioration of the fascia board.

## 2.3 WINDOWS

Requires Attention

DESCRIPTION: Slider

LOCATION: Middle Bedroom

COMMENTS:

Recommendation

Blind damaged or faulty  
blind will not retract or deploy and requires replacement  
Location - Middle Bedroom

## 2.4 EXTERIOR DOORS

Inspected

Maintenance

DESCRIPTION: Fiberglass

LOCATION: East

COMMENTS:

Recommendation

Front entry door seal is worn  
The weather seal on the bottom of the door is torn and could use replacement.  
Location - East

## 2.5 HOSE BIBS

Inspected

COMMENTS:

Inspected

Valves are not operated as part of the inspection due to being winterized

## 2.6 GAS METER

Inspected

**DESCRIPTION:** Side of house

**LOCATION:** North

**MEDIA:**



## 3. Roof

The home had architectural asphalt shingles which typically offer a 30-year life span. Some minor mold and algae growth was observed.

### 3.1 TYPE

Inspected

Requires Attention

**DESCRIPTION:** Gable, Hip

**METHOD OF INSPECTION:** Ladder at eaves, Drone

**MATERIAL:** Composition shingle

**COMMENTS:**

Requires Attention

Exposed shingle fasteners

multiple roofing fasteners were lacking coverage with roofing cement which may cause leakage if not addressed. Recommend having a qualified roofing contractor inspect the roof and remedy the exposed nailheads.

Due to snow or ice cover, portions were unable to be inspected

### 3.2 GUTTERS

Inspected

**DESCRIPTION:** Aluminum

**COMMENTS:**

Maintenance

Gutters need cleaning

gutter on the back west side of the garage needs to be cleaned due to leaves inside the gutter



Maintenance

Need cleaning

Location - West

### 3.3 DOWNSPOUTS/LEADERS/EXTENSIONS

---

**DESCRIPTION:** Aluminum

**MEDIA:**



### 3.4 FLASHING

Inspected

### 3.5 VALLEYS

Inspected

---

DESCRIPTION: Asphalt shingle

### 3.6 PLUMBING VENTS

Inspected

## 4. Garage

The house has two remote-operated garage doors, one 8' wide (small) and one 16' wide (large).

### 4.1 GARAGE DOORS

Inspected

---

DESCRIPTION: Insulated aluminum

LOCATION: East

### 4.2 DOOR OPENER (SMALL)

Inspected

---

DESCRIPTION: Chamberlain

INFORMATION:

small garage door

LOCATION: Garage

### 4.3 DOOR OPENER (LARGE)

Inspected

---

DESCRIPTION: Genie

INFORMATION:

small garage door

LOCATION: Garage

COMMENTS:

Safety

Safety system needs adjustment

remote sensors should be 6" above the ground. these were 24"



#### 4.4 SERVICE DOORS

Inspected

DESCRIPTION: Metal, Fire rated

#### 4.5 FLOOR/FOUNDATION

DESCRIPTION: Poured slab

COMMENTS:

Maintenance

Epoxy floor coated deteriorated

Minor floor crack(s) due to settling and expansion were observed. The garage floor was originally sealed with an epoxy type coating that has since deteriorated due to use, likely from studded tires.

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

#### 4.6 ELECTRICAL

Inspected

DESCRIPTION: GFCI

#### 4.7 WINDOWS

Inspected

## 5. Structure

## 5.1 TYPE

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DESCRIPTION: Wood frame

## 5.2 FOUNDATION

---

Inspected

DESCRIPTION: Block

## 5.3 JOISTS/TRUSSES

---

DESCRIPTION: Not visible

## 5.4 SUBFLOOR

---

Inspected

DESCRIPTION: Plywood

# 6. Electrical

## 6.1 SERVICE

---

DESCRIPTION: Aluminum

SERVICE AMPS AND VOLTS: 200 amps

GROUND: Plumbing and rod in ground

LOCATION: West behind garage on outside wall

MEDIA:



## 6.2 MAIN PANEL

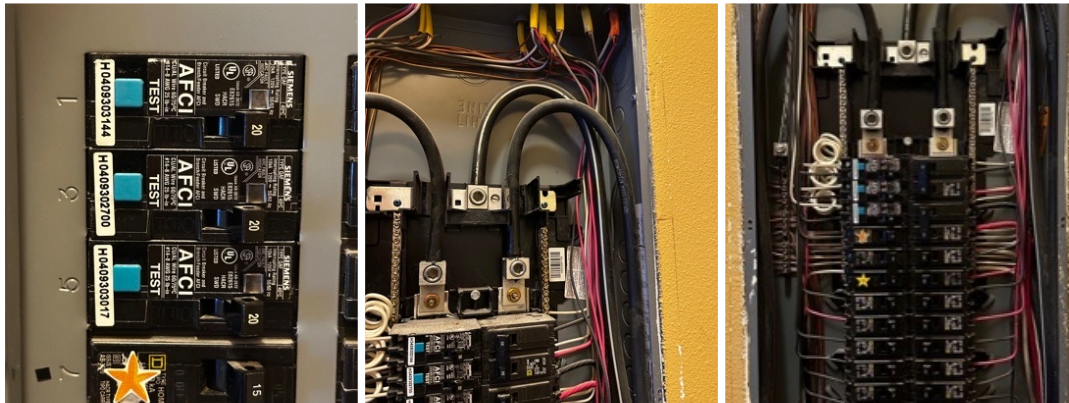
---

DESCRIPTION: Square D

CAPACITY: 200 amps

LOCATION: Garage hallway

MEDIA:



## 6.3 GFCI/AFCI

Inspected

DESCRIPTION: At GFCI receptacle(s) only, Kitchen, Bathroom(s), Basement, Garage, AFCI present

COMMENTS:

Recommendation

No receptacle/GFI at front porch

the only outside electrical receptacle is at the garage entrance and there is not on on the front porch which is typical.

## 6.4 BRANCH CIRCUITS

Inspected

DESCRIPTION: Copper

## 6.5 SMOKE DETECTORS

Inspected

DESCRIPTION: Battery operated

COMMENTS:

Smoke detector(s) were not tested

## 6.6 CARBON MONOXIDE DETECTORS

Inspected

---

DESCRIPTION: Battery operated, Plug in with battery backup

# 7. Plumbing

## 7.1 SERVICE LINE

Inspected

---

DESCRIPTION: Copper

LOCATION: Crawlspace

## 7.2 MAIN WATER SHUTOFF

Inspected

---

DESCRIPTION: Crawlspace

INFORMATION:

located at base of pressure tank

LOCATION: Crawlspace

## 7.3 WATER LINES

Inspected

---

DESCRIPTION: PEX

## 7.4 DRAIN PIPES

Inspected

---

DESCRIPTION: PVC

## 7.5 VENT PIPES

Inspected

---

DESCRIPTION: ABS

COMMENTS:

## Venting location

only visible at the exot through the roof

---

Finishes block a complete visual inspection of venting

## 7.6 WATER HEATER

Inspected

---

**DESCRIPTION:** Tank

**MANUFACTURER:** A.O. Smith

**CAPACITY:** 50 gal

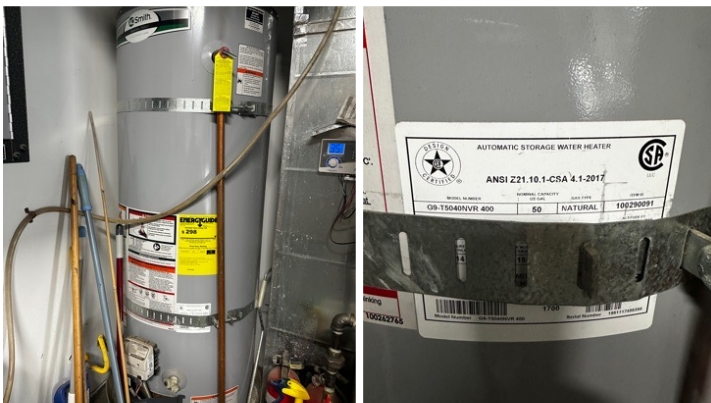
**FUEL:** Natural gas

**LOCATION:** Garage

**COMMENTS:**

Recommendation

TPR pipe extends to the drain pan but should extend to the floor to ensure proper drainage.



## 7.7 PRESSURE TANK

Inspected

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**COMMENTS:**

Water pressure was in range between 40-90 psig



## 8. Attic

### 8.1 METHOD OF INSPECTION

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DESCRIPTION: From the attic access

ATTIC ACCESS: Hatch

UNABLE TO INSPECT: 80%

LOCATION: Garage

### 8.2 ROOF FRAMING

Inspected

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DESCRIPTION: Truss, 2 x 12

### 8.3 INSULATION

Inspected

---

DESCRIPTION: Blown in

DEPTH: 16 inches

### 8.4 VENTILATION

Inspected

---

DESCRIPTION: Ridge, Soffit

## 9. Heating/Cooling

## 9.1 THERMOSTAT(S)

Inspected

**DESCRIPTION:** Individual, Programmable

**MEDIA:**



## 9.2 HEATING SYSTEM

Inspected

**DESCRIPTION:** Forced air

**MANUFACTURER:** York

**FUEL TYPE:** Natural gas

**INFORMATION:**

The furnace is a forced air, natural gas fired furnace. There was evidence of routine maintenance, and the induction fan motor was recently replaced. The inspector recommends annual cleaning and inspection by a certified HVAC contractor for optimum performance and safety.

**MEDIA:**



Newly installed induction fan

### 9.3 DISTRIBUTION

Inspected

---

DESCRIPTION: Metal duct, Insulated Duct

### 9.4 CONTROLS

---

DESCRIPTION: Relief valve

COMMENTS:

Only the thermostat is tested. Safety controls are beyond the scope of the inspection.

### 9.5 BLOWER FAN/FILTERS

---

DESCRIPTION: Direct drive, Disposable filter

## 10. Bathroom

### 10.1 ELECTRICAL

Inspected

---

DESCRIPTION: 110 volts, GFCI

LOCATION: Bedroom - primary

### 10.2 COUNTER/CABINET

Inspected

---

DESCRIPTION: Laminate

LOCATION: Bedroom - primary

### 10.3 FAUCETS/TRAPS

Inspected

---

DESCRIPTION: Delta

### 10.4 TOILETS

Inspected

DESCRIPTION: 1.6 gallon tank, American Standard

## 10.5 TUB/SHOWER/SURROUND

Inspected

DESCRIPTION: Fiberglass tub, Fiberglass surround

LOCATION: Bedroom - primary

## 10.6 TUB/SHOWER/SURROUND 2

Inspected

DESCRIPTION: Fiberglass tub, Jet tub

LOCATION: Bedroom - primary

COMMENTS:

Tub filled and tested include jets and were operable

## 10.7 VENTILATION

Inspected

DESCRIPTION: Electric fan

LOCATION: Bedroom - primary

# 11. Kitchen

## 11.1 ELECTRICAL

Inspected

DESCRIPTION: 110 volts, GFCI

## 11.2 COUNTERTOPS

Inspected

Requires Attention

DESCRIPTION: Laminate

COMMENTS:

Requires Attention

Countertop Seam Separation and Failed Sealant

A visible separation is present at the countertop seam, with deteriorated or missing sealant. This condition can allow moisture intrusion, leading to potential swelling, damage, or microbial growth beneath the surface. It is recommended to clean and properly reseal the seam with an appropriate waterproof sealant to prevent further deterioration.



### 11.3 CABINETS

 Inspected

DESCRIPTION: Wood

### 11.4 SINK

 Inspected

DESCRIPTION: Double, Stainless steel

### 11.5 PLUMBING/FIXTURES

 Inspected

DESCRIPTION: PVC

### 11.6 DISPOSAL

 Inspected

DESCRIPTION: InSinkErator

COMMENTS:

Appeared functional at the time of the inspection

### 11.7 DISHWASHER

 Inspected

DESCRIPTION: Bosch

COMMENTS:

Ran cycle at time of inspection

## 11.8 RANGE/OVEN

Inspected

---

DESCRIPTION: Samsung

FUEL SOURCE: Gas

COMMENTS:

Appeared functional at the time of the inspection

---

Recommend installing an anti-tip bracket

## 11.9 MICROWAVE

Inspected

---

DESCRIPTION: Samsung

INFORMATION:

The microwave also functions as the range hood. The exhaust vents out through the west wall and was functional. The grease screens were clean and the over-range lighting was operable.

COMMENTS:

Appeared functional at the time of the inspection

## 11.10 REFRIGERATOR

Inspected

---

DESCRIPTION: Samsung

COMMENTS:

Appeared functional at the time of the inspection

# 12. Interior

## 12.1 ELECTRICAL

---

DESCRIPTION: 110 volts

## 12.2 CEILING

Inspected

DESCRIPTION: Paint, Texture paint

COMMENTS:

Maintenance

### Ceiling-to-Wall Joint Separation and Cracking

A visible separation is present along the joint where the ceiling meets the wall, with cracking and uneven caulking/tape line noted along the seam. This is cosmetic only but due to its height the inspector would recommend a qualified professional make the repair.



Maintenance

Typical cracking/flaws were observed in ceiling finish



Ceiling above stairs showed a failed mud tape seam

## 12.3 WALLS

Maintenance

DESCRIPTION: Paint, Drywall

COMMENTS:

Maintenance

Cracking at Wall Arch Corner

Cracking was observed at the upper corner of the wall opening/arch, with visible separation along the joint and extending into the adjacent wall surface. This appears to be cosmetic only due to settling.

Location - Living room into dining room arch



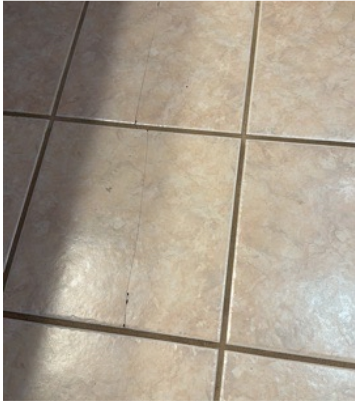
Typical cracking/flaws were observed in wall finish

## 12.4 FLOOR

Maintenance

DESCRIPTION: Laminate, Tile

MEDIA:



Powder bathroom down-  
stairs



Foyer hallway

**COMMENTS:**

Maintenance

Cracked floor tile in various places  
noticed 6 total floor tiles that were cracked either from impact or settling.

**12.5 DOORS**

Inspected

---

**DESCRIPTION:** Hollow wood

**12.6 WINDOWS**

Recommendation

---

**DESCRIPTION:** Slider

**LOCATION:** Bedroom 5 - over garage next to stairs

**MEDIA:**



Small impact star crack  
from inside. Does not af-  
fect the exterior pane

## 12.7 SMOKE DETECTOR

Inspected

---

## 12.8 CARBON MONOXIDE DETECTOR

Inspected

---

# 13. Laundry

## 13.1 LOCATION

---

DESCRIPTION: Second floor

## 13.2 DRYER VENT

Inspected

Recommendation

---

DESCRIPTION: Rigid metal

MEDIA:



Outside dryer vent has an excessive amount of lint preventing the cover from closing.

COMMENTS:

Recommend cleaning dryer vent

## 13.3 WASHER HOSE BIB

---

DESCRIPTION: Ball

COMMENTS:

The hose(s)/valve(s) was inspected visually and was not tested

13.4 WASHER DRAIN

Inspected

---

DESCRIPTION: Wall mounted drain

13.5 ELECTRICAL

Inspected

---

DESCRIPTION: 220 volts

# 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*.



### Requires Attention

The Item or component is not functioning as intended requires maintenance or repair. Recommend repair or further evaluation by a qualified contractor.



### Safety

The item or component appears to be unsafe and should be corrected as soon as possible a qualified contractor.

## 3. Roof

### 3.1 TYPE

---

#### COMMENTS:

 Requires Attention

Exposed shingle fasteners

multiple roofing fasteners were lacking coverage with roofing cement which may cause leakage if not addressed. Recommend having a qualified roofing contractor inspect the roof and remedy the exposed nailheads.

## 4. Garage

### 4.3 DOOR OPENER (LARGE)

---

#### COMMENTS:

 Safety

Safety system needs adjustment

remote sensors should be 6" above the ground. these were 24"



## 11. Kitchen

### 11.2 COUNTERTOPS

#### COMMENTS:

 Requires Attention

#### Countertop Seam Separation and Failed Sealant

A visible separation is present at the countertop seam, with deteriorated or missing sealant. This condition can allow moisture intrusion, leading to potential swelling, damage, or microbial growth beneath the surface. It is recommended to clean and properly reseal the seam with an appropriate waterproof sealant to prevent further deterioration.

