

# *Peak Performance Home and Building Inspections LLC*

## Your Property Inspection Report



Ex, ME

Inspection prepared for: Ex Ex

Real Estate Agent: Example -

Date of Inspection: 10/14/2015

Age of Home: 2005 (10 Years) Size: 2098 SQFT

Weather: Overcast

Inspector: Chris Sullivan  
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We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process. Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFI outlets may not be installed; **this report will focus on safety and function, not current code.** This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair. For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. **Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.**

Summary of Items of Concern

On this page you will find, in **RED**, a brief summary of any concerns of the inspection, as they relate to Safety and Function. Examples would be bare electrical wires, or active drain leaks. The complete list of items noted is found throughout the body of the report, including Normal Maintenance items.

Be sure to read your entire report!

For your safety and liability, we recommend that you hire only licensed contractors when having any work done. If the living area has been remodeled or part of an addition, we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist.

Depending upon your needs and those who will be on this property, items listed in the body of the report may also be a concern for you; be sure to read your Inspection Report in its entirety.

**Note:** If there are no comments in **RED** below, there were no system or safety concerns with this property at the time of inspection.

Garage		
Page 9 Item: 1	Garage	<ul style="list-style-type: none"> <li>• <b>Garage-house door does not close automatically. This is to act as a fire stop, and keeps exhaust fumes out.</b></li> <li>• <b>Attic access hatch is wood material and compromises fire resistant protection. Suggest installation of 5/8" sheet rock to maintain proper fire seal.</b></li> </ul>
Interior		
Page 17 Item: 8	Smoke and CO Detectors	<ul style="list-style-type: none"> <li>• <b>Some smoke detectors inoperable. Strongly recommend to install or replace for life safety reasons.</b></li> <li>• <b>Smoke detector(s) need new backup batteries.</b></li> </ul>
Utilities		
Page 21 Item: 1	Electrical Panel	<ul style="list-style-type: none"> <li>• <b>Exposed wire ends in panel box. Wire ends may or may not be energized, suggest further evaluation by a certified electrician.</b></li> </ul>
Page 22 Item: 2	Heating	<ul style="list-style-type: none"> <li>• <b>No CO Detector in vicinity of furnace. Suggest installation by licensed electrician for life safety reasons.</b></li> <li>• <b>No Smoke Detector in vicinity of furnace. Suggest installation by licensed electrician for life safety reasons.</b></li> </ul>
Page 22 Item: 3	Water Heater	<ul style="list-style-type: none"> <li>• <b>Temperature Pressure drain line: more than 6" from floor. One should be installed to terminate within six inches of the floor to minimize personal injury which may be caused by scalding water, in the event of a pressure blow off.</b></li> <li>• <b>No Smoke or Carbon Monoxide detector in vicinity of gas hot water heater.</b></li> </ul>

## Exterior

As with **all** areas of the house, we recommend that you carefully examine the roof immediately prior to closing the deal. Note that walking on a roof voids some manufacturer's warranties. Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof (see [www.gaf.com](http://www.gaf.com) for roof info). Always ask the seller about the age and history of the roof. On any home that is over 3 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof. We **certainly** recommend this for any roof over 5 years of age. Metal roofs in snow areas often do not have gutters and downspouts, as there is a concern that snow or ice cascading off the roof may tear gutters from the house. Likewise, be advised that such cascading may cause personal injury or even death. If this house has a metal roof, consult with qualified roofers or contractors regarding the advisability of installing a damming feature which may limit the size and amount of snow / ice sliding from the roof.

Grading and drainage are probably the most significant aspects of a property, simply because of the direct and indirect damage that moisture can have on structures. More damage has probably resulted from moisture and expansive soils than from most natural disasters. Also, there should be gutters and downspouts with splash blocks that discharge away from the building. We have discovered evidence of moisture intrusion inside structures when it was raining that would not have been apparent otherwise. In addition, we recommend that downspouts do not terminate over paved areas such as walks or driveways, as they can contribute to icy slip and fall hazards in winter.

Minor settlement or "hairline" cracks in drives, walks or even foundations are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary.

Note that any siding, but especially composition or hardboard siding must be closely monitored. A classic example is the older style Louisiana Pacific siding, where the failure and deterioration provided grounds for a class action lawsuit. Even modern composition siding and, especially, trim, is particularly vulnerable to moisture damage. All seams must remain sealed and paint must be applied periodically (especially the lower courses at ground level). It is imperative that continued moisture be kept from it, especially from sprinklers, rain splash back or wet grass. Swelling and deterioration may otherwise result.

Vegetation too close to the home can contribute to damage through root damage to the foundation, branches abrading the roof and siding, and leaves providing a pathway for moisture and insects into the home.

Although rails are not required around drop-offs less than 30", consider your own personal needs and those of your family and guests. By today's standards, spindles at decks and steps should be spaced no more than 4" apart for the safety of children.

Open window wells should have either grates or, preferably, a weatherproof shield installed over them. This will keep rain and snow from building up inside the well and possibly leaking into the home, as well as minimizing your liability from children and non-residents falling inside them. An egress ladder should also be installed within the well, especially at below-grade bedrooms.

### 1. Roof

Materials: Roof Material - Composition Shingle, Inspection Method - Inspected with binoculars from ground. Due to safety reasons or roof not accessible. Some areas of roof were not visible at time of inspection.

Observations: Roof has many peaks and valleys. Suggest clearing of gathered debris and snow loads to extend the life of the roof/ shingles.



Composition shingled roof.

## 2. Chimney

### Observations:

- Chimney Material - Metalbestosis



Chimney Material - Metalbestosis.

## 3. Foundation

### Observations:

- No major system safety or function concerns noted at time of inspection.

## 4. Driveway Walkway

Information: Asphalt driveway.  
, Asphalt walkway.

### Observations:

- No major system safety or function concerns noted at time of inspection.



Driveway.



Walkway.

### 5. Siding

Information: Vinyl siding, wood frame construction, Concrete foundation.

Observations:

- No major system safety or function concerns noted at time of inspection.

### 6. Decks & Steps

Observations:

- No major system safety or function concerns noted at time of inspection.



Front entry.



Front deck substructure.



Back porch substructure.

## 7. Electrical, Exterior

### Observations:

- Underground service noted.
- Main service breaker noted at electrical meter.
- Exterior GFCI outlets operated properly at time of inspection.
- Exterior light fixture is loose. Suggest securing.



Loose light fixture.



Electrical meter.



100 amp main breaker at meter.

## 8. Doors

### Observations:

- Front door weather strip damaged.



Front door weatherstripping needs repair.

## 9. Window Condition

### Observations:

- No major system safety or function concerns noted at time of inspection.

## 10. Faucets

### Observations:

- All faucets were of the frost free type. This reduces the need to turn off the water during winter months to prevent freezing. That being said, it is still a good idea to turn them off during winter months if not in use.
- Rear water faucet leaking.



Frost free faucet(s).



Leaking noted at rear faucet.

### 11. Gutters

Information: Gutter material - Aluminum Gutters, Partial gutters - Full installation recommended to keep water away from structure. Water can weaken the foundation and deteriorate the siding. Be sure to install splash blocks or extensions to carry water away, and keep water from areas such as driveways or walks where it can be an ice hazard in winter.

### 12. Exterior Fuel Tanks

Observations:

- Natural gas noted.



Natural gas meter.

## Garage

Note that minor settlement or “hairline” cracks in garage or basement slabs are not noted in an inspection, as they are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary. Residential inspections only include garages and carports that are physically attached to the house. They are not considered habitable, and conditions are reported accordingly.

Inspectors are not required to enter any crawlspace areas that are not readily accessible, less than 36” clearance, wet (electrical shock hazard), or where entry could cause damage or pose a hazard to the inspector.

We recommend that all attic hatches have a batt of fiberglass insulation installed over them, and that the hatch be sealed shut with latex caulk. This will keep warm moist air from entering the attic, which may cause condensation or even mold. Note that *every* attic has mold; mold is everywhere. Some attics have some minor *visible* mold. This is often a result of the building process, when materials get wet during construction. If there is *extensive* mold, or mold that appears to have grown due to poor maintenance conditions, we will report it to you, the client. If the hatch is sealed shut when we go to inspect the attic, it can only be unsealed by the owner or their representative, as our insurance prohibits us from performing any destructive testing or entry. In accordance with industry and insurance standards, we will not attempt to enter an attic that has no permanently installed steps or pull-down stairs; less than thirty-six inches of headroom; does not have a standard floor designed for normal walking; walking, in the inspector’s opinion, may compromise the ceiling below; is restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we will inspect the attic as best we can from the access point, with no comments or evaluations of areas not readily viewed from the hatch area.

### 1. Garage

#### Observations:

- Garage vehicle door tested properly for both auto reverse sensors and resistance.
- Minor crack(s) on garage floor. This is often a common occurrence, but should be monitored for expansion.
- **Garage-house door does not close automatically. This is to act as a fire stop, and keeps exhaust fumes out.**
- **Attic access hatch is wood material and compromises fire resistant protection. Suggest installation of 5/8" sheet rock to maintain proper fire seal.**



Garage.

Garage-house door does not close automatically.



Attic hatch should be fired rate.

Settling cracks at floor.

## Interior

This inspection does not include testing for radon, mold or other hazardous materials unless specifically requested.

Plumbing is an important concern in any structure. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring.

Note that if in a rural location, sewer service and/or water service might be provided by private waste disposal system and/or well. Inspection, testing, analysis, or opinion of condition and function of private waste disposal systems and wells is not within the scope of a home inspection. Recommend consulting with seller concerning private systems and inspection, if present, by appropriate licensed professional familiar with such private systems. If a Septic System is on the property, pumping is generally recommended prior to purchase, and then every three years.

Interior areas consist of bedrooms, baths, kitchen, laundry, hallways, foyer, and other open areas.

All exposed walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Although excluded from inspection requirements, we will inform you of obvious broken gas seals in windows. Please realize that they are not always visible, due to temperature, humidity, window coverings, light source, etc. Your inspection will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas, as the inspector will not move personal items.

An inspection does not include the identification of, or research for, appliances and other items that may have been recalled or have had a consumer safety alert issued about it. Any comments made in the report are regarding well known notices and are provided as a courtesy only. Product recalls and consumer product safety alerts are added almost daily by the Consumer Product Safety Commission. We recommend visiting the following Internet site if recalls are a concern to you: <http://www.cpsc.gov>.

### 1. Kitchen

#### Observations:

- No evidence of active leaking at kitchen sink at the time of the inspection
- Range hood light functioning properly at time of inspection.
- Range hood fan functioning properly at time of inspection.
- Refrigerator/ Freezer functioning properly at time of inspection.
- Dishwasher was checked for power and water, but was not run for a full cycle without owner present.
- GFCI trip test operated properly at time of inspection.
- Disposal noted and functioned properly at time of the inspection.
- Ice maker lever in freezer was in the up position or off position. Not able to check for proper function at time of inspection.
- Range top functioning properly at time of inspection.
- Oven/ broiler functioning properly at time of inspection.
- Water Temperature checked and it held constant between 90-100+/- degrees F.



Kitchen.



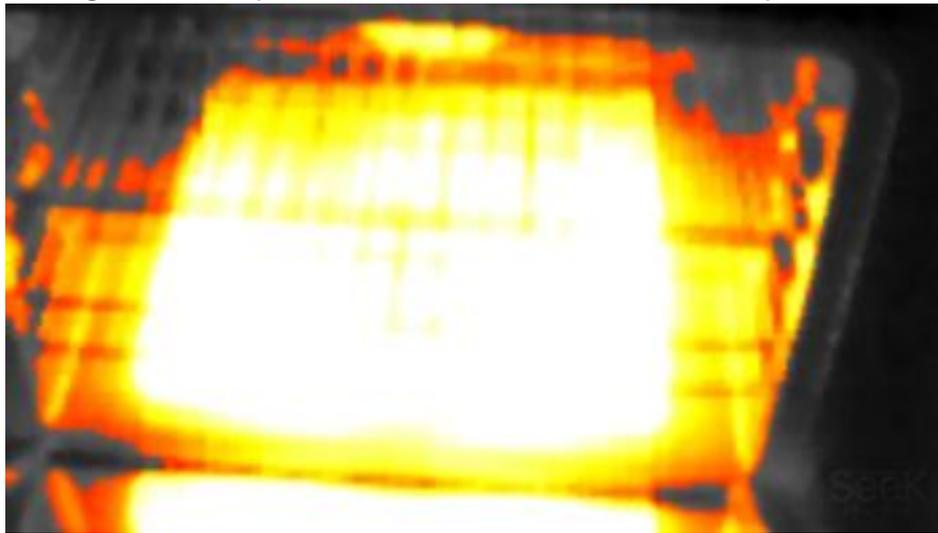
Ice lever in off position.



Function gas stove top.



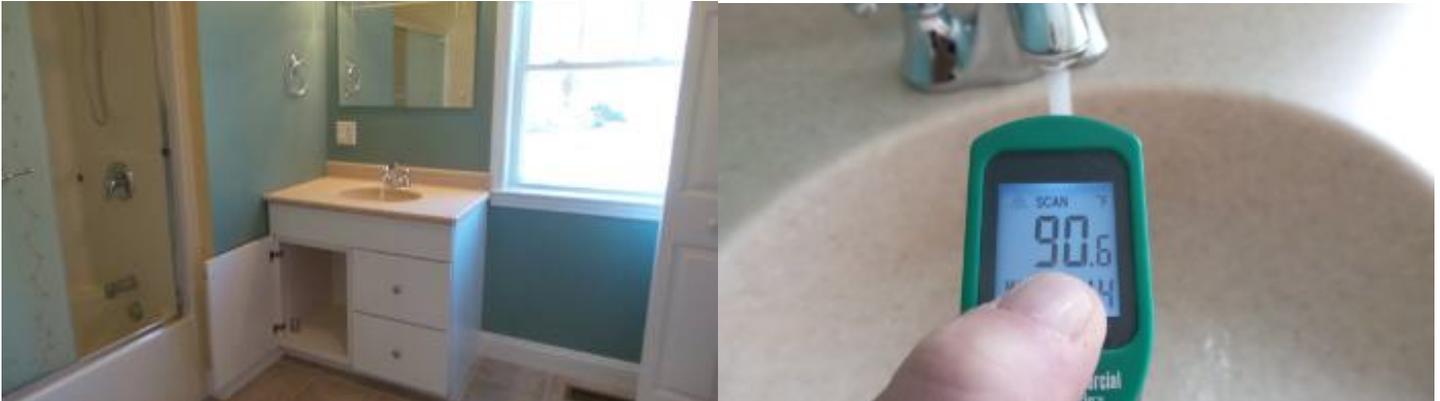
Hot water temperature at kitchen sink.



Thermal image of functioning oven.

## 2. Upstairs Bath

Observations: Toilet functioned properly at time of inspection.  
Tub and shower function properly at time of inspection.  
No evidence of active leaking at sink at time of inspection.  
Exhaust fan noted and functioning properly.  
GFCI trip test operated properly at time of inspection.



Upstairs bath.

Hot water temperature at upstairs sink.



Hot water temperature at upstairs tub.

## 3. Master Bath

Observations: Toilet functioned properly at time of inspection.  
Tub and shower function properly at time of inspection.  
No evidence of active leaking at sink at time of inspection.  
Exhaust fan noted and functioning properly.  
GFCI trip test operated properly at time of inspection.  
Sink overflow drain is not connected at the far sink. Suggest repair.



Master bath.



Far sink.



Over flow drain not connected.



Hot water temperature at master sink.



Hot water temperature at master tub.



Hot water temperature at master back sink.

#### 4. Half Bath

Observations: Toilet functioned properly at time of inspection.  
No evidence of active leaking at sink at time of inspection.  
GFCI trip test operated properly at time of inspection.  
Sink overflow drain is not connected, Leaking noted from the overflow.



Half bath.



Sink overflow drain is leaking.



Over flow drain not connected.



Hot water temperature at half bath sink.

#### 5. Bedrooms

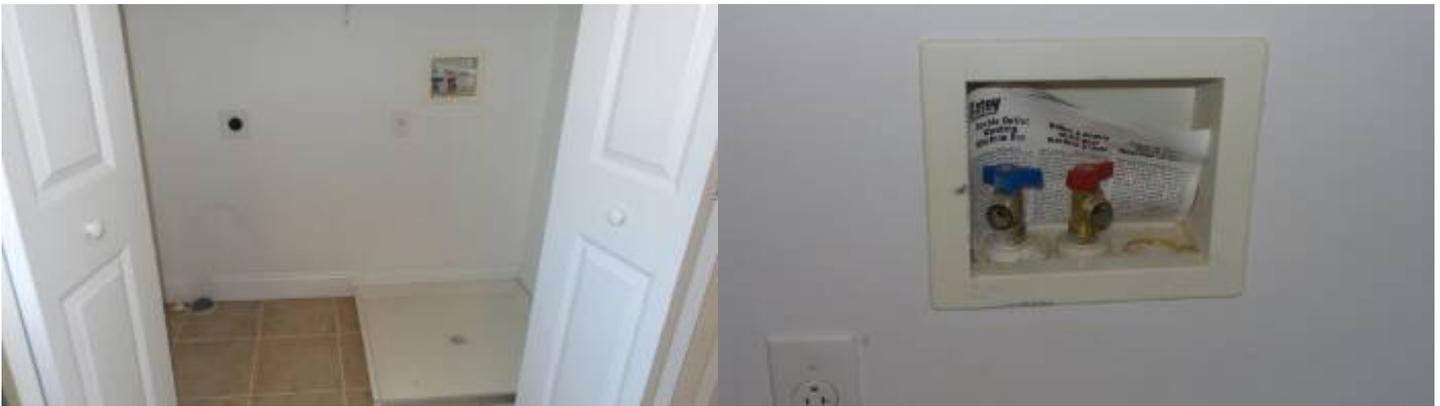


Bedroom(S).

## 6. Laundry

### Observations:

- Washing machine water supply lines lack water hammer protection. This is common in houses of this age but today's code requires this feature. It is a minor cost and I suggest adding water hammers to the supply lines.



Laundry facility noted.

Lack of water hammer protection.

## 7. Stairways

### Observations:

- Top steps at basement stairway, hardwood overhang. Use caution.
- No major system safety or function concerns noted at time of inspection.



Basement stairway.

Use caution at to step due to over hang.



Main stairway.

## 8. Smoke and CO Detectors

### Observations:

- **Some smoke detectors inoperable. Strongly recommend to install or replace for life safety reasons.**
- **Smoke detector(s) need new backup batteries.**



Missing/ damaged smoke/CO detector.



Backup batteries needed at smoke/ CO detector.

### 9. Doors

#### Observations:

- Doors bind in jamb at the laundry and back bedroom.



Doors bind in jamb at the laundry.



Doors bind in jamb at the back bedroom.

### 10. Windows

#### Observations:

- Some window screens missing. Check with seller to determine if they are on the property.



Some window screens missing.

#### 11. Interior Electric

**Observations:**

- No major system safety or function concerns noted at time of inspection.

#### 12. Floors, Ceilings & Walls

**Observations:**

- No major system safety or function concerns noted at time of inspection.

#### 13. Fireplaces & Stoves

**Observations:**

- Gas fireplace not operated properly at 2nd time of inspection.

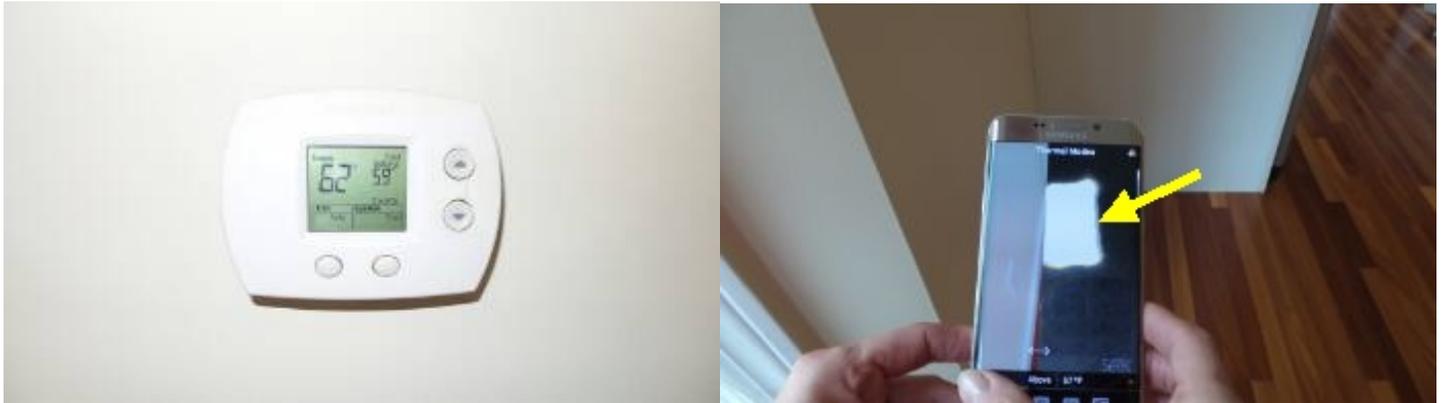


Functioning gas fireplace.

#### 14. Heating

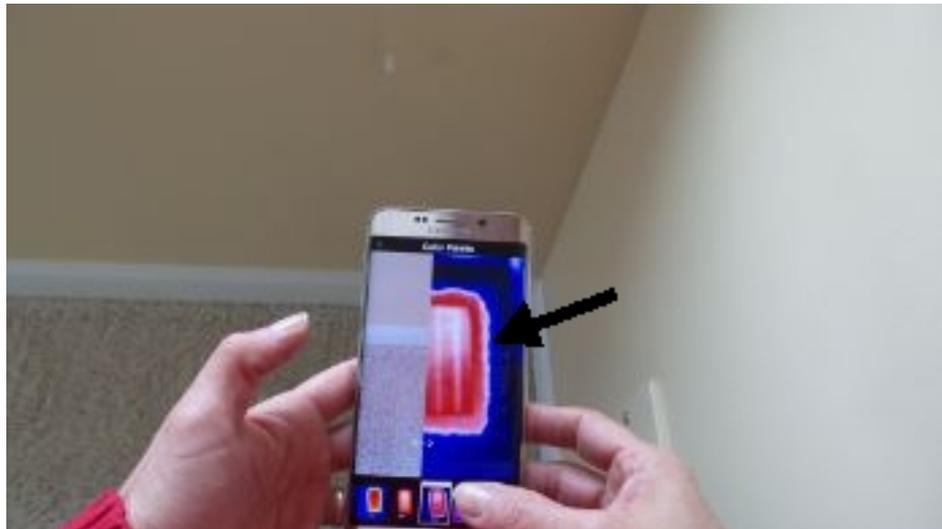
**Observations:**

- Forced hot air heat throughout home functioned properly at time of inspection.



Heat did not function at time of inspection. Gas turned off.

Forced hot air functioning as seen at thermal.



Forced hot air functioning as seen at thermal.

## Utilities

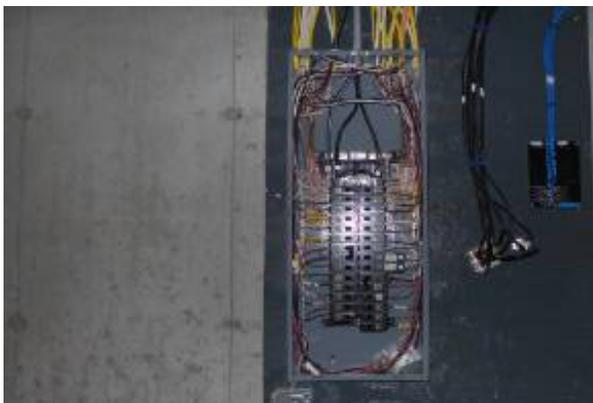
**Electric:** Note that only actual GFCI outlets are tested and tripped. Some baths may have non-GFCI outlets which are protected by a GFCI outlet in a remote area (garage, another bath, etc.). Confirm with owner that apparent non-GFCI outlets within 6' of wet areas are thus protected. Also, note that most electricians agree that smoke detectors are good for about 5 years, and the breakers in your panel box have an expected life of about 20 years. Therefore, if this home was built before 1990, consider having the panel box and breakers evaluated by a licensed electrician, as an overheated breaker can result in a structural fire. If your home does not have a carbon monoxide detector (few do!), we recommend making that investment. Any home that has a Bulldog Pushmatic, Zinsco, Sylvania Zinsco or Federal Pacific Electric panel should have it evaluated by a licensed electrician, as these older types of panels and breakers have been known to overheat and cause house fires.

**Heat:** The heating, ventilation, air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood. The inspector will test the heating and air conditioner using the thermostat or other controls. A more thorough investigation of the system, including the heat ("firebox") exchanger, should be conducted by a licensed HVAC service person every year. Failure to do so may result in carbon monoxide escaping through cracks in a heat exchanger or flue pipe, resulting in death.

### 1. Electrical Panel

Materials: Service Entrance - Underground Service. Panel Amperage - 100 Amp Service. Main disconnect at exterior meter.. Panel box located in basement.. Panel Manufacturer - Square D  
Observations:

- **Exposed wire ends in panel box. Wire ends may or may not be energized, suggest further evaluation by a certified electrician.**



Electrical panel.



Exposed wire ends in panel.

## 2. Heating

Information: Manufacturer - Payne, Location - Basement., Natural gas furnace, Heating in home - Forced hot air

Observations:

- Furnace was tested and run for minimum of 10 minutes and was found to function properly at time of inspection.
- Filter dirty and needs to be replaced.
- **No CO Detector in vicinity of furnace. Suggest installation by licensed electrician for life safety reasons.**
- **No Smoke Detector in vicinity of furnace. Suggest installation by licensed electrician for life safety reasons.**



Gas fired furnace.



Filter need replacement.

## 3. Water Heater

Information: Location - Basement, Manufacturer - Rinnai, Size - On demand hot water, Type - Natural Gas water heater (fuel shutoff at meter and in-line)

Observations:

- No major system safety or function concerns noted at time of inspection.
- **Temperature Pressure drain line: more than 6" from floor. One should be installed to terminate within six inches of the floor to minimize personal injury which may be caused by scalding water, in the event of a pressure blow off.**
- **No Smoke or Carbon Monoxide detector in vicinity of gas hot water heater.**



Gas fired hot water.



Temperature Pressure drain line: more than 6" from floor.

#### 4. Water Supply

Observations:

- Main water shutoff/ meter located in Basement.



Main water shutoff/ meter located in Basement.

#### 5. AC Unit

Observations:

- Air conditioner base plate is not stable. Suggest leveling and securing.
- When the cooling season is over, you should cover the exterior condenser unit in preparation for winter. If it isn't being used, why expose it to the elements? This measure will prevent ice, leaves and dirt from entering the unit, which can harm components and require additional maintenance in the spring. A cover can be purchased, or you can make one yourself by taping together plastic trash bags. Be sure to turn the unit off before covering it.



Air conditioner base plate is not stable.

# Basement

## 1. Basement

Materials: Basement Traversed • Insulation noted at - Rim Joist

Observations:

- Minor settling cracks in floor which is not uncommon. Usually these cause no problem and do not worsen with time.
- Cracks / Holes (1/4" or less) present in: foundation/ floor. Consider sealing them to prevent water infiltration. Generally speaking, cracks that are less than 1/4" are not commonly regarded as being structurally significant.
- Sealed sump pump noted, unable to check for proper function at time of inspection.
- Animal infestation is possible, due to visual traps.



Basement.



Settling cracks at floor.



Cracks / Holes (1/4" or less) present in:  
foundation.



Sealed sump pit/ pump.



Trap.

# Attic

## 1. Attic

Materials: Attic access through - Bedroom closet • Attic access through - Garage • Inspection Method - Traversed • Inspection Method - Viewed from hatch • Proper vents installed. • Ventilation - Ridge vent noted • Insulation Material - Fiberglass • Insulation Material - Cellulose • Blown in Cellulose/ fiberglass - 18" equals 64 R value

### Observations:

- Missing screw at top of ladder. Suggest securing. Use caution.
- Light visible at gable end. Suggest sealing to prevent the possibility of insect and water intrusion.



Attic/ storage above garage.



Missing screw at top of ladder.



Attic.



Ridge vent.



Proper vents.

Insulation.



Visible light at gable end.

A Home Inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process.

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions.

A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.

A material defect is a condition with a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

An Inspection report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.

# General Notes

## 1. General Notes

### Observations:

- Present: Buyer's agent
- Final Walk-Through: This report is a snapshot in time, at the time and date of the inspection. Conditions in a house can change at any time, for any number of reasons (think about your vehicle suddenly breaking down!). For this reason, we recommend a complete walk-through of the vacant house before closing. If you or your representative are not available for such a walk through (or if you would like a professional to accompany you), we ask that you provide us with 3 days notice. There is an additional charge for this service.
- Pictures - Pictures are included to help you understand and see what I saw at the time of the inspection. They are intended to show an example or illustration of an area of concern but may not show every occurrence and may not accurately depict its severity. Also note that not all areas of concern will be pictured. Do not rely on pictures alone. Please read the complete inspection report before your inspection contingency period expires.
- This report is not a guaranty or warranty. Anything can fail at any time. This inspection report is only reporting on the conditions as observed at the time of the inspection, and is not intended to be considered as a guaranty or warranty, expressed or implied, of the adequacy of, or performance of, systems or structures, or their component parts, or of their remaining life expectancy or usefulness. Systems, equipment and components can, and do, fail—randomly and without prior warning.
- Your Home Inspection Report is not a code inspection, nor is the inspector licensed to perform any code inspections pertaining to this specific property. All code enforcement questions must be directed to the authority having jurisdiction. Contact the local building department for further details.
- Any remarks in this report recommending repair implies that repairs should be done by qualified contractors for that particular issue. ie, Electrical repairs should only be done by qualified electrical contractors, plumbing repairs should only be done by qualified plumbing contractors, etc..